

**BOA Meeting Agenda  
Peculiar City Board of Aldermen  
Meeting and Public Hearing  
City Hall – 250 S. Main St  
Tuesday February 17, 2015 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 Tuesday, February 17, 2015 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. City Clerk – Read the Board of Alderman Statement
5. Consent Agenda
  - A. Approval of the Draft Minutes of January 20, 2015 BOA Meeting.
  - B. Approval of the Draft Minutes of February 2, 2015 Worksession Meeting
6. Public Comment – Jodie Huston – Ray-Pec Public School Foundation
7. Unfinished Business
  - A. Bill No. 2015-03 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF PECULIAR, MISSOURI BY EMBRACING AND INCLUDING UNINCORPORATED REAL PROPERTY LOCATED IN SECTIONS 9, AND 17 OF TOWNSHIP 45 NORTH, RANGE 32 WEST IN CASS COUNTY, MISSOURI AND HEREINAFTER PARTICULARLY DESCRIBED.  
\*2<sup>nd</sup> Reading
  - B. Public Hearing & Annexation Plan of Intent - Cliff McDonald
  - C. Bill No. 2015-03 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF PECULIAR, MISSOURI BY EMBRACING AND INCLUDING UNINCORPORATED REAL PROPERTY LOCATED IN SECTIONS 9, AND 17 OF TOWNSHIP 45 NORTH, RANGE 32 WEST IN CASS COUNTY, MISSOURI AND HEREINAFTER PARTICULARLY DESCRIBED.  
\*3<sup>rd</sup> Reading
8. New Business
  - A. Bill No. 2015-06 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI INCREASING THE TERM OF MAYOR.  
\*1<sup>st</sup> Reading
  - B. Resolution 2015-06 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING CENTRAL BANK OF THE MIDWEST AS THE DEPOSITORY FOR THE CITY OF PECULIAR AND ALLOWING THE MAYOR TO ENTER INTO AN AGREEMENT WITH SAID BANK.
  - C. Resolution 2015-07 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI IMPLEMENTING A “METER AVAILABILITY FEE” AS ESTABLISHED IN SECTION 700.015 OF PECULIAR MUNICIPAL CODE
  - D. Resolution 2015-08 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AN AGREEMENT OF SETTLEMENT WITH WHITSON J. KIRK JR., TRUSTEE OF THE WHITSON J. KIRK JR., TRUST AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT
9. City Administrator Report
10. Aldermen Concerns
11. Aldermen Directives
12. Adjournment

**Board of Aldermen Regular Meeting Minutes  
Monday January 20, 2015**

A regular meeting and public hearing of the Board of Aldermen of the City of Peculiar, Missouri, was held in the Council Chambers in City Hall at 6:30 p.m. on Monday January 20, 2015. Mayor Holly Stark called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following aldermen responded to roll call: Bob Fines, Donald Turner, Veronika Ray, Jerry Ford, Kelsie McCreas and Patrick Roberts.

City Staff present for the meeting were City Administrator Brad Ratliff, City Clerk Nick Jacobs, City Attorney Reid Holbrook, Chief of Police Harry Gurin, Business Office Manager Trudy Prickett and City Planner Cliff McDonald.

**Consent Agenda**

- A. Approval of the Draft Minutes of December 15, 2015 BOA Meeting.**
- B. Approval of the Draft Minutes of January 5, 2015 Worksession Meeting**

On a motion by Alderman Roberts and seconded by Alderman Ford consent agenda was approved by a 6-0 voice vote.

**New Business**

- A. Bill No. 2015-01 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI APPOINTING AND FIXING THE TERM OF THE CITY CLERK.  
\*1<sup>st</sup> & 2<sup>nd</sup> Readings**

Alderman Ford made a motion to have the first reading of Bill No. 2015-01 by title only. The motion was seconded by Alderman Roberts and was approved by a 6-0 voice vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2015-01. The motion was seconded by Alderman Ford and was accepted by a 6-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCreas	Aye	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

Alderman Ford made a motion to have the second reading of Bill No. 2015-01 by title only. The motion was seconded by Alderman Roberts and was approved by a 5-1 voice vote with Alderman Turner casting the nay vote. Alderman Ford made a motion to accept the second reading of Bill No. 2015-01 and place on final passage as ordinance number 01202015. The motion was seconded by Alderman Roberts and was accepted by a 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCreas	Aye	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

- B. Bill No. 2015-02 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING SEVERAL SECTIONS OF CHAPTER 700, REPEALING SECTION 710.040 OF PECULIAR MUNICIPAL CODE AND ESTABLISHING SECTIONS 700.015 AND 700.035 OF PECULIAR MUNICIPAL CODE.  
\*1<sup>st</sup> Reading**

Alderman Roberts made a motion to have the first reading of Bill No. 2015-02 by title only. The motion was seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2015-02. The motion was seconded by Alderman Ford and was accepted by a 6-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCreas	Aye	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

- C. Bill No. 2015-03 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF PECULIAR, MISSOURI BY EMBRACING AND INCLUDING UNINCORPORATED REAL PROPERTY LOCATED IN SECTIONS 9, AND 17 OF TOWNSHIP 45 NORTH, RANGE 32 WEST IN CASS COUNTY, MISSOURI AND HEREINAFTER PARTICULARLY DESCRIBED.  
\*1<sup>st</sup> Reading**

Alderman Ford made a motion to have the first reading of Bill No. 2015-03 by title only. The motion was seconded by Alderman Roberts and was approved by a 6-0 voice vote. Alderman Ford made a motion to accept the first reading of Bill No. 2015-03. The motion was seconded by Alderman Turner and was accepted by a 6-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

**D. Bill No. 2015-04 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI INCREASING THE TERM OF ALDERMEN AND CALLING FOR A QUESTION TO BE PLACED ON THE APRIL 7, 2015 GENERAL ELECTION BALLOT REGARDING LENGTH OF TERM FOR ALDERMEN.**

**\*1<sup>st</sup> & 2<sup>nd</sup> Reading**

Alderman Roberts made a motion to have the first reading of Bill No. 2015-04 by title only. The motion was seconded by Alderman Ford and was approved by a 5-1 voice vote with Alderman Turner casting the nay vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2015-04. The motion was seconded by Alderman Ford and was accepted by a 4-2 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Fines	Nay	Alderman Turner	Nay

Alderman Roberts made a motion to have the second reading of Bill No. 2015-04 by title only. The motion was seconded by Alderman Ford and was approved by a 4-2 voice vote with Alderman Turner and Alderman Fines casting the nay votes. Alderman Roberts made a motion to accept the second reading of Bill No. 2015-04 and place on final passage as ordinance number 01202015A. The motion was seconded by Alderman Ford and was accepted by a 4-2 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Fines	Nay	Alderman Turner	Nay

**E. Resolution 2015-04 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI CALLING FOR A QUESTION TO BE PLACED ON THE APRIL 7, 2015 GENERAL ELECTION BALLOT REGARDING LENGTH OF TERM FOR MAYOR.**

Alderman Ford made a motion to adopt Resolution 2015-04. The motion was seconded by Alderman Roberts and was approved by a 4-2 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Fines	Nay	Alderman Turner	Nay

**F. Bill No. 2015-05 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AND ACCEPTING THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TRAFFIC ENGINEERING ASSISTANCE PROGRAM AGREEMENT (CASS COUNTY), MISSOURI**

**\*1<sup>st</sup> & 2<sup>nd</sup> Reading**

Alderman Roberts made a motion to have the first reading of Bill No. 2015-05 by title only. The motion was seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2015-05. The motion was seconded by Alderman Ford and was accepted by a 6-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

Alderman Roberts made a motion to have the second reading of Bill No. 2015-05 by title only. The motion was seconded by Alderman Ford and was approved by a 5-1 voice vote with Alderman Turner casting the nay vote. Alderman Roberts made a motion to accept the second reading of Bill No. 2015-05 and place on final passage as ordinance number 01202015B. The motion was seconded by Alderman Ford and was accepted by a 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

**City Administrators Report**

**Alderman Concerns**

**Aldermen Directives**

**Adjournment**

On a motion from Alderman Ford, second from Alderman Roberts, the meeting was adjourned at 7:50pm with a 6-0 voice vote. Regular session minutes were taken and transcribed by Nick Jacobs, City Clerk.

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Nick Jacobs, City Clerk

Approved by the Board of Aldermen:

DRAFT

**Board of Aldermen Regular Meeting Minutes  
Monday February 2, 2015**

A regular work session meeting and public hearing of the Board of Aldermen of the City of Peculiar, Missouri, was held in the Council Chambers in City Hall at 6:30 p.m. on Monday February 2, 2015. Mayor Holly Stark called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following aldermen responded to roll call: Donald Turner, Bob Fines, Jerry Ford, Veronika Ray and Patrick Roberts. Kelsie McCrea was marked excused absent.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, Chief of Police Harry Gurin, City Clerk Janet Burlingame, City Engineer Carl Brooks, Business Office Manager Trudy Prickett and City Planner Clifford McDonald.

**Troutt Beeman & Co. – 2014 Audit presentation**

**Resolution 2015-05 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI TO RECEIVE AND ACCEPT THE AUDIT FOR FISCAL YEAR 2013-2014, WHICH ENDED SEPTEMBER 30, 2014.**

Butch Beeman of Troutt Beeman & Co. along with Associate Brandon Carlson addressed the Board regarding the annual City Audit for fiscal year 2013-2014. Mr. Beeman stated how much he appreciated the assistance from City Staff during the process and this was a good year for the City. He discussed the various detailed documents presented in the report.

Alderman Ray asked if the Audit Report would be posted on the city website. The response was "yes".

City Administrator Brad Ratliff stated this is completed annually by an independent auditor that doesn't work for the City, but is contracted with the City.

Alderman Roberts made a motion to adopt Resolution 2015-05. The motion was seconded by Alderman Ford and was accepted by a 5-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

**Twin Oaks HOA Update – Mr. Hubble Hill**

Mr. Hubble Hill with the Twin Oaks HOA discussed at length the progress at this time the HOA has achieved.

Mayor Holly Stark asked if the organization is active and if there had been an election to elect the Board of Directors.

Alderman Jerry Ford asked if the city would be off the hook for the grass cuttings and wondered if the HOA has a plan on enforcing the covenants.

Mr. Hill stated that the HOA was active and the Board of Directors have been elected. Also, we would like to keep the covenants more to the city code. Before we begin the billing process, we will send out a notice letting people know when everything will be implemented.

**Business**

**A. Bill No. 2015-02 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING SEVERAL SECTIONS OF CHAPTER 700, REPEALING SECTION 710.040 OF PECULIAR MUNICIPAL CODE AND ESTABLISHING SECTIONS 700.015 AND 700.035 OF PECULIAR MUNICIPAL CODE.**

**\*2<sup>nd</sup> Reading**

City Administrator Brad Ratliff discussed Chapter 700 that identifies the changes mostly in the utility area and will make things more transparent and will help in making sure that bonds are covered.

Alderman Ford moved to have the second reading of Bill No. 2015-02 by title only, seconded by Alderman Turner and was approved by a 5-0 voice vote. Alderman Ford moved to accept the second reading of the bill and place on final passage as Ordinance number 02022015, seconded by Alderman Turner and approved by the following 5-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

**B. Bill No. 2015-03 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF PECULIAR, MISSOURI BY EMBRACING AND INCLUDING UNINCORPORATED REAL PROPERTY LOCATED IN SECTIONS 9, AND 17 OF TOWNSHIP 45 NORTH, RANGE 32 WEST IN CASS COUNTY, MISSOURI AND HEREINAFTER PARTICULARLY DESCRIBED.**

**\*2<sup>nd</sup> Reading**

City Planner Cliff McDonald discussed the timeline and presentation of the Ordinance of Annexation for Involuntary Annexation of two (2) tracts of property adjacent to existing City of Peculiar city limits.

Alderman Turner moved to have the second reading of Bill No. 2015-03 by title only, seconded by Alderman Ford and was approved by a 5-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

**C. Bill No. 2015-06 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI INCREASING THE TERM OF MAYOR.**

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

City Administrator Brad Ratliff commented on the process for increasing the term of mayor and this gives the citizens the opportunity to answer the question.

Alderman Roberts made a motion to postpone the first reading of the proposed bill until the next scheduled Board of Aldermen Meeting. The motion was seconded by Alderman Ford and was accepted by a 5-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

**Topics for Discussion**

**A. Interlocal Agreement with Belton on NW area of the City for sewer service**

City Administrator Brad Ratliff gave an overview of the Interlocal Agreement with the City of Belton to provide future sanitary sewer service to Peculiar customers north of YY highway and west of Harper Road. He stated the importance of this agreement when moving forward with the possibility of light industrial in that region. This does not bind the City of Peculiar or the City of Belton to anything. It would be a goodwill effort to lock into place. When applying for grants it is necessary to have these types of agreements in place.

**B. Water and Sewer Rate Graph**

City Administrator Brad Ratliff gave an overview of the water and sewer rate graph and educating the public on rates that are charged. We want to continue with a campaign effort to inform the public on what they are paying for. All of the information regarding the rates is posted on the website. Mr. Ratliff commented and explained the breakdown of the itemized information on the graph presented. Staff commented on the plan for the future as we go through the up-grading process and begin with rate increases. Mr. Ratliff discussed the bonds and how important it is that we continue on our financial process, because it will save a lot of money.

**Aldermen Concerns or Additional Topics for Discussion by Aldermen**

Alderman Ford stated we finally got the county to stripe the bridge on School Road.  
Alderman Roberts appreciated the efforts of those involved in getting things at Setters cleaned up.  
Alderman Ray commented on the street lights and was told that KCP&L would need to take care of this issue.

**Aldermen Directives Reported by City Administrator**

City Administrator Brad Ratliff stated Staff will send our bond holders the approved Audited Financials 2013-2014 and will post on the city website for public view. The Board heard updates from the Twin Oaks HOA and they are getting ready for the grass growing season. Staff will update the Ordinance section of the Code 700.015 to 700.035. We will bring back the Bill 2015-03 on annexation for the 3<sup>rd</sup> reading and Bill 2015-06 for the 1<sup>st</sup> reading.

**Adjournment**

On a motion from Alderman Ford, second from Alderman Turner, the meeting was adjourned at 7:34pm with a 5-0 voice vote with Alderman McCrea being absent.

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

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Janet Burlingame, City Clerk

Approved by the Board of Aldermen:

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 Thursday 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: \_\_\_\_\_ Scheduled Meeting Date: 2/17/15  
Full Name of Speaker: Jodie Huston Organization: Raymore-Peculiar Public School Foundation  
Home Address: PO Box 789 City Peculiar State MO Zip 64078  
Home Phone #: 816 738 9632 Work Phone #: 816 738 9632 Cell #: 816 738 9632 Email: jodie.huston@raypec.org  
Resident of the City of Peculiar? Yes  No

Specifics of Topic: Update of activities of the Foundation

Desired Outcome: Promote awareness

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: \_\_\_\_\_

Signature: Jodie Huston

City Administrator  
*Brad Ratliff*

City Clerk  
*Janet Burlingame*

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 Aldermen

**From:** Clifford L. McDonald

**Date:** February 17, 2015

**Re:** Presentation of the City’s “Plan of Intent” to provide City Services to these Two (2) Tracts of Property upon Annexation, and

Presentation of the Ordinance of Annexation for Involuntary Annexation of Two (2) Tracts of Property Adjacent to Existing City of Peculiar City Limits; Second and Third (Final) Readings.

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## GENERAL INFORMATION

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**Applicant:** BOA

**Status of Applicant:** N/A

**Requested Actions:** **BOA to hold the Public Hearing on the City’s Annexation “Plan of Intent” Scheduled for Presentation at Tonight’s Meeting and then Consider the Ordinance of Annexation for both its Second & Third Readings.**

**Date of Application:** January 5, 2015

**Purpose:** To Annex Adjacent and “Island” Properties which have City Services and Utilities Readily Available Into the City Limits of the City of Peculiar In Accordance With the City’s 3, 8 and 13 Year Annexation Plan.

**Property Location (if applicable):** Two (2) Tracts of Land Proposed for Annexation

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## PROPOSAL

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The City is required by State Statute to develop, and present at Public Hearing, a “Plan of Intent” which outlines the City Services the Two (2) Tracts of property will be provided upon Annexation and the timeline these Services shall be provided if not readily available (must be within three (3) years of Annexation). The Plan of Intent (attached) will be presented at Public Hearing scheduled for tonight’s BOA meeting, and by State Statute, must be presented prior to Final Adoption of the Annexation Ordinance.

Following the presentation of the Plan of Intent, the BOA is asked to consider approving the Ordinance which will Annex Two (2) Tracts of Land adjacent to the City of Peculiar’s City Limits (subject to approval by Peculiar’s Citizens on the April 7<sup>th</sup>, 2015 Election) and the subsequent rendering of a Declaratory Judgement by the Circuit Court of Cass County approving the Annexation.

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**PREVIOUS ACTIONS**

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At the January 5<sup>th</sup>, 2015 BOA Meeting the Board approved Resolution 2015-01 declaring the City's Intent to Annex these properties and Resolution 2015-02 calling for an Annexation Election to be held April 7<sup>th</sup>, 2015. The Board approved the First Reading of this Annexation Ordinance at their January 20<sup>th</sup>, 2015 meeting. The Board discussed this Ordinance at their February 2<sup>nd</sup>, 2015 meeting but failed to complete the Second Reading.

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**KEY ISSUES**

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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 upon 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, within Peculiar's City Limits and therefore subject such lands to the City's zoning and land use regulations as established by ordinance. To accomplish this, City staff is requesting the Board of Aldermen to review the Ordinance of Annexation designed to annex two (2) tracts of property In-accordance-with the City's 3, 8 & 13 Year Annexation Plan. The Board of Aldermen are being presented the Ordinance to Approve the Annexation; Second Reading (of three) and also the Third and Final Reading for review and consideration.

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**STAFF COMMENTS AND SUGGESTIONS**

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City Staff is working closely with our City Attorney to ensure all required steps will be addressed and completed on-time. The Annexation Process Timeline details all the required steps and deadlines for this annexation action and is attached for your information (see Attach 1).

Per State Statute, a Public Hearing is scheduled before the Board of Aldermen on February 17<sup>th</sup>, 2015 to present the City's *Plan of Intent* for the annexation. The *Plan of Intent* is attached for your review (see Attach 2).

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**STAFF RECOMMENDATION**

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Board of Aldermen to consider approving the Proposed Ordinance of Annexation as presented for its Second, and Third & final Reading on February 17<sup>th</sup>, 2015.

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**ATTACHMENTS**

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- (1) Annexation Process Timeline
- (2) Plan of Intent
- (3) Ordinance of Annexation

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**STAFF CONTACT:** Clifford McDonald  
Phone: 779-2226  
E-mail: cmcdonald@cityofpeculiar.com

**ANNEXATION PROCESS  
TIMELINE  
February 17th, 2015**

- *Jan 5<sup>th</sup> – City Staff send Certified Mail Notice to Property Owners on proposed Annexation and scheduled Public Hearing.* **COMPLETE**
- *Jan 5<sup>th</sup> – Resolutions stating the City’s Intent to Annex and calling for an Election for Annexation presented to BOA.* **COMPLETE**
- *Jan 5<sup>th</sup> – Introduction of Involuntary Annexation Ordinance at BOA Work Session.* **COMPLETE**
- *Jan 20<sup>th</sup> – First Reading, Involuntary Annexation Ordinance by BOA (Deadline)* **COMPLETE**
- *Jan 22<sup>nd</sup> – Notice of Public Hearing sent to The Journal to publish for three (3) weeks.* **COMPLETE**
- *Jan 27<sup>th</sup> – Ballot Submission/Certification to Cass County for April Ballot (Deadline)* **COMPLETE**
- *Jan 29<sup>th</sup> – Public Hearing Notice, BOA Meeting of February 17<sup>th</sup>, published (Deadline)* **COMPLETE**
- *Jan 29<sup>th</sup> – Public Hearing Notice, BOA Meeting of February 17<sup>th</sup>, posted @ City Hall (Deadline)* **COMPLETE**
- *Jan 29<sup>th</sup> – Public Hearing Notice, BOA Meeting of February 17<sup>th</sup>, placards posted @ property to be annexed (Deadline)* **COMPLETE**
- *Jan 29<sup>th</sup> – Draft “Plan of Intent” (Annexation) ready for review* **COMPLETE**
- *Feb 2<sup>nd</sup> – Draft “Plan of Intent” (Annexation) presented to BOA for review* **COMPLETE**
- *Feb 17<sup>th</sup> – Second Reading, Involuntary Annexation Ordinance by BOA (Deadline)* **SCHEDULED**
- *Feb 17<sup>th</sup> – Public Hearing, BOA, on Annexation & presentation of the “Plan of Intent”.* **SCHEDULED**  
*After the hearing, potential 3<sup>rd</sup> Reading and passage of the Annexation Ordinance.*
- *April 7<sup>th</sup> - Elections*

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**STAFF CONTACT:**  
*Clifford L. McDonald*



# **City of Peculiar Plan of Intent (Annexation)**

**February 17<sup>th</sup>, 2015**

## **PLAN OF INTENT**

### **PLAN OF INTENT TO PROVIDE MUNICIPAL SERVICES TO TWO (2) TRACTS OF PROPERTY UNDER CONSIDERATION FOR ANNEXATION LOCATED IN SECTIONS 9, AND 17, OF TOWNSHIP 45 NORTH, RANGE 32 WEST IN CASS COUNTY, ADJACENT TO CITY OF PECULIAR'S CORPORATE CITY LIMITS**

The Board of Aldermen of the City of Peculiar, Missouri, have expressed intent to annex the two (2) Tracts of property generally described above and further defined in AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF PECULIAR; BILL NO. 2015-03.

These areas have been previously identified for the City's future expansion and economic development as supported by the City of Peculiar's 2008 Comprehensive Plan, and the City of Peculiar 3, 8 & 13 Year Annexation Plan adopted October 21, 2013. Missouri law requires that prior to annexation, a report be prepared and presented at a public hearing setting forth the plans of the municipality to provide major municipal services.

The following information has been compiled by the principal departments of the City of Peculiar, Missouri that would be responsible for providing services to the newly annexed areas. The services presently provided by the City and a list of services available to the residents or property owners upon annexation are summarized for each Tract (by paragraph) in this Plan of Intent.

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**TRACT 1 -21604 S. School Road, legally described in Bill No. 2015-03**

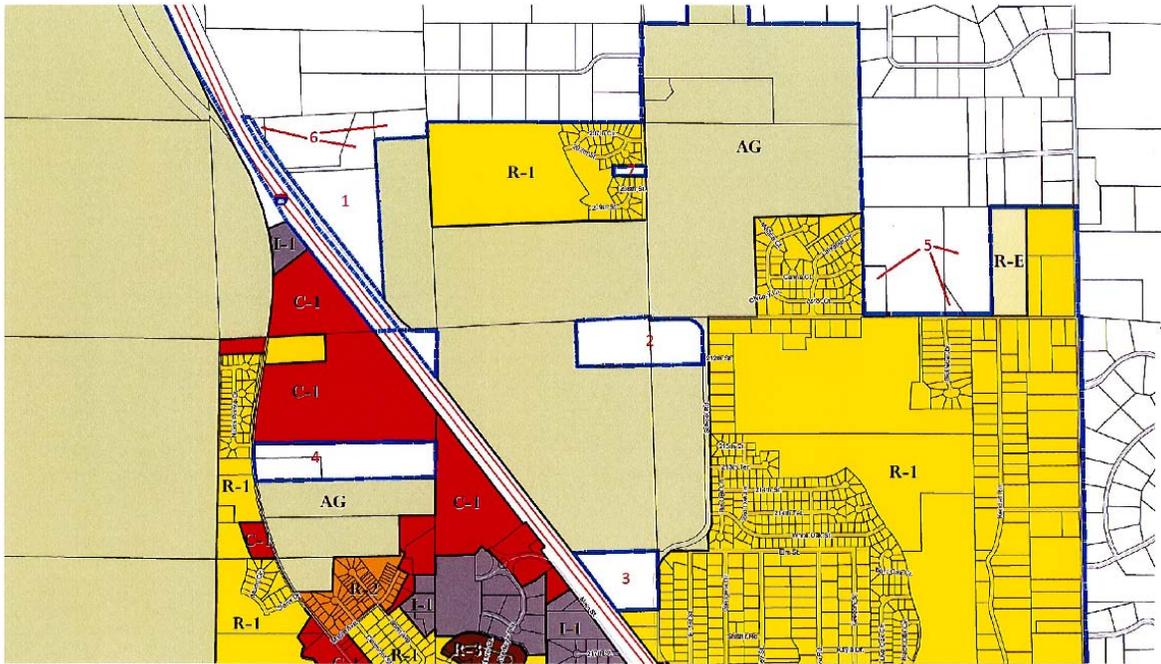
This area proposed for annexation is an unincorporated island property of 12.55 acres, bordered one hundred Percent (100%) by the City of Peculiar’s Corporate City Limits (see Map #1, page 3). This property was identified for future development in the City of Peculiar’s Comprehensive Plan, adopted in 2008 (specifically the Future Land Use Plan). The annexation of this property was identified in the City of Peculiar 3, 8 & 13 Year Annexation Plan adopted October 21, 2013 (see Map #2, page 4). This property was prioritized for annexation due to planned Destination Retail development of the Southeast I-49 & East 211<sup>th</sup> Street Intersection as identified in the City’s Future Land Use Plan.

The services presently provided by the City and a list of services available to the residents or property owners upon annexation are summarized for TRACT 1 in paragraphs “a thru j” as follows:

**MAP #1      TRACT 1**



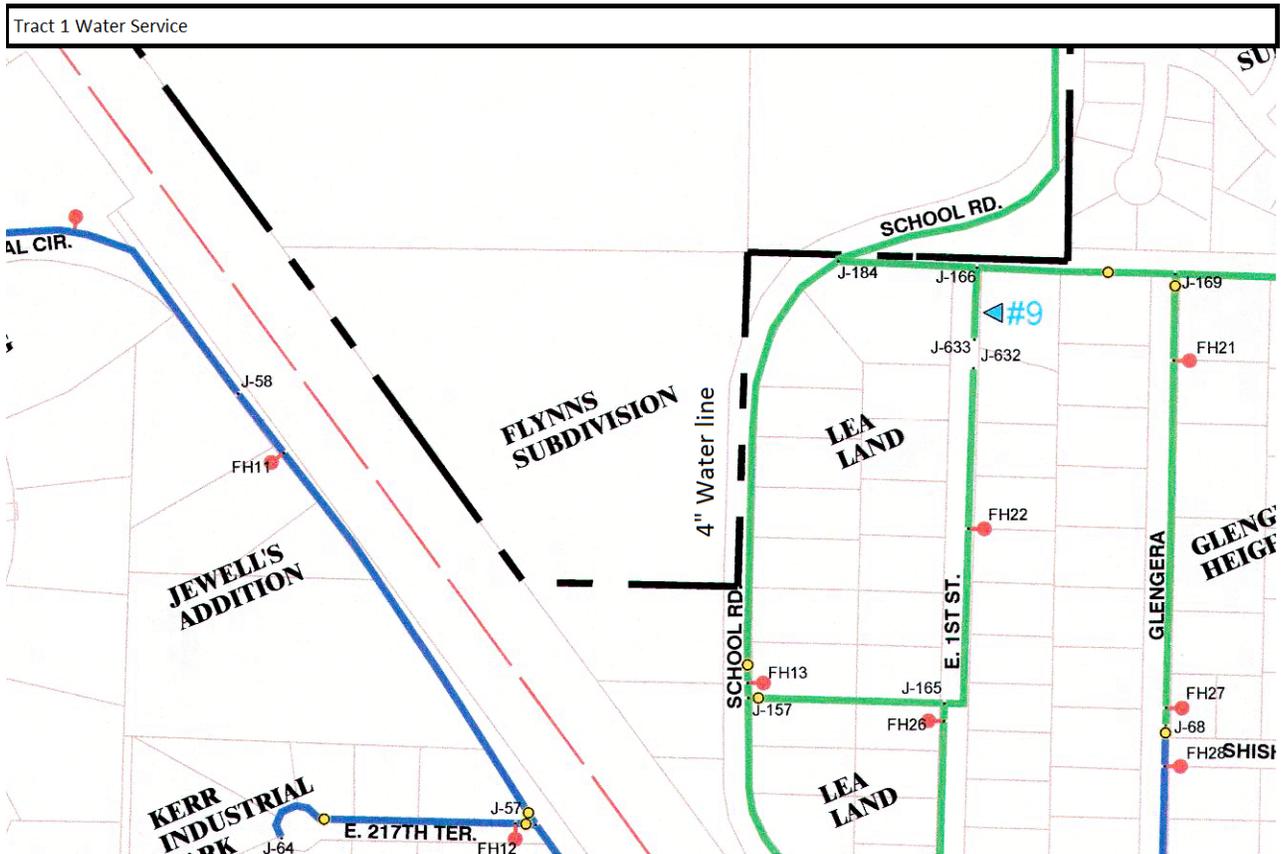
**MAP #2 TRACT 1** (City of Peculiar 3, 8 & 13 Year Annexation Plan, Item #3)



- a. Proposed Street Improvements. TRACT 1 is presently served by School Road on the Eastern border; no additional street improvements are planned or necessary.

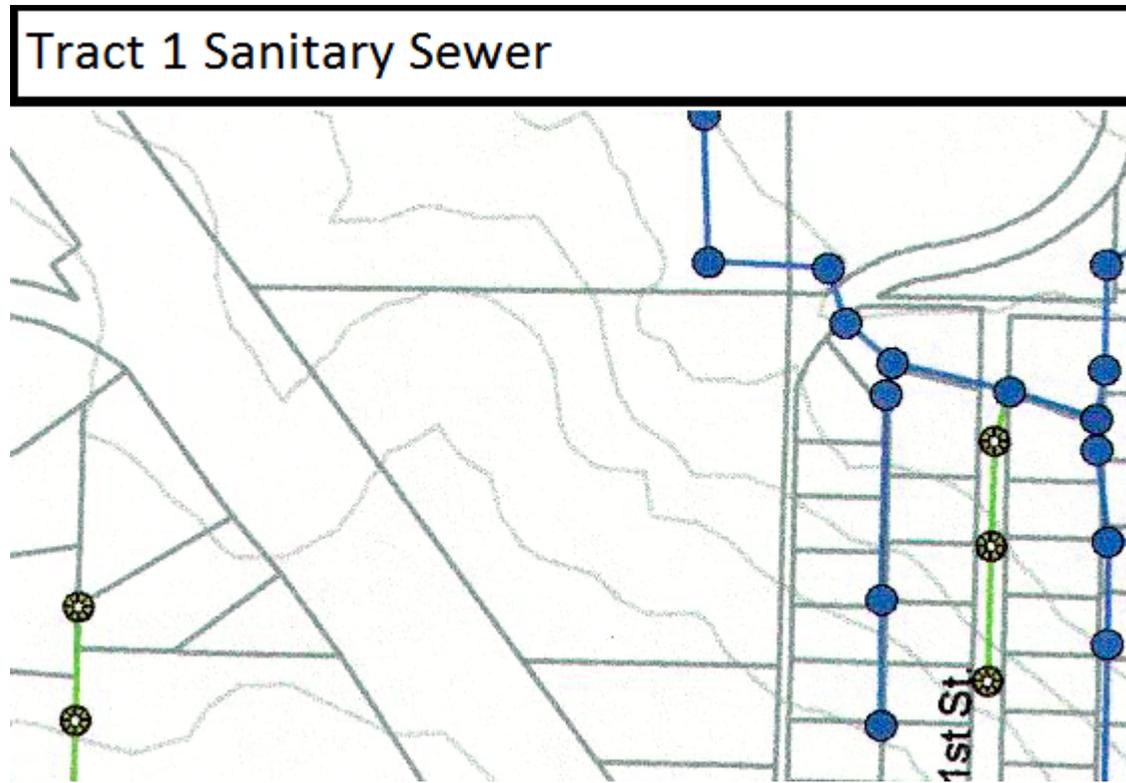
- b. Water Service. TRACT 1 has City Water Service readily available from a four (4) inch water line adjacent to School Road (see Map #3, page 5).

**MAP #3 TRACT 1 (TRACT 1 Water Service, City 4 inch line)**



- c. Sanitary Sewer Service. TRACT 1 has Sanitary Sewer Service available from a City Sanitary Sewer Main which lies within One Hundred (100) feet immediately Northeast of its property line (see Map #4, page 6 ).

**MAP #4      TRACT 1      (TRACT 1 Sanitary Sewer Service)**



- d. Fire Protection. TRACT 1 is presently within, and served by, the West Peculiar Fire Protection District (WFPD). The City of Peculiar does not operate its own Fire Department. It continues to be more cost effective for the citizens of Peculiar to have the West Peculiar Fire Protection District provide the service. The Fire Protection Rating for the proposed annexation area is 4. The WFPD is able to respond to a call with 4 – 6 personnel and 4,600 gallons of water for initial response.
- e. Police Protection. TRACT 1 is presently served by the Cass County Sheriff’s Department. Upon annexation, police protection would be provided by the City of Peculiar Police Department. There would be no additional cost of providing Police Protection to this property.

f. Parks and Recreation. TRACT 1 is presently served by the City of Peculiar Department of Parks & Recreation. The City provides 7 public parks and over 170 acres of park land that any residents of the proposed annexation area would have full access too. Upon annexation, any non-resident fees for programs or shelter rentals would no longer apply as this proposed area would fall under the “resident” fee structure.

g. Other Municipal Services

Street Lighting: The City manages the street lighting throughout the City through a lease agreement with KCP&L. Presently street lighting is provided on School Road near intersections, no additional street lights are planned at this time.

Code Enforcement: The City codes for building, plumbing, electrical, housing, safety, nuisance abatement and development are administered by the City; the Fire Code is administered by West Peculiar Fire Protection District. Commercial building plans are reviewed by the City Planner and City Engineer. Upon annexation, the applicable building and zoning codes will be administered uniformly throughout the annexed area.

Refuse (Trash) Collection: The City provides refuse collection to City residents. The service is contracted by the City with a private company, the service includes bulky waste pick-up. Upon annexation, refuse collection would be available to any residential customer in TRACT 1; this would not include dumpster service for businesses.

h. Taxation. According to state law, the city may not assess any property at any higher level for city assessment purposes than it is assessed by the County Assessor. The present City of Peculiar Tax Rate is \$0.8626 per \$100 assessed valuation.

i. Existing Land Use and Proposed Zoning. In accordance with the City of Peculiar Municipal Code, SECTION 400.310, ZONING UPON ANNEXATION. Whenever any land shall be annexed to the Municipality, the Zoning designation of such land shall, at the discretion of the City Planner, be changed to “AG” Agriculture or to the Municipal Zoning designation that most closely resembles the “Existing Use” of the property. The Proposed Zoning for TRACT 1 based upon the Existing Land Use of the property, its size of 12.55 acres and the current Cass County Assessor’s classification of the property is R-1, Single Family Dwelling District.

j. Effective Date. The Effective Date of the Annexation shall be the Day/Date immediately following the election approving the annexation (authorized by Rev. Stat. Mo. § 71.015) or upon the receipt of a Final Order from a Court of competent jurisdiction, whichever is later.

**TRACT 2 -9707 E. State Route YY, legally described in Bill No. 2015-03**

This area proposed for annexation is an unincorporated property of 2.72 acres, which has a contiguous border of Sixty Seven Percent (67%) with the City of Peculiar’s Corporate City Limits (see Map #5, page 8). TRACT 2 is developed with an electrical substation and prioritized for annexation as it is adjacent to a residential subdivision. Additionally, two very similar facilities already lie within Peculiar’s Corporate City Limits:

- The South Harper Peaking Facility (electrical generating facility) at 24404 S. Harper Road, and
- The Peculiar 345 kV Substation (located at East 203<sup>rd</sup> Street and South Knight Road)

The services presently provided by the City and a list of services available to the residents or property owners upon annexation are summarized for TRACT 2 in paragraphs “a thru j” as follows:

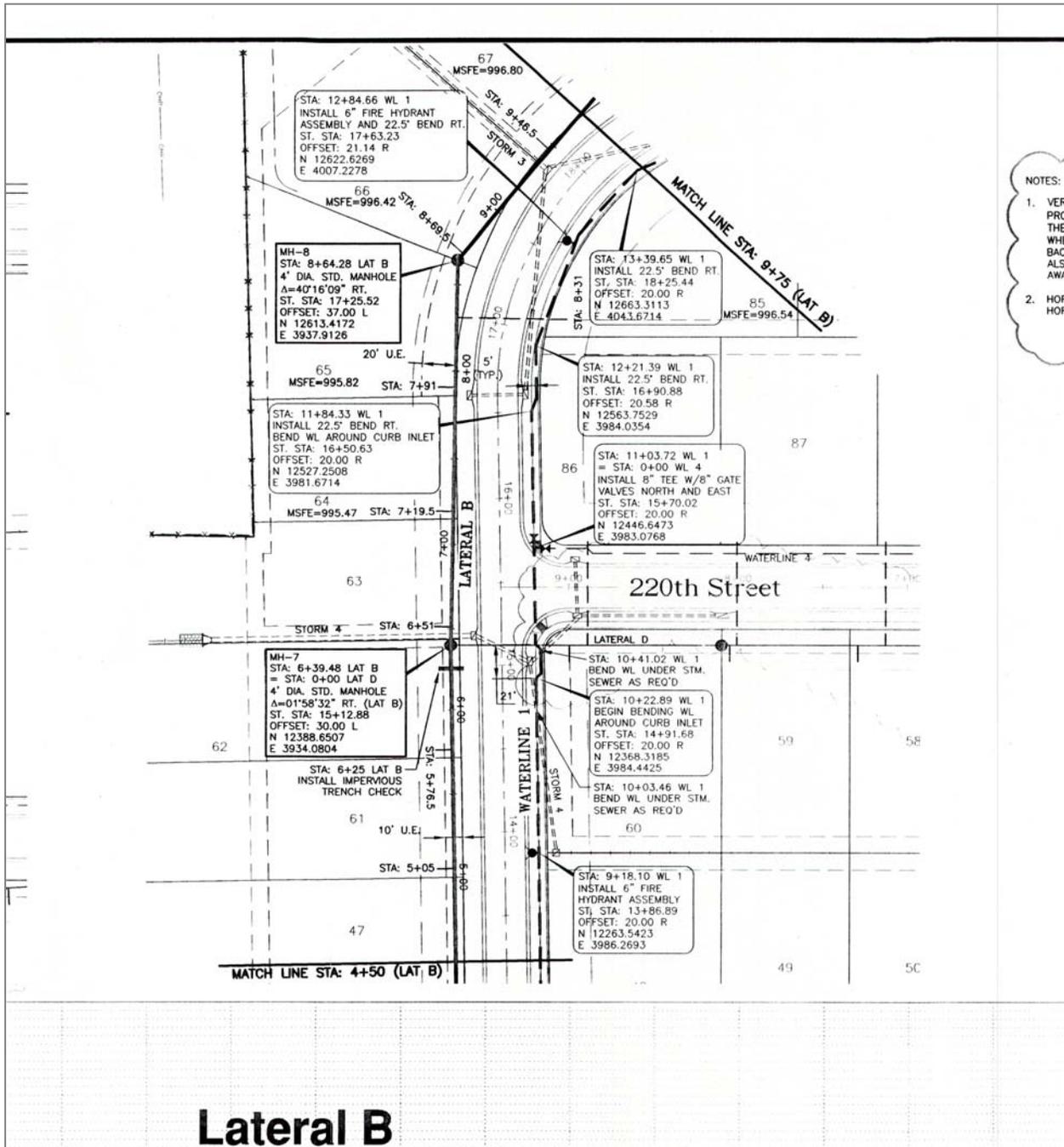
**MAP #5      TRACT 2**



- Proposed Street Improvements. TRACT 2 is presently served by State Route YY on the Northern border, maintained by MoDOT; no additional improvements are necessary.
- Water Service. TRACT 2 would have Water Service provided by Public Water Supply District No. 7.

- c. Sanitary Sewer Service. TRACT 2 would have Sanitary Sewer Service available from a City Sanitary Sewer Main adjacent to Crystal Avenue (see Map #6, page 9) if required.

MAP #6 TRACT 2 (Sanitary Sewer Main. Lateral B Availability)



- d. Fire Protection. TRACT 2 is presently within, and served by, the West Peculiar Fire Protection District (WPPFD). The City of Peculiar does not operate its own Fire Department. It continues to be more cost effective for the citizens of Peculiar to have the West Peculiar Fire Protection District provide the service. The Fire Protection Rating for the proposed annexation area is 4. The WPPFD is able to respond to a call with 4 – 6 personnel and 4,600 gallons of water for initial response.
- e. Police Protection. TRACT 2 is presently served by the Cass County Sheriff’s Department. Upon annexation, police protection would be provided by the City of Peculiar Police Department. There would be no additional cost of providing Police Protection to this property.
- f. Parks and Recreation. TRACT 2 is presently served by the City of Peculiar Department of Parks & Recreation. The City provides 7 public parks and over 170 acres of park land that any resident of the proposed annexation area would have full access too. Upon annexation, any non-resident fees for programs or shelter rentals would no longer apply as this proposed area would fall under the “resident” fee structure.
- g. Other Municipal Services  
 Street Lighting: The City manages the street lighting throughout the City through a lease agreement with KCP&L. Presently street lighting is provided on State Route YY near intersections, no additional street lights are planned at this time.  
  
 Code Enforcement: The City codes for building, plumbing, electrical, housing, safety, nuisance abatement and development are administered by the City; the Fire Code is administered by West Peculiar Fire Protection District. Commercial building plans are reviewed by the City Planner and City Engineer. Upon annexation, the applicable building and zoning codes will be administered uniformly throughout the annexed area.  
  
 Refuse (Trash) Collection: The City provides refuse collection to City residents. The service is contracted by the City with a private company, the service includes bulky waste pick-up. Upon annexation, refuse collection would be available to any residential customer in TRACT 2; this would not include dumpster service for businesses.
- h. Taxation. According to state law, the city may not assess any property at any higher level for city assessment purposes than it is assessed by the County Assessor. The present City of Peculiar Tax Rate is \$0.8626 per \$100 assessed valuation.
- i. Existing Land Use and Proposed Zoning. In accordance with the City of Peculiar Municipal Code, SECTION 400.310, ZONING UPON ANNEXATION. Whenever any land shall be annexed to the Municipality, the Zoning designation of such land shall, at the discretion of the City Planner, be changed to “AG” Agriculture or to the Municipal Zoning designation that most closely resembles the “Existing Use” of the property. The Proposed Zoning for TRACT 2 based upon its size of 2.72 acres and the current Cass County Assessor’s classification of the property is R-1, Single Family Dwelling District.

- j. Effective Date. The Effective Date of the Annexation shall be the Day/Date immediately following the election approving the annexation (authorized by Rev. Stat. Mo. § 71.015) or upon the receipt of a Final Order from a Court of competent jurisdiction, whichever is later.

**BILL NO. 2015-03**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF PECULIAR, MISSOURI BY EMBRACING AND INCLUDING UNINCORPORATED REAL PROPERTY LOCATED IN SECTIONS 9, AND 17 OF TOWNSHIP 45 NORTH, RANGE 32 WEST IN CASS COUNTY, MISSOURI AND HEREINAFTER PARTICULARLY DESCRIBED.**

**WHEREAS**, on the 5<sup>th</sup> day of January, 2015, the City of Peculiar, Missouri declared by resolution of the Board of Aldermen its intent to annex the following unincorporated areas into the City of Peculiar, Missouri:

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

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

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

**SECTION I.** That the corporate limits of the City of Peculiar, in the County of Cass, State of Missouri, be extended so as to embrace and include all that part of said County of Cass lying within the following boundary lines, to-wit:

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.

**SECTION II.** The perimeter of the Two (2) areas proposed to be annexed is 4,597 feet, and the length of the contiguous boundary common to the existing corporate limits of the City of Peculiar, Missouri and the Two (2) proposed areas to be annexed is 4,126 feet, which is equal to at least Eighty Nine (89) percent of the length of the total perimeter of the area proposed for annexation; and

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 that of Tract 1 proposed to be annexed is 3,165 feet, which is equal to at least One Hundred (100) percent of the length of the total perimeter of the area proposed for annexation; and

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 that of Tract 2 proposed to be annexed is 961 feet, which is equal to at least Sixty Seven (67) percent of the length of the total perimeter of the area proposed for annexation; and

**SECTION III.** The Board of Aldermen has determined, and hereby determines, that the proposed annexation is reasonable and necessary to the proper development of the City of Peculiar.

**SECTION IV.** The City of Peculiar, Missouri has developed a *Plan of Intent* to provide services to the proposed area on the same basis upon which services presently are provided to the residents of the City of Peculiar.

**SECTION V:** A public hearing shall be held concerning this matter and this public hearing shall be on the 17<sup>th</sup> day of February, 2015 at 6:30 p.m. in the City Hall (250 S. Main Street) of Peculiar, Missouri.

**SECTION VI:** Provided, however, that the annexation of the above-described real estate is subject to the City of Peculiar, Missouri obtaining a favorable judgment from the Cass County Circuit Court authorizing the annexation of the area.

**SECTION VII:** Further provided, however, that the annexation of the above-described real estate is subject to the approval of the voters of the area subject to annexation and/or the approval of the voters of the City of Peculiar.

**SECTION VIII:** The annexation of the above described real estate shall be effective immediately following the election approving such annexation as authorized by Rev. Stat. Mo. § 71.015.

**SECTION IX:** This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor, except as provided in Section VIII.

**First Reading: January 20, 2015**

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

**Third Reading: \_\_\_\_\_**

**BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS THIRD READING THIS 17TH DAY OF FEBRUARY, 2015, BY THE FOLLOWING VOTE:**

Alderman Ford \_\_\_\_\_  
Alderman Fines \_\_\_\_\_  
Alderman Ray \_\_\_\_\_

Alderman McCrea \_\_\_\_\_  
Alderman Turner \_\_\_\_\_  
Alderman Roberts \_\_\_\_\_

Approved:

Attest:

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

\_\_\_\_\_  
Janet Burlingame, City Clerk

**City Administrator**  
*Brad Ratliff*

**City Clerk**  
*Janet Burlingame*

**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

To: Board of Aldermen  
**From:** Brad Ratliff  
Date: February 13, 2015  
Re: Changing Mayor's Term to 4 years.

#### GENERAL INFORMATION

Applicant: Staff  
Status of Applicant: N/A  
Requested Actions: Approve first reading of Bill increasing Mayor's term to 4 years.  
Date of Application: January 27, 2015  
Property Location (if applicable):

#### PROPOSAL

Per RSMo 79.050 the Board of Aldermen may pass an ordinance to increase the term for Mayor from 2 years to 4 years subject to a simple majority vote of the residents.

Staff feels 4 year terms would be beneficial for the City as it will allow better long range planning as well as continuity.

Another benefit will be the decrease in annual election costs.

For general elections the City has paid approx. \$18,546.79 from 2010 to current. An average of \$3,709.36 per election.

If the terms are brought to 4 years there will be a 2 year gap with no general election.

#### KEY ISSUES

This Bill will increase the term for Mayor to 4 years subject to voter approval at the April 7, 2015 election.

#### STAFF COMMENTS AND SUGGESTIONS

#### STAFF RECOMMENDATION

Approval of the first reading of the proposed Ordinance.

**BILL NO. 2015-06**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI INCREASING THE TERM OF MAYOR.**

**WHEREAS**, Section 79.050, Missouri Revised Statutes, provides that the Board of Aldermen may provide by ordinance, after approval of a majority of the voters voting at an election at which the issue is submitted, for a four year term for mayor; and

**WHEREAS**, the Board deems it advisable and in the best interests of the citizens of the City of Peculiar to provide a four year term for mayor.

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

**SECTION I.** The term for Mayor is hereby increased from two (2) years to four (4) years.

**SECTION II.** This ordinance shall only become effective after receiving a majority vote of the citizens of Peculiar.

**SECTION III:** The effective date of this ordinance shall be \_\_\_\_\_, 2015.

**First Reading:** \_\_\_\_\_

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

**BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS \_\_ DAY OF \_\_\_\_\_, 2015, BY THE FOLLOWING VOTE:**

**Alderman Ford** \_\_\_\_\_  
**Alderman Fines** \_\_\_\_\_  
**Alderman Ray** \_\_\_\_\_

**Alderman McCrea** \_\_\_\_\_  
**Alderman Turner** \_\_\_\_\_  
**Alderman Roberts** \_\_\_\_\_

**Approved:**

**Attest:**

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

\_\_\_\_\_  
**Janet Burlingame, City Clerk**

**City Administrator**  
*Brad Ratliff*

**Business Office**  
*Trudy Prickett*

**City Attorney**  
*Reid F. Holbrook*



**City Engineer**  
*Carl Brooks*

**Chief of Police**  
*Harry Gurin*

**City Clerk**  
*Janet Burlingame*

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

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**To:** Board of Alderman  
**From:** Trudy Prickett  
**Date:** February 17, 2015  
**Re:** Banking Services

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**GENERAL INFORMATION**

**Applicant:** City Staff  
**Date of Application:** February 17, 2015  
**Purpose:** Discussion of Banking Services  
**Property Location (if applicable):**

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**PROPOSAL**

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**PREVIOUS ACTIONS**

None

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**KEY ISSUES**

To authorize Central Bank of the Midwest as the depository for the City of Peculiar

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**STAFF RECOMMENDATION**

**ATTACHMENTS:** Staff recommends approval (See attachment A)

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**STAFF CONTACT:** Trudy Prickett, Business Office Manager  
Ben Hart, AGH

## Attachment "A"

### RFP Rating of Banking Services

Banks are listed by rating based on the following RFP qualifications:

Qualified depository for public funds, costs and fees of services, bank personnel qualifications, financial strength and stability, quality level of services, proposed approach to cost control, service level monitoring and completeness and timeliness of information provided to the City.

1. Central Bank of the Midwest
2. Hawthorne Bank
3. Bank Midwest
4. UMB & Commerce Bank

**RESOLUTION 2015-06**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING CENTRAL BANK OF THE MIDWEST AS THE DEPOSITORY FOR THE CITY OF PECULIAR AND ALLOWING THE MAYOR TO ENTER INTO AN AGREEMENT WITH SAID BANK.**

**WHEREAS**, the City of Peculiar issued a Request for Proposal (RFP) for Banking Services on December 19, 2014; and

**WHEREAS**, the City received 5 proposals from various banks within Cass County; and

**WHEREAS**, City staff reviewed the proposals based upon the criteria outlined in the RFP and recommends Central Bank of the Midwest as the Depository for the City of Peculiar.

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

**Section 1.** The Board of Aldermen hereby approve Central Bank of the Midwest as the depository for the City of Peculiar.

**Section 2.** The Mayor is hereby authorized to enter into an agreement with Central Bank of the Midwest for banking services.

**Section 3.** The effective date of this Resolution shall be the \_\_\_ day of February, 2015.

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

<b>Alderman Ford</b>	___	<b>Alderman McCrea</b>	___
<b>Alderman Fines</b>	___	<b>Alderman Turner</b>	___
<b>Alderman Ray</b>	___	<b>Alderman Roberts</b>	___

**Approved:**

**Attest:**

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

\_\_\_\_\_  
**Janet Burlingame, 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**  
*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:** February 12, 2015  
**Re:** Meter availability fee for residential/commercial/industrial service

---

### **GENERAL INFORMATION**

**Applicant:** City Staff  
**Requested Actions:** Approval of resolution of the Minimum Water Meter Availability Fee  
**Property Location:** City Wide  
**Purpose:** Establish a fee for water service user(s) and/or property owner(s) which will not be using utility service for a period of 6 months or longer.

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### **PROPOSAL**

City staff has been made aware of properties connected to the City's infrastructure that are not paying for the availability of those services, i.e. water and wastewater. The citizens of the City approved the sale of bonds for water and wastewater. When those bonds were sold the City is required to start paying the loan back. The water and wastewater rates are calculated to recover these costs. If a customer or property owner has the water turned off and does not receive a bill that property owner is not paying his portion of the debt which forces other customers to cover.

With the establishment of a Meter Availability Fee; this fee will be to cover the bonds principle and interest charges to the City. The City has gone into debt to make the water and wastewater service available; however, the customer or homeowner has chosen not to use that service. This fee will only be for principle and interest no water or wastewater minimum usage is included.

The Meter Availability Fee was calculated by the City's Professional Staff. A copy of the fee is attached. The Meter Availability Fee is \$38.80.

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### **PREVIOUS ACTIONS**

None

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### **KEY ISSUES**

Recovering bond principle and interest costs for making water and wastewater service available to our customers is paramount to the enterprise budget.

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### **STAFF COMMENTS AND SUGGESTIONS**

City staff recommends that the Meter Availability Fee of \$38.80 would be effective with February 2015 billing cycle.

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### **STAFF RECOMMENDATION**

City staff is recommending that the Mayor and Board of Alderman establish a Meter Availability Fee approved by resolution.

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### **ATTACHMENTS**

Resolution 2015-07

**RESOLUTION 2015-07**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI IMPLEMENTING A "METER AVAILABILITY FEE" AS ESTABLISHED IN SECTION 700.015 OF PECULIAR MUNICIPAL CODE**

**WHEREAS**, pursuant to section 700.015 of Peculiar Municipal Code the Board of Aldermen may implement a "meter availability fee" for residential/commercial/industrial service user(s) and/or property owner(s) which will not be using utility service for a period of 6 months or longer.

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

**Section 1.** The Board of Aldermen do hereby implement a "meter availability fee" to cover the current bonded indebtedness of the City as follows:

	Principal		Interest		
Current Water Indebtedness	\$13.72		\$6.60		
Current Wastewater Indebtedness	\$11.13		\$7.35		
Total Bonded Indebtedness	\$24.85	+	\$13.95	=	\$38.80
<b>Total Meter Availability Fee to be implemented</b>					<b>\$38.80</b>

**Section 2.** Pursuant to Section 700.015 of Peculiar Municipal Code the Board of Aldermen may amend the meter availability fee as necessary by budget amendments.

**Section 3.** The effective date of this Resolution shall be the \_\_\_ day of February, 2015.

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

<b>Alderman Ford</b>	___	<b>Alderman McCrea</b>	___
<b>Alderman Fines</b>	___	<b>Alderman Turner</b>	___
<b>Alderman Ray</b>	___	<b>Alderman Roberts</b>	___

**Approved:**

**Attest:**

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

\_\_\_\_\_  
**Janet Burlingame, City Clerk**

**RESOLUTION 2015-08**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AN AGREEMENT OF SETTLEMENT WITH WHITSON J. KIRK JR., TRUSTEE OF THE WHITSON J. KIRK JR., TRUST AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT**

**WHEREAS**, the City of Peculiar is desirous of attaining Right of Way and Permanent Easement necessary for the 211<sup>th</sup> Street Interchange Project.

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

**Section 1.** The Board of Aldermen hereby approve the Agreement of Settlement with Whitson J. Kirk Jr., Trustee of the Whitson J. Kirk Jr., Trust.

**Section 2.** The Mayor is hereby authorized to execute the Agreement of Settlement with Whitson J. Kirk Jr., Trustee of the Whitson J. Kirk Jr., Trust.

**Section 3.** The effective date of this Resolution shall be the \_\_\_ day of February, 2015.

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

**Alderman Ford**            \_\_\_  
**Alderman Fines**        \_\_\_  
**Alderman Ray**           \_\_\_

**Alderman McCrea**       \_\_\_  
**Alderman Turner**       \_\_\_  
**Alderman Roberts**      \_\_\_

**Approved:**

**Attest:**

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

\_\_\_\_\_  
**Janet Burlingame, City Clerk**

The proposed Kirk  
Agreement of  
Settlement will be  
delivered to the Board  
after MoDOT and the  
City Attorney have  
signed off on it.