

**BOA Meeting Agenda  
Peculiar City Board of Aldermen  
Work Session Meeting and Public Hearing  
City Hall – 250 S. Main St  
Monday June 1, 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 Monday, June 1, 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. Unfinished Business -
  - A. Bill No. 2015-15 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE FINAL PLAT OF GAIL'S RIDGE, TRACTS 1 AND 2 SUBMITTED BY MR. EMMETT SMITH.  
2<sup>nd</sup> Reading
6. New Business –
  - A. Bill No. 2015-16 - AN ORDINANCE AMENDING CHAPTER 127 TAX INCREMENT FINANCING COMMISSION, SECTION 127.080 APPLICATION FEE, OF THE PECULIAR MUNICIPAL CODE TO ALIGN APPLICATION FEES WITH ADOPTED POLICIES.  
1<sup>st</sup> Reading
7. Topics for Discussion -
  - A. Town & Country Disposal for Solid Waste Removal Services
8. Aldermen Concerns
9. Aldermen Directives
10. Adjournment

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  
*Grant Purkey*

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:** June 1, 2015  
**Re:** Final Plat Application, Gail’s Ridge Tracts 1 & 2, submitted by Emmett “Frosty” Smith.

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### GENERAL INFORMATION

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**Applicant:** Mr. Emmett Smith.

**Status of Applicant:** N/A

**Requested Actions:** Board of Aldermen to consider approving the Second Reading of the Ordinance for the Final Plat Application, Gail’s Ridge Tracts 1 & 2, submitted by Mr. Emmett “Frosty” Smith.

**Date of Application:** April 15, 2015

**Purpose:** To consider approving the Second Reading of the Ordinance for the Final Plat Application for Gail’s Ridge, Tracts 1 & 2, submitted by Mr. Emmett “Frosty” Smith.

**Property Location (if applicable):** Immediately Northwest of the Peculiar RV Park on SE Outer Road (see attached copy of Final Plat).

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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 their Public Hearing on the Final Plat of Gail’s Ridge on May 14<sup>th</sup>, 2015; no formal protests were received. Subsequently the Planning Commission approved this Final Plat as submitted and has forwarded this application to the Board of Aldermen with a recommendation to approve.

The Board of Aldermen held their Public Hearing on the Final Plat of Gail’s Ridge on May 18<sup>th</sup>, 2015; no formal protests have been received. The Board subsequently unanimously approved the First Reading of the Ordinance to approve this Final Plat as submitted.

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### KEY ISSUES

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In order for the Commission to recommend approval or disapproval of a Final Plat application (Map Amendment), or 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:

1. **Consistency with the Comprehensive Plan, neighborhood development plan (if applicable) and any other official planning and development policies of the City;**
  - a. The property which comprises the Final Plat Application for Gail’s Ridge, Tracts 1 & 2, 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 Final Plat Application for Gail’s Ridge, Tracts 1 & 2 is supported by, and consistent with 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. The area proposed for the Final Plat of Gail’s Ridge, Tracts 1 & 2 currently zoned C-1, General Business District, and adjacent to the Peculiar RV Park which is zoned C-1. This Final Plat provides for re-directing RV & vehicle traffic to a single entrance/access North of the existing RV Park entrance. Projected vehicular traffic volumes and site access is not detrimental with regard to surrounding traffic flow, pedestrian safety nor accessibility of emergency vehicles and equipment which utilize the South East Outer Road.
  
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. The Final Plat of Gail’s Ridge is essentially a Lot-split, which divides one large lot into two smaller ones. There is no significant demand increase imposed upon roads, streets, water supply, sanitary sewerage or storm sewerage as a result of this Final Plat.
  
4. **Compatibility of the proposed district classification with nearby properties;**
  - a. The area proposed for the Final Plat of Gail’s Ridge, Tracts 1 & 2 is currently zoned C-1, General Business District and all adjacent properties are also zoned C-1. No change of Zoning is proposed, nor required, for this Final Plat and this application is fully compatible with adjoining properties.
  
5. **If vacant, the length of time the property has remained vacant as zoned.**
  - a. The Peculiar RV Park was developed in the year 2,000. The area proposed for the Final Plat of Gail’s Ridge, Tracts 1 & 2 was zoned as C-1, General Business District on the 1999 City of Peculiar Official Zoning Map. This existing tract of property has never been developed and has remained vacant for at least Sixteen (16) years.

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**STAFF COMMENTS AND SUGGESTIONS**

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The Final Plat of Gail’s Ridge, Tracts 1 & 2 requires a recommendation from the Planning Commission following a Public Hearing and subsequent approval by the Board of Aldermen following their Public Hearing. The proposed Final Plat of Gail’s Ridge, Tracts 1 & 2 will subdivide this property into Tract 1 (2.99 Acres) and Tract 2 (0.76 Acres); the Lot Line separating the two Tracts forms the Center-line of a Forty (40) foot wide Private Road. There is no significant impact on zoning, utilities or infrastructure resulting from this proposed change.

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**STAFF RECOMMENDATION**

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Staff recommends the Board of Aldermen consider approving the Second Reading of the Ordinance for the Final Plat of Gail’s Ridge, Tracts 1 & 2 as presented.

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**ATTACHMENTS**

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- (1) Final Plat of Gail’s Ridge, Tracts 1 & 2
  - (2) Cass County Assessor, Aerial Map of adjacent area
  - (3) Ordinance, Approving Final Plat of Gail’s Ridge
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**BILL NO. 2015-15**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE FINAL PLAT OF GAIL'S RIDGE, TRACTS 1 AND 2 SUBMITTED BY MR. EMMETT SMITH.**

**WHEREAS**, Mr. Emmett Smith has requested approval of the Final Plat for Gail's Ridge, Tracts 1 and 2, and the Owner has met the requirements for this Final Plat; and

**WHEREAS**, the Planning Commission held a Public Hearing on May 14, 2015, for this Final Plat request and subsequent to that hearing has recommended approval of the Final Plat request to the Board of Aldermen; and

**WHEREAS**, the Board of Aldermen held a Public Hearing on May 18, 2015 to receive public comment relative to the Final Plat of Gail's Ridge, Tracts 1 and 2 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 Final Plat of Gail's Ridge, Tracts 1 and 2, in the City of Peculiar submitted by Mr. Emmett Smith 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 \_\_\_\_\_, 2015.

First Reading: May 18, 2015

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

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

Alderman Hammack \_\_\_\_\_  
Alderman Ford \_\_\_\_\_  
Alderman McCrea \_\_\_\_\_

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

APPROVED:

ATTEST:

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

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

**City Administrator**  
*Brad Ratliff*

**City Clerk**  
*Janet Burlingame*

**City Engineer**  
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*Cliff McDonald*

**City Attorney**  
*Reid Holbrook*

**Parks Director**  
*Grant Purkey*

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**To:** Board of Alderman

**From:** Clifford L. McDonald

**Date:** June 1, 2015

**Re:** Board of Aldermen to consider an Amendment to Chapter 127: Tax Increment Financing Commission, Section 127.080 Application Fee, to align the requirements of the City of Peculiar Municipal Code with the City's adopted Economic Development Incentive Policy.

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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 the proposed Amendment to Chapter 127: Tax Increment Financing Commission, Section 127.080 Application Fee, of the City of Peculiar Municipal Code and consider the First Reading of the Ordinance for approval.

**Date of Application:** May 20, 2015

**Purpose:** The purpose is to align the Application Fee requirements of the City of Peculiar Municipal Code with that of the City's adopted Economic Development Incentive Policy.

**Property Location (if applicable):** N/A

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## PROPOSAL

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See "Requested Actions" above.

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## PREVIOUS ACTIONS

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The Board of Aldermen adopted the City's *Economic Development Incentive Policy* on February 18, 2014; Chapter 127: Tax Increment Financing Commission was adopted May 6, 2002.

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## KEY ISSUES

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The EDI Policy incorporates the *Missouri Municipal Finance Guide* prepared by Gilmore & Bell (which is listed as Exhibit A) and requires a "Preliminary Funding Agreement" (listed as Exhibit B) for an applicant who desires assistance from the City thru the use of public incentives.

The Preliminary Funding Agreement is very well written, and was reviewed by both Reid Holbrook & Dave Buchek (Gilmore & Bell) before adoption. This application stipulates an Initial Deposit of \$15,000.00 upon the execution of the Agreement and also provides for additional funding from the Developer as necessary.

In the City Municipal Code, Section 127.080, Application Fee requires an application fee of five thousand dollars (\$5,000.00); this needs to be amended so the city ordinance is consistent with adopted policy.

**STAFF COMMENTS AND SUGGESTIONS**

The proposed amendment to Chapter Amendment to Chapter 127: Tax Increment Financing Commission, Section 127.080 Application Fee has been reviewed by the City Attorney; Staff Recommends Approval as presented.

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**STAFF RECOMMENDATION**

Staff Recommends Approval of the First Reading of the Ordinance as presented.

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**ATTACHMENTS**

1. Ordinance to Amend Chapter 127, Section 127.080, Application Fee

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**STAFF CONTACT:**

Clifford L. McDonald,  
PH: 816-779-2226  
E-mail: cmcdonald@cityofpeculiar.com

**BILL NO. 2015-16**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 127 TAX INCREMENT FINANCING COMMISSION, SECTION 127.080 APPLICATION FEE, OF THE PECULIAR MUNICIPAL CODE TO ALIGN APPLICATION FEES WITH ADOPTED POLICIES.**

**WHEREAS**, the City of Peculiar adopted an Economic Development Incentive Policy on February 18, 2014 which details the Application Process and General Guidelines for considering applications; and ,

**WHEREAS**, SECTION 127.080 which lists the Tax Increment Financing Application Fee was adopted May 6, 2002 and needs to be updated to correspond with current policy; and,

**WHEREAS**, City Planner has recommended amending SECTION 127.080 of the City of Peculiar Municipal Code to align it with current policy:

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI THAT SECTION 127.080 OF THE CITY MUNICIPAL CODE BE AMENDED AS FOLLOWS:**

**SECTION I:** That Section 127.080 be removed in its entirety and replaced with the following:

**SECTION 127.080: APPLICATION FEE**

All applications and amended applications filed with the City seeking tax increment financing shall be accompanied by a fifteen thousand dollar (\$15,000.00) fee.

**Effective Date.** The effective date of this ordinance shall be the \_\_\_\_ day of \_\_\_\_\_, 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 Hammack \_\_\_\_\_  
Alderman McCrea \_\_\_\_\_

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

APPROVED:

ATTEST:

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

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

City Administrator  
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**To:** Board of Alderman  
**From:** Brad Ratliff  
**Date:** 05/28/15  
**Re:** Solid Waste Disposal Services

**GENERAL INFORMATION**

**Applicant:** Staff  
**Status of Applicant:** City Administrator  
**Requested Actions:** To gain direction from the Mayor and Board  
**Date of Application:**  
**Purpose:** Upcoming Contract Deadline July 2015  
**Property Location (if applicable):**

**PROPOSAL**

As you know, the City changed from Deffenbaugh to Town and Country back in 2010. Since that time the City has excercised its one year extensions with Town and Country to bring us to the present. Staff would like to renegotiate a contract with Town and Country to continuing services with them. Since having T & C working for us the complaints have dramatically went down. They have been cooperative and many times went out of their way to aid the City in helping residents. There is always a concern that if we bid this out again, we could see a greater increase in rates for service as the low bidder. In addition, changing companies that provide a weekly service to residents can create confusion in the City on trash and recycling services.

**PREVIOUS ACTIONS**

- Bid out services in 2010 and awarded contract to Town and County in August of 2010
- Renewed 1 year service in 2013
- Renewed 1 year service in 2014

**KEY ISSUES**

- Town and Country has worked with the City well.
- Town and Country does not change pick up days unless exteme weather.
- Town and Country has reduced the amount of complaints to the City on trash services.
- Changing companies again could create some confusion to residents.
- Town and Country has been good to work with on a City staff level.

**STAFF COMMENTS AND SUGGESTIONS**

The City Attorney will be prepared to give a legal direction at the meeting to the BOA with consideration to the public bidding process.

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**STAFF RECOMMENDATION**

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Staff would like to negotiate a long term revision to the current contract with Town and County for continued services.

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**ATTACHMENTS**

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Attached is the current contract and previous resolutions.

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**STAFF CONTACT:** Brad Ratliff  
bratliff@cityofpeculiar.org