

**Board of Aldermen Regular Meeting Minutes  
Monday, January 4, 2016**

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, January 4, 2016. 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, Matt Hammack, Kelsie McCrea, Jerry Ford, Veronika Ray and Pat Roberts.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Planner Cliff McDonald, Chief of Police Harry Gurin, City Engineer Carl Brooks, Business Office Manager Trudy Prickett, Public Works Manager Nick Jacobs, Codes Enforcement Officer Ty Erickson and City Clerk Janet Burlingame.

**City Clerk Janet Burlingame recited the Board of Alderman Statement.**

**Unfinished Business –**

- A. Bill No. 2015-30 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REPLAT OF BRADLEY'S CROSSING CONDOMINIUMS LOTS 1 & 2 TO BRADLEY'S CROSSING LOTS 114 THRU 129 AND TRACTS E & F SUBMITTED BY SALLEE REAL ESTATE INVESTMENTS, LLC.**  
**2<sup>nd</sup> Reading**

City Planner Cliff McDonald discussed key issues regarding the RePlat Application for Bradley's Crossing Condominiums. At the last meeting the first reading of the Ordinance was read and approved. The Board of Aldermen directed City Staff to amend Section 3 outlining minimum requirements to develop Tract E into a private park for use by residents in Bradley's Crossing. Discussion ensued amongst Mayor and Board of Aldermen.

Alderman Roberts made a motion to have the second reading of Bill No. 2015-30 by title only. The motion was seconded by Alderman Ford and was approved by a 6-0 roll vote. Alderman Roberts made a motion to accept the second reading of Bill No. 2015-30 and place on final passage as ordinance number 01042016. The motion was seconded by Alderman Ford and was accepted by a 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

**Topic for Discussion –**

- A. Peculiar Detention Basin – Report by Bartlett & West**

City Engineer Carl Brooks introduced Bartlett & West Todd Kempker to present a final report of Storm Water Improvements Report of the Detention Basin southeast of the I-49 & Peculiar Way (formerly known as 211<sup>th</sup> Street) Interchange. Mr. Kempker began by giving a brief overview and timeline of the Storm Water Improvements Project. He presented a Power Point presentation outlining a report to consider the design of a regional dry detention, wet retention and the conversion of a regional dry detention to a regional wet retention basin for ultimate build-out of the entire proposed CID area on the east side of the interstate. Discussion ensued amongst Mayor, Board of Aldermen and City Administrator. No decision was made at this time.

- B. Board of Alderman Policy on Code Enforcement – Alderman Jerry Ford**

City Administrator Brad Ratliff discussed in detail the process of enforcing codes within the City of Peculiar. In 2007, the Board of Aldermen instructed City Staff to enforce all code violations to the fullest extent. This came with great criticism. It was decided the procedure for enforcing any violations would be complaint driven. Additionally, if City Staff were out and about and seen a violation they were to address the situation but to mainly enforce by complaint driven. Discussion ensued amongst Mayor, Board of Aldermen, City Administrator and City Staff. Mayor Stark assigned a task to the Board of Aldermen to think of alternatives and priorities to share at the next meeting, addressing the issue of enforcing code violations.

- C. New Utility Billing for Customers – Benjamin Hart**

City Administrator Brad Ratliff and CPA Benjamin Hart discussed the utility statement for water and sewer billing purposes. The newly designed statement will inform residents of the actual rates and how they are being utilized. With this bill, the residents can easily see the voter approved bond obligations are being met. The desire is to better inform and educate area residents of how the city functions.

**Aldermen Concerns**

Alderman McCrea voiced concern regarding the lack of trash service currently being provided by Town & Country Disposal. Alderman Turner stated, he appreciated being able to track the City Staff on the website clearing the roads during the recent snow event.

**Aldermen Directives –**

- Update the final RePlat of Bradley's Crossing
- Board of Aldermen were updated on the Storm Water Improvement Report
- Codes Policy/Board to come up with alternatives and priorities
- Track the complaints of Town & Country Disposal to review at contract renewal
- Snow tracking was helpful to watch

**Executive Session –**

Alderman Roberts made a motion to enter into executive session pursuant to RSMo 610.021(13) beginning at 9:00 p.m. for 40 minutes. Seconded by Alderman Turner and was approved by a 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

Alderman Roberts made a motion to exit executive session at 9:40 p.m. and reconvene regular session. Seconded by Alderman Turner and was approved by a 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

Alderman Roberts made a motion to enter again into executive session pursuant to RSMo 610.021(13) beginning at 9:41 p.m. for 30 minutes. Seconded by Alderman Turner and was approved by a 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

Alderman Roberts made a motion to exit executive session at 10:00 p.m. and reconvene regular session. Seconded by Alderman Ford and was approved by a 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

**Adjournment -**

On a motion from Alderman Roberts, seconded from Alderman Ford, the meeting was adjourned at 10:01 p.m. with a 6-0 voice vote. Regular work session minutes were taken and transcribed by Janet Burlingame, City Clerk.

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Janet Burlingame, City Clerk