

**Board of Aldermen Regular Meeting Minutes
Monday November 3, 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 November 3, 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 Veronika Ray and Kelsie McCrea.

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

Donation Presentation – Peculiar Charitable Foundation

Mary Dobson President of the Peculiar Charitable Foundation presented Mayor Stark with a check for \$5,000 to be put towards the new City Wide Christmas Street Decoration Project. Mayor Stark commented about the help the Peculiar Charitable Foundation has contributed to the community over the years and thanked them for the donation.

Mayor’s Appointments – Gregory Vincent to Planning Commission

**Resolution 2014-55 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR,
MISSOURI APPROVING THE APPOINTMENT OF GREGORY VINCENT TO THE PLANNING COMMISSION**

Mayor Stark stated that Mr. Vincent submitted application to be on the Planning Commission. She stated that he is in the audience if there are any questions for him.

No Board comments.
No public comment.

Alderman Ford made a motion to adopt Resolution 2014-55. The motion was seconded by Alderman Roberts and was approved with a 6-0 roll call vote.

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

Business

A. Resolution 2014-56 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING CLASS A & J LIQUOR LICENSES FOR GOODTIMES LIQUOR & BAIT.

City Clerk Nick Jacobs addressed the Board. He gave a brief history of the former owner and the new owner of Goodtimes Liquor & Bait. They have come before the Board to get the City’s approval so they can submit for their State Liquor License. He stated that there were 2 versions of the Resolutions for the Board review. The first would approve the Licenses through December 31st of 2014 and the second would approve it through December 31st of 2015. He stated that the only reason for presenting the 2 is that it is so late in the year they would have to immediately resubmit for their liquor license renewal. Staff contacted the Division of Alcohol and Tobacco Control and there is nothing preventing a City from issuing a Liquor License carrying into the next calendar year.

No Board comment.
No public comment.

Alderman Roberts made a motion to adopt Resolution 2014-56 with the expiration date of December 31st 2015. The motion was seconded by Alderman Ford and was approved with a 6-0 roll call vote.

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

B. Bill No. 2014-28 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI RESCINDING ORDINANCE NO. 09192011A, ADOPTING THE TERMS AND CONDITIONS SET OUT IN THE APPROVED SETTLEMENT AGREEMENT EXECUTED SEPTEMBER 19, 2011 BETWEEN THE CITY OF PECULIAR AND PHC DEVELOPMENT, LLC AND REINSTATING THE FINAL PLAT FOR FOX’S DEN SUBDIVISION.

***2nd Reading**

City Clerk Nick Jacobs addressed the Board. He stated this is the same Bill proposed at the last meeting where it had its first reading. He stated the reason for this Ordinance was to correct an error of the past that Ordinance 09192011A did not include all of the provisions prescribed in the executed settlement agreement. This Ordinance would adopt the executed settlement agreement in its stead and would also reinstate the final plat of Fox’s Den Subdivision.

No Board comment.
No public comment.

Alderman Roberts moved to have the second reading of Bill No. 2014-28 by title only, seconded by Alderman Turner and was approved by a 6-0 voice vote. Alderman Roberts moved to accept the second reading of the bill and place on final passage as Ordinance number 11032014, seconded by Alderman Ford and approved by the following 6-0 roll call vote.

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

C. Bill No. 2014-29 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI RESCINDING THE FINAL PLAT OF FOX'S DEN SUBDIVISION.

***2nd Reading**

City Planner Cliff McDonald addressed the Board. He stated that this is a second piece to the Ordinance that was just adopted. The failure for the developer to fulfill the requirements of the settlement agreement is grounds to rescind the final plat. The piece that was failed was the developer did not give the City a 3 year maintenance bond of the lift station in Fox's Den.

No Board comment.
No public comment.

Alderman Roberts moved to have the second reading of Bill No. 2014-29 by title only, seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Roberts moved to accept the second reading of the bill and place on final passage as Ordinance number 11032014A, seconded by Alderman Ford and approved by the following 6-0 roll call vote.

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

D. Resolution 2014-57 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AND ACCEPTING A SERVICE AGREEMENT WITH THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PECULIAR.

City Planner Cliff McDonald addressed the Board. He gave a brief overview of the Industrial Development Authority. He stated that this agreement will be to provide some nominal administrative and financial support until such time that they process an application. This includes an annual registration fee of \$40 and D&O Insurance in the amount of \$500 per year.

Alderman Roberts asked if it was legal for a City to provide funds to a non-City entity.
Mayor Stark commented that as long as there is an agreement in place that the entity will benefit the City.

No public comment.

Alderman Roberts made a motion to adopt Resolution 2014-57. The motion was seconded by Alderman Ford and was approved with a 6-0 roll call vote.

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

E. Resolution 2014-58 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI DIRECTING CITY STAFF TO ACQUIRE NECESSARY PERMANENT UTILITY AND STORM DRAINAGE EASEMENTS.

City Attorney Reid Holbrook addressed the Board. He gave a brief overview of the necessity for the easements. He stated that he spoke with the landowner's attorney and was told the landowner has no desire to give such easements. This resolution will give him the authority to condemn the land for the easements.

Mayor Stark commented that these easements were drawn up when the property was originally platted and the developer failed to record them.

No board comment.
Craig Rogge from the public asked what property staff was referring to.
Mayor Stark commented the property which City Hall sits.

Alderman Ford made a motion to adopt Resolution 2014-58. The motion was seconded by Alderman Turner and was approved with a 6-0 roll call vote.

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

Topics for Discussion

A. Changes to Court Costs

Police Chief Harry Gurin addressed the Board. He stated that a recent change in State Statute was passed allowing Cities to assess an additional \$2 to be collected and paid to Hope Haven of Cass County. Also he stated that staff had found an additional \$2 that could be collected to pay for housing of inmates and for maintenance of the Police biometric scanner. He stated the City purchased an electric fingerprinting scanner but could not afford to put it online because of the maintenance cost and that the additional \$2 would pay for this. He took both of these changes to the Municipal Judge and City Prosecutor and they were both in favor of it. City Clerk Nick Jacobs stated the second part of the Ordinance will be amending a section regarding what charges these fees could be applied to.

B. Rezoning Procedures

City Planner Cliff McDonald addressed the Board just giving an overview of the rezoning procedures. He stated that there is an application for rezoning that will be coming before the Board in December. He just wanted to brief the Board as to how to properly conduct the rezoning. This was merely a topic to familiarize the new members of the Board to how a rezoning functions.

C. Building Permit Fee Reduction for Businesses

City Planner addressed the Board. He stated he was given the task for finding a means to incentivize businesses that have been located in the City for more than 5 years. His plan was to reduce building permit fees on expansions by \$500 which will take approximately 5 years to recoup. The \$500 would represent a \$36,000 investment into a remodel. City Administrator Brad Ratliff commented that this is to help the City be more business friendly and to promote growth for the current businesses in Peculiar.

Alderman Turner stated he had some obscure questions that he would like to talk to Cliff about some other time.

D. Memorial Tree Program

Parks & Recreation Director Nathan Musteen addressed the Board. He stated that this is a program the Tree Board had been working on and was adopted by the Park Board. The basis for the program is that people can pay and have a tree planted as a memorial. The individual would make a \$200 donation and the tree would be planted in 1 of 3 parks and be presented with a certificate and a ceremony. He stated that there would also be a map made so people can see where the trees are located.

There was some discussion amongst the Board but all seemed to be in favor of the program.

Aldermen Concerns or Additional Topics for Discussion by Aldermen

Alderman Ray stated that there are cracks in the road in Centennial Farms and potholes in the Rodeo Grounds subdivision. Staff commented that they would look into them.

Aldermen Directives Reported by City Administrator

Send a thank you letter to the Peculiar Charitable Foundation.
Cliff will send a welcome packet to Mr. Vincent.
Issue Liquor License to Goodtimes Liquor & Bait expiring December 31st 2015.
Execute Bill spelling out language with the settlement agreement with Fox's Den.
Update the plat rescinding the final plat for Fox's Den.
Bring the changes to court costs to the next meeting
Bring permit reduction for businesses to the next meeting.
Take a look at Centennial & Rodeo Grounds

Executive Session

The City Attorney requested a 20 minute Executive Session pursuant to RsMO 610.021 (1).

At 7:12pm Alderman Roberts made a motion to enter into Executive Session at 7:20pm for a period not to exceed 20 minutes including the Park Board Chairperson will be in attendance. The motion was seconded by Alderman Ford and was approved by a 6-0 roll call vote.

At 7:40pm Alderman Roberts made a motion to leave Executive Session and return to regular session. The motion was seconded by Alderman Ford and was approved by a 6-0 roll call vote.

Adjournment

On a motion from Alderman Ford, second from Alderman Turner, the meeting was adjourned at 7:40pm with a 6-0 voice vote.

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