

**Board of Aldermen Regular Meeting Minutes  
Monday April 18, 2016**

A regular 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 18, 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: Kelsie McCrea, Jerry Ford, Patrick Roberts, Veronika Ray, Matt Hammack and Donald Turner.

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, Philip Costanzo IT Systems Administrator and City Clerk Janet Burlingame.

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

**Consent Agenda**

- A. Approval of the Draft Minutes of March 21, 2016 BOA Meeting.**
- B. Approval of the Draft Minutes of April 4, 2016 Worksession Meeting.**

Alderman Roberts moved to accept the consent agenda as presented and seconded by Alderman Ford, consent agenda 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

**Proclamation – National Arbor Day on April 29, 2016**

**Mayor Holly Stark declared April 29, 2016 as National Arbor Day in the City of Peculiar.**

**Unfinished Business –**

- A. 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.  
2<sup>nd</sup> Reading**

City Planner Cliff McDonald discussed key issues regarding the voluntary annexation of the right-of-way petitioned by the Missouri Highway Traffic Commission (MHTC) into the Corporate City Limits of Peculiar. No Discussion. No Public Comment.

Alderman Roberts made a motion to have the second 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 second reading of Bill No. 2016-01 and place it on final passage at 04182016. The motion was seconded by Alderman Ford and was accepted by a 6-0 roll vote.

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

- B. Resolution No. 2016-09 - A RESOLUTION TO ACCEPT THE CERTIFICATION OF ELECTION RESULTS BY THE COUNTY CLERK FOR THE GENERAL MUNICIPAL ELECTION HELD APRIL 5, 2016.**

**City Clerk Janet Burlingame recited the Election Results:**

**Mayor –**

<b>Holly Stark</b>	<b>437 Votes</b>
<b>Kimberly Mallinson</b>	<b>231 Votes</b>

**Alderman Ward 1 –**

<b>Homer Dunsworth</b>	<b>192 Votes</b>
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**Alderman Ward 2 –**

<b>Jeff Harlan</b>	<b>154 Votes</b>
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**Alderman Ward 3 –**

<b>Gerald L. Ford</b>	<b>239 Votes</b>
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Alderman Ford made a motion to adopt Resolution 2016-09. The motion was seconded by Alderman Roberts and was accepted 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

**Mayor Holly Stark presented recognition plaques and thanked outgoing Alderman Kelsie McCrea and Alderman Donald Turner for their service and dedication while serving on the Board of Aldermen.**

#### **Break for Recognition of Outgoing Elected Officials & Newly Elected Officials**

At 6:42 p.m. Mayor Holly Stark reconvened the meeting.

#### **Swearing in of Newly Elected Officials**

City Clerk Janet Burlingame administered the Oath of Office to the newly elected Mayor Holly Stark, Alderman Homer Dunsworth, Alderman Jeff Harlan and Alderman Jerry Ford. Mayor Holly Stark welcomed the newly Elected Officials to the Board of Aldermen.

#### **New Business –**

##### **Public Comment – Phillip R. Ware with Twin Oaks HOA**

Twin Oaks HOA Representative and City Resident Phillip R. Ware discussed his support in favor of the passage of City Ordinances that enforce parking in subdivisions and restrict the parking of trailers, campers, boats and similar items in residential areas. Parking should be limited on streets and not allow parking on unimproved surfaces. This impacts the property value and the sales of residential property within the subdivision in a negative way. The HOA has the ability to fight these issues, however it takes a lot of money and often times is a lengthy process. Code enforcement should not be complaint driven when there is a full-time Code Enforcement Officer on staff. This puts neighbor against neighbor. As construction is being done about town, we should maintain builder oversight.

##### **Public Comment – Gregory Vincent**

City Resident Gregory Vincent presented to the Board of Aldermen a slide presentation of the properties within the city limits of Peculiar. Mr. Vincent explained the pictures were taken within the last 60 day. The photos shown give a visual idea of the different parking issues including boats, trailers, campers and unimproved surfaces in residential area. Mr. Vincent stated, who would invest in a community who presents itself in the way that I just showed you. The Planning Commission, Board of Aldermen and City Staff have invested a lot of time and dedication in the proper planning of the Comprehensive Plan. This is a perfect opportunity to bring commerce into our community and to take care of some of the problems. You know what needs to be done, it's time to act to show your future for growth without relying on residential property owners to carry the burden of higher taxes.

##### **A. Public Hearing & Bill No. 2016-02 - AN ORDINANCE AMENDING CHAPTER 400 SECTION 400.600 APPROVAL CRITERIA, SECTION 400.850 PARKING ON PROPERTY ZONED RESIDENTIAL AND SECTION 400.1130 PURPOSE OF THE PECULIAR MUNICIPAL CODE. 1<sup>st</sup> Reading**

City Planner Cliff McDonald discussed key issues to the amendments in Section 400.600, Section 400.850 and Section 400.1130. Discussion ensued amongst Mayor and Board of Aldermen. No public comment.

Alderman Ford made a motion to have the first reading of Bill No. 2016-02 by title only. The motion was seconded by Alderman Hammack and was approved by a 6-0 voice vote. Alderman Ford made a motion to accept the first reading of Bill No. 2016-02. The motion was seconded by Alderman Hammack and was accepted by a 6-0 roll vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Harlan	Aye

##### **B. Bill No. 2016-03 - AN ORDINANCE AMENDING THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), CHAPTER 3, SECTION 302, PARAGRAPH 302.10 PARKING ON PROPERTY ZONED RESIDENTIAL, AS ADOPTED BY THE PECULIAR MUNICIPAL CODE. 1<sup>st</sup> Reading**

City Planner Cliff McDonald explained that the Planning Commission was asked to review the parking regulations of the city ordinance. The Planning Commission reviewed the options and potential solutions. As the Ordinance is written, it allows vehicle parking in the side or rear yard of a residence with no minimum clearance between the parked vehicle, boat or trailer and the side yard which leads to the potential of two parked vehicles or trailers almost butting up next to each which makes it difficult to maintain the property and eliminates access for emergency vehicles. Mayor Holly Stark asked for clarification regarding the parking regulations. Mayor Stark stated, if it is in the front of a house it must be on an improved surface regardless of the type of a vehicle or equipment. If it is beside or behind a house you must have at least 5 ft. clearance from your property line to your vehicle, boat or trailer. Mr. McDonald replied, that is correct. Discussion ensued amongst Mayor, Board of Aldermen, City Administrator and City Staff. Area Resident John Weaver discussed many circumstances recommending to the Board of Aldermen to enforce on a case by case basis. Area Residents Jim Antonides made a

suggestion to the Board of Aldermen to consider this matter on a lot size basis. Area Resident Suellen Lauvstad suggested to make a decision based upon lot size or a case by case basis. City Resident Gregory Vincent stated his support of considering size variance in making a decision regarding this issue. Discussion continued amongst the Mayor, Board of Aldermen, City Administrator and City Staff.

Alderman Hammack made a motion to amend 302.10 by adding line 2 reading, to require side yard parking be on an improved surface approved by the City. The motion was seconded by Alderman Ford and amendment was approved by a 4-2 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman Dunsworth	Nay	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Harlan	Nay

Alderman Ford made a motion to amend side yard parking of any vehicle, camper, boat, trailer or machinery is prohibited from parking for all residential lots smaller than 14,500 sq. ft. Anything over 14,500 sq. ft. on the side yard on an improved surface. There was no second to the motion.

Alderman Ford made a motion to repeal the previous amendment to 302.10 by adding line 2 reading, to require side yard parking be on an improved surface approved by the City. Then to replace the amendment to include side yard parking of any vehicle, camper, boat, trailer or machinery is prohibited from parking for all residential lots smaller than 14,500 sq. ft., adding anything over 14,500 sq. ft. on the side yard on an improved surface. The motion was seconded by Alderman Roberts and amendment was approved by a 4-2 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman Dunsworth	Nay	Alderman Roberts	Aye
Alderman Hammack	Nay	Alderman Harlan	Aye

Alderman Roberts made a motion to have the first reading of Bill No. 2016-03 as amended by title only. The motion was seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Harlan made a motion to accept the first reading of Bill No. 2016-03 as amended. The motion was seconded by Alderman Roberts and was accepted by a 6-0 roll vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Harlan	Aye

**C. Public Hearing & Bill No. 2016-04 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REZONING OF BRADLEY'S CROSSING INDUSTRIAL PH 1, LOTS 4 & 5 FROM DISTRICT "C-1" GENERAL BUSINESS TO DISTRICT "I-1" LIGHT INDUSTRIAL SUBMITTED BY SALLEE REAL ESTATE INVESTMENTS, LLC.**

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

City Planner Cliff McDonald discussed in detail the previous actions of the Board of Aldermen and key issues regarding approving the rezoning of Bradley's Crossing. The Planning Commission held a Public Hearing on the proposed rezoning application on April 14, 2016 and voted to deny approval of the application. Applicant Sallee Real Estate Investments, LLC Randy Sallee presented information and photographs to explain the proposed various projects. Mr. Sallee asked to change the zoning to include light industrial to match what is in the area currently and what goes along with the Comprehensive Plan. Discussion ensued amongst the Mayor, Board of Aldermen and City Staff.

Alderman Hammack made a motion to deny the first reading of Bill No. 2016-04 by title only. The motion was seconded by Alderman Ford and was approved by a 6-0 roll call vote. The motion to deny carried.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Harlan	Aye

**D. Public Hearing & Bill No. 2016-05 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REPLAT OF BRADLEY'S CROSSING INDUSTRIAL PH 1, LOTS 3, 4 & 5 TO BRADLEY'S CROSSING SAFETY STORAGE LOT 1 SUBMITTED BY SALLEE REAL ESTATE INVESTMENTS, LLC.**

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

Sallee Real Estate Investments, LLC Randy Sallee, Applicant for the re-plat of Bradley's Crossing requested this application be withdrawn. The record will reflect that Bill No. 2016-05 re-plat of Bradley's Crossing has been withdrawn.

**E. Public Hearing & Bill No. 2016-06 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REPLAT OF SPENCER'S ADDITION LOT 47 AND PART OF LOT 48 TO BRADY'S PLACE TRACT 1 SUBMITTED BY MARGARET HUMPHREYS.**

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

City Planner Cliff McDonald discussed in detail the re-plat application submitted by Margaret Humphrey's for Lot 47 and ½ of Lot 48 of Spencer's Addition into one single lot as Bradey's Place, Tract 1. There was no Board of Aldermen Comment or Public Comment.

Alderman Ford made a motion to have the first reading of Bill No. 2016-06 by title only. The motion was seconded by Alderman Roberts and was approved by a 6-0 voice vote. Alderman Ford made a motion to accept the first reading of Bill No. 2016-06. The motion was seconded by Alderman Dunsworth and was accepted by a 6-0 roll vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Harlan	Aye

**F. Resolution No. 2016-10 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE ELECTION OF \_\_\_\_\_ AS PRESIDENT OF THE BOARD.**

Mayor Holly Stark – Opened the floor for discussion and nominations. No discussion.

Alderman Ford made a motion to nominate Alderman Matt Hammack as President of the Board. The motion was seconded by Alderman Roberts and was accepted by a 5-1 roll call vote with one abstention.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Roberts	Aye
Alderman Hammack	Abstain	Alderman Harlan	Aye

**G. Resolution No. 2016-11 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE APPOINTMENT OF MR. TOM BROADHURST TO THE PLANNING COMMISSION.**

Mayor Holly Stark – Opened the floor for discussion. No discussion.

Alderman Roberts made a motion to adopt Resolution No. 2016-11. The motion was seconded by Alderman Ford and was accepted by a 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Harlan	Aye

**City Administrator Report -**

- Cass County Days in Jefferson City, MO
- Peculiar Spring Thang Festival
- City Wide Garage Sale
- Curbside Yard Waste Pick-up
- Annual Joint Chambers Meeting
- Economic Development
- Building Permits
- Creation of the CID District
- Certified Site
- Workforce Development
- Human Resources
- Mock Fatality Training
- MARC STP/BR Grant Projects
- Public Works Division
- Main Street Sidewalk Project
- Lighting at Peculiar Monument Sign
- Parks Department / Tree City USA
- MS4 General Permit
- Windmill Country Estates Water Meter Replacement Project
- MoDot Interstate Highway 49 & 211<sup>th</sup> Street Interchange
- Bridal Trail Curb & Gutter
- Tree City USA

**Aldermen Concerns -**

Mayor Stark asked if Channel 7 is presently being utilized. Alderman Ford mentioned several topics, first thanking Caring Hearts for the Clean-Up Day, there is some public safety issues at the Conoco, no littering / no parking signs on exits, post CIP's on the website, request the BOA to set priorities, Jake Brakes, access area at the Interchange, inquired about the Buxton Report and Codes Enforcement. Alderman Roberts asked to consider re-wording the Oath of Office. Alderman Ray stated the lot on the corner of Hurley & E. Center Street needs to clean up the yard, the sidewalk is falling apart on the corner of E. Center & 3<sup>rd</sup> Street and there has been a truck in the parking lot at the Conoco for an extended period of time. Alderman Hammack made mention that the Planning & Zoning Commissioners will be meeting with MARC and requested if the Planning & Zoning Commission could obtain a credential when they are out in the community reviewing issues regarding planning and zoning.

**Aldermen Directives -**

Approval of the Minutes  
Proclamation of Arbor Day  
Annexation of I-49 right-of-way was approved  
Certification of the April 5, 2016 Election  
Newly Elected Officials sworn into Office  
Look at Re-Wording the Oath of Office  
Bill No. 2016-02 bring back for 2<sup>nd</sup> Reading  
Bill No. 2016-03 bring back for 2<sup>nd</sup> Reading  
Bill No. 2016-04 was denied  
Bill No. 2016-05 was withdrawn  
Bill No. 2016-06 bring back for 2<sup>nd</sup> Reading  
Re-Appointment of Tom Broadhurst to the Planning Commission  
Appointment of Alderman Matt Hammack to the President of the Board  
Updates of Channel 7  
Truck parked at the Conoco  
Police Department to be aware of air compression breaks  
Unfunded CIP posted online  
Corner of E. Center & 3<sup>rd</sup> Street

**Adjournment –**

On a motion from Alderman Ford, second from Alderman Dunsworth, the meeting was adjourned at 9:15 pm with a 6-0 voice vote.

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

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Janet Burlingame, City Clerk