

**Board of Aldermen Regular Meeting Minutes  
Monday April 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, April 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: Jerry Ford, Veronika Ray, Matt Hammack, Donald Turner, Kelsie McCrea and Patrick Roberts marked absent.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Planner Cliff McDonald, Sgt. James Kirkpatrick, City Engineer Carl Brooks, Business Office Manager Trudy Prickett and City Clerk Janet Burlingame.

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

**Alderman Kelsie McCrea was present at the meeting at 6:38 p.m.**

**Public Comment – Caring Hearts of Peculiar Representative Larry Dodson – Street Clean-Up Day**

Caring Hearts of Peculiar Representative Larry Dodson discussed with the Board the Fifth Annual Peculiar Street Clean-Up Day scheduled for April 16, 2016 and if necessary a rainout day is scheduled for April 23, 2016. Mr. Dobson asked for permission to display signs throughout the city to promote this community service project. We invite volunteers to join Boy Scout Troops #621, #245 and many local residents to help with clean-up or donate to Caring Hearts of Peculiar. In return, we support and donate to various local organizations. Mayor and Board of Aldermen gave permission for the signs to be displayed in Peculiar.

**New Business –**

**A. Resolution 2016-06 – A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AND ACCEPTING THE SEWER TAP FEE STUDY PREPARED BY GEORGE BUTLER AND ASSOCIATES AND CARL BROWN (GETTING GREAT RATES).**

City Engineer Carl Brooks discussed key issues outlined in the City Staff report regarding approving the adoption of the Sewer Tap Fee Study prepared by George Butler and Associates and Carl Brown with Getting Great Rates.

Alderman Ford made a motion to adopt Resolution 2016-06. The motion was seconded by Alderman Hammack and was approved by a 6-0 roll call vote.

**Alderman Patrick Roberts was present at the meeting at 6:46 p.m.**

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

**B. Resolution 2016-07 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AND ACCEPTING THE VALUE ENGINEERING REPORT ON THE WATER SUPPLY STUDY BY BURNS AND MCDONNELL.**

City Engineer Carl Brooks discussed key issues outlined in the City Staff report regarding approving and accepting the Value Engineering Report on the Water Supply Study prepared by Burns and McDonnell.

Alderman Roberts made a motion to adopt Resolution 2016-07. The motion was seconded by Alderman Ford and was approved by a 6-0 roll call vote.

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

**C. Resolution 2016-08 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AND ACCEPTING THE DRAFT FINANCIAL FORECAST AND TAP FEE STUDY REPORT BY BURNS AND MCDONNELL.**

City Engineer Carl Brooks discussed key issues outlined in the City Staff report regarding approving and accepting the Draft Financial Forecast and Tap Fee Study Report prepared by Burns and McDonnell.

Alderman Ford made a motion to adopt Resolution 2016-08. The motion was seconded by Alderman Roberts and was approved by a 6-0 roll call vote.

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

**D. Public Hearing & Bill No. 2016-01 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI ANNEXING CERTAIN ADJACENT, UNINCORPORATED TRACTS OF PROPERTY, BEING A PART OF THE INTERSTATE 49 RIGHT-OF-WAY, INTO THE CITY OF PECULIAR, MISSOURI.**

**1<sup>st</sup> Reading**

City Planner Cliff McDonald explained in detail a petition received from MHTC (Missouri Highway Traffic Commission) regarding a Voluntary Annexation to annex the I-49 right-of-way from Peculiar Way (211<sup>th</sup> Street) north to 203<sup>rd</sup> Street into the corporate city limits of Peculiar. A Notice of Public Hearing was published and adjacent property owners have been notified by certified mail of the Intent to Annex. Mr. McDonald stated there has been no formal protest reported. Discussion ensued amongst the Mayor, Board of Aldermen and City Staff. No public comment.

Alderman Roberts made a motion to have the first reading of Bill No. 2016-01 by title only. The motion was seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2016-01. The motion was seconded by Alderman Ford and was accepted by a 6-0 voice call vote.

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

**Topic for Discussion –**

**A. Contract Inspection Services – City Planner Cliff McDonald**

City Planner Cliff McDonald discussed the service agreement between IBTS (Institute for Building Technology and Safety) and the City of Peculiar regarding construction plan review and inspections. With the thought of a very large facility locating within the City of Peculiar we would need the expertise of a Construction Inspection Company to be able to administer the type of inspection required. IBTS also does planning review for residential and smaller building permits for a fee. Recently, amending their services to include inspections for property maintenance codes. Mr. McDonald stated with the City's Code Enforcement position being vacant, this would be an opportunity to mix IBTS contracted services along with City Staff. Discussion ensued amongst the Mayor, Board of Alderman, City Administrator and City Staff. Area Resident Larry Dobson discussed concerns regarding contracting with a Construction Inspection Company. At this time, due to many concerns the overall view of the Board of Alderman is to continue with the current processes with code enforcement and inspections.

**Aldermen Concerns**

Alderman Turner stated it has been a pleasure serving as Alderman. He expressed his appreciation for the availability to easily access information on the city website. Alderman Hammack reminded everyone to go vote on Election Day. Alderman Roberts reported there is still a couch at 66 Acre Park. Alderman Ford stated his appreciation for fixing Hurley & School Road. Alderman McCrea mentioned a couch in the area of E. Center St. Aldermen Hammack, Ray, Roberts and Ford thanked Alderman Turner and Alderman McCrea for their service to the Board of Aldermen.

**Aldermen Directives**

Accept Sewer Tap Fee Study prepared by George Butler and Associates & Getting Great Rates  
Accept Value Engineering Report on Water Supply Study prepared by Burns and McDonnell  
Accept Draft Financial Forecast and Tap Fee Study Report prepared by Burns and McDonnell  
Had 1<sup>st</sup> reading of Voluntary Annexation of I-49 in the City, have 2<sup>nd</sup> reading on April 18th  
Check for Couch

**Adjournment –**

On a motion from Alderman Ford, second from Alderman Roberts, the meeting was adjourned at 7:47 pm with a 6-0 voice vote.

Regular session minutes were taken and transcribed by Janet Burlingame, City Clerk.

---

Janet Burlingame, City Clerk