



**BOA Meeting Agenda
Peculiar City Board of Aldermen
Work Session Meeting and Public Hearing
City Hall – 250 S. Main St
Monday March 3, 2014 6:30 p.m.**

Notice is hereby given that the Board of Aldermen of the City of Peculiar will hold a regularly scheduled meeting on Monday, March 3, 2014 at 6:30 pm, in the Council Chambers at 250 S. Main St. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at City Hall, 250 S. Main St Peculiar, MO 64078 or by calling 816-779-2221. All proposed Ordinances and Resolutions will be available for viewing prior to the meeting in the Council Chambers.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Board of Alderman Statement
5. Business
 - A. **Bill No. 2014-03 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING SECTION 110 OF PECULIAR MUNICIPAL CODE TITLED "GENERAL PROVISIONS" WITH THE ADDITION OF SECTION 110.025 TITLED "VIDEO CONFERENCE VOTING POLICY"**
2nd Reading
 - B. **Bill No. 2014-05 - AN ORDINANCE AMENDING ELEVEN (11) SECTIONS OF CHAPTER 400 OF THE PECULIAR MUNICIPAL CODE; AND ESTABLISHING THREE (3) NEW SECTIONS TO PROVIDE AN APPROVED LAND USE TABLE FOR MULTIPLE ZONING DISTRICTS AND TO FURTHER DEFINE APPROVED LAND USES AND SPECIFIC EXCLUSIONS.**
2nd Reading
 - C. **Resolution No. 2014-09 – A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH HOGAN'S, INC. FOR THE PURPOSE OF COMPLETING THE GROUND WATER STORAGE TANK IMPROVEMENTS AT THE PECULIAR WATER FACILITY LOCATED AT 371 W. SOUTH STREET IN PECULAIR, MISSOURI**
6. Topics for Discussion
 - A. **Resolution 2014-10 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI WITH RESPECT TO THE PROPOSED ANNEXATION OF CERTAIN UNINCORPORATED AREAS TO THE CITY OF PECULIAR, MISSOURI.**
 - B. **Resolution 2014-11 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI CALLING FOR AN ELECTION ON THE ANNEXATION OF CERTAIN UNINCORPORATED AREAS.**
 - C. **Discussion of RFP's for Public Works & Parks & Recreation**
 - D. **Sullivan Publication Code Watch updates – Bill amending section 110.010 & Bill amending section 110.060**
7. Aldermen Concerns or Additional Topics for Discussion by Aldermen
8. Aldermen Directives Reported by City Administrator
9. Adjournment



City Administrator
Brad Ratliff

City Clerk
Nick Jacobs

Business Office Manager
Trudy Prickett

City Attorney
Reid F. Holbrook

City Engineer
Carl Brooks

Chief of Police
Harry Gurin

City Planner
Cliff McDonald

Parks Director
Nathan Musteen

Municipal Offices – 250 S. Main, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.1004

To: Board of Aldermen
From: Nick Jacobs
Date: February 27, 2014
Re: Video Conference Call Voting Ordinance

GENERAL INFORMATION

Applicant: Staff

Requested Actions: Board of Aldermen to consider adopting proposed Ordinance on Video Conference Call Voting.

Date of Application: February 27, 2014

Purpose: To allow Aldermen who are unable to attend a meeting, be present via video conferencing and cast roll call votes.

PROPOSAL: See “Requested Actions” above.

PREVIOUS ACTIONS: First reading of Bill was passed at the February 18th BOA Meeting.

None.

KEY ISSUES: See “Purpose” above.

STAFF COMMENTS AND SUGGESTIONS

STAFF RECOMMENDATION

Staff recommends approval

BILL NO. 2014-03
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING SECTION 110 OF PECULIAR MUNICIPAL CODE TITLED “GENERAL PROVISIONS” WITH THE ADDITION OF SECTION 110.025 TITLED “VIDEO CONFERENCE VOTING POLICY”

WHEREAS the City is authorized, under Rev. Stat. Mo. §§ 79.130 and 79.450 to enact ordinances, rules, and regulations not otherwise inconsistent with Missouri laws and "expedient for maintaining the peace, good government and welfare of the city and its trade and commerce;" and;

WHEREAS, this proposed ordinance will maintain the good government of the City of Peculiar by permitting elected and appointed officials of the City of Peculiar who would be otherwise incapable of attending a meeting of the governing body to be counted as present and cast roll call votes via video conferencing.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AS FOLLOWS:

SECTION I. Pursuant to the authority granted by and subject to the provisions of Rev. Stat. Mo. §§ 79.130, and 79.450, that Peculiar Municipal Code § 110.025 be added to read as follows:

SECTION 110.025: VIDEO CONFERENCE VOTING POLICY

Meetings Using Video Conference Technology.

A. Policy Statement.

While it is legally permissible for members of the City's public governmental bodies to attend meetings and vote via video conference transmission, a member's use of video conference attendance should occur only sparingly. Because it is good public policy for citizens to have the opportunity to meet with their elected officials face-to-face, elected members of a public governmental body should endeavor to be physically present at all meetings unless attendance is unavoidable after exercising due diligence to arrange for physical presence at the meeting. The primary purpose of attendance by video conference connection should be to accommodate the public governmental body as a whole to allow meetings to occur when circumstances would otherwise prevent the physical attendance of a quorum of the body's members. A secondary purpose of attendance by video

conference should be to ensure that all members may participate in business of the public governmental body that is emergency or highly important in nature and arose quickly so as to make attendance at a regular meeting practically impossible. Except in emergency situations, all efforts should be expended to ensure that a quorum of the members of the public governmental body be physical present at the normal meeting place of the body.

B. Video Conference Defined.

For purposes of this section "video conference" or "videoconferencing" shall refer to a means of communication where at least one member of a public government body participates in the public meeting via an electronic connection made up of three components: (1) a live video transmission of the member of the public governmental body not in physical attendance; (2) a live audio transmission allowing the member of the public governmental body not in physical attendance to be heard by those in physical attendance; and (3) a live audio transmission allowing the member of the public governmental body not in physical attendance to hear those in physical attendance at a meeting. If at any time during a meeting one or more of the elements of a video conference becomes compromised (e.g., if any participants are unable to see, hear, or fully communicate), then the video conference participant is deemed immediately absent and this absence should be reflected in the minutes. A video conference participant's absence may compromise a quorum in which case the applicable Missouri laws shall take effect regarding a broken quorum.

C. Frequency of Use of Video Conference Attendance.

A member of a public governmental body shall not attend more than **2 (TWO)** meetings via video conference in a rolling twelve-month period. In keeping with the policy stated in subsection (a) above, attendance via video conference should only occur sparingly and for good cause. Such good cause shall be at the discretion of the member seeking to attend by video conference, but shall be for significant reasons such as serious illness or injury of the member or a member of his or her immediate family, including father or mother, spouse, sibling, child, or grandchild.

D. Physical Location.

Members of the public may not participate in a public meeting of a governmental body via video conference. The public wishing to attend a meeting, and elected officials not participating via videoconferencing of a meeting, shall participate at the physical location where meetings of the public governmental body are typically held, or as provided in a notice provided in accordance with the Sunshine Law. The public governmental body shall cause there to be provided at the physical location communication equipment consisting of an audio and visual display, and a camera and microphone so that the member(s) of the public governmental body participating via videoconferencing, the members of the public governmental body in physical attendance, and the public in physical attendance may actively participate in the meeting in accordance with rules of

meeting decorum. The communication equipment at the physical location of the meeting must allow for all meeting attendees to see, hear, and fully communicate with the videoconferencing participant.

E. Voting.

Elected members of a public governmental body attending a public meeting of that governmental body via video conference are deemed present for purposes of participating in a roll call vote to the same effect elected members of a public governmental body in physical attendance at a public meeting of that governmental body are deemed present. As indicated in subsection (b) above, if any component of the video conference communication fails during the meeting, the member attending the meeting by video conference whose connection failed shall be deemed absent immediately upon such failure, and if the public governmental body was in the act of voting, the voting shall stop until all of the components of video conference attendance are again restored and the video conference participant's presence is again noted in the minutes.

F. Closed Meetings.

In a meeting where a member of a public governmental body is participating via videoconferencing and the meeting goes into a closed session, all provisions of Missouri law and City ordinances relating to closed sessions apply. Upon the public governmental body's vote to close the meeting, all members of the general public shall not be present. Likewise, a member of a public governmental body participating via videoconferencing must ensure there are no members of the public present at their location to see, hear, or otherwise communicate during the closed session. The member must also take all reasonable precautions to guard against interception of communication by others. Failure to ensure the requirements of this subsection may result in corrective action by the full public governmental body in accordance with City regulations.

G. Minutes.

In the meeting, whether in open or in closed session, the minutes taken should reflect the member, if any, participating via video conference; the members in physical attendance; and members, if any, absent.

H. Emergency meetings.

In the event that emergency circumstances create impossibility for the members of a public governmental body to physically attend the body as a whole may meet, and if necessary vote, by video conference. Examples of such emergency circumstances include, but are not limited to, war, riot, terrorism, widespread fire, or natural disaster such as earthquake, tornado, hurricane, flood, or blizzard. To the extent possible in such circumstances, the public governmental body shall use reasonable efforts to cause a physical location to be provided for public attendance and participation.

SECTION II: The effective date of this ordinance shall be _____, 2014.

First Reading: February 18, 2014

Second Reading: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS ___ DAY OF _____, 2014, BY THE FOLLOWING VOTE:

Alderman Gallagher _____
Alderman Fines _____
Alderman Ray _____

Alderman Dunsworth _____
Alderman Turner _____
Alderman Stark _____

Approved:

Attest:

Ernest Jungmeyer, Mayor

Nick Jacobs, City Clerk

City Administrator
Brad Ratliff



City Engineer
Carl Brooks

City Planner
Cliff McDonald

Chief of Police
Harry Gurin

City Attorney
Reid F. Holbrook

City Clerk
Nick Jacobs

Business Office Manager
Trudy Prickett

Municipal Offices – 250 S Main, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.5213

Parks Director
Nathan Musteen

To: Board of Aldermen
From: Cliff McDonald, City Planner
Date: March 3, 2014

GENERAL INFORMATION

Applicant: Planning Commission & City Staff
Requested Actions: Amend Chapter 400, Zoning Regulations, to Incorporate an Approved Land-use Table (Land-use Matrix) to Identify Permitted and Special Permit Uses in Districts: AG, Agriculture; O-C, Office Commercial; C-1, General Business; C-2, Central Business; C-P, Planned Business; I-1, Light Industrial; I-2, Heavy Industrial; and A-C, Arts and Culture Overlay.
Date of Application: January 6, 2014
Purpose: To Amend Chapter 400, Zoning Regulations, to Identify Permitted and Special Permit Uses in Multiple Zoning Districts by Incorporating an Approved Land-use Table (see Requested Actions above).

Property Location (if applicable): City Wide

PROPOSAL

Recommend the Board of Aldermen review the proposed Amendments to Chapter 400, Zoning Regulations, and consider approving & adopting these changes to incorporate an Approved Land-use Table into the City’s Zoning Regulations by Ordinance. The Public Hearing before the Board of Aldermen is scheduled for February 18, 2014.

PREVIOUS ACTIONS

The Planning Commission identified the need to provide for “Permitted” Uses in Commercial Zoning Districts to provide for, and promote, Economic Development and Commercial growth within the City. As discussion and review of Permitted Uses ensued, Special Permits were added to the review process as well as other Zoning Districts so that “Similar” uses were being addressed. Eventually all the City’s Zoning Districts except for “Residential” were included in the discussion, review and development of the Approved Land-use Table (Land-use Matrix).

The Planning Commission has worked diligently on the Approved Land-use Table being presented for the Board’s review. The Commission has devoted Ten (10) months creating this document, based initially upon the Shawnee, Kansas Land-use Matrix, and has worked closely with DPACD throughout its development to ensure the uses identified for District A-C were approved by DPACD’s Board of Directors.

The Planning Commission held its Public Hearing for the Amendments to Chapter 400 to incorporate the Approved Land-use Table on February 13th, 2014; there were no public comments in opposition to the proposed amendments and the Planning Commission approved the changes by a vote of 5:1 in favor.

The Board of Aldermen held its Public Hearing for the Amendments to Chapter 400 to incorporate the Approved Land-use Table on February 18th, 2014; there were no public comments in opposition to the proposed amendments and the Board of Aldermen unanimously approved the First Reading of the Ordinance by a vote of 6:0.

KEY ISSUES

1. *Documents Presented for Your Review:* There are Two (2) “Sets” of documents being presented for your Information & Consideration, they are:
 - a. Ordinance, Chapter 400 Land-use Table Amendments. This document is the Ordinance to incorporate all the changes to existing Districts, and adds three (3) “New” Sections (400.500, 400.501 and 400.502) to Chapter 400 to implement the Approved Land-use Table.
 - b. Approved Land-use Table. This Thirteen (13) page document lists the “Permitted,” “Special Permit” and “Excluded” Uses for all Zoning Districts except the City’s Residential and Historic Zoning Districts. This Final Table has all “empty” Cells filled with a “Dash” – there were approximately one dozen including the Cell identified by Alderman Ray.

2. *Changes to Zoning Regulations (Aside from Land-use):* There are no “Significant” changes to the District Zoning Regulations being presented in this proposed Amendment. There are several minor changes to the Regulations which are outlined below:
 - a. SECTION 400.450: DISTRICT “A-C” ARTS AND CULTURE OVERLAY. Paragraph 1.a is proposed to require “All” permitted uses in a building with a footprint larger than two thousand (2,000) square feet shall require a Special Use Permit. This was requested by DPACD to leave the requirement as is, discussed and agreed upon by the Planning Commission and is presented to the Board of Aldermen for consideration.
 - b. SECTION 400.450: DISTRICT “A-C” ARTS AND CULTURE OVERLAY. Paragraph A.2.e is proposed to establish the Maximum Size of 10,000 square feet for a principal building in the District.
 - c. SECTION 400.460: DISTRICT C-P PLANNED BUSINESS DISTRICT. Paragraph 1.b is proposed to reduce the required minimum acreage from 20 acres to 10 acres.
 - d. SECTION 400.600 APPROVAL CRITERIA. Paragraph 7 is proposed to ensure the Applicant for a Special Permit in District A-C makes a presentation to the DPACD Board of Directors so their Board may subsequently provide a recommendation for, or against, the Special Permit to both the Planning Commission and Board of Aldermen.
 - e. SECTION 400.640 SPECIAL PERMITTED USES. Paragraph B.1.a is proposed to align the Zoning Regulations for an Adult Entertainment Establishment to the Approved Land Use Table as presented.

STAFF RECOMMENDATIONS

Recommend the Board of Aldermen review the Approved Land-use Table & its Ordinance and consider approving the Second Reading to adopt the proposed Zoning Regulation Amendments.

STAFF CONTACT: Clifford L. McDonald

BILL NO. 2014-05
ORDINANCE NO. _____

AN ORDINANCE AMENDING ELEVEN (11) SECTIONS OF CHAPTER 400 OF THE PECULIAR MUNICIPAL CODE; AND ESTABLISHING THREE (3) NEW SECTIONS TO PROVIDE AN APPROVED LAND USE TABLE FOR MULTIPLE ZONING DISTRICTS AND TO FURTHER DEFINE APPROVED LAND USES AND SPECIFIC EXCLUSIONS.

WHEREAS, the City Planner has recommended amendments to SECTIONS 400.110, 400.360, 400.420, 400.430, 400.440, 400.450, 400.460, 400.470, 400.480, 400.600, 400.640 and establishing SECTIONS 400.500, 400.501 and 400.502 of the City of Peculiar Municipal Code, and

WHEREAS, the Planning Commission (“Commission”) recommended approval of the changes to the above listed Sections of Chapter 400 of the City Municipal Code following a Public Hearing held February 13, 2014.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI THAT SECTIONS 400.110, 400.360, 400.420, 400.430, 400.440, 400.450, 400.460, 400.470, 400.480, 400.600 AND 400.640 OF THE CITY MUNICIPAL CODE BE AMENDED AND NEW SECTIONS 400.500, 400.501 AND 400.502 BE ADOPTED AS FOLLOWS:

SECTION I: That Section 400.110, Paragraph 8. be removed in its entirety and replaced with the following:

8. Unless the context clearly indicates a different meaning was intended, all words, terms and phrases not otherwise defined herein shall first be defined in accordance with the definitions set forth in “A Planners Dictionary” (APA, American Planning Association, PAS, Planning Advisory Service Report Number 521/522). If no such definition is available, any words, terms, and phrases shall be given their usual and customary meaning as defined in any recognized standard English dictionary.

SECTION II: That Section 400.360 be removed in its entirety and replaced with the following:

SECTION 400.360: DISTRICT "AG" AGRICULTURE

The "AG" Agriculture District is intended to conserve farm land for agricultural purposes and to serve as a "holding" zone to prevent the premature development of large land acreages and of recently annexed land for which the most appropriate future use has not yet been determined.

1. *Permitted uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses:

- a. Permitted uses identified and approved in Section 400.500 Approved Land Uses and Specific Exclusions and Table 400.502, Approved Land Use Table.
- b. Agriculture, horticulture, orchards and general farming, excluding the raising, breeding or processing of livestock or farm animals (except the keeping of up to ten (10) chickens is permitted in accordance with Peculiar Municipal Code [Chapter 205](#)).
- c. Single-family dwelling, detached.
- d. Stable, private or public or riding.
- e. Keeping of one (1) horse in accordance with the following conditions:
 - (1) A minimum area of two and one-half (2½) or more acres is required for each horse.
 - (2) The animal must have access to adequate food and water.
 - (3) The animal must have access to shade and, at a minimum, a permanent type lean to that protects from wind.
 - (4) The owner shall provide adequate care and control of the animal to ensure its health and safety, including a properly fenced outdoor area large enough for exercising.
 - (5) All other provisions of the Peculiar Municipal Code regarding the keeping of animals shall be complied with.
- f. Keeping of one (1) head of cattle, 2 sheep, or 2 goats in accordance with the following conditions:
 - (1). A minimum area of 2 and one-half (2-½) acres is required for each head of cattle, or 2 sheep or goats, with a minimum total of ten (10) acres of grazing land per owner.
 - (2). The animal must have access to adequate food and water.
 - (3). The owner shall provide adequate care and control of the animal to ensure its health and safety, including a properly fenced outdoor area large enough for exercising.
 - (4). All other provisions of the Peculiar Municipal Code regarding the keeping of animals shall be complied with.

2. *Special uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered for one (1) or more of the special uses identified and approved in Section 400.500 Approved Land Uses and Specific Exclusions and Table 400.502, Approved Land Use Table without prior approval of a special use permit in accordance with Article V:

3. *Height and area regulations.* The height of buildings hereafter erected, constructed, reconstructed, moved or altered and the minimum dimensions of lots and yards shall be as follows, unless otherwise permitted in this code:

a. *Height.* Buildings or structures shall not exceed thirty-five (35) feet or two and one-half (2½) stories in height, except accessory agricultural equipment structures designed to be fireproof.

b. *Front yards.* There shall be a front yard of at least thirty (30) feet.

c. *Side yards.* There shall be a side yard on each side of a building of at least fifteen (15) feet.

d. *Rear yards.* There shall be a rear yard of at least thirty (30) feet.

e. *Lot area.*

(1) Single-family dwellings shall provide a lot area of at least ten (10) acres, provided that where a lot has less area than herein provided and has been held in separate ownership since on or before December 3, 1979, this regulation shall not prohibit the erection of a single-family dwelling.

(2) All other uses shall provide a lot area of at least twenty (20) acres.

SECTION III: That Section 400.420 be removed in its entirety and replaced with the following:

SECTION 400.420: DISTRICT "O-C" OFFICE COMMERCIAL

The "O-C" District is intended to encourage and permit the establishment of commercial office uses in areas which have developed, or are appropriate to develop, as limited retail districts. This district should also be located in areas adjacent to established commercial districts, in historic and/or architecturally significant areas where the adaptive reuse of existing buildings is encouraged, in areas of particular tourist interest and along arterial and/or collector streets which are suitable for more intensive commercial development.

1. *Permitted uses and Special Uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses identified and approved in Section 400.500 Approved Land Uses and Specific Exclusions and Table 400.502, Approved Land Use Table:

2. *Height and area regulations.* The height of buildings hereafter erected, constructed, reconstructed, moved or altered and the minimum dimensions of lots and yards shall be as follows, unless otherwise permitted in this code:

a. *Height.* Buildings or structures may be erected to any height provided area regulations can be met.

b. *Front yards.* There shall be a front yard of at least twenty-five (25) feet, plus three (3) feet for each story in excess of four (4).

c. *Side yards.* There shall be a side yard on each side of a building equal to twenty percent (20%) of the lot width, provided the side yard shall not be less than fifteen (15) feet and need not be more than fifty (50) feet.

d. *Rear yards.* There shall be a rear yard of at least twenty-five (25) feet for buildings not exceeding two (2) stories and at least the height of the building for buildings in excess of two (2) stories.

SECTION IV: That Section 400.430 be removed in its entirety and replaced with the following:

SECTION 400.430: DISTRICT "C-1" GENERAL BUSINESS

The "C-1" District is intended to provide locations for a variety of commercial uses throughout the community while ensuring the size and nature of uses permitted and the location characteristics are such that they will not adversely affect surrounding residences.

1. *Permitted uses and Special Uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses identified and approved in Section 400.500 Approved Land Uses and Specific Exclusions and Table 400.502, Approved Land Use Table:

2. *Height and area regulations.* The height of buildings hereafter erected, constructed, reconstructed, moved or altered and the minimum dimensions of lots and yards shall be as follows, unless otherwise permitted in this code:

- a. *Height.* Buildings or structures may be erected to any height.
- b. *Front yards.* There shall be a front yard of at least twenty (20) feet.
- c. *Side yards.* There shall be a side yard on each side of a building of at least ten (10) feet.
- d. *Rear yards.* There shall be a rear yard of at least twenty (20) feet.

SECTION V: That Section 400.440 be removed in its entirety and replaced with the following:

SECTION 400.440: DISTRICT "C-2" CENTRAL BUSINESS

The "C-2" District is intended to provide locations for a wide variety of uses. The district is intended to be applied to a very limited downtown business core.

1. *Permitted uses and Special Uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses identified and approved in Section 400.500 Approved Land Uses and Specific Exclusions and Table 400.502, Approved Land Use Table:

2. *Height and area regulations.* The height of buildings hereafter erected, constructed, reconstructed, moved or altered and the minimum dimensions of lots and yards shall be as follows, unless otherwise permitted in this code:

- a. *Height.* Buildings or structures may be erected to any height.
- b. *Front yards.* The required front yard setback shall be zero (0) feet.
- c. *Side yards.* The required side yard setback shall be zero (0) feet.
- d. *Rear yards.* There shall be a rear yard of at least twenty (20) feet.

SECTION VI: That Section 400.450 be removed in its entirety and replaced with the following:

SECTION 400.450: DISTRICT "A-C" ARTS AND CULTURE OVERLAY

A. The "A-C" District is intended to provide opportunities that encourage the development of an arts and culture district within a very limited area of the downtown business core.

1. *Permitted uses and Special uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses identified and approved in Section 400.500 Approved Land Uses and Specific Exclusions and Table 400.502, Approved Land Use Table:
 - a. All Permitted Uses in a building with a footprint larger than two thousand (2,000) square feet shall require a Special Use Permit.
2. *Height and area regulations.* The height of buildings hereafter erected, constructed, reconstructed, moved or altered and the minimum dimensions of lots and yards shall be as follows, unless otherwise permitted in this Code:
 - a. *Height.* The maximum height for principal buildings and structures shall be forty-five (45) feet and the maximum number of stories shall be three (3).
 - b. *Front yards.* The required front yard setback shall be zero (0) feet or no closer than existing building(s) on block, whichever is more stringent.
 - c. *Side yards.* The required side yard setback shall be zero (0) feet.
 - d. *Rear yards.* There shall be a rear yard of at least five (5) feet.
 - e. Area. The maximum area for principal buildings and structures shall be ten thousand (10,000) square feet.

B. *Additional Regulations Specific To The District.*

1. *Parking regulations.* On-street parking is allowed within the district. Furthermore, the district is exempt from the required off-street parking stall requirement. Nonetheless, if a property owner constructs off-street parking spaces, the parking lot shall be paved with an approved hard surface meeting the requirements of the City Engineer.\

2. *Signs.* Signs permitted in [Article IX](#) and additional signs described below:
 - a. Projecting signs.
 - b. Menu boards.
 - c. Flashing, blinking, moving or otherwise animated signs allowed as a special use permit approved by the Board of Aldermen.
 - d. Signs in rights-of-way approved by the City Engineer and MoDOT, if applicable.

e. Off-site promotional signs for events, festivals and other activities approved by the City Planner.

f. Temporary signs and banner signs no longer than thirty (30) days consecutively and no more than one hundred eighty (180) days a calendar year.

g. Additional signs not described above or in [Article IX](#) allowed as a special use permit approved by the Board of Aldermen.

3. *Lighting.* Lighting permitted in [Chapter 400](#) "Zoning Regulations" and additional lighting described below:

a. Neon.

b. Additional lighting allowed as a special use permit approved by the Board of Aldermen.

4. *Noise.* No business shall exceed fifty-five (55) decibels as described in [Section 400.1160](#) "Performance Standards for Noise" after 10:00 P.M. seven (7) days a week except allowed as a special use permit approved by the Board of Aldermen.

SECTION VII: That paragraphs 1, 2 and 3 of Section 400.460 be removed in their entirety and replaced with the following:

1. *Permit required.*

a. Any development, including building and open land uses, shall be prohibited in the "C-P" Planned Business District prior to the approval of a development plan in conformance with the requirements of this Section.

b. "C-P" Planned Business District zoning shall not be permitted or granted upon any property having a total area of less than ten (10) acres.

c. The review and approval of a development plan shall be in accordance with [Article XI](#).

2. *Permitted uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the permitted uses identified and approved in [Section 400.500 Approved Land Uses and Specific Exclusions](#) and [Table 400.502, Approved Land Use Table.](#)

3. *Special uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered for one (1) or more of the special uses identified and approved in Section 400.500 Approved Land Uses and Specific Exclusions and Table 400.502, Approved Land Use Table without prior approval of a special use permit in accordance with Article V.

SECTION VIII: That Section 400.470 be removed in its entirety and replaced with the following:

SECTION 400.470: DISTRICT "I-1" LIGHT INDUSTRIAL

The "I-1" District provides locations for a variety of uses associated primarily in the conduct of light manufacturing, assembling and fabrication, warehousing, wholesaling and commercial service operations that require adequate accessibility to transportation facilities. The district is also intended to provide locations for a limited amount of commercial development that will serve employees of surrounding industrial uses.

1. *Permitted uses and Special Uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses identified and approved in Section 400.500 Approved Land Uses and Specific Exclusions and Table 400.502, Approved Land Use Table:
2. *Height and area regulations.* The height of buildings hereafter erected, constructed, reconstructed, moved or altered and the minimum dimensions of lots and yards shall be as follows, unless otherwise permitted in this code:
 - a. *Height.* Buildings or structures shall not exceed seventy-five (75) feet or six (6) stories in height.
 - b. *Front yards.* The required front yard setback shall be fifteen (15) feet, unless adjacent to a residential district, then the front yard requirement of such adjoining residential district shall be provided.
 - c. *Side yards.* The required side yard setback shall be ten (10) feet.
 - d. *Rear yards.* There shall be a rear yard of at least twenty (20) feet.

SECTION IX: That Section 400.480 be removed in its entirety and replaced with the following:

SECTION 400.480: DISTRICT "I-2" HEAVY INDUSTRIAL

The "I-2" District is intended to provide locations for industrial uses which by their nature generate levels of smoke, dust, noise, odors and visual impacts that render them incompatible with virtually all other land uses. The district is also intended to provide locations for a limited amount of commercial development that will serve employees of surrounding industrial uses.

1. *Permitted uses and Special Uses.* No building, structure, land or premises shall be used and no other building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses identified and approved in Section 400.500 Approved Land Uses and Specific Exclusions and Table 400.502, Approved Land Use Table:
2. *Height and area regulations.* The height of buildings hereafter erected, constructed, reconstructed, moved or altered and the minimum dimensions of lots and yards shall be as follows, unless otherwise permitted in this code:
 - a. *Height.* Buildings or structures shall not exceed seventy-five (75) feet or six (6) stories in height.
 - b. *Front yards.* The required front yard setback shall be fifteen (15) feet, unless adjacent to a residential district, then the front yard requirement of such adjoining residential district shall be provided.
 - c. *Side yards.* The required side yard setback shall be ten (10) feet.
 - d. *Rear yards.* There shall be a rear yard of at least twenty (20) feet.

SECTION X: That Section 400.600 be removed in its entirety and replaced with the following:

SECTION 400.600: APPROVAL CRITERIA

In order for the Commission to recommend approval or disapproval of an application for a special permit or for the Board to approve or deny an application for a special permit, they shall make findings of fact to determine that the following criteria are met:

1. The proposed use is consistent with the intent of the Comprehensive Plan;
2. The proposed use is one specifically permitted by this code;
3. The proposed use does not adversely impact the public health, safety or general welfare;
4. The proposed use does not adversely impact the public infrastructure system;
5. The proposed use is compatible with the use, scale, orientation and setback of properties in the general vicinity;
6. The proposed use conforms to all conditions and performance standards as set forth in this Article, when applicable; and
7. An application for a special permit in District A-C requires the applicant to present the application information to the Downtown Peculiar Arts and Culture District (“DPACD”) Board of Directors. A recommendation from DPACD, either for or against the special use permit, is required for the Public Hearings before both the Planning Commission and Board of Alderman; the Commission and Board shall take DPACD’s recommendation under advisement.

SECTION XI: That Section 400.640, Paragraph B.1.a be removed in its entirety and replaced with the following:

- a. All such businesses must be located in an area zoned “I-1” or I-2”.

SECTION XII: That new Section 400.500 of the Peculiar Municipal Code be established to read as follows:

SECTION 400.500: APPROVED LAND USES AND SPECIFIC EXCLUSIONS.

(a) The presumption established by this chapter is that all legitimate uses of land are approved within at least one zoning district in the city limits. Therefore, because the list of approved uses set for in [section 400.502](#) (Approved Land use Table) cannot be all inclusive; those uses that are listed shall be interpreted by the City Planner to include Similar Uses that have similar impacts to the uses listed.

(b) Notwithstanding subsection (a) of this section, all uses that are not listed in [section 400.502](#) (Approved Land use Table), even given the interpretation mandated by subsection (a) of this section, are prohibited. Nor shall [section 400-502](#) (Approved Land use Table) be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is approved in other zoning districts.

(c) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:

- (1) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the city's fire prevention code.
- (2) Stockyards, slaughterhouses, and rendering plants.
- (3) Use of a travel trailer as a temporary or permanent residence.

SECTION XIII: That new Section 400.501 of the Peculiar Municipal Code be established to read as follows:

SECTION 400.501: USE OF THE DESIGNATIONS “P,” “SP,” AND/OR “-” IN APPROVED LAND USE TABLE.

(a) Permitted uses. Uses identified with a “P” in the Approved Land Use Table, Sec. 400.502, are permitted in each respective district, provided that uses comply with all other applicable standards of this ordinance. No building or premises improved or unimproved shall be used, and no building shall be hereafter erected, converted, enlarged, reconstructed, or structurally altered, except for a purpose permitted in the district in which the building or land use is located as shown in the Approved Land Use Table, Sec. 400.502, except for:

- a. Uses lawfully established prior to the effective date of this Zoning Ordinance or in accordance with Chapter 400, ARTICLE X. Non-conformities, of this ordinance.
 - b. Special uses allowed in accordance with Chapter 400, ARTICLE V, Special Permits.
- (b) Special uses. Uses identified with an “SP” in the Approved Land Use Table, Sec. 400.502, are considered special uses and may be permitted in the subject district only after review and approval by the Board of Aldermen in accordance with Chapter 400, ARTICLE V, Special Permits of this ordinance.
- (c) Prohibited uses. Uses identified with a “-“ in the Approved Land Use Table, Sec. 400.502, are expressly prohibited in the subject district. Uses that are not listed may also be prohibited; determination of whether an unlisted use may be permitted shall be made by the City Planner in accordance with Chapter 400, ARTICLE XII, Administration and Enforcement of this ordinance.

SECTION XIV: That new Section 400.502 of the Peculiar Municipal Code be established to read as follows:

SECTION 400.502: APPROVED LAND USE TABLE.

TABLE KEY: Approved Land Use Table	
Column Heading	Zoning District
AG	Agriculture District
O-C	Office Commercial District
C-1	General Business District
C-2	Central Business District
C-P	Planned Business District
I-1	Light Industrial District
I-2	Heavy Industrial District
A-C	Arts and Culture Overlay District

Table 400.502, Approved Land Use Table

Effective Date. The effective date of this ordinance shall be the ____ day of _____, 2014.

First Reading: February 18, 2014

Second Reading: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS ____ DAY OF _____, 2014, BY THE FOLLOWING VOTE:

Alderman Gallagher _____
Alderman Dunsworth _____
Alderman Fines _____

Alderman Ray _____
Alderman Stark _____
Alderman Turner _____

APPROVED:

ATTEST:

Ernest Jungmeyer, Mayor

Nick Jacobs, City Clerk

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Abstracting services	-	-	P	P	P	P	-	-
Accounting & Bookkeeping services	-	-	P	P	P	P	-	-
Adult entertainment establishment ²	-	-	-	-	-	-	SP	SP
Advertising-direct or general mail	-	-	-	P	P	-	-	-
Air conditioning/plumbing/heating- Contractors	-	-	-	P	P	-	P	-
Air conditioning/plumbing/heating- Wholesale	-	-	-	-	-	-	P	-
Aircraft parts-Mfg	-	-	-	-	-	-	P	-
Aircraft storage/equipment maintenance	-	-	-	-	-	-	P	-
Alcoholic beverages,beer,wine-wholesale	-	-	-	-	-	-	P	-
Alcoholic beverages,beer,wine-retail	-	P	-	P	P	P	-	-
Alterations-clothing	-	P	-	P	P	P	-	-
Amusement parks	SP	-	-	-	-	-	-	-
Animal day care	P	-	-	SP	SP	-	P	-
Animal Hospital-outdoor kennel	P	-	-	SP	SP	-	P	-
Animal Hospital-No outdoor kennel	P	-	-	SP	SP	-	P	P
Antiques-retail	-	P	-	P	P	P	-	-
Apparel & accessories-Mfg	-	-	-	-	-	-	P	-
Apparel & accessories-retail	-	P	-	P	P	P	-	-
Appliance and large electrical repair	-	-	-	-	-	-	P	P
Appliances-Mfg	-	-	-	-	-	-	P	P
Appliances-retail	-	-	-	P	P	P	-	-
Apiary or aviary	-	-	-	-	-	-	P	P
Aquariums	SP	-	-	-	-	-	-	-
Arcades, billiard halls, amusement centers	-	-	-	P	P	P	-	-
Architectural services	-	-	P	P	P	-	-	-
Arenas, field houses	SP	-	-	-	-	-	-	-
Armature rewinding	-	-	-	-	-	-	P	-
Art galleries	-	P	-	P	P	P	-	-
Artisian production shop	-	P	-	-	-	-	-	-
Artist Studio	-	P	-	-	-	-	-	-
Asphalt felts and coatings-Mfg	-	-	-	-	-	-	SP	-
Auction establishments	-	-	-	SP	SP	SP	-	-

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Automatic temperature controls-Mfg	-	-	-	-	-	-	P	-
Automobile Brokers	-	-	-	-	-	-	P	-
Automobile/motor vehicle repair	-	-	-	P	P	SP	P	-
Automobile/motor vehicle sales	-	-	-	-	-	SP	P	-
Automobile/truck rental services	-	-	-	SP	-	SP	P	-
Automobile/truck wash	-	-	-	SP	SP	SP	SP	-
Automobile leasing establishments	-	-	-	P	-	SP	P	-
Automobile parts & supplies-retail	-	-	-	P	P	P	-	-
Automobile salvage dealer	-	-	-	-	-	-	-	SP
Automobile service center/maintenance	-	-	-	P	P	SP	-	-
Bakeries - Retail	-	P	-	P	P	P	-	-
Bakeries - Wholesale	-	-	-	-	-	-	P	P
Banking services	-	P	-	P	P	P	-	-
Banking services-off premise ATM machines	-	P	-	P	P	P	-	-
Barber or Beautician services	-	P	-	P	P	P	-	-
Bar or Tavern, without live entertainment	-	P	-	P	P	P	P	P
Bar or Tavern, with live entertainment	-	P	-	SP	SP	SP	-	-
Batch plant	-	-	-	-	-	-	-	SP
Bed & Breakfast Inn	-	P	-	-	-	-	-	-
Bicycles-Mfg	-	-	-	-	-	-	P	-
Bicycles-retail & repair	-	P	-	P	P	P	-	-
Billboard signs ²	-	-	-	-	-	-	SP	SP
Blank books, loose leaf binders-Mfg	-	-	-	-	-	-	P	-
Boarding or Lodging House	-	P	-	-	-	-	-	-
Boat and boat trailers-Mfg	-	-	-	-	-	-	P	-
Boat building, repair & storage	-	-	-	-	-	-	P	-
Boat rentals	-	-	-	SP	SP	SP	-	-
Body Art or Tattoo Parlor	-	P	-	P	P	-	-	-
Bookbinding and misc. work	-	P	-	P	P	P	-	-
Book, magazines, newspaper distributors-Wholesale	-	-	-	-	-	-	P	-
Book, magazines, newspaper - Retail	-	P	-	P	P	P	-	-
Bottled gas- retail	-	-	-	-	-	-	SP	-

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Bottling, canning or preserving-factory	-	-	-	-	-	-	SP	P
Bowling alleys	-	-	-	P	-	P	-	-
Brewery	-	-	-	-	-	-	SP	P
Brewery, micro	-	P	-	P	P	P	P	-
Brew Pub	-	P	-	P	P	P	P	-
Brick and clay tile- Mfg	-	-	-	-	-	-	P	-
Broadcast station - Radio or Television	P	P	-	P	-	-	P	P
Brooms and brushes- Mfg	-	-	-	-	-	-	P	-
Building contractor's office	-	-	P	P	P	P	-	-
Bulk Petroleum stations/terminals	-	-	-	-	-	-	SP	SP
Business Management Consulting services	-	-	P	P	P	P	P	P
Business Associations	-	-	P	P	P	P	-	-
Business forms-Mfg	-	-	-	-	-	-	P	-
Cable TV maintenance yard	-	-	-	-	-	-	P	-
Camera/photographic material-retail	-	P	-	P	P	P	-	-
Carpentry, cabinet or pattern shop	-	-	-	-	-	-	P	P
Car wash/detail cleaning facilities	-	-	-	P	P	P	P	-
Carwash, industrial	-	-	-	-	-	-	P	P
Caterers	-	P	-	P	P	-	SP	-
Cemeteries	P	-	-	-	-	-	-	-
Check-cashing establishment	-	-	-	-	-	-	SP	-
Child & Adult Daycare centers	-	P	-	P	P	-	-	-
Chiropractors & health related services	-	P	P	P	P	-	-	-
Chocolate-Mfg	-	-	-	-	-	-	P	-
Civic, social, & fraternal organizations	-	-	-	P	P	-	-	-
Clay, ceramic, refractory mineral-Mfg	-	-	-	-	-	-	P	-
Clean & polishing materials-Mfg	-	-	-	-	-	-	P	-
Clothing-Mfg	-	-	-	-	-	-	P	-
Club, health	-	P	-	P	P	P	P	-
Club, private ²	-	P	-	-	-	-	-	-
Coin operated Laundry	-	P	-	P	P	-	-	-
Cold storage facility	-	-	-	-	-	-	P	P

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Computer hardware & software-retail	-	-	P	P	P	P	-	-
Computer hardware & software-Mfg	-	-	-	-	-	-	P	-
Concrete products-Mfg	-	-	-	-	-	-	P	-
Concrete ready-mix plants	-	-	-	-	-	-	P	-
Confectioneries	-	P	-	P	P	P	-	-
Construction equipment-retail	-	-	-	SP	-	-	P	-
Costume jewelry, notions-Mfg	-	-	-	-	-	-	P	-
Cotton, fibers, silk, wool weaving-Mfg	-	-	-	-	-	-	P	-
Convenience stores without fuel	-	-	-	P	P	P	-	-
Convenience stores with fuel	-	-	-	SP	SP	SP	P	-
Credit unions & personal credit services	-	P	P	P	P	P	-	-
Crematorium	-	-	-	-	-	-	-	SP
Curtains and drapes-Mfg	-	-	-	-	-	-	P	-
Curtains, drapes, upholstery-retail	-	-	-	P	P	P	P	-
Dairy products-retail	-	P	-	P	P	P	-	-
Dairy products-wholesale and/or Mfg	-	-	-	-	-	-	P	-
Dance studio	-	P	-	P	P	P	-	-
Day spa	-	P	-	P	P	P	-	-
Dental services	-	P	P	P	P	P	-	-
Department stores-retail	-	-	-	P	P	P	-	-
Detective & protection services	-	-	P	P	-	-	-	-
Diaper services	-	-	-	-	-	-	P	-
Discount & variety stores	-	-	-	P	P	P	-	-
Distilling and blending liquors-Mfg	-	P	-	-	-	-	P	P
Drug & alcohol treatment center	-	-	P	P	SP	-	-	-
Drug (prescription) & sundries-wholesale	-	-	-	-	-	-	P	-
Drug (prescription) & sundries-retail	-	P	-	P	P	P	-	-
Dry cleaners	-	P	-	P	P	-	P	P
Dry cleaning plant	-	-	-	-	-	-	-	SP
Dry goods & notions-wholesale	-	-	-	-	-	-	P	-
Dry goods & notions-retail	-	-	-	P	P	P	-	-
Duplicating & stenographer services	-	-	P	P	-	-	-	-

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Dwelling, in conjunction with business	-	P	-	-	-	-	-	-
Earthenware/kitchen articles-Mfg	-	-	-	-	-	-	P	-
Electrical & construction material-Wholesale or Mfg	-	-	-	-	-	-	P	-
Electical contractors services	-	-	-	P	P	-	P	-
Electric vehicle recharging station	-	-	-	P	P	P	-	-
Electrical supplies-retail	-	-	-	P	P	-	P	-
Electrical distribution equip.-Mfg	-	-	-	-	-	-	P	-
Electrical generating plants	SP	-	-	-	-	-	SP	-
Electrical utility maintenance yard	-	-	-	-	-	-	P	-
Electrical regulating substations	SP	-	-	-	-	-	SP	-
Electric Lighting & wiring-Mfg	-	-	-	-	-	-	P	-
Electric components & accessory-Mfg	-	-	-	-	-	-	P	-
Electro-plating or galvanizing facility	-	-	-	-	-	-	-	SP
Employment services	-	P	P	P	P	P	-	-
Engineering services	-	P	P	P	P	P	-	-
Engineering/laboratory/scientific equipment-Mfg	-	-	-	-	-	-	P	-
Envelope-Mfg	-	-	-	-	-	-	P	-
Equipment rental & leasing services	-	-	-	SP	-	-	P	-
Executive, legislative and judicial buildings	-	-	P	P	P	P	-	-
Exhibition halls	SP	P	-	-	-	-	SP	-
Exterminating & disinfecting services	-	-	-	P	P	-	P	-
Fabricated wire products-Mfg	-	-	-	-	-	-	P	-
Farm equipment & Machinery-retail	P	-	-	-	-	-	P	-
Farm equipment & Machinery-Mfg	-	-	-	-	-	-	P	-
Farmers' markets	P	P	-	P	P	-	-	-
Fire protection services	-	-	-	P	P	-	P	-
Fish and seafood-retail	-	-	-	P	P	P	-	-
Fish and seafood-wholesale	P	-	-	-	-	-	P	-
Floor coverings-retail	-	-	-	P	P	P	-	-
Floor coverings-wholesale	-	-	-	-	-	-	P	-
Florists-retail	P	P	-	P	P	P	-	-
Florists-wholesale	P	-	-	-	-	-	P	-

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Flour and other mill products-Mfg	-	-	-	-	-	-	P	-
Forge or Foundry	-	-	-	-	-	-	-	SP
Freight forwarding services	-	-	-	P	P	P	P	-
Freight terminal	-	-	-	-	-	-	SP	SP
Frozen food locker for individual use	-	P	-	-	-	-	P	-
Fruits and vegetables-retail	P	P	-	P	P	-	-	-
Fruits and vegetables-wholesale	P	-	-	-	-	-	P	-
Funeral, mortuary and crematory services	-	-	-	SP	-	-	SP	-
Furniture & home furnishings-wholesale or Mfg	-	-	-	-	-	-	P	-
Furniture handmade and/or repurposed	-	P	-	P	P	-	-	-
Furniture-retail	-	-	-	P	P	P	-	-
Furniture repair & uphoistery	-	P	-	P	P	-	P	-
Garden supplies/ Nursery-retail	P	P	-	P	-	P	P	-
Garment repair	-	P	-	P	P	-	-	-
Gas pressure control stations	P	-	-	-	-	-	P	-
Gas utility maintenance yard	-	-	-	-	-	-	P	-
Gasoline service stations	-	-	-	SP	SP	SP	-	-
Glass and glassware-Mfg	-	-	-	-	-	-	P	-
Go-cart tracks	P	-	-	-	-	-	-	-
Golf driving ranges	P	-	-	P	-	-	SP	-
Graphic art studio	-	P	P	P	P	P	-	-
Grease/lubricating oils-Mfg	-	-	-	-	-	-	P	P
Greenhouses	P	-	-	P	-	-	P	P
Greeting cards-Mfg	-	-	-	-	-	-	P	-
Greeting cards-retail	-	P	-	P	P	P	-	-
Groceries-retail	-	-	-	P	P	P	P	-
Groceries-wholesale	-	-	-	SP	-	-	P	-
Gun or archery shooting club	-	-	-	-	-	-	-	SP
Gymnasiums and athletic clubs	-	-	-	P	P	-	P	-
Gymnastic studio	-	P	P	P	P	-	P	-
Gypsum products-Mfg	-	-	-	-	-	-	P	-
Handmade arts and crafts	-	P	-	P	P	P	-	-

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Hardware-retail	-	-	-	P	P	P	-	-
Historic and monument sites	-	P	-	-	-	-	-	-
Hobby supplies	-	P	-	P	P	P	-	-
Hospital ²	P	-	-	-	-	P	SP	-
Hotels	-	-	-	P	-	P	-	-
House & business cleaning services	-	-	P	P	P	-	-	-
Household appliances-Mfg	-	-	-	-	-	-	P	-
Household appliances-retail	-	-	-	P	P	P	-	-
Ice-Mfg	-	-	-	-	-	-	P	-
Ice-retail	-	-	-	P	-	P	-	-
Indoor recreational facility	-	P	-	P	-	-	P	P
Industrial machinery and equipment-Mfg	-	-	-	-	-	-	P	-
Interior design studio	-	P	-	P	P	-	-	-
Internet café	-	P	-	P	P	P	-	-
Insurance agents and broker services	-	P	P	P	P	-	-	-
Investment and holding services	-	P	P	P	P	-	-	-
Jewelry and precious metal-Mfg	-	-	-	P	P	P	-	-
Jewelry-retail	-	P	-	P	P	P	-	-
Jewelry, watch, clock repair services	-	P	-	P	P	P	-	-
Junk or salvage yard ²	-	-	-	-	-	-	-	SP
Karate studio	-	-	-	-	-	-	P	-
Kennels-boarding	P	-	-	SP	SP	-	P	P
Kennels-breeding	P	-	-	SP	SP	-	P	P
Lace Goods-Mfg	-	-	-	-	-	-	P	-
Lamp shades-Mfg	-	-	-	-	-	-	P	-
Laboratory, research or support	-	-	-	-	-	-	SP	-
Landscaping services-landscaping, tree trimming,	P	-	-	-	-	-	P	-
Lawn mowing and similar services	P	-	-	-	-	-	P	-
Laundry and dry cleaning services	-	P	-	P	P	-	P	P
Legal services	-	P	P	P	P	P	-	-
Libraries	-	P	P	P	P	-	-	-
Linen and supply services	-	-	-	P	-	-	P	-

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Linoleum and floor coverings-Mfg	-	-	-	-	-	-	P	-
Liquor-retail	-	P	-	P	P	P	-	-
Locksmith services	-	-	-	P	P	-	P	-
Luggage-Mfg	-	-	-	-	-	-	P	-
Lumber and building materials-wholesale	P	-	-	-	-	-	P	-
Lumber yards-retail	-	-	-	P	-	P	P	-
Machine shop	-	-	-	-	-	-	-	SP
Mail and Postal services-private	-	P	-	P	P	P	-	-
Mail order houses-retail	-	-	-	-	-	-	P	-
Mail order services with storage	-	-	-	-	-	-	P	-
Manufactured home development ²	SP	-	-	-	-	-	-	-
Manufactured or modular home sales	-	-	-	-	-	-	P	P
Massage Parlor-therapeutic/massage establishment	-	P	-	P	P	-	-	-
Mausoleums	P	-	-	-	-	-	-	-
Meats-retail	-	P	-	P	P	P	-	-
Medical/surgical instruments-Mfg	-	-	-	-	-	-	P	-
Medical clinics/out patient services	-	P	P	P	P	-	-	-
Medical laboratory services	-	-	-	P	P	P	P	-
Medical chemicals-Mfg	-	-	-	-	-	-	P	-
Mental health treatment-nonresidential	-	-	SP	SP	SP	-	-	-
Mental health treatment-residential	-	-	-	SP	SP	SP	-	-
Metal coating/engraving services-Mfg	-	-	-	-	-	-	P	-
Metal products/fabricated steel-Mfg	-	-	-	-	-	-	P	-
Metal stamping	-	-	-	-	-	-	P	-
Metalworking machinery equipment-Mfg	-	-	-	-	-	-	P	-
Millwork-Mfg	-	-	-	-	-	-	P	-
Milk processing	P	-	-	-	-	-	P	-
Miniature golf	P	P	-	P	P	P	-	-
Mobile home-Mfg	-	-	-	-	-	-	P	-
Monasteries	P	-	-	-	-	-	-	-
Monuments-retail	-	-	-	P	P	-	P	-
Motels	-	-	-	P	-	P	-	-

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Motion picture distribution services	-	-	-	-	-	-	P	-
Motion picture processing services	-	-	-	-	-	-	P	-
Motorcycles and parts-Mfg	-	-	-	-	-	-	P	-
Motor freight terminals	-	-	-	-	-	-	SP	-
Moving, transfer, distribution or storage facility	-	-	-	-	-	-	P	P
Museums	-	P	-	P	P	-	-	-
Musical instruments and supplies-Mfg	-	-	-	-	-	-	P	-
Musical instruments and supplies-retail	-	P	-	P	P	P	-	-
Newspapers and Magazines-retail	-	P	-	P	P	P	-	-
News syndicate services	-	-	-	P	P	P	-	-
Noodles and pasta-Mfg	-	-	-	-	-	-	P	-
Novelties, gifts and souvenirs-retail	-	P	-	P	P	P	-	-
Nursing home/intermediate care	-	-	-	P	P	-	-	-
Nursery stock farms	P	-	-	-	-	-	P	-
Office and store fixtures-Mfg	-	-	-	-	-	-	P	-
Office, general	-	P	P	P	P	P	-	-
Office park	-	-	P	-	-	P	P	-
Optical instruments/lenses-Mfg	-	-	-	-	-	-	P	-
Optometrists	-	-	P	P	P	P	-	-
Ornamental iron-Mfg	-	-	-	SP	-	-	P	-
Orthopedic, prosthetic, surgical appliances-Mfg	-	-	-	-	-	-	P	-
Outdoor recreation or amusement	-	P	-	-	-	-	SP	SP
Outdoor sales, storage or display	-	-	-	-	-	-	SP	SP
Packing & Crating services	-	P	-	SP	SP	-	P	-
Paint, glass and wallpaper services	-	-	-	P	P	-	P	-
Paper and paper products-wholesale	-	-	-	-	-	-	P	-
Paperboard containers and boxes-Mfg	-	-	-	-	-	-	P	-
Paper-Mfg	-	-	-	-	-	-	-	SP
Parcel containers Mfg	-	-	-	-	-	-	SP	P
Parks-private	P	-	-	-	-	P	-	-
Parking lot	P	P	-	-	P	-	-	-
Paving mixtures-Mfg	-	-	-	-	-	-	-	SP

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Pawn shops	-	-	-	SP	SP	-	SP	-
Pencils, pens, office/artist materials-Mfg	-	P	-	-	-	-	P	P
Performing arts theater	-	P	-	P	P	P	-	-
Pet daycare in completely enclosed building	P	-	-	-	-	-	P	-
Petroleum bulk stations	-	-	-	-	-	-	-	SP
Pet grooming	P	-	-	P	-	-	P	-
Pet supply store	-	P	-	P	P	P	-	-
Pharmaceutical preparation-Mfg	-	-	-	-	-	-	P	-
Photocopying and blue print services	-	-	SP	P	P	-	-	-
Photo engraving or finishing services	-	P	-	P	P	-	-	-
Photographic studios and supplies	-	P	-	P	P	-	-	-
Physician services	-	P	P	P	P	P	-	-
Place of religious exercise or religious assembly	P	P	P	P	P	P	P	-
Planning and development services	-	P	P	P	P	-	-	-
Planetarium	-	P	-	-	-	-	-	-
Plastic fabric, vinyl products-Mfg	-	-	-	-	-	-	-	P
Plumbing fixtures and heating apparatus-Mfg	-	-	-	-	-	-	P	-
Porcelain electrical supplies-Mfg	-	-	-	-	-	-	P	-
Postal services	-	P	-	P	P	P	-	-
Pottery-Mfg	-	-	-	-	-	-	P	-
Prefabricated wooden building & structural members	P	-	-	-	-	-	P	P
Printing-commercial	-	P	-	P	P	-	P	P
Printing & publishing books, newspapers & periodicals	-	P	-	P	P	-	P	-
Private clubs	-	P	-	-	-	-	-	-
Produce market, wholesale	-	-	-	-	-	-	P	-
Professional membership organizations	-	-	P	P	P	P	-	-
Public facility, use or utility ²	SP	-	-	-	-	-	SP	SP
Quarrying stone and sand	-	-	-	-	-	-	-	SP
Radios,TV,Phonographs, recorders, tape players-Mfg	-	-	-	-	-	-	P	P
Radios,TV,Phonographs, recorders, tape players-repair	-	-	-	P	P	-	-	-
Radios,TV,Phonographs, recorders, tape players-retail	-	-	-	P	P	P	-	-
Radio transmitting stations and towers	SP	-	-	-	-	-	SP	SP

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Real estate agents/brokers	-	-	P	P	P	-	-	-
Real estate/credit card/mortgage processing centers	-	-	P	P	P	P	-	-
Recreational vehicles and equipment-retail	-	-	-	-	-	SP	P	-
Recreation centers	P	P	-	-	-	SP	-	-
Recreational Vehicle Park	SP	-	-	-	-	-	SP	-
Recycling of paper, glass and Liquids	-	-	-	-	-	-	SP	SP
Refrigerated warehouses	-	-	-	-	-	-	P	P
Refuse incinerators	-	-	-	-	-	-	-	SP
Research, development & testing services	-	-	-	SP	SP	-	P	-
Residential treatment facility	-	-	-	SP	SP	SP	-	-
Restaurants-drive thru and drive ins	-	P	-	SP	SP	SP	SP	-
Restaurants, indoor or carry out	-	P	-	P	P	P	P	-
Road maintenance yards	-	-	-	-	-	-	SP	P
Roofing and sheet metal contracting services	-	-	-	-	-	-	P	-
Rubber footwear-Mfg	-	-	-	-	-	-	-	P
Salvage yard	-	-	-	-	-	-	-	SP
Sausage and other prepared meat products-Mfg	-	-	-	-	-	-	-	SP
Savings and loan associations	-	-	-	P	P	P	-	-
Schools - Art, Business and Community College	-	P	-	P	P	P	P	-
Schools-vocational/technical	P	-	-	-	-	-	P	-
Scientific and educational research services	-	-	-	SP	SP	-	P	-
Screws machine products-nuts, bolts, etc.-Mfg	-	-	-	-	-	-	P	-
Seamstress service	-	P	-	P	P	P	-	-
Second hand merchandise-retail	-	P	-	P	P	-	-	-
Security and commodity brokers	-	P	P	P	P	P	-	-
Security protection services	-	-	P	P	P	-	-	-
Self storage centers	-	-	-	-	-	-	P	-
Sewage pressure control stations	-	-	-	-	-	-	SP	SP
Shoe repair/shoe shine services	-	-	-	P	P	P	-	-
Shoes-retail	-	-	-	P	P	P	-	-
Shoes-wholesale and Mfg	-	-	-	-	-	-	P	-
Short-term loan establishment	-	-	-	-	-	-	SP	-

Land Use Category	Zoning Districts							
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2
Signs and advertising displays-Mfg	-	-	-	-	-	-	P	-
Silk screening services	-	P	-	P	P	P	P	-
Silverware and plated ware-Mfg	-	P	-	-	-	-	P	-
Skating rinks, Ice and Roller -indoor	-	-	-	P	-	-	P	-
Small electrical repair	-	-	-	P	P	-	P	P
Small engine repair	-	-	-	SP	-	-	P	-
Soaps and detergents-Mfg	-	-	-	-	-	-	-	SP
Social, correctional, treatment & counseling services	-	-	SP	SP	-	-	-	-
Softball, Baseball fields-private	P	-	-	-	-	-	-	-
Solid Waste transfer stations	-	-	-	-	-	-	-	SP
Sporting goods-retail	-	-	-	P	P	P	-	-
Stadiums	P	-	-	-	-	-	-	-
Stationary-retail	-	P	-	P	P	P	-	-
Stone products and cut stone	P	-	-	SP	-	-	P	-
Stonework, masonry, tile, setting & plastering services	-	-	-	-	-	-	P	-
Swimming clubs-indoor facility	P	-	-	-	-	P	-	-
Tailoring services	-	P	-	P	P	P	-	-
Taxicab dispatch and garaging	-	-	-	-	-	-	P	-
Telephone maintenance yards	-	-	-	-	-	-	P	-
Telephone microwave towers (cell towers)	SP	-	-	-	-	-	SP	-
Telephone response mail order services	-	-	-	SP	-	-	P	-
Telephone soliciting services	-	-	-	P	P	-	-	-
Tennis club	P	-	-	-	-	-	P	-
Theaters - (live)	-	P	-	P	P	P	-	-
Theaters-motion picture-indoor	-	P	-	P	P	P	-	-
Tires and inner tubes-Mfg	-	-	-	-	-	-	-	SP
Tires and inner tubes-retail	-	-	-	P	-	P	P	-
Tires and inner tubes-wholesale	-	-	-	-	-	-	P	-
Title loan establishment	-	-	-	-	-	-	SP	-
Tobacco and tobacco products	-	-	-	P	P	P	-	-
Transportation terminals	-	-	-	P	-	-	P	-
Travel agencies	-	-	P	P	P	P	-	-

Land Use Category	Zoning Districts								
	AG	A-C ¹	O-C	C-1	C-2	CP	I-1	I-2	
Umbrellas, parasols, canes-Mfg	-	-	-	-	-	-	P	-	
Upholstery filling and padding-Mfg	-	-	-	-	-	-	P	-	
Vehicle body shop in an enclosed building	-	-	-	-	-	-	P	P	
Vending machine operations	-	-	-	P	P	P	P	-	
Venetian blinds and shades-Mfg	-	-	-	-	-	-	P	-	
Veterinary services - large animal	P	-	-	SP	-	-	-	-	
Veterinary services - small animal	-	P	-	P	P	-	-	-	
Video amusement center	-	-	-	P	P	P	-	-	
Video rental-retail	-	-	-	P	P	P	-	-	
Visitor center	-	P	-	P	P	-	-	-	
Vitreous china, table and kitchen articles-Mfg	-	-	-	-	-	-	P	-	
Wallpaper-Mfg	-	-	-	-	-	-	P	-	
Warehousing and storage-general	-	-	-	-	-	-	P	-	
Water pressure control operations	P	-	-	-	-	-	-	-	
Water Storage facilities	P	-	-	-	-	-	-	-	
Water treatment plants	P	-	-	-	-	-	-	-	
Welding services	-	-	-	-	-	-	SP	P	
Welfare and charitable services-offices	-	P	P	P	P	-	-	-	
Welfare and charitable services-distribution & collection	-	-	-	P	P	-	P	-	
Wind energy conversion system	P	-	-	-	-	-	-	-	
Wholesale sales office or show room	-	-	-	-	-	-	P	P	
Window cleaning services	-	-	SP	P	P	-	-	-	
Winery	P	-	-	-	-	-	SP	P	
Wire products (fabricated)-Mfg	-	-	-	-	-	-	P	-	
Wooden containers-Mfg	-	-	-	-	-	-	P	-	
Wool pressure-Mfg	-	-	-	-	-	-	P	-	
Wool, Yarns and Thread-Mfg	-	-	-	-	-	-	P	-	
¹ District A-C: A Special Use Permit is required for all uses (including Permitted) if the building has a footprint larger than two thousand (2,000) square feet.									
² See SECTION 400.640: SPECIAL PERMITTED USES									

City Administrator
Brad Ratliff

Chief of Police
Harry Gurin

City Attorney
Reid F. Holbrook



City Engineer
Carl Brooks

City Planner
Cliff McDonald

Business Office Manager
Trudy Prickett

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.1004

To: Mayor and Board of Aldermen
From: Carl Brooks, City Engineer
Date: February 26, 2014
Re: Ground Water Storage Tank Improvements Project No. 2012-06

GENERAL INFORMATION

Applicant: City Staff
Requested Actions: Approval of Resolution No. 2014-09
Purpose: Enter into Agreement with Resolution No.
Property Location: 2014-09 371 W. 2nd Street

PROPOSAL

City staff proposes that the Board of Aldermen approve a resolution authorizing the Mayor to execute an agreement with Hogan's, Inc. of Van Buren, Missouri for project improvements of the Ground Water Storage Tank Improvements Project. The not-to-exceed agreement amount is \$244,081.50.

PREVIOUS ACTIONS

The 428,000 Ground Water Storage Tank was inspected by Preferred Tank & Tower, Inc. and Preferred Tank & Tower, Inc. prepared a tank inspection report dated May 24, 2011, which is attached. The report recommended both the outside and inside of the tank be painted. The report also recommended several miscellaneous repairs that need to be completed to be in compliance with Missouri Department of Natural Resources (MDNR) requirements. Last fall to fund the project, City staff recommended and the Mayor and the Board of Aldermen (BOA) agreed and approved the issuance of \$1.245M in water bonds for capital improvements projects, and the water bonds are to be repaid through the water customer user rate. Bids were opened in the winter of 2013, and a total of four (4) bids were received; with a range of \$233,319.00 to \$327,475.00. Thus, the average of the bids received were \$280,397.00, which is above the recommended award amount to Hogan's Inc. for 244,081.50.

KEY ISSUES

As you know, this proposed work on the Ground Water Storage Tank Improvements project is very much overdue deferred maintenance that must be performed prior to the City possibly losing an important part of our water infrastructure capital. Since the proposed work is more than \$10,000; it was important that the project be advertised and bid using prevailing wage requirements.

City staff contacted Hogan's Inc., and although the project bid more than a year ago, the Contractor has agreed to complete the work for the originally bid price of \$244,081.50.

City staff contacted the references provided by Hogan's Inc. each of whom had work completed by Hogan's Inc. All contacted indicated that they were pleased with the performance and work provided by Hogan's Inc., and would hire them again.

STAFF RECOMMENDATION

Staff recommends approval of the award to Hogan's Inc. in the amount of \$244,081.50, as the City desires to award work to a contractor that has a tremendous amount of painting experience with a paint product specified that will provide the City with a renewed important part of our water infrastructure capital that will provide the City with many years of quality service; the fact that all employees on the project will be employees' of Hogan's Inc.; that there will no subcontractor's on the project; and staff recommends approval of the resolution.

ATTACHMENTS

Tank Inspection Report

The bid tab and resolution are attached for your review.

RESOLUTION 2014-09

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH HOGAN’S, INC. FOR THE PURPOSE OF COMPLETING THE GROUND WATER STORAGE TANK IMPROVEMENTS AT THE PECULIAR WATER FACILITY LOCATED AT 371 W. SOUTH STREET IN PECULAIR, MISSOURI

WHEREAS, on March 1, 2013 the City of Peculiar opened bids on the Ground Water Storage Tank Improvements project; and

WHEREAS, in fiscal year 2013-2014, the City of Peculiar issued \$1.245 M in Water Revenue Bonds to be used by the City staff which includes improvements to the Ground Water Storage Tank; and

WHEREAS, these improvements are for the Ground Water Storage Tank located at 371 W. 2nd Street; and

WHEREAS, the City accepted the bid for the Ground Water Storage Tank Improvements project by Hogan’s, Inc., and Hogan’s Inc., submitted the successful bid; and

WHEREAS, the City staff and Hogan’s Inc. have negotiated the terms of an agreement for the stated services.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI:

Section 1: The Mayor is authorized to execute the referenced agreement with Hogan’s, Inc.

Section 2: *Effective Date.* The effective date of this resolution shall be the 3rd day of March 3, 2014.

Upon a roll call, said Resolution was adopted by the following vote:

Alderman Gallagher	_____	Alderman Fines	_____
Alderman Ray	_____	Alderman Stark	_____
Alderman Dunsworth	_____	Alderman Turner	_____

APPROVED:

ATTEST:

Ernest Jungmeyer, Mayor

Nick Jacobs, City Clerk



PREFERRED TANK & TOWER, INC.

NEW AND PREOWNED TANKS • TANKS RAISED, LOWERED AND MOVED
PAINT • REPAIR • DISMANTLE • INSPECT



428,000 GALLON GROUND TANK

RICK MCGEE

PECULIAR WASTE WATER

PECULIAR, MO

MSU31135889

MAY 24, 2011

© 2011 PREFERRED TANK & TOWER, INC. ALL RIGHTS RESERVED. REPRODUCTION OR TRANSLATION OF ANYPART OF THIS INSPECTION REPORT BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT EXPRESSED WRITTEN CONSENT OF PREFERRED TOWER IS UNLAWFUL AND A VIOLATION OF UNITED STATES COPYRIGHT LAWS. SUBMIT REQUESTS TO: 5444 EAST INDIANA STREET-PMB 374, EVANSVILLE, IN 47715. FOR INFORMATION OR ADDITIONAL COPIES OF THIS REPORT TFLPHONE HFMRAN IOHNSTON AT 270-826-7950 FXT 222.



PREFERRED TANK & TOWER, INC.

NEW AND PREOWNED TANKS • TANKS RAISED, LOWERED AND MOVED
PAINT • REPAIR • DISMANTLE • INSPECT

CITY, STATE: PECULIAR, MO ZIP CODE: 64078-0267

LOCATION OF TANK: PECULIAR, MO

COUNTY TANK LOCATED: CASS COUNTY

TANK OWNER: PECULIAR WATER

OWNERS REPRESENTATIVE: RICK MCGEE

MAILING ADDRESS: 600 SCHUG AVE

TELEPHONE: 816-779-5212

EMAIL: rmcgee@cityofpeculiar.com

YEAR BUILT: 1980's

CAPACITY: 428,000

DIAMETER: UNKNOWN HEIGHT: 24'

TANK TYPE: GROUND TANK



PHOTO SHOWS FOUNDATION

WE RECOMMEND TO HAND TOOL CLEAN FOUNDATION, REPAIR SPALDING/CRACKING AREAS WITH NON SHRINKING GROUT AND APPLY ONE COAT OF SEALER TO EXPOSED AREAS.

TANK IS NOT PROPERLY GROUNDED. WE RECOMMEND TO FURNISH AND INSTALL TANK GROUNDING PER NFPA-780, SECTION 44 6.4.1.4.



PHOTO SHOWS FOUNDATION

WE RECOMMEND TO CLEAN DEBRIS FROM FOUNDATION.

WE RECOMMEND CONTRACTING A LOCAL EXCAVATOR TO GRADE CIRCUMFERENCE OF TANK TO EXPOSE A MINIMUM OF SIX INCHES OF FOUNDATION TO CREATE POSITIVE RUN OFF IN ACCORDANCE WITH NFPA 2003, SECTION 11.3.1.

WE RECOMMEND TO CAULK BETWEEN FOUNDATION AND TANK BOTTOM TO PREVENT INGRESS OF WATER UNDER TANK BOTTOM.



PHOTO SHOWS EXTERIOR COATING

WE RECOMMEND TO POWER WASH ALL EXTERIOR SURFACES, HAND TOOL CLEAN RUSTED AND ABRADED AREAS, SPOT PRIME AND APPLY ONE COMPLETE FINISH COAT OF ENAMEL.

TANK IS NOT EQUIPPED WITH A DRAIN VALVE. WE RECOMMEND TO FURNISH AND INSTALL 2" LOCKABLE FROST PROOF DRAIN VALVE IN ACCORDANCE WITH AWWA AND NFPA CODES TO PREVENT UNAUTHORIZED DRAINING OF THE TANK.



PHOTO SHOWS MANWAY AND SIGNAGE

WE RECOMMEND TO FURNISH AND INSTALL GALVANIZED BOLTS.

WE RECOMMEND TO FURNISH AND INSTALL DAVIT ARM IN ACCORDANCE WITH OSHA 1910.36, AWWA D100-05 7.4.4 AND NFPA 22 2003 13.6.2.

WE RECOMMEND TO FURNISH AND INSTALL CONFINED SPACE , FALL PROTECTION EQUIPMENT REQUIRED , AND HOMELAND SECURITY SIGNS ON THE TANK IN ACCORDANCE WITH OSHA 1910.146 (C) (2), 1926.502 (D) , US CODE TITLE 42, SECTION 300i-1 OF THE DEPARTMENT OF HOMELAND SECURITY CODES.

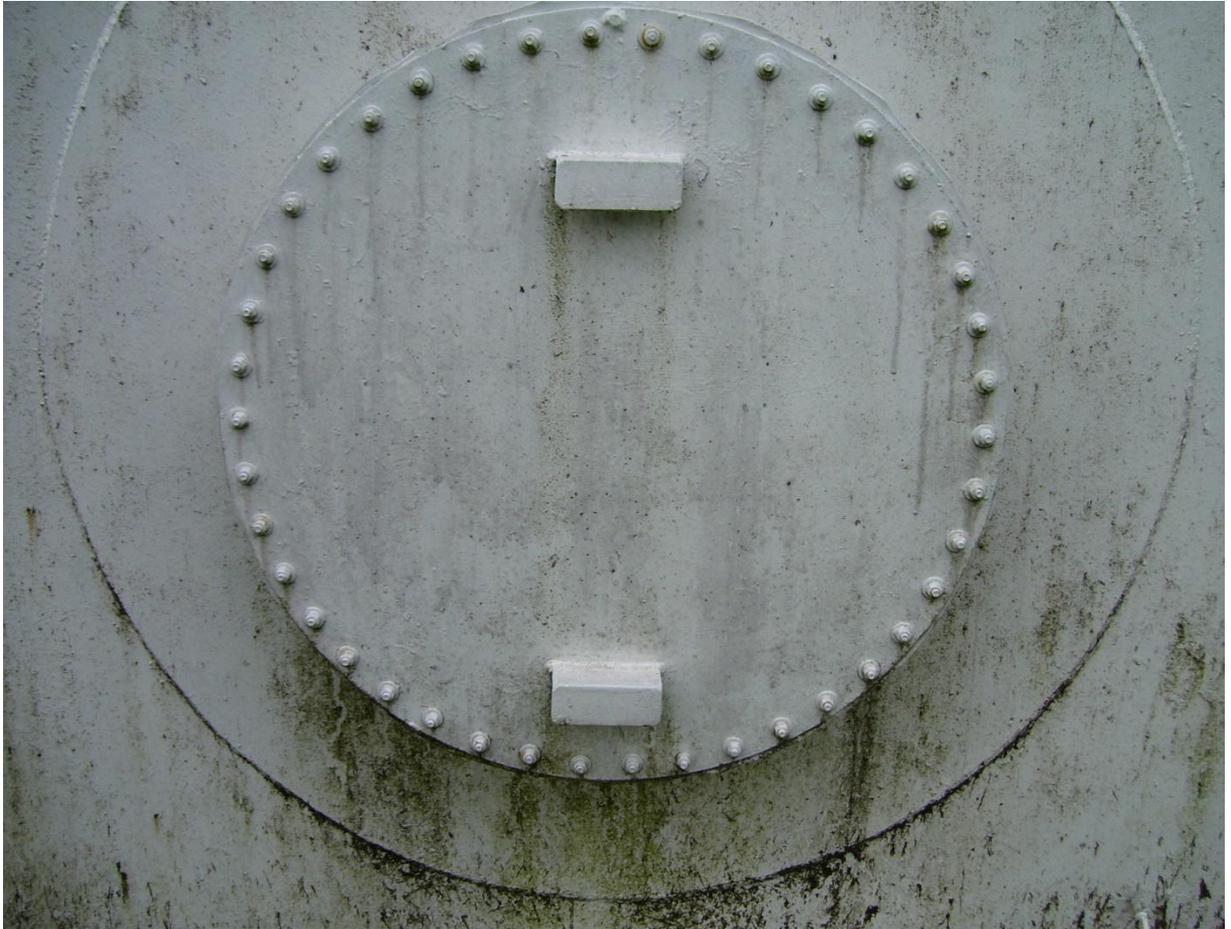


PHOTO SHOWS SECONDARY MANWAY

WE RECOMMEND TO FURNISH AND INSTALL GALVANIZED BOLTS.

WE RECOMMEND TO FURNISH AND INSTALL DAVIT ARM IN ACCORDANCE WITH OSHA 1910.36, AWWA D100-05 7.4.4 AND NFPA 22 2003 13.6.2.

WE RECOMMEND TO FURNISH AND INSTALL CONFINED SPACE , FALL PROTECTION EQUIPMENT REQUIRED , AND HOMELAND SECURITY SIGNS ON THE TANK IN ACCORDANCE WITH OSHA 1910.146 (C) (2), 1926.502 (D) , US CODE TITLE 42, SECTION 300i-1 OF THE DEPARTMENT OF HOMELAND SECURITY CODES.



PHOTO SHOWS OVERFLOW PIPE

WE RECOMMEND TO FURNISH AND INSTALL SCREENED FLAPPER VALVE ON EXISTING OVERFLOW IN ACCORDANCE WITH AWWA D100-05, SECTION 7.3 AND NFPA-22 2003 13.5.

WE RECOMMEND TO REMOVE DEBRIS FROM THE CIRCUMFERENCE OF THE TANK.

TANK IS NOT EQUIPPED WITH A LIQUID LEVEL INDICATOR. WE RECOMMEND TO FURNISH AND INSTALL A LIQUID LEVEL INDICATOR GAUGE IN ACCORDANCE WITH NFPA 22, SECTION 13-1.11.



PHOTO SHOWS PIPING IN VALVE PIT

WE RECOMMEND TO HAND TO CLEAN AND PAINT AS NECESSARY.



PHOTO SHOWS EXTERIOR STAIRCASE



PHOTO SHOWS UPWARD VIEW OF STAIRCASE



PHOTO SHOWS ROOF OVERVIEW

**WE RECOMMEND TO FURNISH AND INSTALL A SELF LEVELING EPOXY TO PONDING AREAS
ON TOP OF ROOF TO PREVENT FURTHER METAL LOSS.**



PHOTO SHOWS ROOF VENT

WE RECOMMEND TO FURNISH AND INSTALL A PRESSURE PROOF/FROST PROOF ROOF VENT IN ACCORDANCE WITH AWWA D100-05, SECTION 7.7 AND NFPA 22 2003 4.15. NOTE: AN IMPROPERLY VENTED TANK MAY CAUSE EXTERNAL PRESSURES TO ACT ON THE TANK THAT CAN CAUSE BUCKLING TO OCCUR EVEN AT A LOW PRESSURE DIFFERENTIAL.



PHOTO SHOWS INCOMPLIANT PRIMARY HATCH

WE RECOMMEND TO FURNISH AND INSTALL A 24" X 24" ROOF HATCH IN ACCORDANCE WITH AWWA D100-05, SECTION 7.6 AND NFPA 22 2003, SECTION 5.7.3 CODES TO REPLACE EXISTING NON COMPLIANT ROOF HATCH.

WE RECOMMEND TO FURNISH AND INSTALL A SECONDARY INTERIOR AND EXTERIOR LADDER IN CONJUNCTION WITH THE INSTALLATION OF A SECONDARY ROOF HATCH INCLUDING SAFETY CLIMB DEVICES AND ANTI CLIMB IN ACCORDANCE WITH OSHA 29 CFR 1910.27, AWWA D100-05, SECTION 7.4 AND NFPA 22 2003 5.7.4.

THIS IS THE FIRST SIGN OF INTERIOR COATING FAILURE. WE RECOMMEND TO SPOT SANDBLAST ALL RUSTED AND ABRADED AREAS TO A SSPC #10 (NEAR WHITE BLAST) BRUSH BLAST ALL REMAINING AREAS, STRIPE COAT ALL SEAMS AND WELDS, AND APPLY EPOXY SYSTEM 8-10 MILS DRY FILM THICKNESS.



PHOTO SHOWS CENTER COLUMN AND RAFTERS

WE RECOMMEND TO SPOT SANDBLAST ALL RUSTED AND ABRADED AREAS TO A SSPC #10 (NEAR WHITE BLAST) BRUSH BLAST ALL REMAINING AREAS, STRIPE COAT ALL SEAMS AND WELDS, AND APPLY EPOXY SYSTEM 8-10 MILS DRY FILM THICKNESS.

WE RECOMMEND TO WELD ISOLATED PITS THAT ARE 1/8" DEEP OR DEEPER.

WE RECOMMEND TO SEAM SEAL INTERIOR LAPPED ROOF JOINTS AFTER PAINTING TO PREVENT PREMATURE FAILURE OF COATING.



PHOTO SHOWS SUPPORT RAFTER

WE RECOMMEND WELDING THE RAFTER-TO-SUPPORT COLUMN AND RAFTER-TO-SHELL CONNECTIONS TO REINFORCE.

WE RECOMMEND TO SEAM SEAL THE LENGTH OF BOTH SIDES OF THE RAFTERS TO PREVENT PREMATURE FAILURE OF THE COATING.



PHOTO SHOWS INTERIOR SHELL

WE RECOMMEND TO SPOT SANDBLAST ALL RUSTED AND ABRADED AREAS TO A SSPC #10 (NEAR WHITE BLAST) BRUSH BLAST ALL REMAINING AREAS, STRIPE COAT ALL SEAMS AND WELDS, AND APPLY EPOXY SYSTEM 8-10 MILS DRY FILM THICKNESS.

WE RECOMMEND TO SEAM SEAL THE ROOF TO RIM ANGLE CONNECTION TO PREVENT PREMATURE FAILURE OF COATING.



PHOTO SHOWS INTERIOR OF MANWAY



PHOTO SHOWS INTERIOR PIPING

WE RECOMMEND TO FURNISH AND INSTALL A 12" SLIP ON COUPLING WITH CAP/HAT TO PREVENT SILT FROM ENTERING THE WATER SYSTEM.



PHOTO SHOWS TANK FLOOR AND SUPPORT COLUMN

WE RECOMMEND TO FREE CENTER COLUMN FROM FLOOR AND INSTALL GUIDES ON 120 DEGREE INCREMENTS TO PROVIDE LATERAL RESTRAINT AND TO ALLOW VERTICAL MOVEMENT.

IT APPEARS THE FOUNDATION UNDER THE TANK HAS SETTLED IN AREAS. WE RECOMMEND TO FURNISH AND INSTALL THREADED COUPLINGS ON 120 DEGREE INCREMENTS, PRESSURE GROUT THE UNDERSIDE OF THE FLOOR TO FILL VOIDS, REMOVE AND PLATE OVER THE COUPLINGS. PERFORM VACUUM BOX TESTING OF FLOOR WELDS, MARK BAD WELDS, AND REPAIR ANY LEAKS FOUND IN ACCORDANCE WITH AWWA D100-05, SECTION 11.11 AND NFPA CODES.

CONTRACT FOR: Ground Storage Tank
 PROJECT NO: WA 12-006
 DATE March 1, 2013
**UNOFFICIAL ITEMIZED
 BID TAB**

ITEM NO	DESCRIPTION	ENGINEER ESTIMATE				Bazan Painting				OZARK APPLICATORS				Hogan's Inc.				CALDWELL TANKS, INC.			
		SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT
		UNIT	UNIT PRICE			UNIT	UNIT PRICE			UNIT	UNIT PRICE			UNIT	UNIT PRICE			UNIT	UNIT PRICE		
1	Sandblast the foundation, repair spalling/cracking areas with non shrinking grout and apply one coat of sealer to exposed areas.	LS	\$1,750.000	1	\$1,750.00	LS	\$2,050.000	1	\$2,050.00	LS	\$500.00	1	\$500.00	LS	\$4,300.00	1	\$4,300.00	LS	\$2,800.00	1	\$2,800.00
2	Furnish and install tank grounding in accordance with NFPA-780, Section 44.6.4.1.4.	LS	\$750.00	1	\$750.00	LS	\$1,540.00	1	\$1,540.00	LS	\$500.00	1	\$500.00	LS	\$997.00	1	\$997.00	LS	\$3,400.00	1	\$3,400.00
3	Caulk between foundation and tank bottom to prevent the ingress of water under tank bottom.	LS	\$1,500.00	1	\$1,500.00	LS	\$500.00	1	\$500.00	LS	\$500.00	1	\$500.00	LS	\$642.00	1	\$642.00	LS	\$1,800.00	1	\$1,800.00
4	Furnish and install 3" lockable frost proof drain valve in accordance with AWWA and NFPA codes.	LS	\$1,750.00	1	\$1,750.00	LS	\$1,815.00	1	\$1,815.00	LS	\$2,000.00	1	\$2,000.00	LS	\$1,420.00	1	\$1,420.00	LS	\$3,600.00	1	\$3,600.00
5	Furnish and install stainless steel bolts with anti-seize on primary shell man way.	LS	\$350.00	1	\$350.00	LS	\$1,050.00	1	\$1,050.00	LS	\$500.00	1	\$500.00	LS	\$142.00	1	\$142.00	LS	\$800.00	1	\$800.00
6	Furnish and install davit arm on primary shell man way in accordance with AWWA D100-05 Section 7.4.4, OSHA 1910.36 and NFPA 22 2003 13.6.2.	LS	\$750.00	1	\$750.00	LS	\$1,430.00	1	\$1,430.00	LS	\$500.00	1	\$500.00	LS	\$500.00	1	\$500.00	LS	\$1,200.00	1	\$1,200.00
7	Furnish and install confined space entry, fall protection equipment required signage, and homeland security signs on the tank in accordance with OSHA 1910.146, and the Department of Homeland Security codes.	LS	\$150.00	1	\$150.00	LS	\$550.00	1	\$550.00	LS	\$200.00	1	\$200.00	LS	\$300.00	1	\$300.00	LS	\$200.00	1	\$200.00
8	Furnish and install stainless steel bolts with anti-seize on secondary shell man way.		\$350.00	1	\$350.00	LS	\$1,050.00	1	\$1,050.00	LS	\$500.00	1	\$500.00	LS	\$142.00	1	\$142.00	LS	\$800.00	1	\$800.00
9	Furnish and install davit arm on secondary shell man way in accordance with AWWA D100-05 Section 7.4.4, OSHA 1910.36 and NFPA 22 2003 13.6.2.		\$750.00	1	\$750.00	LS	\$1,430.00	1	\$1,430.00	LS	\$500.00	1	\$500.00	LS	\$500.00	1	\$500.00	LS	\$1,200.00	1	\$1,200.00
10	Furnish and install screened flapper valve on existing 8-inch overflow. Cut existing over flow & install flapper. Allow for 18" x 24" clearance from the bottom of overflow to grade in accordance with AWWA D100-05 Section 7.3 and NFPA-22 2003 13.5.	LS	\$1,000.00	1	\$1,000.00	LS	\$1,760.00	1	\$1,760.00	LS	\$2,500.00	1	\$2,500.00	LS	\$995.00	1	\$995.00	LS	\$1,300.00	1	\$1,300.00
11	Sandblast and paint piping in valve pit.	LS	\$500.00	1	\$500.00	LS	\$580.00	1	\$580.00	LS	\$4,500.00	1	\$4,500.00	LS	\$1,375.00	1	\$1,375.00	LS	\$3,000.00	1	\$3,000.00
12	Furnish and install frost proof/pressure proof roof vent in accordance with AWWA D100-05, Section 7.7 and NFPA 22 2003 4.15.	LS	\$4,000.00	1	\$4,000.00	LS	\$6,300.00	1	\$6,300.00	LS	\$4,500.00	1	\$4,500.00	LS	\$2,890.00	1	\$2,890.00	LS	\$5,500.00	1	\$5,500.00
13	Furnish and install 24" x 24" roof hatch in accordance with MDNR and AWWA D100-05, Section 7.6 and NFPA 22 2003, Section 5.7.3 codes to replace existing non compliant roof hatch.	LS	\$2,850.00	1	\$2,850.00	LS	\$4,840.00	1	\$4,840.00	LS	\$4,000.00	1	\$4,000.00	LS	\$1,950.00	1	\$1,950.00	LS	\$3,500.00	1	\$3,500.00
14	interior ladder in conjunction with installation of secondary roof hatch including safety climbs device in accordance with MDNR and OSHA 29 CFR 1910.27, AWWA D100-05, Section 7.4 and NFPA 22 2003 5.7.4.		\$4,800.00	1	\$4,800.00	LS	\$6,550.00	1	\$6,550.00	LS	\$3,000.00	1	\$3,000.00	LS	\$3,150.00	1	\$3,150.00	LS	\$8,100.00	1	\$8,100.00
15	Seam seal interior lapped roof joints after painting to prevent premature failure of coating with Sika Flex 1A.	LS	\$2,500.00	1	\$2,500.00	LS	\$1,980.00	1	\$1,980.00	LS	\$3,500.00	1	\$3,500.00	LS	\$1,760.00	1	\$1,760.00	LS	\$7,700.00	1	\$7,700.00
16	Furnish and install a 24" vent stack and vent in order that the top of the support column and end beams can be accessed from the exterior roof.	LS	\$0.00	1	\$0.00	LS	\$4,950.00	1	\$4,950.00	LS	\$5,000.00	1	\$5,000.00	LS	\$500.00	1	\$500.00	LS	\$4,900.00	1	\$4,900.00

17	Seam seal the length of both sides of the rafters to prevent premature failure of coating.	LS	\$2,500.00	1	\$2,500.00	LS	\$5,200.00	1	\$5,200.00	LS	\$3,500.00	1	\$3,500.00	LS	\$3,890.00	1	\$3,890.00	LS	\$7,700.00	1	\$7,700.00
18	Furnish and install a 12" slip on coupling with cap/hat to prevent silt from entering the water system.	LS	\$750.00	1	\$750.00	LS	\$750.00	1	\$750.00	LS	\$1,000.00	1	\$1,000.00	LS	\$790.00	1	\$790.00	LS	\$1,250.00	1	\$1,250.00
19	Contingencies and Discoveries	LS	\$0.00	1	\$0.00	LS	\$20,000.00	1	\$20,000.00	LS	\$20,000.00	1	\$20,000.00	LS	\$20,000.00	1	\$20,000.00	LS	\$20,000.00	1	\$20,000.00
20	Paint manufacturer shall make available a qualified factory representative to instruct the Contractor's paint applicators in the recommended cleaning, blasting and application procedures to insure that the coatings conform to the paint manufacturer's recommendations and the contract specifications. A qualified factory representative shall be on site a minimum of 24 hours.	LS	\$0.00	1	\$0.00	LS	\$1,000.00	1	\$1,000.00	LS	\$0.00	1	\$0.00	LS	\$2,400.00	1	\$2,400.00	LS	\$2,000.00	1	\$2,000.00
21	Abrasive blast all exterior surfaces to an SSPC-SP6 (near white metal), stripe coat seams and welds, and apply painting system 6.5-9.5 mils dry film thickness, as specified.	LS	\$24,000.00	1	\$24,000.00	LS	\$64,221.00	1	\$64,221.00	LS	\$77,214.00	1	\$77,214.00	LS	\$54,230.00	1	\$54,230.00	LS	\$78,825.00	1	\$72,825.00
22	Full Containment Class IA Containment, complete. (Note: May not be necessary)	LS	\$0.00	1	\$0.00	LS	\$18,875.00	1	\$18,875.00	LS	\$60,000.00	1	\$60,000.00	LS	\$25,000.00	1	\$25,000.00	LS	\$80,000.00	1	\$80,000.00
23	Abrasive blast all interior areas to an SSPC-SP10 (near white metal), stripe coat seams and welds, and apply painting system 10.5-15.5 mils dry film thickness, as specified.	LS	\$28,950.00	1	\$28,950.00	LS	\$78,948.00	1	\$78,948.00	LS	\$89,750.00	1	\$89,750.00	LS	\$114,150.00	1	\$114,150.00	LS	\$92,400.00	1	\$92,400.00
24	Disinfection of the completely painted tank in accordance with AWWA Standard C652, Method 2.	LS	\$0.00	1	\$0.00	LS	\$2,500.00	1	\$2,500.00	LS	\$1,000.00	1	\$1,000.00	LS	\$2,200.00	1	\$2,200.00	LS	\$1,500.00	1	\$1,500.00
25	Twenty-third month anniversary Inspection, no cost to the Owner.	LS	\$0.00	1	\$0.00	LS	\$0.00	1	\$0.00	LS	\$0.00	1	\$0.00	LS	\$0.00	1	\$0.00	LS	\$0.00	1	\$0.00
26	Tank Exterior Finish Coat Warranty - 15 Year, no cost to the Owner.	LS	N/A	1	\$0.00	LS	\$0.00	1	\$0.00	LS	\$0.00	1	\$0.00	LS	\$0.00	1	\$0.00	LS	\$0.00	1	\$0.00
	Performance and Payment Bond	LS	\$0.00	1	\$0.00	LS	\$3,450.00	1	\$3,450.00	LS	\$0.00	1	\$0.00	LS	\$0.00	1	\$0.00	LS	\$0.00	1	\$0.00
	Total Base Bid				\$79,950.00	Spring Bid			\$233,319.00	Fall Bid			\$285,164.00	Fall Bid			\$244,223.00	Spring Bid			\$327,475.00
										Actual Bid Amount			\$284,164.00	Actual Bid Amount			\$244,081.50	Fall Bid			\$320,925.00
27	Weld interior isolated pits that is 1/4-inch deep or greater.	EA	\$0.00		\$0.00	SQ IN	\$26.00		Specified EA	EA	\$30.00			EA	\$25.00			EA	\$10.00		
28	Welding the rafters to support column and rafter to shell connections to reinforce, each side if determined by the Engineer.	LS	\$3,950.00	1	\$3,950.00		\$4,500.00	?	Specified LF	LF	\$100.00			LF	\$36.00			LF	\$35.00		
29	After sandblasting and prior to priming, the weld seams in the floor shall be visually inspected to determine if any welding repairs need to be performed in accordance with AWWA D100-05, Section 11.11 and NFPA codes.	LF	\$0.00		\$0.00	LS	\$550.00			LS	\$0.00			LS	\$0.00			LS	\$0.00		
29 A	The seams in the floor shall be welded, if determined after visual inspection	LF	\$0.00		\$0.00	LF	\$40.00			LF	?			LF	\$36.00			LF	\$1,000.00		

City Administrator
Brad Ratliff

City Clerk
Nick Jacobs

Business Office
Trudy Prickett

City Attorney
Reid F. Holbrook



City Engineer
Carl Brooks

Chief of Police
Harry Gurin

City Planner
Cliff McDonald

Parks Director
Nathan Musteen

*Municipal Offices – 250 S Main, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.1004*

To: Board of Aldermen; Brad Ratliff

From: Clifford L. McDonald

Date: March 3, 2014

Re: Proposed Involuntary Annexation of Four (4) Tracts of Property Adjacent to Existing City of Peculiar City Limits

GENERAL INFORMATION

Applicant: BOA

Status of Applicant: N/A

Requested Actions: Review of Two Resolutions Pertaining to the Annexation Process: A Resolution of the Intent to Annex and a Resolution Calling for an Annexation Election

Date of Application: **March 3, 2014**

Property Location (if applicable): Four (4) Tracts of Land Proposed for Annexation

PROPOSAL

Presentation of the Two Resolutions to Initiate the Annexation Process and the Proposed Timeline for your Review, General Information and Consideration.

PREVIOUS ACTIONS - None

KEY ISSUES

It is the belief of City Staff that one of the keys to Peculiar's growth will be land use decisions that are designed to not only make the City an attractive place to live, but also to engage in business. It is important that the City be able to control growth in an orderly and desirable manner both for the impact to the City's infrastructure and our residents.

Effectively the only method the City can employ to control growth is to bring lands, not currently in the City, into the City and therefore subject such lands to the City's zoning and land use regulations, as established by ordinance. To accomplish this goal, City staff is requesting the Board of Aldermen to approve the beginning of an annexation process designed to annex four (4) key tracts of property. Attached hereto are maps showing the numbered tracts which will be part of this annexation effort referenced as tracts 1, 2, 3 and 4.

In order to begin this involuntary annexation process, we present you with two Resolutions: (1) a Resolution stating the City of Peculiar's intention to annex; and (2) a Resolution calling for an annexation election. The City of

Peculiar has a number of actions to complete and deadlines it must meet in order to prepare for the upcoming election and ensure the annexation process required by Missouri State Statute is followed.

After and assuming the passage of these resolutions, the sequence of this annexation process will be as outlined on the attached Annexation Timeline dated February 6, 2014:

STAFF COMMENTS AND SUGGESTIONS

City Staff is working closely with our City Attorney to ensure all required steps will be addressed and completed on-time.

STAFF RECOMMENDATION

Board of Aldermen review the Proposed Annexation and consider the presented Resolutions at the March 17th, 2014 Board of Aldermen Meeting.

STAFF CONTACT:
Clifford L. McDonald

**Annexation Timeline
For August and November Elections
February 6, 2014**

1. **March 3, 2014:** Introduction and presentation of the Resolutions stating the City's intent to annex and calling for an annexation election at Work Session Meeting.
(Required: verify 15% contiguous border)
2. **March 17, 2014:** Presentation of the Resolutions stating the City's intent to annex and calling for an annexation election for approval/adoption.
3. **March 28, 2014:** City Staff sends certified mail to property owners – Public Hearing Notice for May 5, 2014 BOA meeting. *(Required: certified mail notice to all property owners of Public Hearing - minimum 30 days, maximum 60 days before Public Hearing date)*
4. **April 7, 2014:** Introduction of Involuntary Annexation Ordinance at Work Session Meeting.
5. **Weeks of April 10; April 17; April 24 and May 1, 2014:** Public Hearing Notice published regarding the Public Hearing on the proposed annexation to be held **May 5, 2014.** *(Required: Published 3 consecutive weeks before Public Hearing)*
6. **April 18th, 2014:** Post Public Hearing Notice Signs on Property to be annexed and at City Hall. *(Required: Signs posted 15 days before Public Hearing IAW City Ord.)*
7. **April 21, 2014:** First reading of Involuntary Annexation Ordinance and Introduction of City's Plan of Intent.
8. **May 5th, 2014:** Public Hearing on the proposed Annexation and *presentation of the City's Plan of Intent.* Second reading of Involuntary Annexation Ordinance.
9. **May 19th, 2014:** Third reading of Involuntary Annexation Ordinance and potential passage of the annexation ordinance. *(Required: Final adoption of approving Ordinance AFTER Pubic Hearing)*
10. **May 27, 2014:** Ballot submission and certification of deadline for August Election. **(DEADLINE)**
11. **August 5, 2014:** Elections.
12. **August 26, 2014:** Ballot submission and certification of deadline for November Election. **(DEADLINE)**
13. **November 4, 2014:** Elections.

RESOLUTION 2014-10

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI WITH RESPECT TO THE PROPOSED ANNEXATION OF CERTAIN UNINCORPORATED AREAS TO THE CITY OF PECULIAR, MISSOURI.

WHEREAS, the City of Peculiar, Missouri, desires to adjust its corporate limits so as to annex certain unincorporated areas; and

WHEREAS, the areas described in this Resolution are adjacent to the present corporate limits and contiguous to the present corporate limits of the City of Peculiar, Missouri; and

WHEREAS, the perimeter of the 4 (four) areas proposed to be annexed is 26,423 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the 4 (four) proposed areas to be annexed is 15,835.5 feet, which is equal to at least 59 (fifty nine) percent of the length of the total perimeter of the area proposed for annexation; and

WHEREAS, the perimeter of Tract 1 proposed to be annexed is 3,165 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the Tract 1 proposed to be annexed is 3,165 feet, which is equal to at least 100 (one hundred) percent of the length of the total perimeter of the area proposed for annexation; and

WHEREAS, the perimeter of Tract 2 proposed to be annexed is 1432 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the Tract 2 proposed to be annexed is 961 feet, which is equal to at least 67 (sixty seven) percent of the length of the total perimeter of the area proposed for annexation; and

WHEREAS, the perimeter of Tract 3 proposed to be annexed is 12,635 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the Tract 3 proposed to be annexed is 8,728.50 feet, which is equal to at least 69 (sixty nine) percent of the length of the total perimeter of the area proposed for annexation; and

WHEREAS, the perimeter of Tract 4 proposed to be annexed is 9,191 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the Tract 4 proposed to be annexed is 2,981 feet, which is equal to at least 32 (thirty two) percent of the length of the total perimeter of the area proposed for annexation; and

WHEREAS, the proposed annexation is in the best interests of those persons affected by it.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Peculiar, Missouri, as follows:

SECTION I. That the City declares its intent to annex the following described unincorporated areas to the corporate limits of the City of Peculiar, Missouri;

Tract 1 - 21604 S. School Road, legally described on Exhibit A to this Resolution.

Tract 2 - 9707 E. State Route YY, Legally described on Exhibit B to the Resolution.

Tract 3 - E. 227th Street, Commonly referred to as Harper Farm, legally described on Exhibit C to this Resolution.

Tract 4 - 24110 S. Peculiar Drive & adjacent properties, legally described on Exhibit D to this Resolution.

SECTION II. A public hearing on the proposed annexation will be held on the 5th day of May, 2014 at 6:30 p.m. in the City Hall (250 S. Main Street) of Peculiar, Missouri.

SECTION III. The City Clerk is hereby authorized and directed to cause a notice of the hearing to be published at least once a week for three consecutive weeks prior to the hearing, with at least one such notice being not more than twenty days and not less than ten days prior to the hearing, in at least one newspaper of general circulation in Cass County, Missouri that is qualified to publish such legal notices.

SECTION IV. City Staff are hereby authorized and directed to notify all fee owners of record within the area proposed to be annexed of the public hearing by certified mail, not less than thirty and not more than sixty days before the hearing

SECTION V. *Effective Date.* The effective date of this Resolution shall be the ___ day of _____, 2014.

Upon a roll call, said Resolution was adopted by the following vote:

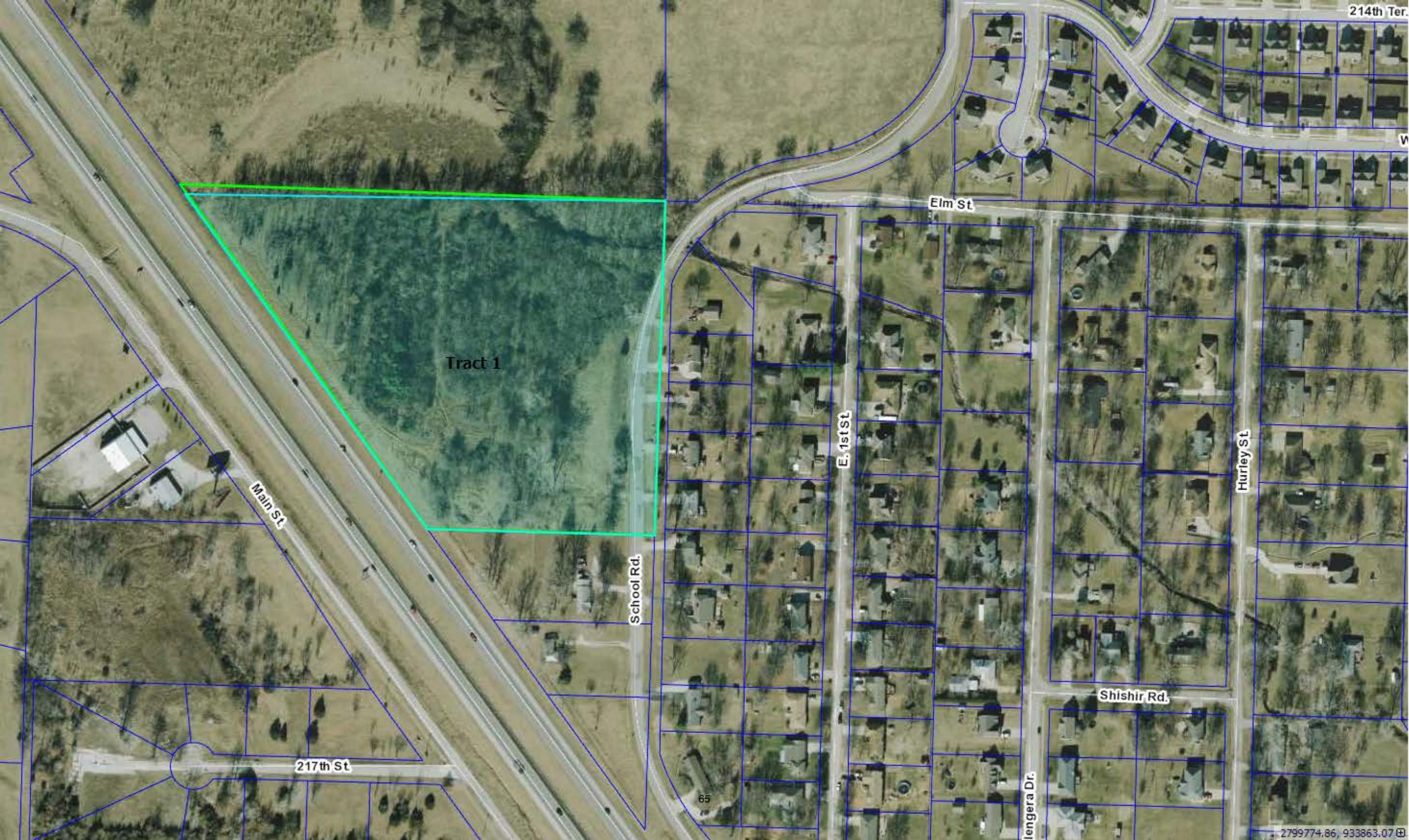
Alderman Gallagher	_____	Alderman Dunsworth	_____
Alderman Fines	_____	Alderman Turner	_____
Alderman Ray	_____	Alderman Stark	_____

Approved:

Attest:

Ernest Jungmeyer, Mayor

Nick Jacobs, City Clerk



Tract 1

Main St

School Rd.

E. 1st St

Elm St

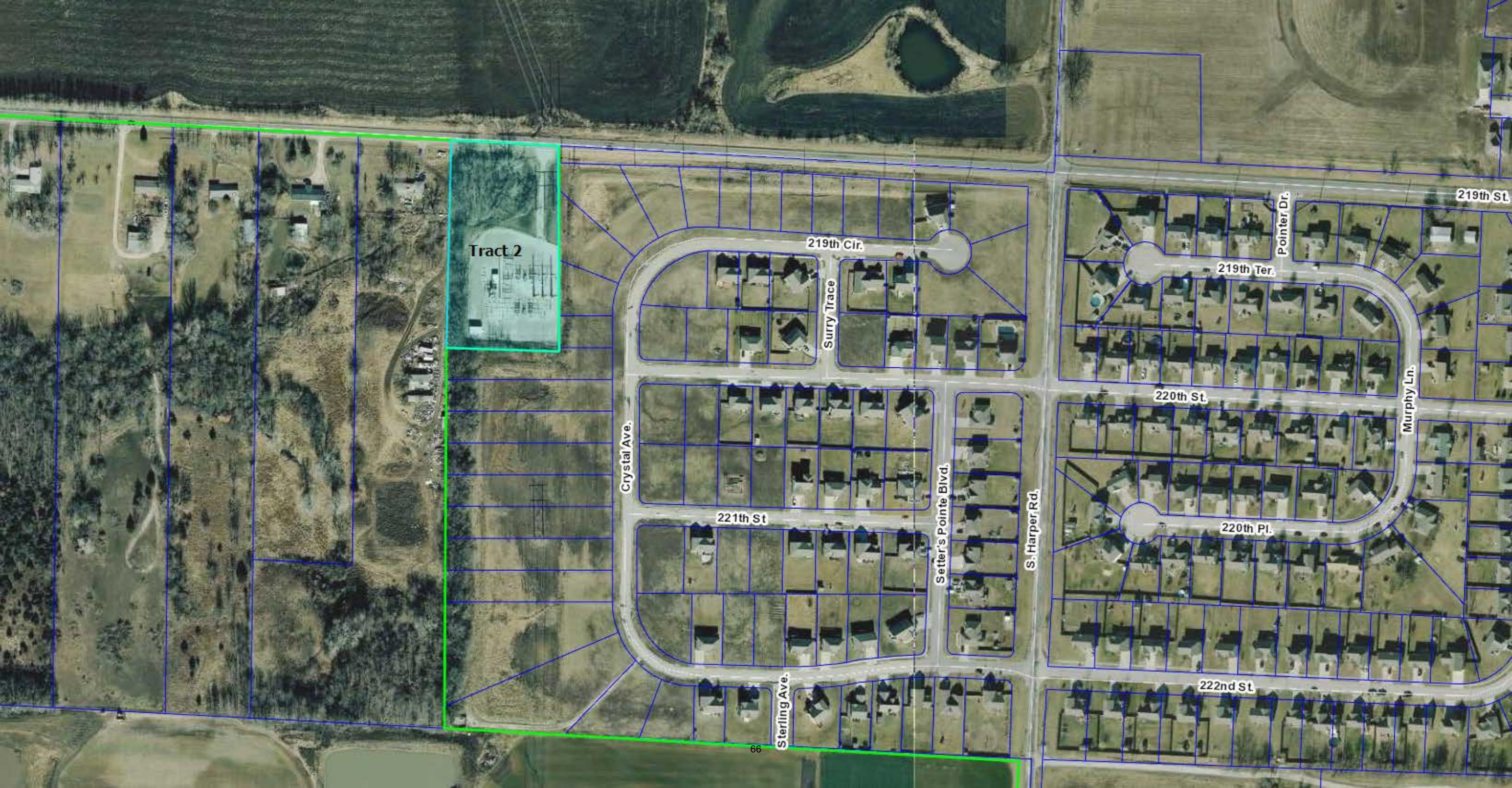
Hurley St

Shishir Rd.

Iengera Dr.

217th St

65



Tract 2

Crystal Ave.

219th Cir.

Surry Trace

219th Ter.

Pointer Dr.

219th St.

220th St.

Murphy Ln.

221th St

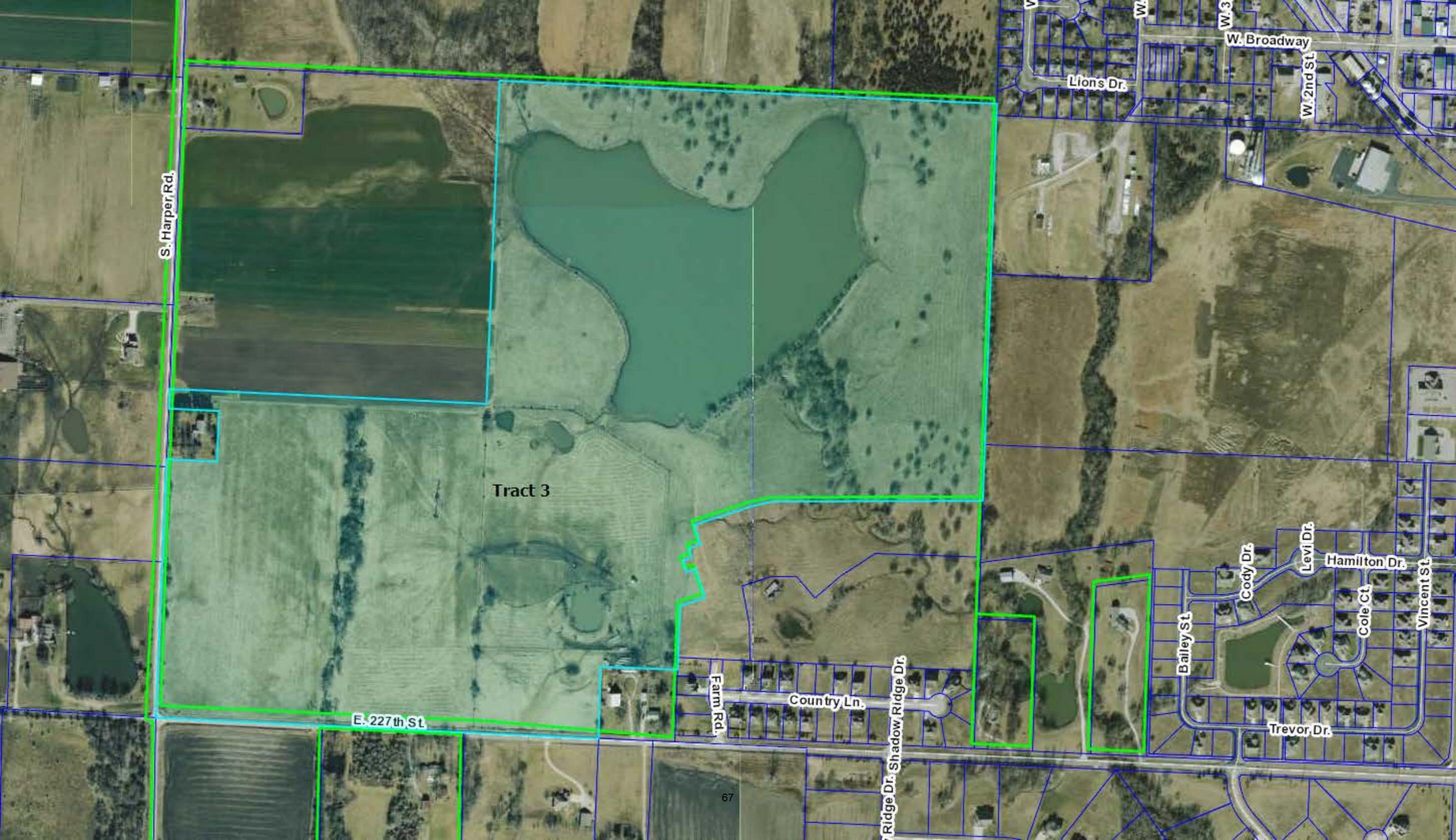
Setter's Pointe Blvd.

S. Harper Rd.

220th Pl.

222nd St.

Sterling Ave.



S. Harper Rd.

Tract 3

E. 227th St.

Farm Rd.

Country Ln.

Ridge Dr. Shadow Ridge Dr.

Lions Dr.

W. Broadway

W. 2nd St.

Bailey St.

Cody Dr.

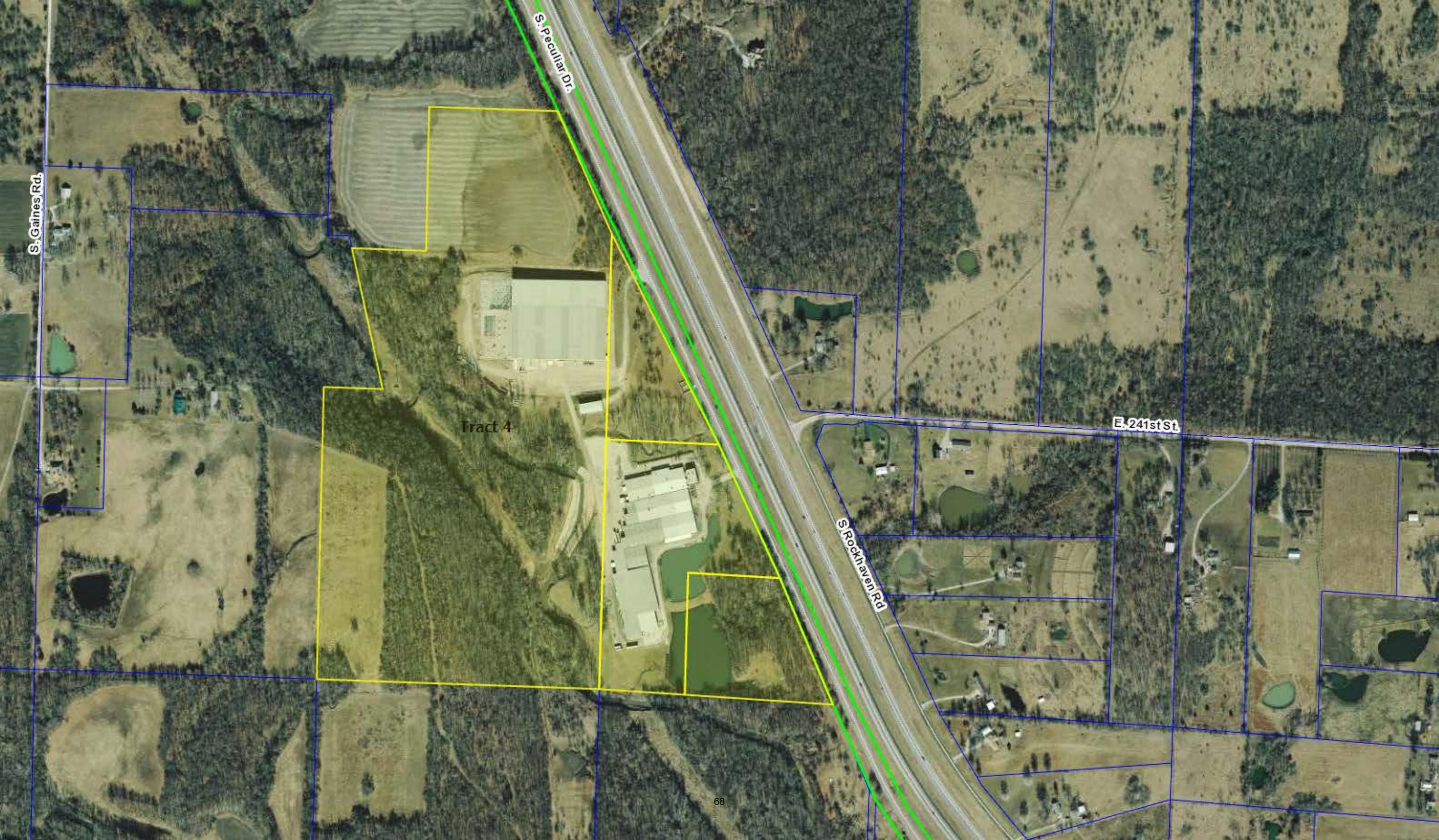
Levi Dr.

Hamilton Dr.

Cole Ct.

Vincent St.

Trevor Dr.



S. Gaines Rd.

S. Peculiar Dr.

Tract 4

E. 241st St.

S. Rockhaven Rd.

City Administrator
Brad Ratliff

City Clerk
Nick Jacobs

Business Office
Trudy Prickett

City Attorney
Reid F. Holbrook



City Engineer
Carl Brooks

Chief of Police
Harry Gurin

City Planner
Cliff McDonald

Parks Director
Nathan Musteen

Municipal Offices – 250 S Main, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.1004

To: Board of Aldermen; Brad Ratliff

From: Clifford L. McDonald

Date: March 3, 2014

Re: Proposed Involuntary Annexation of Four (4) Tracts of Property Adjacent to Existing City of Peculiar City Limits

GENERAL INFORMATION

Applicant: BOA

Status of Applicant: N/A

Requested Actions: Review of Two Resolutions Pertaining to the Annexation Process: A Resolution of the Intent to Annex and a Resolution Calling for an Annexation Election

Date of Application: **March 3, 2014**

Property Location (if applicable): Four (4) Tracts of Land Proposed for Annexation

PROPOSAL

Presentation of the Two Resolutions to Initiate the Annexation Process and the Proposed Timeline for your Review, General Information and Consideration.

PREVIOUS ACTIONS - None

KEY ISSUES

It is the belief of City Staff that one of the keys to Peculiar's growth will be land use decisions that are designed to not only make the City an attractive place to live, but also to engage in business. It is important that the City be able to control growth in an orderly and desirable manner both for the impact to the City's infrastructure and our residents.

Effectively the only method the City can employ to control growth is to bring lands, not currently in the City, into the City and therefore subject such lands to the City's zoning and land use regulations, as established by ordinance. To accomplish this goal, City staff is requesting the Board of Aldermen to approve the beginning of an annexation process designed to annex four (4) key tracts of property. Attached hereto are maps showing the numbered tracts which will be part of this annexation effort referenced as tracts 1, 2, 3 and 4.

In order to begin this involuntary annexation process, we present you with two Resolutions: (1) a Resolution stating the City of Peculiar's intention to annex; and (2) a Resolution calling for an annexation election. The City of

Peculiar has a number of actions to complete and deadlines it must meet in order to prepare for the upcoming election and ensure the annexation process required by Missouri State Statute is followed.

After and assuming the passage of these resolutions, the sequence of this annexation process will be as outlined on the attached Annexation Timeline dated February 6, 2014:

STAFF COMMENTS AND SUGGESTIONS

City Staff is working closely with our City Attorney to ensure all required steps will be addressed and completed on-time.

STAFF RECOMMENDATION

Board of Aldermen review the Proposed Annexation and consider the presented Resolutions at the March 17th, 2014 Board of Aldermen Meeting.

STAFF CONTACT:
Clifford L. McDonald

**Annexation Timeline
For August and November Elections
February 6, 2014**

1. **March 3, 2014:** Introduction and presentation of the Resolutions stating the City's intent to annex and calling for an annexation election at Work Session Meeting.
(Required: verify 15% contiguous border)
2. **March 17, 2014:** Presentation of the Resolutions stating the City's intent to annex and calling for an annexation election for approval/adoption.
3. **March 28, 2014:** City Staff sends certified mail to property owners – Public Hearing Notice for May 5, 2014 BOA meeting. *(Required: certified mail notice to all property owners of Public Hearing - minimum 30 days, maximum 60 days before Public Hearing date)*
4. **April 7, 2014:** Introduction of Involuntary Annexation Ordinance at Work Session Meeting.
5. **Weeks of April 10; April 17; April 24 and May 1, 2014:** Public Hearing Notice published regarding the Public Hearing on the proposed annexation to be held **May 5, 2014.** *(Required: Published 3 consecutive weeks before Public Hearing)*
6. **April 18th, 2014:** Post Public Hearing Notice Signs on Property to be annexed and at City Hall. *(Required: Signs posted 15 days before Public Hearing IAW City Ord.)*
7. **April 21, 2014:** First reading of Involuntary Annexation Ordinance and Introduction of City's Plan of Intent.
8. **May 5th, 2014:** Public Hearing on the proposed Annexation and *presentation of the City's Plan of Intent.* Second reading of Involuntary Annexation Ordinance.
9. **May 19th, 2014:** Third reading of Involuntary Annexation Ordinance and potential passage of the annexation ordinance. *(Required: Final adoption of approving Ordinance AFTER Pubic Hearing)*
10. **May 27, 2014:** Ballot submission and certification of deadline for August Election. *(DEADLINE)*
11. **August 5, 2014:** Elections.
12. **August 26, 2014:** Ballot submission and certification of deadline for November Election. *(DEADLINE)*
13. **November 4, 2014:** Elections.

RESOLUTION 2014-11

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI CALLING FOR AN ELECTION ON THE ANNEXATION OF CERTAIN UNINCORPORATED AREAS.

WHEREAS, a public hearing concerning the annexation of certain unincorporated areas to the City of Peculiar, Missouri, will be held on the 5th day of May, 2014, at 6:30 p.m. in City Hall (250 S. Main Street) of the City of Peculiar, Missouri, at which hearing will be presented the *Plan of Intent* (and evidence in support thereof) regarding the proposed annexation; and

WHEREAS, after the public hearing, the Board of Aldermen of the City of Peculiar will consider whether to adopt an ordinance to annex the unincorporated areas, which will be the subject of said hearing; and

WHEREAS, prior to the annexation, the City of Peculiar will file a declaratory judgment action with the Cass County Circuit Court, which will adjudicate the issue of whether the proposed annexation of the unincorporated areas is reasonable and necessary to the proper development of the City of Peculiar, Missouri.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, AS FOLLOWS:

SECTION I. A proposition to extend the city limits of the City of Peculiar, Missouri, so as to embrace and include all that territory located in the County of Cass, Missouri, and as described on the deeds attached hereto as Exhibits A–D, shall be submitted to the voters of the City of Peculiar, Missouri, and to the voters of unincorporated territory subject to the annexation proceedings of the City of Peculiar, Missouri. An election shall be held and conducted for these 4 (four) areas on Tuesday, the 5th day of August, 2014, at the polling places as selected by the Cass County Election Authority for the conduct of the election held on said date. The returns of the election on this proposition shall be made at the same time, and in the same manner, and shall be canvassed and the results declared in all respects in accordance with the laws of the State of Missouri and with all ordinances of said City of Peculiar, Missouri.

SECTION II. The City Clerk is authorized and directed to prepare and cause to be furnished to the Cass County Election Authority, for publication in a newspaper published and of general circulation in the County of Cass, Missouri, a certified copy of the notice of election. The legal publication shall describe the area located in the County of Cass to be embraced and included by the extension in substantially the following form:

NOTICE OF ANNEXATION ELECTION

Notice is hereby given that at an election to be held in the City of Peculiar, Missouri, and certain territory located in the County of Cass, Missouri, on Tuesday, the 5th day of August, 2014, there will be submitted to the qualified electors of those 4 (four) areas the following proposition:

PROPOSITION

Shall the city limits of the City of Peculiar, in the County of Cass, State of Missouri, be extended so as to embrace and include all the unincorporated areas lying within the following boundary lines and found in the County of Cass:

Tract 1

LOTS 7 AND 8, FLYNN'S SUBDIVISION, A SUBDIVISION IN CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2, PAGE 72, EXCEPT THAT PART IN U.S. HIGHWAY 71 AND THAT PART WEST OF SAID HIGHWAY.

Tract 2

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45, RANGE 32 IN CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE DUE EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 249.45 FEET; THENCE SOUTH 2 DEGREES 09 MINUTES 05 SECONDS EAST, A DISTANCE OF 470.18 FEET; THENCE DUE WEST, A DISTANCE OF 255.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 1 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING EXCEPT THAT PART ON THE NORTH TAKEN FOR MISSOURI STATE ROUTE YY RIGHT OF WAY.

Tract 3

ALL OF SECTION 16, TOWNSHIP 45, RANGE 32 IN CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE N87°21'29"W ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 884.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N87°21'29"W ALONG SAID SOUTH LINE ALSO BEING THE CENTERLINE OF 227th STREET, A DISTANCE OF 1824.35 FEET TO THE SOUTHWEST CORNER OF SECTION 16; THENCE N02°20'23"E ALONG THE WEST LINE OF SECTION 16, ALSO BEING THE CENTERLINE OF SOUTH HARPER ROAD, A DISTANCE OF 1087.45 FEET TO THE SOUTHWEST CORNER OF PARCEL DESCRIBED IN BOOK 2927 AT PAGE 791; THENCE S86°58'22"E, A DISTANCE OF 208.71 FEET; THENCE N02°20'23"E, A DISTANCE OF 208.71 FEET; THENCE N86°58'22"W, A DISTANCE OF 208.71 FEET TO A POINT ON THE WEST LINE OF SECTION 16; THENCE N02°20'23"E, ALONG SAID WEST LINE, A DISTANCE OF 28.21 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE S87°23'46"E ALONG THE NORTH LINE OF SAID QUARTER, QUARTER, A DISTANCE OF 1353.08 FEET TO NORTHEAST CORNER OF SAID QUARTER, QUARTER SECTION 16; THENCE N02°17'11"E, ALONG THE WEST LINE OF THE

NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1376.32 FEET TO A POINT ON THE SOUTH LINE OF PARCEL DESCRIBED IN BOOK 1197 AT PAGE 213; THENCE S87°26'04"E, ALONG SAID SOUTH LINE AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 2028.33 FEET TO THE SOUTHEAST CORNER OF PARCEL DESCRIBED IN BOOK 1927 AT PAGE 104; THENCE S02°09'42"W ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTH EAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1877.36 FEET TO THE NORTHEAST CORNER OF PARCEL DESCRIBED IN BOOK 3323 AT PAGE 341; THENCE N87°50'18"W, FOLLOWING ALONG SAID DEED, A DISTANCE OF 427.27 FEET; THENCE S56°55'26"W, A DISTANCE OF 125.00 FEET; THENCE S58°05'19"W, A DISTANCE OF 50.01 FEET; THENCE S49°23'48"W, A DISTANCE OF 137.96 FEET; THENCE N40°36'12"W, A DISTANCE OF 117.91 FEET; THENCE N89°14'47"W, A DISTANCE OF 108.42 FEET; THENCE S71°56'15"W, A DISTANCE OF 123.39 FEET; THENCE S12°54'53"E, A DISTANCE OF 82.97 FEET; THENCE S0758'12"E, A DISTANCE OF 80.95 FEET; THENCE S03°08'35"W, A DISTANCE OF 79.08 FEET; THENCE S01°21'53"W, A DISTANCE OF 77.02 FEET TO A POINT ON THE NORTH LINE OF HARPER FARM ADDITION; THENCE N87°21'29"WEST, ALONG SAID NORTH LINE, A DISTANCE OF 311.35 FEET TO THE NORTHWEST CORNER OF SAID ADDITION; THENCE S02°13'59"W, ALONG THE WEST LINE OF SAID ADDITION, A DISTANCE OF 49.03 FEET TO THE NORTHEAST CORNER OF PARCEL DESCRIBED IN BOOK 3215 AT PAGE 885; THENCE N87°21'29"W, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 302.08 FEET TO THE TRUE POINT OF BEGINNING. THIS TRACT CONTAINS 145 ACRES, MORE OR LESS. EXCEPT FOR THOSE AREAS USED FOR ROAD RIGHT OF WAYS AS NOW ESTABLISHED.

Tract 4

ALL OF TRACT 1, 2, 3, & 4, IN C. PHILLIPS PARK, A SUBDIVISION OF LAND IN CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK 6, PAGE 49, AND ALL THAT PART OF THE ABANDONED RAIL ROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 1313, PAGE 233 ON JULY 30, 1993 LYING NORTH EASTERLY OF AND ADJACENT TO C. PHILLIPS PARK SUBDIVISION AND ALL OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 45, RANGE 32, CASS COUNTY, MISSOURI, AND ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, ALL BEING IN TOWNSHIP 45, RANGE 32, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER SAID SECTION 26; THENCE NORTH 01 DEGREES 01 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SECTION 26, A DISTANCE OF 1330.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SAID SECTION 26, ALSO BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 34 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID QUARTER, QUARTER, A DISTANCE OF 1093.86 FEET; THENCE NORTH 11 DEGREES 36 MINUTES 17 SECONDS WEST, A DISTANCE OF 637.14 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 45 SECONDS EAST, ALONG A LINE 625.04 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 26, A DISTANCE OF

362.07 FEET; THENCE NORTH 01 DEGREES 01 MINUTE 04 SECONDS WEST, A DISTANCE OF 655.12 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 45 SECONDS EAST, ALONG A LINE 1280.12 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, A DISTANCE OF 634.70 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PECULIAR DRIVE AS NOW LOCATED; THENCE SOUTH 27 DEGREES 23 MINUTES 12 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 735.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 45 SECONDS WEST, A DISTANCE OF 112.32 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 01 MINUTES 04 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 625.07 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 96 ACRES, MORE OR LESS.

Said election will be held on the date aforesaid at the polling place as selected by the Cass County Election Authority for the conduct of the election held on said date.

The polls of the election will be kept open from 6 a.m. until 7 p.m. local time on said 5th day of August, 2014.

All persons who are legal voters and who have registered before 5:00 p.m. on the fourth Wednesday before the election is to be held will be entitled to vote at the election.

Given under my hand and corporate seal of the City of Peculiar, Missouri, this _____ day of _____, 20____.

Nick Jacobs, City Clerk of Peculiar, Missouri

Which notice shall be published in accordance with the requirements of the Comprehensive Election Act of 1977, Section 115.001 to 115.641 RSMo.

SECTION III. *Effective Date.* The effective date of this Resolution shall be the ____ day of _____, 2014.

Upon a roll call, said Resolution was adopted by the following vote:

Alderman Gallagher	_____	Alderman Dunsworth	_____
Alderman Fines	_____	Alderman Turner	_____
Alderman Ray	_____	Alderman Stark	_____

Approved:

Attest:

Ernest Jungmeyer, Mayor

Nick Jacobs, City Clerk

City Administrator
Brad Ratliff

City Clerk
Nick Jacobs

Business Office Manager
Trudy Prickett

City Attorney
Reid F. Holbrook



City Engineer
Carl Brooks

Chief of Police
Harry Gurin

City Planner
Cliff McDonald

Parks & Rec Director
Nathan Musteen

Municipal Offices - 600 Schug Avenue, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.5213

Date: February 27, 2014

To: Mayor and Board of Aldermen

From: Carl Brooks, City Engineer

Re: Mowing & Edge Trimming for City Properties RFP 2014-03
Discussion of Agreement with Excalibur Contracting

We received bids on February 25, 2014, from six (6) mowing and lawn care companies (bid summary also attached). Excalibur Contracting was the low bid with figures of \$1,430.00 either for each mow or for each application as described in the bid summary for the City's six (6) established parks, for the undeveloped park (66-acre) along Harper Road, all and inclusive of Public Works properties, and Right-of-way's. The contract would run from March 18, 2014, through March 17, 2015. However, at the close of this Period of Service, the City may, at its option, enter into negotiations with the Excalibur Contracting for a renewal of this Contractual Agreement for the time period March 18, 2015, through March 17, 2016; and an additional year for the time period March 18, 2016, through March 17, 2017.

Staff tentatively recommends approval of an agreement with Excalibur Contracting. This information and an agreement will be presented to the City's Park Board on Monday, March 10, 2014 for discussion and the Park Board's recommendation. City staff plans to bring an agreement and resolution to the next Board of Alderman meeting on Monday, March 17, 2014. As you may know, Excalibur Contracting has been our mowing contractor and has closely worked with City staff over the past three (3) mowing seasons. City staff believes that Excalibur Contracting has performed well and above average over the past three mowing seasons; and would report good performance by the contractor. Excalibur Contracting has also been the City's Park Maintenance contractor over that same time period.

Carl M. Brooks, P. E.

CONTRACT FOR: Mowing and Edge Trimming
 PROJECT NO: RFP 2014-03

DATE 2/25/2014

**UNOFFICIAL ITEMIZED
 BID TAB**

ITEM NO	DESCRIPTION	Resource Service Solutions, LLC				Excalibur Contracting				KMT Services, LLC				Integrity Tree Care				Forever Green Professional Lawn Care				U.S. Lawns			
		SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT
UNIT	UNIT PRICE	UNIT	UNIT PRICE			UNIT	UNIT PRICE			UNIT	UNIT PRICE			UNIT	UNIT PRICE			UNIT	UNIT PRICE			UNIT	UNIT PRICE		
1	For six (6) developed City Parks: (Peace / McKernan / Mayor's / Shari Dr. / City Lake / Raisbeck Park Areas)	EA MOW	\$1,294.000	1	\$1,294.00	EA MOW	\$495.000	1	\$495.00	EA MOW	\$860.00	1	\$860.00	EA MOW	\$1,258.95	1	\$1,258.95	EA MOW	\$695.00	1	\$695.00	EA MOW	\$600.00	1	\$600.00
2	For the Raisbeck Athletic Fields	EA MOW	\$175.00	1	\$175.00	EA MOW	\$65.00	1	\$65.00	EA MOW	\$375.00	1	\$375.00	EA MOW	\$239.05	1	\$239.05	EA MOW	\$175.00	1	\$175.00	EA MOW	\$100.00	1	\$100.00
3	For the Peculiar Park Athletic Fields, parking & trail areas	EA MOW	\$480.00	1	\$480.00	EA MOW	\$85.00	1	\$85.00	EA MOW	\$450.00	1	\$450.00	EA MOW	\$388.60	1	\$388.60	EA MOW	\$350.00	1	\$350.00	EA MOW	\$240.00	1	\$240.00
4	"athletic field areas"	EA MOW	\$158.67	1		EA MOW	\$25.00	1		EA MOW	\$200.00	1		EA MOW	\$177.45	1		EA MOW	\$150.00	1		EA MOW	\$100.00	1	
5	"parking areas"	EA MOW	\$161.67	1		EA MOW	\$25.00	1		EA MOW	\$125.00	1		EA MOW	\$171.15	1		EA MOW	\$100.00	1		EA MOW	\$60.00	1	
6	"trail"	EA MOW	\$159.66	1		EA MOW	\$35.00	1		EA MOW	\$125.00	1		EA MOW	\$40.00	1		EA MOW	\$100.00	1		EA MOW	\$80.00	1	
7	The CONTRACTOR shall study the subject property and provide a price to the CITY based upon a one-time performance of the stated tasks.	TBD	\$0.00	1	\$0.00	TBD	\$0.00	1	\$0.00	TBD	\$0.00	1	\$0.00	TBD	\$0.00	1	\$0.00	TBD	\$0.00	1	\$0.00	TBD	\$0.00	1	\$0.00
8	For City Hall, 250 South Main Street	EA MOW	\$85.00	1	\$85.00	EA MOW	\$45.00	1	\$45.00	EA MOW	\$55.00	1	\$55.00	EA MOW	\$45.00	1	\$45.00	EA MOW	\$75.00	1	\$75.00	EA MOW	\$50.00	1	\$50.00
9	For Public Works, 594 and 600 Schug Avenue	EA MOW	\$85.00	1	\$85.00	EA MOW	\$65.00	1	\$65.00	EA MOW	\$95.00	1	\$95.00	EA MOW	\$57.40	1	\$57.40	EA MOW	\$100.00	1	\$100.00	EA MOW	\$60.00	1	\$60.00
10	For PD Storage Facility, 22715 Joe Holt Parkway	EA MOW	\$60.00	1	\$60.00	EA MOW	\$25.00	1	\$25.00	EA MOW	\$40.00	1	\$40.00	EA MOW	\$35.00	1	\$35.00	EA MOW	\$50.00	1	\$50.00	EA MOW	\$30.00	1	\$30.00
11	For the 24,000 Linear Feet of City Right of Way	EA MOW	\$905.00	1	\$905.00	EA MOW	\$150.00	1	\$150.00	EA MOW	\$315.00	1	\$315.00	EA MOW	\$210.00	1	\$210.00	EA MOW	\$1,550.00	1	\$1,550.00	EA MOW	\$420.00	1	\$420.00
12	For the City of Peculiar ROW (six (6) sites) mowing limits of approximately 84,000 square feet.	EA MOW	\$650.00	1	\$650.00	EA MOW	\$120.00	1	\$120.00	EA MOW	\$245.00	1	\$245.00	EA MOW	\$140.00	1	\$140.00	EA MOW		1	\$0.00	EA MOW	\$60.00	1	\$60.00
13	For the One (1) Wastewater Treatment Plant Property	EA MOW	\$355.00	1	\$355.00	EA MOW	\$65.00	1	\$65.00	EA MOW	\$225.00	1	\$225.00	EA MOW	\$175.00	1	\$175.00	EA MOW	\$300.00	1	\$300.00	EA MOW	\$120.00	1	\$120.00
14	For the Nine (9) Lift Station Properties	EA MOW	\$290.00	1	\$290.00	EA MOW	\$135.00	1	\$135.00	EA MOW	\$180.00	1	\$180.00	EA MOW	\$90.00	1	\$90.00	EA MOW	\$210.00	1	\$210.00	EA MOW	\$225.00	1	\$225.00
15	For the MM#1: Southwest corner of 211th and Harper Road	No bid			\$0.00	No bid			\$0.00	No bid			\$0.00	No bid			\$0.00	EA MOW	\$15.00	1	\$15.00	No bid		1	\$0.00
16	For the MM#2: Northeast corner 211th and Peculiar	EA MOW	\$20.00	1	\$20.00	EA MOW	\$25.00	1	\$25.00	EA MOW	\$15.00	1	\$15.00	EA MOW	\$15.00	1	\$15.00	EA MOW	\$15.00	1	\$15.00	EA MOW	\$20.00	1	\$20.00
17	For the MM#3: Northeast corner of Peculiar Dr. and Sierra Dr.; around the meter lid and approximately 100-200 square feet.	EA MOW	\$20.00	1	\$20.00	EA MOW	\$25.00	1	\$25.00	EA MOW	\$15.00	1	\$15.00	EA MOW	\$20.00	1	\$20.00	EA MOW	\$15.00	1	\$15.00	EA MOW	\$20.00	1	\$20.00
18	For the Water Tower: 371 West South Street	EA MOW	\$50.00	1	\$50.00	EA MOW	\$35.00	1	\$35.00	EA MOW	\$50.00	1	\$50.00	EA MOW	\$30.00	1	\$30.00	EA MOW	\$75.00	1	\$75.00	EA MOW	\$35.00	1	\$35.00
19	For the Water Tower: 371 West South Street	EA APPL	\$50.00	1	\$50.00	EA APPL	\$35.00	1	\$35.00	EA APPL	\$65.00	1	\$65.00	EA APPL	\$25.00	1	\$25.00	EA APPL	\$40.00	1	\$40.00	EA APPL	\$125.00	1	\$125.00
20	For the County Barn: Trackside	EA APPL	\$30.00	1	\$30.00	EA APPL	\$25.00	1	\$25.00	EA APPL	\$15.00	1	\$15.00	EA APPL	\$90.00	1	\$90.00	EA APPL		1	\$0.00	EA APPL	\$125.00	1	\$125.00
21	For the old three-legged Water Tower: W. First Street	EA APPL	\$35.00	1	\$35.00	EA APPL	\$35.00	1	\$35.00	EA APPL	\$50.00	1	\$50.00	EA APPL	\$90.00	1	\$90.00	EA APPL		1	\$0.00	EA APPL	\$125.00	1	\$125.00
22	Total Base Bid				\$4,584.00				\$1,430.00				\$3,050.00				\$2,909.00				\$3,665.00			\$2,355.00	
	Submission Requirements																								
	Addendum No. 1 Received	yes				yes				yes				yes								yes			
	Addendum No. 2 Received	yes				yes				yes				yes								yes			
24	Bid Affidavit	yes				yes				yes				yes								yes			
25	Cover sheet, completed and signed	yes				yes				yes				yes								yes			
26	Proposed contract completed and signed	yes				yes				yes				yes								yes			
	Certificate of insurance	yes				yes				yes				yes								yes			
	Affidavit by Contractor, compliance with RSMo 285.530	yes				yes				yes				yes								yes			
	E-Verify	yes																							
	References	yes				yes				yes				yes								yes			

City Administrator
Brad Ratliff

City Clerk
Nick Jacobs

Business Office Manager
Trudy Prickett

City Attorney
Reid F. Holbrook



Municipal Offices - 600 Schug Avenue, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.5213

City Engineer
Carl Brooks

Chief of Police
Harry Gurin

City Planner
Cliff McDonald

Parks & Rec Director
Nathan Musteen

Date: February 27, 2014

To: Mayor and Board of Aldermen

From: Carl Brooks, City Engineer for Nathan Musteen Parks & Rec Director

Re: **Park Maintenance RFP 2014-04**
Discussion of Agreement with Excalibur Contracting

We received a bid on February 25, 2014, from one (1) park maintenance contractor (bid summary also attached). Excalibur Contracting was the low and only bid with figures of the following:"

ARTICLE 5 – COMPENSATION

ROUTINE DUTIES AND OTHER ASSIGNED TASKS	
Hourly Wage per Man-Hour: Prevailing Wage Not Applicable	
Hourly rate for regular service	\$ <u>19.75</u>
Hours of Service and Contact	<u>7</u> a.m. to <u>10</u> p.m., six days per week
Emergency service available	12:00 (midnight) <u> </u> a.m. to 11:59_ p.m., seven days per week
Contact Name for Service Calls	Mike Johnson
Contact Phone Number for service calls	Number: (816) <u>738</u> <u> </u> - 4031 <u> </u>

GAME DAY FIELD PREPARATION	
Hourly Wage per Man-Hour: Prevailing Wage Not Applicable	
Hourly rate for regular service	\$ <u>14.75</u>
Hours of Service and Contact	<u>7</u> a.m. to <u>10</u> p.m., six days per week
Emergency service available	<u>12:00</u> (midnight) <u> </u> a.m. to 11:59 p.m., seven days per week

Contact Name for Service Calls	Mike Johnson
Contact Phone Number for service calls	Number: (816) __738__ -4031 _____

For services performed under the *Routine Duties and Other Assigned Tasks*, the CITY shall pay the CONTRACTOR an amount not to exceed \$ 19.75 per man-hour. For services performed regarding Game Day Field Preparation for upcoming league or tournament games, the CITY shall pay the CONTRACTOR an amount not to exceed \$ 14.75 per man-hour. Monthly invoices shall be submitted by the CONTRACTOR to the CITY for payment covering services performed during the preceding month. The CONTRACTOR's monthly invoices shall include a breakdown of specific tasks performed during the billing period and the man-hours dedicated to each. The monthly billing shall not exceed one hundred (100) man-hours unless prior authorization has been given to the CONTRACTOR by the City's contact person listed herein under *ARTICLE 20 – COMMUNICATIONS*.”

The contract would run from March 18, 2014, through March 17, 2015. However, at the close of this Period of Service, the City may, at its option, enter into negotiations with the Excalibur Contracting for a renewal of this Contractual Agreement for the time period March 18, 2015, through March 17, 2016; and an additional year for the time period March 18, 2016, through March 17, 2017.

Staff tentatively recommends approval of an agreement with Excalibur Contracting. This information and an agreement will be presented to the City's Park Board on Monday, March 10, 2014 for discussion and the Park Board's recommendation. City staff plans to bring an agreement and resolution to the next Board of Alderman meeting on Monday, March 17, 2014. As you may know, Excalibur Contracting has been our park maintenance contractor and has closely worked with City staff over the past three years. City staff believes that Excalibur Contracting has performed well and above average over the past three years; and would report good performance by the contractor. Excalibur Contracting has also been the City's Park Mowing contractor over that same time period.

Carl M. Brooks, P. E.

CONTRACT FOR:
PROJECT NO:

Park Maintenance
RFP 2014-04

DATE 2/25/2014

**UNOFFICIAL ITEMIZED
BID TAB**

Excalibur Contracting					
ITEM NO	DESCRIPTION	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT
		UNIT	UNIT PRICE		
1	Routine Duties and Other Assigned Tasks	HR	\$19.750	1	\$19.75
2	Game Day Field Preparation	HR	\$14.75	1	\$14.75
	Submission Requirements				
	Addendum No. 1 Received	yes			
	Addendum No. 2 Received	N/A			
	Bid Affidavit	yes			
	Cover sheet, completed and signed	yes			
	Proposed contract completed and signed	yes			
	Certificate of insurance	yes			
	Affidavit by Contractor, compliance with RSMo 285.530	yes			
	E-Verify				
	References	yes			

City Administrator
Brad Ratliff

City Clerk
Nick Jacobs

Business Office Manager
Trudy Prickett

City Attorney
Reid F. Holbrook



City Engineer
Carl Brooks

Chief of Police
Harry Gurin

City Planner
Cliff McDonald

Parks & Rec Director
Nathan Musteen

Municipal Offices - 600 Schug Avenue, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.5213

Date: February 27, 2014

To: Mayor and Board of Aldermen

From: Carl Brooks, City Engineer

Re: Snow Removal and Ice Control RFP 2014-06
Discussion of Agreement with Excalibur Contracting

We received bids on February 25, 2014, from four (4) snow plow and removal companies (bid summary also attached). Excalibur Contracting was the low bid with figures of \$342.00 for each application as described in the bid summary.

The contract would run from March 18, 2014, through March 17, 2015. However, at the close of this Period of Service, the City may, at its option, enter into negotiations with the Excalibur Contracting for a renewal of this Contractual Agreement for the time period March 18, 2015, through March 17, 2016; and an additional year for the time period March 18, 2016, through March 17, 2017.

Staff tentatively recommends approval of an agreement with Excalibur Contracting. City staff plans to bring an agreement and resolution to the next Board of Alderman meeting on Monday, March 17, 2014.

As you may know, Excalibur Contracting has been our mowing and park maintenance contractor and has closely worked with City staff over the past three (3) years. City staff believes that Excalibur Contracting has performed well and above average over the past three years; and would report good performance by the contractor.

Carl M. Brooks, P. E.

CONTRACT FOR:
PROJECT NO:

Snow Removal and Ice Control
RFP 2014-06

DATE 2/25/2014

**UNOFFICIAL ITEMIZED
BID TAB**

ITEM NO	DESCRIPTION	Excalibur Contracting				Integrity Tree Care				Resource Service Solutions, LLC				KMT Services, LLC			
		SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT
		UNIT	UNIT PRICE			UNIT	UNIT PRICE			UNIT	UNIT PRICE			UNIT	UNIT PRICE		
1	For each snow removal vehicle for plowing snow and applying salt/sand	HR	\$65.000	1	\$65.00	HR	\$115.000	1	\$115.00	HR	\$140.000	1	\$140.00	HR	\$140.000	1	\$140.00
2	For two (2) dump trucks and front end loader each for snow removal and haul off	HR	\$255.00	1	\$255.00	HR	\$420.00	1	\$420.00	HR	\$525.00	1	\$525.00	HR	\$140.00	3	\$420.00
3	For each laborer to shovel off sidewalks and walkways	HR	\$22.00	1	\$22.00	HR	\$35.00	1	\$35.00	HR	\$60.00	1	\$60.00	HR	\$40.00	1	\$40.00
	Total Hourly Rate		\$342.00				\$570.00				\$725.00						\$600.00
	Submission Requirements																
	Addendum No. 1 Received	N/A				N/A				N/A				N/A			
	Addendum No. 2 Received	N/A				N/A				N/A				N/A			
	Bid Affidavit	yes				yes				yes				yes			
	Cover sheet, completed and signed	yes				yes				yes				yes			
	Proposed contract completed and signed	yes				yes				yes				yes			
	Certificate of insurance	yes								yes				yes			
	Affidavit by Contractor, compliance with RSMo 285.530	yes				yes				yes				yes			
	E-Verify									yes							
	References	yes								yes				yes			

City Administrator
Brad Ratliff

City Clerk
Nick Jacobs

Business Office Manager
Trudy Prickett

City Attorney
Reid F. Holbrook



City Engineer
Carl Brooks

Chief of Police
Harry Gurin

City Planner
Cliff McDonald

Parks & Rec Director
Nathan Musteen

Municipal Offices - 600 Schug Avenue, Peculiar, MO 64078
Phone: 816.779.5212 Facsimile: 816.779.5213

Date: February 27, 2014

To: Mayor and Board of Aldermen

From: Carl Brooks, City Engineer

Re: Vehicle Maintenance and Repairs RFP 2014-07
Discussion of Agreement with Excalibur Contracting

We received a bid on February 25, 2014, from one (1) vehicle maintenance contractor (bid summary also attached). Excalibur Contracting was the low and only bid with figures of the following:"

ARTICLE 5 - COMPENSATION

For services performed, the CITY shall pay the CONTRACTOR, an amount not to exceed:

\$55.00 per hour during the normal business hours of 8am to 5pm, Monday thru Friday

\$65.00 per hour outside the normal business hours of 8am to 5pm, Monday thru Friday

\$75.00 per hour for services requiring services within two hours after contact is made (Emergency Services)

It is our understanding that our current diesel mechanic (Ryan Escoe) will be the subcontractor performing the work for the contractor.

The contract would run from March 18, 2014, through March 17, 2015. However, at the close of this Period of Service, the City may, at its option, enter into negotiations with the Excalibur Contracting for a renewal of this Contractual Agreement for the time period March 18, 2015, through March 17, 2016; and an additional year for the time period March 18, 2016, through March 17, 2017.

Staff tentatively recommends approval of an agreement with Excalibur Contracting. City staff plans to bring an agreement and resolution to the next Board of Alderman meeting on Monday, March 17, 2014.

As you may know, Excalibur Contracting has been our park mowing and park maintenance contractor and has closely worked with City staff over the past three years. City staff believes that Excalibur Contracting has performed well and above average over the past three years; and would report good performance by the contractor.

Carl M. Brooks, P. E.

CONTRACT FOR:
PROJECT NO:

Vehicle Maintenance and Repairs
RFP 2014-07

DATE 2/25/2014

**UNOFFICIAL ITEMIZED
BID TAB**

Excalibur Contracting					
ITEM NO	DESCRIPTION	SCHEDULE OF VALUES		CONTRACT QUANTITY	TOTAL AMOUNT
		UNIT	UNIT PRICE		
1	During normal business hours of 8 am to 5 pm, Monday thru Friday	HR	\$55.000	1	\$55.00
2	Outside of normal business hours of 8 am to 5 pm, Monday thru Friday	HR	\$65.00	1	\$65.00
3	For services within two (2) hours after contact is made (Emergency Services)	HR	\$75.00	1	\$75.00
	Submission Requirements				
	Addendum No. 1 Received	N/A			
	Addendum No. 2 Received	N/A			
	Bid Affidavit	yes			
	Cover sheet, completed and signed	yes			
	Proposed contract completed and signed	yes			
	Certificate of insurance	yes			
	Affidavit by Contractor, compliance with RSMo 285.530	yes			
	E-Verify				
	References				

REID F. HOLBROOK*
JANET M. SIMPSON**
KURT S. BRACK**
LAWRENCE J. LOGBACK**
TODD A. NORRIS**
MARK A. LYNCH**
JEFFREY A. BULLINS***
TREVIN E. WRAY**
MARK W. STAFFORD**
CAROL R. BONEBRAKE
MEGAN L. LEWIS+
LORI D. DOUGHERTY
BENJAMIN J. SIMON+
PETER R. GLASSER**
IVERY A. GOLDSTEIN

HOLBROOK & OSBORN, P.A.
ATTORNEYS AT LAW

COMMERCE PLAZA II
7400 WEST 110TH STREET, SUITE 600
OVERLAND PARK, KANSAS 66210
(913) 342-2500
FAX (913) 342-0603
HOLBROOKOSBORN.COM

DONALD H. CORSON
(1900-1985)
DONALD H. CORSON, JR.
(1926-2006)
ROBERT L. KENNEDY
(1924-2007)
THOMAS E. OSBORN
ESTABLISHED 1980

* ADMITTED IN KANSAS, MISSOURI AND DISTRICT OF COLUMBIA
** ADMITTED IN KANSAS AND MISSOURI
*** ADMITTED IN KANSAS, MISSOURI AND NEBRASKA
+ ADMITTED IN KANSAS, MISSOURI AND ILLINOIS

MEMORANDUM

TO: Mayor Jungmeyer
Board of Aldermen

FROM: Megan L. Lewis
Reid F. Holbrook
Ryan Nichols

DATE: February 27, 2014

RE: Sullivan Publications Codewatch—First Round Ordinance Revisions

Today we present for your consideration two ordinances. The first is an ordinance revising Peculiar Municipal Code § 110.010 to reflect recent changes to Rev. Stat. Mo. § 79.070. This ordinance changes the age of qualification for an Alderman from 21 to 18 years of age. In addition, the ordinance provides clarification regarding the requirement that an Alderman must be a resident of the Ward from which he is elected.

The second is an ordinance revising Peculiar Municipal Code § 110.060 to reflect changes to Rev. Stat. Mo. § 610.015. This ordinance describes the means by which votes may be taken by the members of the Board of Aldermen. The ordinance allows votes to be taken from Aldermen either physically present at the meeting, or who are participating via videoconferencing.

cc: Brad Ratliff

BILL NO. _____
ORDINANCE NO. 2014-____

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI ALTERING THE QUALIFICATIONS OF ALDERMEN AND AMENDING SECTION 110.010 OF THE PECULIAR MUNICIPAL CODE.

WHEREAS the City is authorized, under Rev. Stat. Mo. §§ 79.130 and 79.450 to enact ordinances, rules, and regulations not otherwise inconsistent with Missouri laws and "expedient for maintaining the peace, good government and welfare of the city and its trade and commerce;" and

WHEREAS, the proposed ordinance will harmonize Peculiar Municipal Code § 110.010 with current Missouri Statutes.

NOW THEREFORE BE IT ORDAINED by the Board of Aldermen of the City of Peculiar, Missouri as follows:

SECTION I. Pursuant to the authority granted by and subject to the provisions of Rev. Stat. Mo. §§ 79.130 and 79.450, that Peculiar Municipal Code § 110.010 be amended to read as follows:

“No person shall be an Alderman unless he be at least eighteen (18) years of age, a citizen of the United States, an inhabitant and resident of the City for one (1) year next preceding his election, and a resident (at the time he files and during the time he serves) of the Ward from which he is elected.”

SECTION II: The effective date of this ordinance shall be _____, 2014.

First Reading: _____ **Second Reading:** _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS ___ DAY OF _____, 2014, BY THE FOLLOWING VOTE:

Alderman Gallagher _____	Alderman Dunsworth _____
Alderman Fines _____	Alderman Turner _____
Alderman Ray _____	Alderman Stark _____

Approved:	Attest:
_____	_____
Ernest Jungmeyer, Mayor	Nick Jacobs, City Clerk

BILL NO. _____
ORDINANCE NO. 2014-_____

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI ALTERING THE MEANS IN WHICH VOTES MAY BE TAKEN BY THE MEMBERS OF THE BOARD OF ALDERMEN AND AMENDING SECTION 110.060 OF THE PECULIAR MUNICIPAL CODE.

WHEREAS the City is authorized, under Rev. Stat. Mo. §§ 79.130 and 79.450 to enact ordinances, rules, and regulations not otherwise inconsistent with Missouri laws and "expedient for maintaining the peace, good government and welfare of the city and its trade and commerce;" and

WHEREAS, the proposed ordinance will harmonize Peculiar Municipal Code § 110.060 with current Missouri Statutes.

NOW THEREFORE BE IT ORDAINED by the Board of Aldermen of the City of Peculiar, Missouri as follows:

SECTION I. Pursuant to the authority granted by and subject to the provisions of Rev. Stat. Mo. §§ 79.130 and 79.450, that Peculiar Municipal Code § 110.060 be amended to read as follows:

“The style of the ordinance of the City shall be: “Be it ordained by the Board of Aldermen of the City of Peculiar, Missouri, as follows:” No ordinance shall be passed except by bill, and no bill shall become an ordinance unless on its final passage a majority of the members elected to the Board of Aldermen shall vote for it, and the “ayes” and “nays” be entered on the journal. All votes taken by roll call in meetings of the Board of Aldermen, shall be cast by members of the Board of Aldermen who are physically present and in attendance at the meeting or who are participating via videoconferencing. Every proposed ordinance shall be introduced to the Board of Aldermen in writing and shall be read by title or in full two (2) times prior to passage, both readings may occur at a single meeting of the Board of Aldermen. If the proposed ordinance is read by title only, copies of the proposed ordinance shall be made available for public inspection prior to the time the bill is under consideration by the Board of Aldermen. No bill shall become an ordinance until it shall have been signed by the Mayor, or person exercising the duties of the Mayor’s office, or shall have been passed over the Mayor’s veto as herein provided.”

SECTION II: The effective date of this ordinance shall be _____, 2014.

First Reading: _____

Second Reading: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS ___ DAY OF _____, 2014, BY THE FOLLOWING VOTE:

Alderman Gallagher _____
Alderman Fines _____
Alderman Ray _____

Alderman Dunsworth _____
Alderman Turner _____
Alderman Stark _____

Approved:

Attest:

Ernest Jungmeyer, Mayor

Nick Jacobs, City Clerk