

**BOA Meeting Agenda  
Peculiar City Board of Aldermen  
Work Session Meeting and Public Hearing  
City Hall – 250 S. Main St  
Monday June 2, 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, June 2, 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. Public Comment – Phillip Ware – Twin Oaks HOA
6. Business
  - A. Bill No. 2014-15 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REZONING OF S.A. HOLDINGS, INC.'S LOT 6, TWIN OAKS COMMERCIAL, COMMONLY KNOWN AS 721 AND 725 J. HIGHWAY.  
*\*2<sup>nd</sup> Reading*
  - B. Bill No. 2014-18 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING PECULIAR MUNICIPAL CODE § 500.070 C "WATERLINE STANDARDS FOR THE CITY OF PECULIAR."  
*\*2<sup>nd</sup> Reading*
  - C. Resolution2014-34 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING A CLASS I LIQUOR LICENSE FOR THE RAYMORE-PECULIAR BAND BOOSTERS CONTINGENT UPON SUBMITTAL OF A COMPLETE APPLICATION AND FEE FOR THE ANNUAL TRACTOR PULL EVENT SCHEDULED FOR JUNE 21, 2014.
7. Topics for Discussion
  - A. Sewer Rate Study
  - B. Streetlight Banners and Christmas Decorations
  - C. Recycling Dumpsters
8. Aldermen Concerns or Additional Topics for Discussion by Aldermen
9. Aldermen Directives Reported by City Administrator
10. Adjournment

**Annexation Timeline  
For August and November Elections  
June 2nd, 2014**

1. **March 3, 2014:** Introduction and presentation of Resolutions stating the City's intent to annex and calling for an annexation election at Work Session Meeting. *(Required: verify 15% contiguous border)* **COMPLETE**
2. **March 17, 2014:** Presentation of Resolutions stating the City's intent to annex and calling for an annexation election; BOA approved. **COMPLETE**
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)* **COMPLETE**
4. **April 7, 2014:** Introduction of Involuntary Annexation Ordinance at BOA Work Session Meeting. **COMPLETE**
5. **Weeks of April 10, 17, 24 and May 1, 2014:** Public Hearing Notice published regarding the P.H. on the proposed annexation scheduled **May 5, 2014.** *(Required: Publish 3 consecutive weeks before Public Hearing)* **COMPLETE**
6. **April 17th, 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.)* **COMPLETE**
7. **April 21, 2014:** First reading of Involuntary Annexation Ordinance **COMPLETE**
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. **COMPLETE**
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)* **COMPLETE**
10. **May 27, 2014:** Ballot submission and certification of deadline for August Election. **DEADLINE** **COMPLETE**
11. **August 5, 2014:** Elections.
12. **August 26, 2014:** Ballot submission and certification of deadline for November Election (if necessary). **DEADLINE**
13. **November 4, 2014:** Elections.

City Administrator  
Brad Ratliff

City Clerk  
Nick Jacobs

City Attorney  
Reid F. Holbrook



City Engineer  
Carl Brooks

Business Office  
Trudy Prickett

City Planner  
Cliff McDonald

Municipal Offices - 250 S. Main St., Peculiar, MO 64078  
Phone: 816.779.2221 Facsimile: 816.779.5213

**AGENDA REQUEST FORM**  
(Board of Aldermen)

This form must be completed and submitted to the office of the City Clerk. Complete materials for the agenda shall be submitted no later than Wednesday at 5:00 pm, 9 business days prior to the next Board of Aldermen's meeting. If an observed holiday falls on a Thursday, materials will be accepted until 5:00 pm on Wednesday. The Board of Aldermen's Regular Meeting is to be held the Third Monday of each month.

Date of Request: 5/15/14 Scheduled Meeting Date: 6/2/14  
Full Name of Speaker: Phillip Ware Organization: Twin Oaks HOA  
Home Address: 12105 E. 214<sup>th</sup> St. City Peculiar State MO zip 64078  
Home Phone #: (816) 974-0446 Work Phone #: \_\_\_\_\_ Cell #: (816) 305-3429 Email: wareman@comcast.net  
Resident of the City of Peculiar?  Yes  No

Specifics of Topic:

Progress of reinstating Twin Oaks HOA

Desired Outcome: \_\_\_\_\_

If applicable has this item been previously presented to any of the following Boards for consideration?

<input type="checkbox"/> Board of Aldermen	Date Presented _____	Outcome _____
<input type="checkbox"/> Planning Commission	Date Presented _____	Outcome _____
<input type="checkbox"/> Park Board	Date Presented _____	Outcome _____
<input type="checkbox"/> Board of Adjustment	Date Presented _____	Outcome _____

\*\*\*I have been made aware of the date and time of the next scheduled Board of Aldermen meeting.

Office Use Only:  
  
Date request  
Received: 5/15/14

Signature: Phillip A. Ware

City Administrator  
Brad Ratliff

City Clerk  
Nick Jacobs

City Engineer  
Carl Brooks

Business Office  
Trudy Prickett



Chief of Police  
Harry Gurin

City Planner  
Cliff McDonald

City Attorney  
Reid Holbrook

Parks Director  
Nathan Musteen

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Phone: (816)779-5212 Facsimile: (816)779-1004

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**To:** Board of Alderman  
**From:** Clifford L. McDonald  
**Date:** June 2, 2014  
**Re:** Twin Oaks Subdivision, Home Owner's Association (HOA)

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### GENERAL INFORMATION

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**Applicant:** City Staff

**Status of Applicant:** N/A

**Requested Actions:** Board of Aldermen to review Memo for Record regarding Maintenance of Common Areas and Payment of Street Light Electricity for Twin Oaks HOA.

**Date of Application:** May 28, 2014

**Purpose:** The purpose is to provide the Board of Aldermen with some background information regarding the maintenance of Common Areas, and payment for Street Light Electricity as identified in the Memo-for-record dated May 23<sup>rd</sup>, 2014.

**Property Location (if applicable):** Twin Oaks Subdivision

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### PROPOSAL

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See "Requested Actions" above.

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### PREVIOUS ACTIONS

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NONE

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### KEY ISSUES

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1. Almost every subdivision has common areas identified in the Final Plat, typically storm water detention or retention areas, which the respective HOA is responsible to maintain.
2. Where no HOA is established, the maintenance of these common areas has been assumed by the City to maintain appearance and enhance drainage. The City never intended to assume this responsibility, long term maintenance, or long-term cost for these common areas.
3. The Twin Oaks HOA is making progress to being formed "Officially" and held an HOA meeting and election of officers on Tuesday, May 28<sup>th</sup>. Part of their discussions center around annual costs to maintain the Common Areas and to pay for Street Light Electricity (to establish HOA dues).
4. The Final Plats of Twin Oaks (Phase 1 thru 5) specifically identify the "Common Areas" to be maintained by the HOA. In addition, the Twin Oaks Commercial subdivision Final Plat also identifies several Common Areas as the responsibility of the Twin Oaks HOA.

5. Lastly, the CCR's (Codes, Covenants and Restrictions) which were drafted by the Developer, reviewed by the City and subsequently Recorded at Cass County – state the Twin Oaks HOA will pay “All” Street Light Costs for any Street Light which benefits that Subdivision.
6. The City's approach to Street Light Costs is the City should pay for all “Standard” Street Lights; this is a utility/benefit expected by our residents and provided for throughout Peculiar. The “Decorative” Street Lights on Twin Oaks Parkway (10 total), are billed to the City separately; until such time as Commercial Properties on Twin Oaks Parkway are developed it should be the HOA's responsibility to pay this cost.

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**STAFF COMMENTS AND SUGGESTIONS**

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The Board of Aldermen should review the attached Memo-for-record regarding Common Area Maintenance & Street Light Cost and consider approving or amending the MFR as presented.

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**STAFF RECOMMENDATION**

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Staff Recommends Approval of the MFR as presented.

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**ATTACHMENTS**

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Twin Oaks Subdivision Memo For Record, dated May 23<sup>rd</sup>, 2104

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**STAFF CONTACT:** Clifford L. McDonald,  
PH: 816-779-2226  
E-mail: [cmcdonald@cityofpeculiar.com](mailto:cmcdonald@cityofpeculiar.com)

**City Administrator**  
*Brad Ratliff*

**City Clerk**  
*Nick Jacobs*

**City Engineer**  
*Carl Brooks*

**Business Office**  
*Trudy Prickett*



**Chief of Police**  
*Harry Gurin*

**City Planner**  
*Cliff McDonald*

**City Attorney**  
*Reid Holbrook*

**Parks Director**  
*Nathan Musteen*

**Municipal Offices – 250 S. Main Street, Peculiar, MO 64078**  
**Phone: (816)779-5212 Facsimile: (816)779-1004**

**DATE:** 23 May, 2014

**TO:** Twin Oaks Home Owner’s Association (HOA)  
Attn: Mr. Phillip Ware

**SUBJ:** Memo For Record, Regarding Street Light Electricity Cost, Maintenance of Common Areas and HOA Responsibilities

The City of Peculiar has reviewed the CCR’s (Codes, Covenants and Restrictions) developed for the Twin Oaks Subdivision for payment of Street Light electricity and maintenance of the Common Areas.

The City’s position on Street Lights, is the City shall pay the cost for all “Standard” Street Lights (regardless of CCR’s) as this Municipal Service is typically provided for, and expected by, our residents. The City is billed separately for the electricity of the ten (10) “Decorative” Street Lights on Twin Oaks Parkway - the monthly electric bill is roughly \$100.00 a month (for all ten lights); billing varies slightly depending on the hours of daylight. At present, the Twin Oaks HOA is the sole beneficiary of these street lights and therefore should be responsible for paying the bill; once the Twin Oaks Commercial properties are developed the Commercial property owners shall assume their proportionate share of the billing.

Maintenance of the Common Areas is the responsibility of the HOA, as called out in the CCR’s and recorded on the Final Plats of the subdivision. The Common Areas specifically identified are:

- TRACTS D, E, F, G & H of FINAL PLAT TWIN OAKS PHASE 3  
(12 foot border on both sides of Twin Oaks Pkwy)
- TRACTS I, J, K, L, M & N of FINAL PLAT TWIN OAKS PHASE 4  
(12 foot border on both sides of Twin Oaks Pkwy), and  
(42 foot border on West side of Twin Oaks Pkwy between Black Oak Circle entries)
- TRACTS L, M, N, O & P of FINAL PLAT TWIN OAKS COMMERCIAL  
(12 foot border on both sides of Twin Oaks Pkwy up to Commercial Tracts, and TRACT P)
- Two Detention Basins on White Oak Street

I believe the City received a cost estimate of \$400.00 to mow all the Common Areas, based upon a once-a-month mowing schedule (which is inadequate). The HOA can secure bids to provide this service.

Lastly, in discussing and proposing amendments to the Twin Oaks CCR’s keep in mind that CCR’s may be “more restrictive” than a City’s Property Maintenance Code or Ordinance, however City Ordinance will always take precedence over CCR’s which are “less restrictive.” I hope this clarifies some of the issues recently discussed, please let me know if I can be of any further assistance.

Clifford L. McDonald  
City Planner

**City Administrator**  
*Brad Ratliff*

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**To:** Board of Aldermen  
**From:** Clifford L. McDonald  
**Date:** June 2, 2014  
**Re:** Re-zoning Application, Submitted by S.A. Holdings, Inc., For Lot 6, Twin Oaks Commercial subdivision, commonly known as 721 & 725 J Hwy, from C-1 General Business District to R-2 Two-Family Dwelling District.

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#### **GENERAL INFORMATION**

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**Applicant:** S.A. Holdings, Inc.

**Status of Applicant:** N/A

**Requested Actions:** Board of Aldermen to consider the Re-zoning Application for Lot 6, Twin Oaks Commercial subdivision, from C-1 General Business District to R-2 Two-Family Dwelling District.

**Date of Application:** March 31, 2014

**Purpose:** Review the Re-zoning Application for Lot 6, Twin Oaks Commercial subdivision in accordance with established procedure, and render a decision either for or against the Re-zoning of Lot 6.

**Property Location (if applicable):** Lot 6, Twin Oaks Commercial Subdivision; see attached map.

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#### **PROPOSAL**

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See “Requested Actions” above.

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#### **PREVIOUS ACTIONS**

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The Planning Commission held a Public Hearing on the Re-zoning application of both Lot 5 and Lot 6 on May 8<sup>th</sup>, 2014. The Commission received many Public Comments against the re-zoning of Lot 5, and subsequently the Re-zoning Application for Lot 5 was withdrawn by the applicant. The Planning Commission approved this Re-zoning of Lot 6 from C-1 General Business District to an R-2 Two-Family Dwelling District by a vote of 5:0. The Board of Aldermen conducted a Public Hearing on the Re-zoning application of Lot 6 on May 19<sup>th</sup>, 2014 – no public comment was presented either for or against the application. The Board of Alderman subsequently passed the First Reading of the Ordinance to Re-zone Lot 6.

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## KEY ISSUES

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In order for the Board to approve or deny an application for a map amendment, they shall make findings of fact to determine whether the application is found to be compatible with the following (IAW Municipal Code, SECTION 400.2450):

**1. Consistency with the Comprehensive Plan, neighborhood development plan (if applicable) and any other official planning and development policies of the City;**

- a. Lot 6, Twin Oaks Commercial subdivision, is currently Zoned C-1, General Business District; this is consistent with the Future Land Use Plan of the City of Peculiar's Comprehensive Plan. The proposed Re-zoning of Lot 6 to Two-Family Dwelling District is not supported by the City's Comprehensive Plan.

**2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety and accessibility of emergency vehicles and equipment;**

- a. Lot 6, Twin Oaks Commercial subdivision being re-zoned R-2, Two-Family Dwelling District has no impact on projected traffic volumes and is not detrimental to surrounding traffic flow, pedestrian safety or accessibility of emergency vehicles and equipment to the area.

**3. Adequacy of existing public utilities and facilities or of provisions to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage and wastewater treatment;**

- a. Lot 6, currently has utility service; the proposed zoning change has no impact on public utilities or facilities and will not create a significant impact/demand upon roads and streets resulting from additional traffic.

**4. Compatibility of the proposed district classification with nearby properties;**

- a. Lot 6 is bordered to the East by property zoned R-1, Single Family Dwelling District. The other three sides border property zoned C-1, General Business District. Lot 6 is developed with an existing Single Family Residence and an Accessory Building which has living quarters. The requested R-2, Two-Family Dwelling District zoning would buffer the East R-1 Single Family Dwelling District from Commercial C-1 Lots. The proposed district classification is compatible with adjacent properties.

**5. If vacant, the length of time the property has remained vacant as zoned.**

- a. The Final Plat of Twin Oaks Commercial was recorded June 13, 2006. All the Tracts were previously zoned C-1, General Business District per the City of Peculiar Zoning Map dated November, 1999. Lot 6 is the only developed lot and both structures have been vacant for more than one (1) year. All other Lots have remained vacant for almost Fifteen (15) years.

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## STAFF COMMENTS AND SUGGESTIONS

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The City's Future Land Use Plan identifies this entire area for development into Commercial Business. Commercial development is desirable, especially those with retail sales; preferred locations are lots which "front" streets with high traffic volumes (in this case, J Hwy). Lot 6 is already developed with a Single Family Residence and an Accessory Building with a two bedroom apartment. Re-zoning Lot 6 to an R-2 Two-Family Dwelling District is not the best use of the property, given its frontage on J Hwy, however given the number of properties zoned C-1 General Business District in this immediate area which are readily available and undeveloped it is perhaps the most practical use of the property at this time.

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**STAFF RECOMMENDATION**

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As no formal protests against the Re-zoning have been received or heard, Staff recommends the Board of Aldermen consider approving the Re-zoning of Lot 6 as presented .

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**ATTACHMENTS**

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- (1) Twin Oaks Commercial Final Plat
  - (2) Cass County (beacon) Lot 6 area map
  - (3) Ordinance to Re-zone Lot 6, Twin Oaks Commercial to R-2, Two-Family Dwelling District
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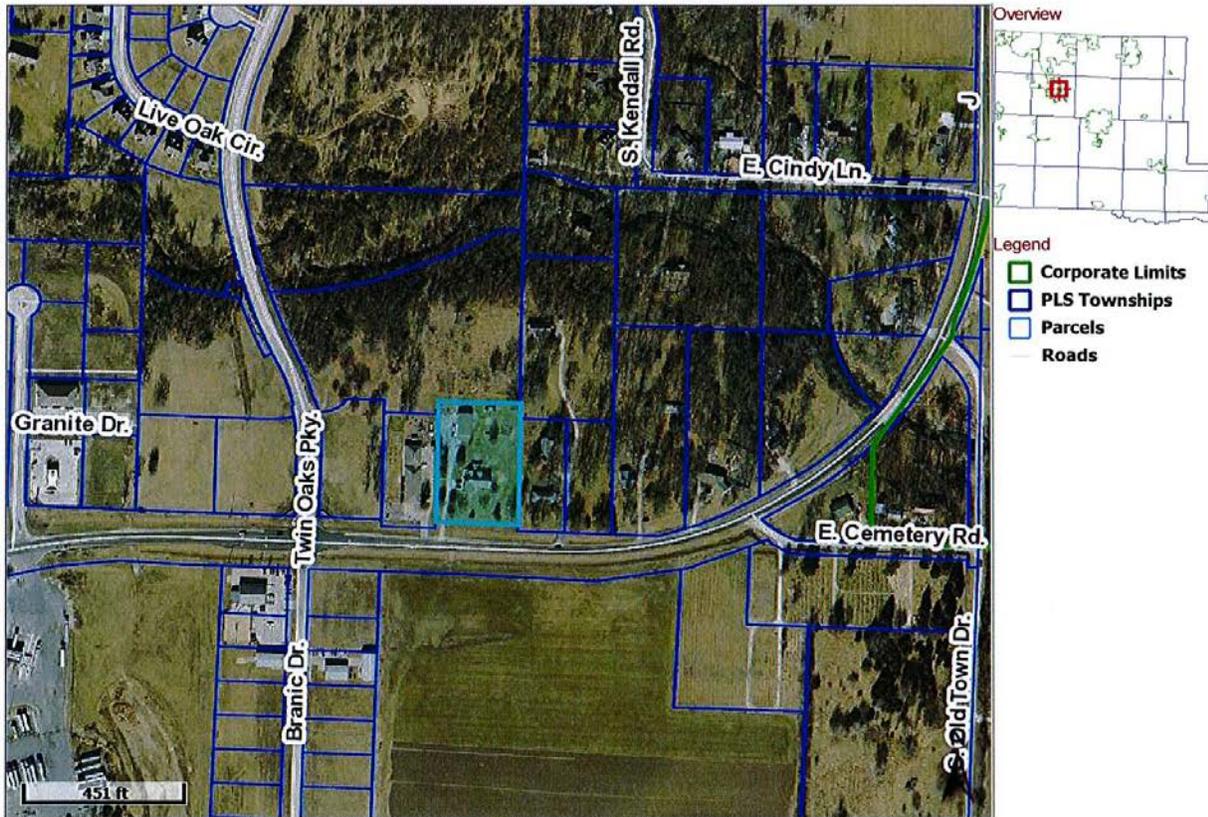
**STAFF CONTACT:** Clifford McDonald  
Phone: 779-2226  
E-mail: cmcdonald@cityofpeculiar.com





# Lot 6, Twin Oaks Comm.

Created By: Clifford L. McDonald  
Date Created: 5/12/2014



**Parcel ID** 07021000000032004  
**Sec/Twp/Rng** 10-45-32  
**Property Address** 721 J HWY & 725  
 PECULIAR

**Alternate ID** n/a  
**Class** Residential  
**Acreage** 1.85

**Owner Address** SA HOLDINGS INC  
 7701 E KELLOGG  
 WICHITA KS 67207-0000

**District** 6717001  
**Brief Tax Description** TWIN OAKS COMMERCIAL LOT 6  
 (Note: Not to be used on legal documents)

Last Data Upload: 5/11/2014 2:07:10 AM

**BILL NO. 2014-15**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REZONING OF S.A. HOLDINGS, INC.'S LOT 6, TWIN OAKS COMMERCIAL, COMMONLY KNOWN AS 721 AND 725 J. HIGHWAY.**

**WHEREAS**, S.A. Holdings, Inc. has requested the rezoning of Lot 6, Twin Oaks Commercial from C-1, General Business District to R-2, Two-Family Dwelling District; and,

**WHEREAS**, the Owner has met the requirements for rezoning the parcel from C-1, General Business District to R-2, Two-Family Dwelling District; and

**WHEREAS**, the Planning Commission held a Public Hearing on May 8, 2014, for this rezoning request and subsequent to that hearing has recommended approval of the rezoning request to the Board of Aldermen and the Board of Aldermen held a Public Hearing on May 19, 2014 to receive public comment relative to the rezoning request and no formal protests were received or heard.

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

**Section 1.** The requested rezoning of S.A. Holdings, Inc. property described as Lot 6, Twin Oaks Commercial subdivision, commonly known as 721 and 725 J Highway from C-1, General Business District, to R-2, Two-Family Dwelling District in the City of Peculiar is hereby approved.

**Section 2.** The amendment of the City of Peculiar's Future Land Use Plan (of the City's Comprehensive Plan) to reflect this change is hereby approved.

**Effective Date.** The effective date of this Ordinance shall be the \_\_\_\_ day of \_\_\_\_\_, 2014.

First Reading: May 19<sup>th</sup>, 2014

Second Reading: \_\_\_\_\_

**BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS 2ND DAY OF JUNE, 2014, BY THE FOLLOWING VOTE:**

Alderman Fines \_\_\_\_\_  
Alderman Ford \_\_\_\_\_  
Alderman McCrea \_\_\_\_\_

Alderman Ray \_\_\_\_\_  
Alderman Roberts \_\_\_\_\_  
Alderman Turner \_\_\_\_\_

APPROVED:

ATTEST:

\_\_\_\_\_  
Holly Stark, Mayor

\_\_\_\_\_  
Nick Jacobs, City Clerk

**City Administrator**  
*Brad Ratliff*

**City Clerk**  
*Nick Jacobs*

**City Engineer**  
*Carl Brooks*

**Business Office**  
*Trudy Prickett*



**Chief of Police**  
*Harry Gurin*

**City Planner**  
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*Reid Holbrook*

**Parks Director**  
*Nathan Musteen*

**Municipal Offices – 250 S. Main Street, Peculiar, MO 64078**  
**Phone: (816)779-5212 Facsimile: (816)779-1004**

**To:** Mayor & Board of Aldermen  
**From:** Carl Brooks, City Engineer (cbrooks@cityofpeculiar.com)  
**Date:** May 29, 2014  
**Re:** Minimum Water Main Size and the Missouri Department of Natural Resources Owner's Supervised Program

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### **GENERAL INFORMATION**

**Applicant:** City Staff  
**Requested Actions:** Passage of an ordinance amending Peculiar Municipal Code Section 500  
**Property Location:** City Wide  
**Purpose:** 1) Establish a minimum water main size for new development in accordance with practical engineering design standards to safeguard life and health; and in accordance with the Missouri Department of Natural Resources (MDNR) Owner's Supervised Program

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### **PROPOSAL**

City staff proposes passage of an ordinance amending the Peculiar Municipal Code Section 500 establishing a minimum water main size in accordance with practical engineering design standards to safeguard life and health; and in accordance with the MDNR Owner's Supervised Program.

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### **PREVIOUS ACTIONS**

The City of Peculiar references the American Public Works Association (APWA) Specifications and Regulations for the majority of their standards. Then to be more precise the City has addendums to these standards. While researching City Standards by city staff, it has been brought to my attention there is incomplete information for staff to be effective regarding the capacity of water mains and the minimum water main size. The current version the American Public Works Association Specifications and Regulations (January 2004) allows the use of water mains having a diameter of two (2) inches ...

Therefore, City staff proposes the following as an addendum to the above standards in its Municipal Codes.

“All water mains shall be sized in accordance with a hydraulic analysis based on flow demands and pressure requirements. The water distribution system and any extension thereof shall have adequate capacity to:

- 1) Supply the peak hour demand (estimated at 0.34GPM/meter) of all customers domestic, public, commercial and industrial while maintaining a minimum pressure of not less than 35 pounds per square inch at ground level at all points of delivery within the distribution system under all conditions of design flow not including fire flow, without reducing the service to any customer below these requirements.
- 2) For residential fire protection, the system must be capable of delivering not less than 1,000 gallons each minute for fire protection on the day of maximum customer demand with a residual pressure of not less than 20 pounds per square inch to at least one point within 300 feet of each building to be served or proposed to be served by such a system and extension for residential. For building of 3,600 square feet, the currently-adopted Fire Code shall be followed.
- 3) For other than residential fire protection, currently-adopted Fire Code shall be followed.

4) The minimum water main size shall be eight (8)-inches in diameter.

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**KEY ISSUES**

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Currently, the City does have a minimum main size. However, the minimum that is addressed in the APWA standards, which the City has adopted, is inadequate. An eight (8)-inch main size is a standard used around the greater Kansas City metropolitan area to supply drinking water, bathing, health, outside watering, business and fire protection.

City staff has begun reviewing the City’s engineering design specifications and standards to be ready for new development. City staff would like to have the most current standards to fit the City of Peculiar’s development needs. We strive for the specifications and standards to address new, as well as future needs; and not place new development costs on current residents and customers.

In order to be approved for MDNR’s Owner Supervised Program, the adoption of a minimum pipe size for water main replacement not otherwise shown on the master plan which will maintain a minimum pressure of twenty pounds/square inch (20 psi) under all normal operating conditions; must be approved by ordinance by the Mayor and Board of Aldermen

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**STAFF COMMENTS AND SUGGESTIONS**

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We attempt to be a leader in the area and stay ahead of change. To keep abreast of change, City staff asks you to consider the option of adopting the minimum water main size based on capacity first and foremost, then as a minimum, and 8-inch main.

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**STAFF RECOMMENDATION**

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City staff’s recommendation would be the passage of an ordinance amending the Peculiar Municipal Code Section 500 establishing a minimum water main size in accordance with practical engineering design standards to safeguard life and health; and in accordance with the Missouri Department of Natural Resources (MDNR) Owner’s Supervised Program.

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**ATTACHMENTS**

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Bill No. 2014-18 Ordinance No. \_\_\_\_\_

**BILL NO. 2014-18**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING PECULIAR MUNICIPAL CODE § 500.070 C “WATERLINE STANDARDS FOR THE CITY OF PECULIAR.”**

**WHEREAS**, the City is authorized, under Rev. Stat. Mo. §§ 71.520, 71.530, 91.010, 91.090, and 250.020 to erect, maintain, and a operate waterworks system;

**WHEREAS**, the City is further authorized, pursuant to Rev. Stat. Mo. §§ 79.130 and 79.450, to enact ordinances, rules, and regulations "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 and commercial welfare of the City of Peculiar; and shall ensure the continuing viability of the City's waterworks system, and

**WHEREAS**, the City desires to set a minimum specification for water main size for future developments.

**NOW THEREFORE**, be it ordained by the Board of Aldermen of the City of Peculiar, Missouri as follows:

The City of Peculiar hereby adopts the American Public Works Association (APWA) Standards, current edition. The following additions supersede and discrepancies with APWA Standards for use within Peculiar.

**SECTION I.**

Water distribution systems. All water mains shall be sized in accordance with a hydraulic analysis based on flow demands and pressure requirements. The water distribution system and any extension thereof shall have adequate capacity to:

- 1) Supply the peak hour demand (estimated at 0.34GPM/meter) of all customers domestic, public, commercial and industrial while maintaining a minimum pressure of not less than 35 pounds per square inch at ground level at all points of delivery within the distribution system under all conditions of design flow not including fire flow, without reducing the service to any customer below these requirements.
- 2) For residential fire protection, the system must be capable of delivering not less than 1,000 gallons each minute for fire protection on the day of maximum customer demand with a residual pressure of not less than 20 pounds per square inch to at least one point within 300 feet of each building to be served or proposed to be served by such a system and extension for residential. For building of 3,600 square feet, the currently-adopted Fire Code shall be followed.

3) For other than residential fire protection, currently-adopted Fire Code shall be followed.

4) The minimum water main size shall be eight (8)-inches in diameter.

**SECTION II:** The effective date of this ordinance shall be June \_\_, 2014.

**First Reading: May 19<sup>th</sup>, 2014**

**Second Reading: \_\_\_\_\_**

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

**Alderman Fines** \_\_\_\_\_  
**Alderman Ford** \_\_\_\_\_  
**Alderman McCrea** \_\_\_\_\_

**Alderman Ray** \_\_\_\_\_  
**Alderman Roberts** \_\_\_\_\_  
**Alderman Turner** \_\_\_\_\_

**Approved:**

**Attest:**

\_\_\_\_\_  
**Holly J. Stark, Mayor**

\_\_\_\_\_  
**Nick Jacobs, City Clerk**

**City Administrator**  
*Brad Ratliff*

**City Clerk**  
*Nick Jacobs*

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*Nathan Musteen*

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**To:** Board of Alderman  
**From:** Nick Jacobs  
**Date:** May 29, 2014  
**Re:** Class I (Picnic) Liquor License for Ray-Pec Band Boosters

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### **GENERAL INFORMATION**

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**Applicant:** City Staff

**Status of Applicant:** N/A

**Requested Actions:** Board of Aldermen to approve the issuance of a Class I Liquor License

**Date of Application:** May 29, 2014

**Purpose:** The purpose is for the Board of Aldermen to consider the approval of a Class I Liquor License for the Ray-Pec Band Boosters for the sale of alcohol at the Tractor Pull on June 21<sup>st</sup>, 2014.

**Property Location (if applicable):** 66 Acre Park

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### **PROPOSAL**

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The Ray-Pec Band Boosters currently have a contract for the sale of alcoholic beverages at the annual Tractor Pull on June 21, 2014. Staff contacted the President of the Band Boosters, Holli Berry about needing to get a liquor license for the event. Upon speaking with Mrs. Berry the requisite documentation would not be able to be ready for the current meeting. Knowing that they will be submitting for their license, staff puts before the Board a Resolution that will approve the issuance of the Liquor License contingent upon the Band Boosters submitting the requisite application and fee and passing the requisite background check. In doing this the Band Boosters will have ample time to submit for their state license prior to the event.

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### **PREVIOUS ACTIONS**

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On May 19<sup>th</sup> the Board of Aldermen approved the contract with the Band Boosters for the sale of alcoholic beverages at the annual Tractor Pull.

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### **KEY ISSUES**

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The Band Boosters need to have a Resolution from the City approving their Liquor License so they may submit to Division of Alcohol & Tobacco Control for their state license.

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### **STAFF COMMENTS AND SUGGESTIONS**

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### **STAFF RECOMMENDATION**

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RESOLUTION 2014-34

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING A CLASS I LIQUOR LICENSE FOR THE RAYMORE-PECULIAR BAND BOOSTERS CONTINGENT UPON SUBMITTAL OF A COMPLETE APPLICATION AND FEE FOR THE ANNUAL TRACTOR PULL EVENT SCHEDULED FOR JUNE 21, 2014.

WHEREAS, the Ray-Pec Band Boosters and Holli Berry, who is a member of the Ray-Pec Band Boosters will submit application for a Class I Liquor License, for the Tractor Pull, to be held June 21, 2014, and

WHEREAS, the organizers, participants and volunteers of the tractor pull event desire to have the ability to consume cereal malt beverages in Peculiar Park (aka 66 acre park) before, during and after the above mentioned City sponsored event,

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

Section 1. RESOLVED, the City of Peculiar is authorized by Chapter 600: Alcoholic Beverages, of the City of Peculiar Municipal Code, to approve liquor licenses for businesses and organizations in good standing.

Section 2. RESOLVED, that the Board of Aldermen hereby approves the request of the Ray-Pec Band Boosters and Holli Berry for a Class I liquor license for the annual Tractor Pull contingent upon submittal of a complete application and fee and requisite background check.

Section 3. RESOLVED, that the Board of Aldermen hereby approves the request of the organizers, participants and volunteers of the tractor pull event desire to have the ability to consume cereal malt beverages in Peculiar Park (aka 66 acre park) before, during and after the above mentioned City sponsored event.

Section 4. Effective Date. The effective date of this Resolution shall be the \_\_\_ day of June, 2014

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

Alderman Ford	_____	Alderman Ray	_____
Alderman McCrea	_____	Alderman Roberts	_____
Alderman Fines	_____	Alderman Turner	_____

APPROVED:

ATTEST:

\_\_\_\_\_  
Holly Stark, Mayor

\_\_\_\_\_  
Nick Jacobs, City Clerk

Staff recommends approval.

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**ATTACHMENTS**

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1. Resolution approving Class I Liquor License
- 

**STAFF CONTACT:**        **Nick Jacobs**  
                                     **779-2221**  
                                     [njacobs@cityofpeculiar.com](mailto:njacobs@cityofpeculiar.com)

City Administrator  
*Brad Ratliff*

City Clerk  
*Nick Jacobs*

City Engineer  
*Carl Brooks*

Business Office  
*Trudy Prickett*



Chief of Police  
*Harry Gurin*

City Planner  
*Cliff McDonald*

City Attorney  
*Reid Holbrook*

Parks Director  
*Nathan Musteen*

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078  
Phone: (816)779-5212 Facsimile: (816)779-1004

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**To:** Board of Alderman  
**From:** Brad Ratliff  
**Date:** May 29, 2014  
**Re:** Sewer Rate Study

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**GENERAL INFORMATION**

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**Applicant:** City Staff

**Status of Applicant:** N/A

**Requested Actions:** Give the Board the results of the Sewer Rate Study.

**Date of Application:** May 29, 2014

**Purpose:** see “Requested Actions”

**Property Location (if applicable):**

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**PROPOSAL**

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With the assistance of Allen, Gibbs & Houlik, L.C. staff has put together an analysis of various sewer rate scenarios that forecast financial conditions and necessary rates from 2014 through 2019. This analysis resulted in 4 scenarios along with a recommendation by staff. The goals in constructing the recommendation was a rates structure that is predictable for our customers, able to address strategic investments in the future and maintain investments already made in capital assets. Enclosed is Benjamin Hart’s, Allen, Gibbs & Houlik, L.C. analysis of the scenario’s along with a summary of the recommendation.

Mr. Hart will be available along with staff for any questions the Board of Alderman may have.

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**PREVIOUS ACTIONS**

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none

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**KEY ISSUES**

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Brief the Board on the results of the Sewer Rate Study.

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**STAFF COMMENTS AND SUGGESTIONS**

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none

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**STAFF RECOMMENDATION**

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**ATTACHMENTS**

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**STAFF CONTACT:** Brad Ratliff  
779-2230  
[bratliff@cityofpeculiar.com](mailto:bratliff@cityofpeculiar.com)

May 29, 2014

Brad Ratliff, City Administrator  
 City of Peculiar, Missouri  
 250 S. Main  
 Peculiar, Missouri 64078

**RE: Sewer Rate Forecast**

Dear Brad,

We have completed our review and analysis of the attached Summary of Sewer Rate Scenarios covering the 6 fiscal year's ending 2014 through 2019. We were engaged to compile a forecast of rate changes necessary for certain scenarios which will be covered later in this memorandum. Our analysis is included below as well as attached to this summary.

**Current Rate Structure for Sewer Customers**

The City of Peculiar's rates for sewer treatment are broken down by the number of gallons of water sold to that particular customer. The charges are applied on the first 1,000 gallons then a per 1,000 gallon charge applied on each subsequent 1,000 gallons. As an example a typical household sewer charge in Peculiar is for 5,000 to 5,500 gallons. For our analysis we assumed an average household charge based on a charge for 5,000 gallons per month. Sewer rates charged during the last 5 fiscal years is summarized below:

Sewer Rates - Effective	9/30/2009		3/1/2010		9/30/2011		7/1/2012		7/1/2013	
	\$ per 1,000 gallons		\$ per 1,000 gallons		\$ per 1,000 gallons		\$ per 1,000 gallons		\$ per 1,000 gallons	
	First	Over								
Within City Limits	\$12.00	\$6.35	\$15.00	\$6.85	\$15.00	\$6.85	\$15.00	\$6.85	\$15.00	\$6.85
Business-Govt.	n/a	n/a	\$20.00	\$8.35	\$20.00	\$8.35	\$20.00	\$8.35	\$20.00	\$8.35
Outside City limits	\$50.00	\$8.22	\$50.00	\$9.35	\$50.00	\$9.35	\$50.00	\$9.35	\$50.00	\$9.35
PWSD#2/10	n/a	n/a	\$15.00	\$6.85	\$15.00	\$6.85	\$15.00	\$6.85	\$15.00	\$6.85

As you can see by the table the City maintains four separate categories of rates for it's customers; 1) those within the city limits, 2) those registered as business or government entities, 3) those outside the city limits, 3) those contained with Public Water and Sewer District #'s 2 and 10 (PWSD#2/10).

Number of Active Meters	
City	1,424
Business/Government	87
Outside City Limits	20
PWSD#2/10	180
<b>Total</b>	<b>1,711</b>

In addition, the only previous change within this time frame was effective March 1, 2010 when customers within the city's limits rate on the first 1,000 gallons increased by 25% as well as those on subsequent usage by 7.87%. Business-Govt. and the PWSD#2/10 categories were added during that period as well. The rate charged on subsequent 1,000 gallon usage for customers outside the city limits increased by 13.75%. These rates are the equivalent of 5.00% and 1.57% increase, respectively and 2.75% increase for customers outside the city limits over 1,000 gallon usage.

**Current Challenges**

The city currently faces challenges with not only ordinary inflation of operating expenses but more so, inflation on projects as well as the constant capacity issues brought on by residential and commercial development within the city. While it was not within our scope to address the engineering of the capacity issues, we have been able to consolidate anticipated operating revenue and expense assumptions resulting in the capacity for the City's sewer system to afford the construction of capital expenses in the future to address anticipated capacity issues with its system.

Based on certain conservative assumptions we have prepared the attached summary of scenarios along with the staff recommendation going forward as it pertains to future estimated rates. The operating expenses are identical in each scenario. However, due to necessary rate structure changes in each scenario revenue as well as capital related costs differ. Each scenario began with the past two years (2012 and 2013) actual financial results and forecasts the current fiscal year through 2019.

The Sewer Rate Forecast in the attachment breaks down the rates necessary for each scenario, A1 & 2, B1 & 2 as well as the recommendation. In addition the schedule displays the impact on an average of 5,000 gallon sewer bill.

	Scenario			
	A1	A2	B1	B2
Deprec. Reserve	No	Yes	No	Yes
Capital Cost Included	No	No	Yes	Yes
Maintenance Cost	Underfunded	Underfunded	Underfunded	Underfunded
Yearly (6) Ave. Rate Incr.	1.38%	3.72%	7.97%	10.48%
Largest 1 Year Rate Incr.	\$0.75	\$1.97	\$3.00	\$4.50

Each scenario, A1 through B2, anticipates a \$0.50 mid-year increase in 2014 followed by the rates outlined within the summaries. In addition, where funded, reserves for depreciation are considered to be fully funded. Also, where applicable, funding is set aside for \$3 million in bond issuances as well as \$1 million in cash funded capital improvements from 2015 through 2019.

Scenario A1

Scenario A1 provides a starting point for our analysis. The scenario provides for neither a depreciation reserve nor a capital improvement budget. With that scenario alone the rates beginning October 1, 2014 would need to increase by 4.92% to account for principal and interest costs already committed. Both 2014 and 2015 anticipate rate increases leaving a 6 year annual rate average of 1%.

### Scenario A2

Scenario A2 is a minor alteration of scenario 1 in that it adds a depreciation reserve on all assets to the rate structure. This reserve allows the City to set aside budget annually for eventual replacement of current assets. Within this scenario the first year rates would increase by 12.71% leaving a 6 year average rate increase of 4%.

### Scenario B1

Scenario B1 provides funding for anticipated capacity issues by budgeting \$3.0 million in bonds as well as funding \$1million in cash funded capital needs over the 5 year window. It does not provide for a reserve for depreciation of current infrastructure assets. Within this scenario the first year rates would increase by 19.35% leaving a 6 year average rate increase of 8%. This estimates a need for additional rate increases in 2016, 2018 and 2019.

### Scenario B2

Scenario B2 provides funding of a reserve for all assets within the sewer system along with the addition of capital equivalent to scenario B2 (\$3.0 million in bonds as well as funding \$1million in cash funded capital needs over the 5 year window). Within this scenario the first year rates would increase by 29.67% leaving a 6 year average rate increase of 10%. This estimates a need for additional rate increases in 2017, 2018 and 2019.

Staff feels that each of the above scenarios are relatively impractical in that they do not provide for responsible funding of current infrastructure reserves or anticipate a rate increases that are extremely volatile and unpredictable for system customers. In addition, two of the scenarios ignore anticipated growth entirely.

### **Recommended Approach to System Rates**

Our goal in assembling a recommended scenario was a rate structure that would be:

- Predictable for our customers,
- Able to address strategic investment in the future,
- Maintain investments already made in capital assets.

A predictable rate structure would be one where our customers know future estimates of rates. Within the recommended scenario rates are estimated to increase by \$0.55 each year beginning October 1, 2014. Rate increases within each of the previously mentioned scenario's anticipate a rate increase mid year 2014 as well as, in some circumstances large, increases at October 1, 2014.

The recommended rate increase would be providing \$0.45 for operating and capital costs while approximately \$0.10 of the rate would be setting aside money to fund a depreciation reserve beginning in 2016. The \$0.10 set aside for reserve is not anticipated to be adequate to fully fund depreciation on all assets for the city.

This scenario funds the full \$3 million in bond issuance and \$1 million for cash funded capital improvements over the period between 2015 through 2019 giving the city the ability to react proactively toward strategic investment as well as invest in current capital assets.

The table below compares the staff recommendation with the scenarios previously discussed.

	Recommended	Scenario			
		A1	A2	B1	B2
Deprec. Reserve	Yes	No	Yes	No	Yes
Capital Cost Included	Yes	No	No	Yes	Yes
Maintenance Cost	Funded	Underfunded	Underfunded	Underfunded	Underfunded
Yearly (6) Ave Rate Incr.	4.96%	1.38%	3.72%	7.97%	10.48%
Largest 1 Year Rate Incr.	\$0.55	\$0.75	\$1.97	\$3.00	\$4.50

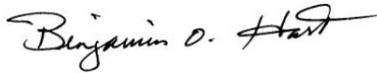
**Conclusion**

As with any forecast certain environmental elements exist that remain unpredictable. Utility funds are typically prone to weather conditions as well as growth in population, commercial business and inflation. None of these items can be entirely certain. However, based on relatively conservative assumptions in population and inflationary growth staff feels like the forecast that has been developed provides a substantial road map to future development.

I anticipate that staff will be available should the Board of Alderman have questions.

Respectfully,

Allen, Gibbs & Houlik, L.C.



Benjamin O. Hart  
Vice President

City of Peculiar, Missouri  
 Sewer Rate Forecast  
 Summary Rates

	Currently	(4months)					
		2014	2015	2016	2017	2018	2019
<b>A1 - No CIP, No Depreciation <i>Not practical</i></b>		<b>\$0.50</b>	<b>\$0.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
City-Sewer Bill for 5,000 gallons	42.40	43.23	46.98	46.98	46.98	46.98	46.98
Bus./Govt-Sewer Bill for 5,000 gallons	53.40	54.23	57.98	57.98	57.98	57.98	57.98
Outside City Limits Sewer Bill for 5,000 gallons	87.40	88.23	91.98	91.98	91.98	91.98	91.98
PWSD#2/10 Sewer Bill for 5,000 gallons	42.40	43.23	46.98	46.98	46.98	46.98	46.98
<b>A2 - No CIP, Full Depreciation <i>Not practical</i></b>		<b>\$0.50</b>	<b>\$1.97</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
City-Sewer Bill for 5,000 gallons	42.40	43.23	53.08	53.08	53.08	53.08	53.08
Bus./Govt-Sewer Bill for 5,000 gallons	53.40	54.23	64.08	64.08	64.08	64.08	64.08
Outside City Limits Sewer Bill for 5,000 gallons	87.40	88.23	98.08	98.08	98.08	98.08	98.08
PWSD#2/10 Sewer Bill for 5,000 gallons	42.40	43.23	53.08	53.08	53.08	53.08	53.08
<b>B1 - Full CIP, No Depreciation <i>Rates not practical</i></b>		<b>\$0.50</b>	<b>\$3.00</b>	<b>\$0.50</b>	<b>\$0.00</b>	<b>\$0.65</b>	<b>\$0.65</b>
City-Sewer Bill for 5,000 gallons	42.40	43.23	58.23	60.73	60.73	63.98	67.23
Bus./Govt-Sewer Bill for 5,000 gallons	53.40	54.23	69.23	71.73	71.73	74.98	78.23
Outside City Limits Sewer Bill for 5,000 gallons	87.40	88.23	103.23	105.73	105.73	108.98	112.23
PWSD#2/10 Sewer Bill for 5,000 gallons	42.40	43.23	58.23	60.73	60.73	63.98	67.23
<b>B2 - Full CIP, Full Depreciation <i>Rates not practical</i></b>		<b>\$0.50</b>	<b>\$4.50</b>	<b>\$0.00</b>	<b>\$0.50</b>	<b>\$0.80</b>	<b>\$0.50</b>
City-Sewer Bill for 5,000 gallons	42.40	43.23	58.23	60.73	60.73	63.98	67.23
Bus./Govt-Sewer Bill for 5,000 gallons	53.40	54.23	69.23	71.73	71.73	74.98	78.23
Outside City Limits Sewer Bill for 5,000 gallons	87.40	88.23	103.23	105.73	105.73	108.98	112.23
PWSD#2/10 Sewer Bill for 5,000 gallons	42.40	43.23	58.23	60.73	60.73	63.98	67.23
<b>A - Staff Recommendation</b>		<b>\$0.00</b>	<b>\$0.55</b>	<b>\$0.55</b>	<b>\$0.55</b>	<b>\$0.55</b>	<b>\$0.55</b>
City-Sewer Bill for 5,000 gallons	42.40	42.40	45.15	47.90	50.65	53.40	56.15
Bus./Govt-Sewer Bill for 5,000 gallons	53.40	53.40	56.15	58.90	61.65	64.40	67.15
Outside City Limits Sewer Bill for 5,000 gallons	87.40	87.40	90.15	92.90	95.65	98.40	101.15
PWSD#2/10 Sewer Bill for 5,000 gallons	42.40	42.40	45.15	47.90	50.65	53.40	56.15

City Administrator  
Brad Ratliff

City Clerk  
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Business Office  
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Chief of Police  
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Cliff McDonald

City Attorney  
Reid Holbrook

Parks Director  
Nathan Musteen

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078  
Phone: (816)779-5212 Facsimile: (816)779-1004

**To:** Mayor & Board of Aldermen  
**From:** Carl Brooks, City Engineer (cbrooks@cityofpeculiar.com)  
**Date:** May 29, 2014  
**Re:** City Street Light LED Christmas Décor and Street Banners

---

### GENERAL INFORMATION

**Applicant:** City Staff  
**Requested Actions:** Topic of Discussion, and Board Consensus of Approval regarding City staff purchase of City Street Light LED Christmas Décor and Street Banners  
**Location:** C Hwy, from just west of J/C Hwy and I-49 Interchange to 250 S. Main Street (City Hall); W. and E. Broadway, from W. 4<sup>th</sup> Street to E. 3<sup>rd</sup> Street; Peculiar Drive, from YY Hwy to south of Hurley Street; W. Center St, from W. First Street to Main Street and W. First Street, from W. Broadway to W. Center Street  
**Purpose:** To replace the city's existing City Street Light Christmas decorations along C Hwy in the downtown area with new City Street Light LED Christmas Décor and Street Banners in the above indicated locations.

---

### PROPOSAL

City staff proposes to purchase new City Street Light LED Christmas Décor and Street Banners in the above indicated locations (or a combination of the above LED Christmas Decors and Street Banners), and as indicated on the attached map of the area indicating the location of the new City Street Light LED Christmas Décor and Street Banners .

---

### PREVIOUS ACTIONS

At the April Board of Aldermen meeting, April 21, 2014; City staff was directed to provide additional information in regards to the purchase of new City Street Light LED Christmas Décor and Street Banners. With seventy-nine (79) street light poles in the designed area, twenty-nine (29) of the 79 street light poles have electrical power and an outlet for use of and LED Christmas Décor, the remaining fifty (50) street light poles do not have electrical power. It is current KCP&L policy, and KCP&L has no intent to supply power to those street light poles currently without power.

City staff has been asked to provide three (3) options in regards to the new City Street Light LED Christmas Décor and Street Banners.

Option 1 - City Street Light LED Christmas Décor and Street Banners for the seventy-nine (79) street light poles in the designed area; with twenty-nine (29) of the 79 street light poles that have electrical power and an outlet for use of and LED Christmas Décor, and the remaining fifty (50) street light poles do not have electrical power.

Quantity	LED Christmas Lights	Cost	Description
29	\$439.00/each	\$12,731.00	8' LED
50	\$85.00/each	<u>\$4,250.00</u>	30' x 60" digital print of 18 oz. vinyl
Total		\$16,981.00	

Option 2 - Street Banners for the seventy-nine (79) street light poles in the designed area.

Quantity	LED Christmas Lights	Cost	Description
0	\$439.00/each	\$0	8' LED
79	\$85.00/each	<u>\$6,715.00</u>	30' x 60" digital print of 18 oz. vinyl
Total		\$6,715.00	

Option 3 - Street Banners for the thirty-three (33) street light poles along C Hwy from west of the J/C interchange, south to City Hall.

Quantity	LED Christmas Lights	Cost	Description
0	\$439.00/each	\$0	8' LED
33	\$85.00/each	<u>\$2,805.00</u>	30' x 60" digital print of 18 oz. vinyl
Total		\$2,805.00	

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### **KEY ISSUES**

Currently, the City's street light Christmas decorations are more than twenty-five years old and probably have served and exceeded their useful life expectancy.

City staff has been discussing the above proposed decorations with only one firm at this time, and so to minimize any "surprises" in the cost, City staff have used the most expensive unit price for the decorations. Typically, if we were to bid this project, the cost will be reduced by 10 -15 percent due to competition.

If the Mayor and the BOA give City staff the "green" light to purchase either the City Street Light LED Christmas Décor or Street Banners from the above option(s) or a combination of options, then the City's Purchasing Policy will be followed.

---

### **STAFF COMMENTS AND SUGGESTIONS**

City staff awaiting further direction from the Mayor and BOA.

It has been suggested that the City could asked the local civic and/or "not-for-profit" organizations if they would like to donate all or a portion of the Christmas decorations and banners.

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### **STAFF RECOMMENDATION**

City staff's recommendation would be to move forward with Option 1. Proposed funding would be from the Capital Improvement Fund.

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### **ATTACHMENTS**

City map with proposed Christmas decorations and banners street light locations.  
Price quotes for information purposes only.



# Street Decor, Inc.

*Reno, Nevada*

6357 Moonridge Terrace PHONE: 888-891-7680  
Reno, NV 89523 FAX: 775-746-2647

## QUOTATION

CONTACT: Bob Berlemann 888-891-7680, bberlemann@sbcglobal.net

**City of Peculiar  
Carl Brooks  
Peculiar, MO**

May 13, 2014

Quantity	Number	Description	Unit Price	Extension
79		30x60 digital print on 18 oz vinyl	\$79.00	\$6,241.00
79		30x60 screen-print on marine acrylic boat canvas	\$75.00	\$5,925.00
33		30x60 digital p[rint on 18 oz vinyl	\$85.00	\$2,805.00
33		30x60, screen-print on marine acrylic boat canvas	\$80.00	\$2,640.00

# Street Decor, Inc.

*Reno, Nevada*

6357 Moonridge Terrace PHONE: 888-891-7680  
 Reno, NV 89523 FAX: 775-746-2647

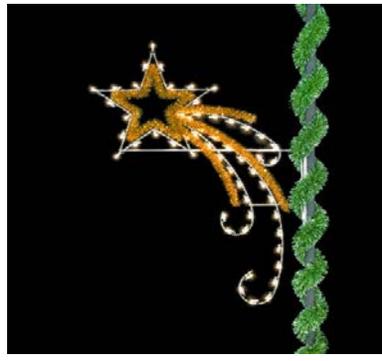
## QUOTATION

CONTACT: Bob Berlemann 888-891-7680, bberlemann@sbcglobal.net

**City of Peculiar  
 John Stolz  
 Peculiar, MO**

April 4, 2014

Quantity	Number	Description	Unit Price	Extension
	PMCS07L	7' Traditional Stocking, LED	\$199.00	
	PMCTR08	8' Christmas Tree with Bow, LED	\$269.00	
	PMSTAR07LE	7' Shooting Star, Enhanced, LED	\$279.00	
	PMTSS08LE	8' Enhanced Saluting Soldier, LED	\$439.00	
	PMSM08LE	8' Enhanced Top Hat Snowman, LED	\$439.00	



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*Reid Holbrook*

Parks Director  
*Nathan Musteen*

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078  
Phone: (816)779-5212 Facsimile: (816)779-1004

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**To:** Board of Alderman  
**From:** Clifford L. McDonald  
**Date:** June 2, 2014  
**Re:** *Trash Enclosures for Recycle Bins*

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### GENERAL INFORMATION

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**Applicant:** City Staff

**Status of Applicant:** N/A

**Requested Actions:** Board of Aldermen to review existing Ordinance regarding Trash Enclosures and consider applicability to Recycle Bins

**Date of Application:** May 28, 2014

**Purpose:** City Staff have recently received several queries regarding Recycle Bins/Dumpsters from Aldermen. The purpose is to provide the Board with the existing Ordinance which only addresses Trash Enclosures and determine if any amendments are necessary.

**Property Location (if applicable):** City Wide

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### PROPOSAL

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See “Requested Actions” above.

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### PREVIOUS ACTIONS

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NONE

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### KEY ISSUES

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1. The existing Ordinance, SECTION 400.1040 (attached) only requires Commercial and Industrial Businesses to provide a “Trash Enclosure” – typically for trash dumpsters.
2. The purpose of the “Enclosure” is two-fold:
  - a. Screen the dumpster from the public
  - b. Provide containment of trash

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### STAFF COMMENTS AND SUGGESTIONS

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The Board of Aldermen should review the attached Ordinance and consider if any amendment is necessary for Recycle Bins/Dumpsters depending on if they are provided for “Public” or “Private” use.

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**STAFF RECOMMENDATION**

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None.

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**ATTACHMENTS**

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SECTION 400.1040: TRASH ENCLOSURES

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**STAFF CONTACT:**

Clifford L. McDonald,

PH: 816-779-2226

E-mail: [cmcdonald@cityofpeculiar.com](mailto:cmcdonald@cityofpeculiar.com)

## **ARTICLE VIII. SUPPLEMENTAL REGULATIONS**

### **DIVISION 1. DESIGN STANDARDS FOR COMMERCIAL AND INDUSTRIAL USES**

#### **SECTION 400.1040: TRASH ENCLOSURES**

- A. Trash enclosures are required for each freestanding building. Multi-tenant buildings may provide a common trash enclosure for use by all tenants; however, adequate collection capacity for normal use shall be provided and enclosed.
- B. Enclosures shall be constructed of durable materials that compliment the exterior finish of the building in color, texture and finish. Enclosures shall be opaque.
- C. Doors to the enclosure shall be constructed for durability and designed to prevent sagging. Frames or other structural support members shall be visible only from the interior of the enclosure.
- D. Enclosures must be kept in working condition and closed and latched at all times. (Ord. No. 111808 §1(400-800.3), 11-18-08)