

**Board of Aldermen Regular Meeting Minutes  
Monday October 6, 2014**

A regular work session meeting and public hearing of the Board of Aldermen of the City of Peculiar, Missouri, was held in the Council Chambers in City Hall at 6:30 p.m. on Monday October 6, 2014. Mayor Holly Stark called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following aldermen responded to roll call: Donald Turner, Bob Fines, Jerry Ford, Patrick Robert and Veronika Ray. Kelsie McCrea was absent.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Engineer Carl Brooks, Chief of Police Harry Gurin, City Clerk Nick Jacobs, City Planner Clifford McDonald, Business Office Manager Trudy Prickett, and Parks & Recreation Director Nathan Musteen.

**Mayor's Appointments – Karen McKee to Parks & Recreation Board**

**Resolution 2014-52 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR,  
MISSOURI APPROVING THE APPOINTMENT OF KAREN MCKEE TO THE PECULIAR PARK BOARD**

Mayor Stark commented that Karen McKee has shown willingness to serve on the Park Board. She would be filling a recently vacated seat on the Park Board.

No Board comments.  
No public comments.

Alderman Ford made a motion to adopt Resolution 2014-52. The motion was seconded by Alderman Roberts and was approved with a 5-0 roll call vote with Alderman McCrea being absent.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

**Public Comment – Angie Davis, Main Street Realty**

Angie Davis owner of Main Street Realty addressed the Board. The purpose for her public comment this evening was to petition the Board to allow her to continue operating her real estate business in the Arts and Culture Overlay District which it is not a permitted use but was issued a business license. She wanted to know why a real estate office was not permitted in Arts in Cultures Overlay district but several other like uses were.

Brad Ratliff apologized for staff issuing the Business License for a non-permitted use. He stated that one of the visions for the down town area is for retail businesses. He stated that staff would be in favor of grandfathering Main Street Realty in their present location. He asked for some direction from the Board as to how to proceed with this resolving the situation.

The general consensus from the Board was to move forward with grandfathering Main Street Realty and to allow them to continue operating as a non-conforming use.

No public comment.

**Business**

- A. Bill No. 2014-25 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING PECULIAR MUNICIPAL CODE §115.330 "DUTIES" TO COINCIDE WITH CHAPTER 140 OF THE PECULIAR MUNICIPAL CODE.**  
*\*2<sup>nd</sup> Reading*

City Clerk Nick Jacobs addressed the Board. He stated that this is the same bill that was presented at the last meeting and it would remove the amount the City Administrator could purchase from section 115.330 and have it correspond to the purchasing policy.

Alderman Roberts moved to have the second reading of Bill No. 2014-25 by title only, seconded by Alderman Ford and was approved by a 5-0 voice vote. Alderman Roberts moved to accept the second reading of the bill and place on final passage as Ordinance number 10062014, seconded by Alderman Ford and approved by the following 5-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

- B. Bill No. 2014-26 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING CHAPTER 140 OF THE PECULIAR MUNICIPAL CODE TO CHANGE OUTDATED INFORMATION AND UPDATE PURCHASING REQUIREMENTS.**

**\*2<sup>nd</sup> Reading**

City Clerk Nick Jacobs addressed the Board. He stated it was primarily to correct some erroneous staff position titles, as well as to make day to day purchases easier and to allow staff to execute contracts and purchases over \$10,000 if it was approved in the adopted budget.

No Board comments.  
No public comment.

Alderman Roberts moved to have the second reading of Bill No. 2014-26 by title only, seconded by Alderman Ford and was approved by a 5-0 voice vote. Alderman Roberts moved to accept the second reading of the bill and place on final passage as Ordinance number 10062014A, seconded by Alderman Ford and approved by the following 4-1 roll call vote with Alderman Turner casting the Nay vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Nay

**C. Bill No. 2014-27 - AN ORDINANCE AMENDING TWO (2) SECTIONS OF CHAPTER 400 OF THE PECULIAR MUNICIPAL CODE TO DEFINE HEIGHT AND AREA RESTRICTIONS FOR THE C-1, GENERAL BUSINESS AND C-2, CENTRAL BUSINESS ZONING DISTRICTS.**

**\*2<sup>nd</sup> Reading**

City Planner Cliff McDonald addressed the Board. He stated the Planning Commission approved the changes and the Board of Aldermen conducted its Public Hearing at the September 15<sup>th</sup> meeting. This bill would restrict the height to 3 stories for C-1 and C-2 zoning districts as well as add additional restrictions for front and side yards about a residential district.

No Board comments.  
No public comment.

Alderman Roberts moved to have the second reading of Bill No. 2014-27 by title only, seconded by Alderman Ford and was approved by a 5-0 voice vote. Alderman Roberts moved to accept the second reading of the bill and place on final passage as Ordinance number 10062014B, seconded by Alderman Ford and approved by the following 5-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

**Aldermen Concerns or Additional Topics for Discussion by Aldermen**

Mayor Stark commented that she has received a few complaints on the rate increase that just went into effect. She stated that she spoke with staff and it has always went into effect for bills on October 1<sup>st</sup> not for usage beginning October 1<sup>st</sup>.

Alderman Ray asked about asked if solicitors are required to get an I.D. card.  
Staff commented that yes the Police department issues them.

**Aldermen Directives Reported by City Administrator**

Send information to Mrs. McKee.  
Staff will work towards making Main Street Realty no-conforming.  
Update chapter 115 with the approved changes.  
Update chapter 140 with the approved changes.  
Update chapter 400 with the approved changes.

Mayor Stark commented that due to the short meeting if Brad wanted to do a City Administrator Report.

He stated that the City did officially get the \$1.1 million dollars for 211<sup>th</sup> street from MARC. The current Municipal Court Clerk has turned in her 2 weeks' notice. Recently staff has gone through their performance evaluations. The next few weeks will be establishing goals for staff for the current fiscal year. The budget was submitted to the GFOA for a budget award. The Analysis's that Shockey Consulting has done is online as well. Citywide Cleanup day is October 25<sup>th</sup> and has now moved to Town and Country's facility in Harrisonville instead of at the City Salt Shed. Basketball signups have begun. Packets for the Missouri Clean Energy District will be sent out to Industrial owners to allow them to get funding for solar projects.

**Adjournment**

On a motion from Alderman Ford, second from Alderman Turner, the meeting was adjourned at 7:00pm with a 5-0 voice vote with Aldermen McCrea being absent.

Regular session minutes were taken and transcribed by Nick Jacobs, City Clerk.