

**BOA Meeting Agenda
Peculiar City Board of Aldermen
Meeting and Public Hearing
City Hall – 250 S. Main St
Monday, April 18, 2016 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, April 18, 2016 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 Aldermen Statement
5. Consent Agenda –
 - A. Approval of the Draft Minutes of March 21, 2016 BOA Meeting.
 - B. Approval of the Draft Minutes of April 4, 2016 Worksession Meeting.
6. Proclamation – National Arbor Day on April 29, 2016
7. Unfinished Business –
 - A. Bill No. 2016-01 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI ANNEXING CERTAIN ADJACENT, UNINCORPORATED TRACTS OF PROPERTY, BEING A PART OF THE INTERSTATE 49 RIGHT-OF-WAY, INTO THE CITY OF PECULIAR, MISSOURI.
2nd Reading
 - B. Resolution No. 2016-09 - A RESOLUTION TO ACCEPT THE CERTIFICATION OF ELECTION RESULTS BY THE COUNTY CLERK FOR THE GENERAL MUNICIPAL ELECTION HELD APRIL 5, 2016.
8. Break for Recognition of Outgoing Elected Officials & Newly Elected Officials
9. Swearing in of Newly Elected Officials
10. New Business –

Public Comment – Phillip R. Ware with Twin Oaks HOA

Public Comment – Gregory Vincent

 - A. Public Hearing & Bill No. 2016-02 - AN ORDINANCE AMENDING CHAPTER 400 SECTION 400.600 APPROVAL CRITERIA, SECTION 400.850 PARKING ON PROPERTY ZONED RESIDENTIAL AND SECTION 400.1130 PURPOSE OF THE PECULIAR MUNICIPAL CODE.
1st Reading
 - B. Bill No. 2016-03 - AN ORDINANCE AMENDING THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), CHAPTER 3, SECTION 302, PARAGRAPH 302.10 PARKING ON PROPERTY ZONED RESIDENTIAL, AS ADOPTED BY THE PECULIAR MUNICIPAL CODE.
1st Reading
 - C. Public Hearing & Bill No. 2016-04 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REZONING OF BRADLEY’S CROSSING INDUSTRIAL PH 1, LOTS 4 & 5 FROM DISTRICT “C-1” GENERAL BUSINESS TO DISTRICT “I-1” LIGHT INDUSTRIAL SUBMITTED BY SALLEE REAL ESTATE INVESTMENTS, LLC.
1st Reading
 - D. Public Hearing & Bill No. 2016-05 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REPLAT OF BRADLEY’S CROSSING INDUSTRIAL PH 1, LOTS 3, 4 & 5 TO BRADLEY’S CROSSING SAFETY STORAGE LOT 1 SUBMITTED BY SALLEE REAL ESTATE INVESTMENTS, LLC.
1st Reading

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

1st Reading

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

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

11. City Administrator Report

12. Aldermen Concerns

13. Aldermen Directives

14. Adjournment

**Board of Aldermen Regular Meeting Minutes
Monday March 21, 2016**

A regular meeting and public hearing of the Board of Aldermen of the City of Peculiar, Missouri, was held in the Council Chambers in City Hall at 6:30 p.m. on Monday, March 21, 2016. Mayor Holly Stark called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following Aldermen responded to roll call: Kelsie McCrea, Jerry Ford, Patrick Roberts, Veronika Ray, Matt Hammack and Donald Turner.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Planner Cliff McDonald, Chief of Police Harry Gurin, City Engineer Carl Brooks, Business Office Manager Trudy Prickett, Philip Costanzo IT Systems Administrator, Nick Jacobs Utility Manager and City Clerk Janet Burlingame.

City Clerk Janet Burlingame recited the Board of Alderman Statement.

Consent Agenda

- A. Approval of the Draft Minutes of February 16, 2016 BOA Meeting. Meeting cancelled.**
- B. Approval of the Draft Minutes of March 7, 2016 Worksession Meeting.**

Alderman Ford moved to accept the consent agenda as presented and seconded by Alderman Roberts, consent agenda was approved by a 6-0 roll call vote.

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

Presentation – Government Finance Officers Association (GFOA) “Distinguished Budget Presentation Award” to the City of Peculiar for the fiscal year beginning October 28, 2015.

City Administrator Brad Ratliff stated the goal of the City is to be transparent and to have best practices in place when it comes to how we budget funds and tax dollars on behalf of the citizenry. This is a great accomplishment to the hard work over the years of Staff and CPA Benjamin Hart to reach the level we have established. Mayor Stark expressed her appreciation for the efforts of the Board of Aldermen and Staff working together for a common goal.

Presentation - “Certificate of Recognition for Budget Preparation” to Trudy Prickett, Business Office Manager.

Mayor Holly Stark presented Business Office Manager Trudy Prickett with the distinguished “Certificate of Recognition for Budget Preparation”.

Proclamation-Annual Start by Believing Day

Mayor Holly Stark recited a Proclamation recognizing the first Wednesday of April each year to be “Start by Believing Day”, a public awareness campaign to *End Violence Against Women International* throughout the City of Peculiar.

New Business –

- A. Resolution No. 2016-04 – A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE FINANCIAL REPORT AND BUDGET AMENDMENT ENDING FEBRUARY 29, 2016 OF THE FISCAL YEAR 2015-2016.**

City CPA Benjamin Hart addressed the Board regarding the mid-year budget amendments. Mr. Hart discussed in detail the amendments to the various funds of the Fiscal Year 2015-2016 Budget. Discussion ensued amongst Board of Aldermen, City Administrator, Mr. Hart and City Staff.

Alderman Roberts made a motion to adopt Resolution 2016-04. The motion was seconded by Alderman Ford and was approved by a 6-0 roll call vote.

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

- B. Resolution No. 2016-05 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AUTHORIZATION FOR STREET LIGHT CHANGES CITY OF PECULIAR.**

City Engineer Carl Brooks discussed recommending Kansas City Power & Light to install a street light at the Peculiar Monument sign for visibility and safety concerns. There will be an additional charge per month of \$38.34. Discussion ensued amongst Board of Aldermen.

Alderman Ford made a motion to adopt Resolution 2016-05. The motion was seconded by Alderman Hammack and was approved by a 6-0 roll call vote.

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

Topic for Discussion –

A. Value Engineering Study on Water Supply prepared by Burns & McDonnell Engineering Co., Inc. – City Engineer Carl Brooks

City Engineer Carl Brooks explained City Staff was asked to review the City's long term and future water supply. Burns & McDonnell was selected to complete a Value Engineering Report to compare the City's current water supply (P.W.S.D. No. 2) to other surrounding suppliers. Burns & McDonnell Project Engineer Dana Bruner presented in detail a power point presentation outlining the water supply study, hydraulic model evaluation and the financial analysis & tap fee. Discussion ensued amongst Mayor, Board of Aldermen, City Staff and Ms. Bruner.

B. Financial Forecast & Water Tap Fee Study prepared by Burns & McDonnell Engineering Co., Inc. – City Engineer Carl Brooks

Burns & McDonnell Project Manager Dave Naumann discussed key issues reported in the Draft Financial Forecast and Tap Fee Study. Mr. Naumann explained further in great detail the proposed tap fees, financial planning, increasing the City's capacity to serve growth and recover cost associated with that growth. Discussion ensued amongst the Board of Aldermen and City Administrator.

City Administrator Report -

- City Offices Closed for Spring Holiday
- Human Resources
- Processes Fee Convenience
- Safe Trade at Peculiar PD
- Economic Development
- Parks Recreational Programming
- Farmer's Market
- 911 Texting
- Codes Department
- Road & Street Fund
- Main Street Sidewalks
- MoDot Creative Community & Tree City USA Signs

Aldermen Concerns -

Alderman Hammack mentioned bridge concerns on Harr Grove and if the fuel fees had been reported for the month of March. Alderman Ford asked about the discovery of springs at the 211th Street project and inquired if codes information are online. Alderman Ray made mention of the two area of concerns on East Center Street and the road by City Lake. Alderman Roberts was pleased about the budget and expressed his appreciation for getting good information, while giving credit to the efforts of those involved. Are we aware of any lead pipes in the city? Discussion ensued amongst Mayor, Board of Alderman and City Administrator regarding an area resident wanting a barn on his property and Planning & Zoning restrictions.

Aldermen Directives -

Approval of the Minutes
Proclamation posted adopting "Annual Start by Believing Day"
Budget Amendment update to the website
Send Resolution No. 2016-05 to KCP & L for Street Lights
Value Engineering, Water Supply Update & Water Tap Fee brought into CIP process
Sweep Streets one time after July 4th
Look into signs for weight limits on bridge at Harr Grove
Make repairs to East Center St.

Adjournment –

On a motion from Alderman Ford, second from Alderman Roberts, the meeting was adjourned at 8:19 pm with a 6-0 voice vote.

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

Janet Burlingame, City Clerk

**Board of Aldermen Regular Meeting Minutes
Monday April 4, 2016**

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, April 4, 2016. Mayor Holly Stark called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following Aldermen responded to roll call: Jerry Ford, Veronika Ray, Matt Hammack, Donald Turner, Kelsie McCrea and Patrick Roberts marked absent.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Planner Cliff McDonald, Sgt. James Kirkpatrick, City Engineer Carl Brooks, Business Office Manager Trudy Prickett and City Clerk Janet Burlingame.

City Clerk Janet Burlingame recited the Board of Alderman Statement.

Alderman Kelsie McCrea was present at the meeting at 6:38 p.m.

Public Comment – Caring Hearts of Peculiar Representative Larry Dodson – Street Clean-Up Day

Caring Hearts of Peculiar Representative Larry Dodson discussed with the Board the Fifth Annual Peculiar Street Clean-Up Day scheduled for April 16, 2016 and if necessary a rainout day is scheduled for April 23, 2016. Mr. Dobson asked for permission to display signs throughout the city to promote this community service project. We invite volunteers to join Boy Scout Troops #621, #245 and many local residents to help with clean-up or donate to Caring Hearts of Peculiar. In return, we support and donate to various local organizations. Mayor and Board of Aldermen gave permission for the signs to be displayed in Peculiar.

New Business –

A. Resolution 2016-06 – A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AND ACCEPTING THE SEWER TAP FEE STUDY PREPARED BY GEORGE BUTLER AND ASSOCIATES AND CARL BROWN (GETTING GREAT RATES).

City Engineer Carl Brooks discussed key issues outlined in the City Staff report regarding approving the adoption of the Sewer Tap Fee Study prepared by George Butler and Associates and Carl Brown with Getting Great Rates.

Alderman Ford made a motion to adopt Resolution 2016-06. The motion was seconded by Alderman Hammack and was approved by a 6-0 roll call vote.

Alderman Patrick Roberts was present at the meeting at 6:46 p.m.

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

B. Resolution 2016-07 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AND ACCEPTING THE VALUE ENGINEERING REPORT ON THE WATER SUPPLY STUDY BY BURNS AND MCDONNELL.

City Engineer Carl Brooks discussed key issues outlined in the City Staff report regarding approving and accepting the Value Engineering Report on the Water Supply Study prepared by Burns and McDonnell.

Alderman Roberts made a motion to adopt Resolution 2016-07. The motion was seconded by Alderman Ford and was approved by a 6-0 roll call vote.

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

C. Resolution 2016-08 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AND ACCEPTING THE DRAFT FINANCIAL FORECAST AND TAP FEE STUDY REPORT BY BURNS AND MCDONNELL.

City Engineer Carl Brooks discussed key issues outlined in the City Staff report regarding approving and accepting the Draft Financial Forecast and Tap Fee Study Report prepared by Burns and McDonnell.

Alderman Ford made a motion to adopt Resolution 2016-08. The motion was seconded by Alderman Roberts and was approved by a 6-0 roll call vote.

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

D. Public Hearing & Bill No. 2016-01 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI ANNEXING CERTAIN ADJACENT, UNINCORPORATED TRACTS OF PROPERTY, BEING A PART OF THE INTERSTATE 49 RIGHT-OF-WAY, INTO THE CITY OF PECULIAR, MISSOURI.

1st Reading

City Planner Cliff McDonald explained in detail a petition received from MHTC (Missouri Highway Traffic Commission) regarding a Voluntary Annexation to annex the I-49 right-of-way from Peculiar Way (211th Street) north to 203rd Street into the corporate city limits of Peculiar. A Notice of Public Hearing was published and adjacent property owners have been notified by certified mail of the Intent to Annex. Mr. McDonald stated there has been no formal protest reported. Discussion ensued amongst the Mayor, Board of Aldermen and City Staff. No public comment.

Alderman Roberts made a motion to have the first reading of Bill No. 2016-01 by title only. The motion was seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2016-01. The motion was seconded by Alderman Ford and was accepted by a 6-0 voice call vote.

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

Topic for Discussion –

A. Contract Inspection Services – City Planner Cliff McDonald

City Planner Cliff McDonald discussed the service agreement between IBTS (Institute for Building Technology and Safety) and the City of Peculiar regarding construction plan review and inspections. With the thought of a very large facility locating within the City of Peculiar we would need the expertise of a Construction Inspection Company to be able to administer the type of inspection required. IBTS also does planning review for residential and smaller building permits for a fee. Recently, amending their services to include inspections for property maintenance codes. Mr. McDonald stated with the City's Code Enforcement position being vacant, this would be an opportunity to mix IBTS contracted services along with City Staff. Discussion ensued amongst the Mayor, Board of Alderman, City Administrator and City Staff. Area Resident Larry Dobson discussed concerns regarding contracting with a Construction Inspection Company. At this time, due to many concerns the overall view of the Board of Alderman is to continue with the current processes with code enforcement and inspections.

Aldermen Concerns

Alderman Turner stated it has been a pleasure serving as Alderman. He expressed his appreciation for the availability to easily access information on the city website. Alderman Hammack reminded everyone to go vote on Election Day. Alderman Roberts reported there is still a couch at 66 Acre Park. Alderman Ford stated his appreciation for fixing Hurley & School Road. Alderman McCrea mentioned a couch in the area of E. Center St. Aldermen Hammack, Ray, Roberts and Ford thanked Alderman Turner and Alderman McCrea for their service to the Board of Aldermen.

Aldermen Directives

Accept Sewer Tap Fee Study prepared by George Butler and Associates & Getting Great Rates
Accept Value Engineering Report on Water Supply Study prepared by Burns and McDonnell
Accept Draft Financial Forecast and Tap Fee Study Report prepared by Burns and McDonnell
Had 1st reading of Voluntary Annexation of I-49 in the City, have 2nd reading on April 18th
Check for Couch

Adjournment –

On a motion from Alderman Ford, second from Alderman Roberts, the meeting was adjourned at 7:47 pm with a 6-0 voice vote.

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

Janet Burlingame, City Clerk



Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Holly J. Stark, Mayor of the City of Peculiar, Missouri, do hereby proclaim April 29, 2016 as

Arbor Day

In the City of Peculiar, Missouri and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this _____ day of _____ Mayor _____

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

To: Board of Aldermen
From: Clifford L. McDonald
Date: April 18, 2016
Re: Voluntary Annexation Petition, I-49 Right-of-way, from MHTC

GENERAL INFORMATION

Applicant: MHTC (Missouri Highway Traffic Commission)

Status of Applicant: N/A

Requested Actions: Board of Aldermen to discuss the Voluntary Annexation Petition received from MHTC to annex the I-49 Right-of-way from Peculiar Way (211th Street) north to 203rd Street into the Corporate City Limits of Peculiar; and consider the attached Ordinance for approval.

Date of Application: March 9th, 2016

Purpose: The purpose is for the BOA to review the Voluntary Annexation Petition, and consider the Second Reading of the attached Annexation Ordinance for approval.

Property Location (if applicable): I-49 Corridor, Peculiar Way north to 203rd Street.

PROPOSAL

See “Requested Actions” above.

PREVIOUS ACTIONS

As part of the MoDOT annexation process, the City had a Public Notice of Intent to Annex published and contacted adjacent property owners by certified mail regarding this pending annexation.

The Board of Aldermen held a Public Hearing on this Voluntary Annexation Petition on April 4th, 2016; no one spoke against the proposed Annexation and no formal protests have been received by the City.

The Board of Aldermen unanimously approved the First Reading of the Ordinance for this Voluntary Annexation on April 4th, 2016.

KEY ISSUES

- Presently, Peculiar’s Corporate City Limits on I-49 only extend North to Peculiar Way (211th Street).
- The new intersection is well under construction, Staff believes it prudent to extend Peculiar’s City Limits on I-49 North to 203rd Street – this would provide the Peculiar Police Department jurisdiction on I-49 when the intersection opens and provide uniformity to the City’s northern City Limits.

STAFF COMMENTS AND SUGGESTIONS

None.

STAFF RECOMMENDATION

Staff Recommends the BOA review the attached Annexation Petition and consider the Second Reading of the Ordinance for approval.

ATTACHMENTS

1. MHTC Voluntary Annexation Petition
2. Annexation Ordinance

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

CCO Form: RW39
Approved: 11/05 (BDG)
Revised: 01/15 (AR)
Modified:

VOLUNTARY ANNEXATION PETITION

The City of Peculiar, Missouri, (hereinafter, "City") has requested that the Missouri Highways and Transportation Commission (hereinafter, "MHTC") file a petition requesting voluntary annexation into the City of certain public rights of way as indicated in the attached plan sheets. The undersigned on behalf of the City hereby verifies the following:

(1) The City has published a notice of annexation in a local newspaper of general circulation for public comment regarding the proposed annexation or if the City has no local newspaper, it has given public notice using whatever mechanism it typically uses to notify citizens of similar actions.

(2) The City has provided accurate information to MHTC regarding any and all public input received for the annexation, along with any and all input received from the County of Peculiar and any other incorporated municipality within a five-mile radius of the area to be annexed.

(3) The City has complied with all requirements set forth by MHTC and has provided all information requested by MHTC.

(4) The City has notified all property owners adjacent to the MHTC property to be annexed pursuant to this annexation petition of the proposed voluntary annexation.

(5) The Commission has provided the City with a legal description of the property. If the City desires or is required by statute to use a legal description different from that provided by the Commission, the City shall ensure that the alternate legal description prepared by the City shall correspond to the Commission's legal description and the City shall ensure that the City's description will not extend beyond the description provided by the Commission.

(6) To the extent allowed by law, the City will hold MHTC, Missouri Department of Transportation and its employees harmless from any lawsuits arising out of or relating to the City's failure to comply with all statutes pertaining to the annexation of the described property.

(7) The parties enter into this voluntary annexation petition with full understanding that MHTC, to the best of its knowledge and belief, has the

authority to petition for voluntary annexation into the City. MHTC makes no representation that it has full fee simple title to the right of way which is the subject of this voluntary annexation. In the event this annexation is rendered null and void based upon a determination that MHTC did not have the authority to petition for voluntary annexation, MHTC will not be responsible for any damages, costs or other expenses incurred by the City in connection with this Agreement.

(8) That the undersigned on behalf of the City of Peculiar has the authority to execute the terms and conditions contained in this voluntary annexation petition and bind the City to those terms and conditions.

(9) That the event the voluntary annexation is approved by the City and the city limits are extended to include the rights of way described in this voluntary annexation petition, the City shall provide MHTC's undersigned representative with a copy of the final ordinance adopted by the City extending the City's boundary to include the herein described right of way.

Therefore, the undersigned, according to his or her best knowledge, information, and belief, on behalf of the MHTC alleges:

(1) MHTC holds a property interest in the following described tracts:

All that portion of Interstate Highway 49 situated in the SW Quarter and the NW Quarter of Section 4, Township 45 North, Range 32 West, Cass County, Missouri and all that part of the NE Quarter of Section 5, Township 45, Range 32, Cass County, Missouri, which lies within the right of way widths between Station 400+00 and Station 460+00, as shown on the attached MHTC plan sheets and all that part of the NE Quarter of the NW Quarter of Section 9, Township 45 North, Range 32 West, in Cass County, Missouri, lying North and East of Highway 71 (I-49) as now established; containing 2.74 acres more or less.

(2) By execution of this petition, the MHTC requests that the above-described right of way be annexed to, and be included within the corporate limits of the City of Peculiar, Missouri, as authorized by the provisions of Chapter 71 of the Revised Statutes of Missouri.

(3) That, based upon information provided by the City, that the area to be annexed is not now a part of any incorporated municipality.

(4) That, based upon information provided by the City, the area to be annexed is compact and contiguous to the existing corporate limits of the City of Peculiar.

(5) That the undersigned petitioner is authorized to execute this voluntary annexation petition on behalf of MHTC so that the described right of way can be included within the corporate limits of the City of Peculiar.

(6) That MHTC authorizes the governing body of the City of Peculiar to cause the required notice to be published, to conduct a public hearing as required by law and to thereafter adopt as ordinance extending the limits of the City of Peculiar to include the above-described right of way.

THIS PETITION REQUESTING VOLUNTARY ANNEXATION IS NOT A VALID PETITION UNTIL BOTH THE CITY AND MHTC'S REPRESENTATIVE HAVE EXECUTED THE PETITION.

In Witness Whereof, the parties have entered into this voluntary annexation petition on the date last written below:

Executed by the City this _____ day of _____, 20__.

Executed by MHTC this _____ day of _____, 20__.

CITY OF PECULIAR

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By: _____

By: 

Title: _____

Title: District Engineer



ERIC FOSTER
My Commission Expires
July 23, 2016
Clay County
Commission #12371172

ACKNOWLEDGEMENT BY COMMISSION

STATE OF MISSOURI)
)
COUNTY OF JACKSON) SS

On this 9th day of MARCH, 2016 before me appeared Dan Niec personally known to me, who being by me duly sworn, did say that he is the District Engineer of the Missouri Highways and Transportation Commission and that said instrument was signed in behalf of said Commission by authority of the Missouri Highways and Transportation Commission and said District Engineer acknowledged said instrument to be the free act and deed of said Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.



Notary Public



ERIC FOSTER
My Commission Expires
July 23, 2016
Clay County
Commission #12371172

My Commission Expires: July 23, 2016

ACKNOWLEDGEMENT BY CITY

STATE OF MISSOURI)
)
COUNTY OF _____) SS

On this ____ day of _____, 20____, before me appeared _____ personally known to me, who being by me duly sworn, did say that he/she is the _____ of the City of _____ and that the foregoing instrument was signed and sealed on behalf of the City of _____ and that he/she acknowledged said instrument to be the free act and deed of the City of _____ and that it was executed for the consideration stated therein and no other.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

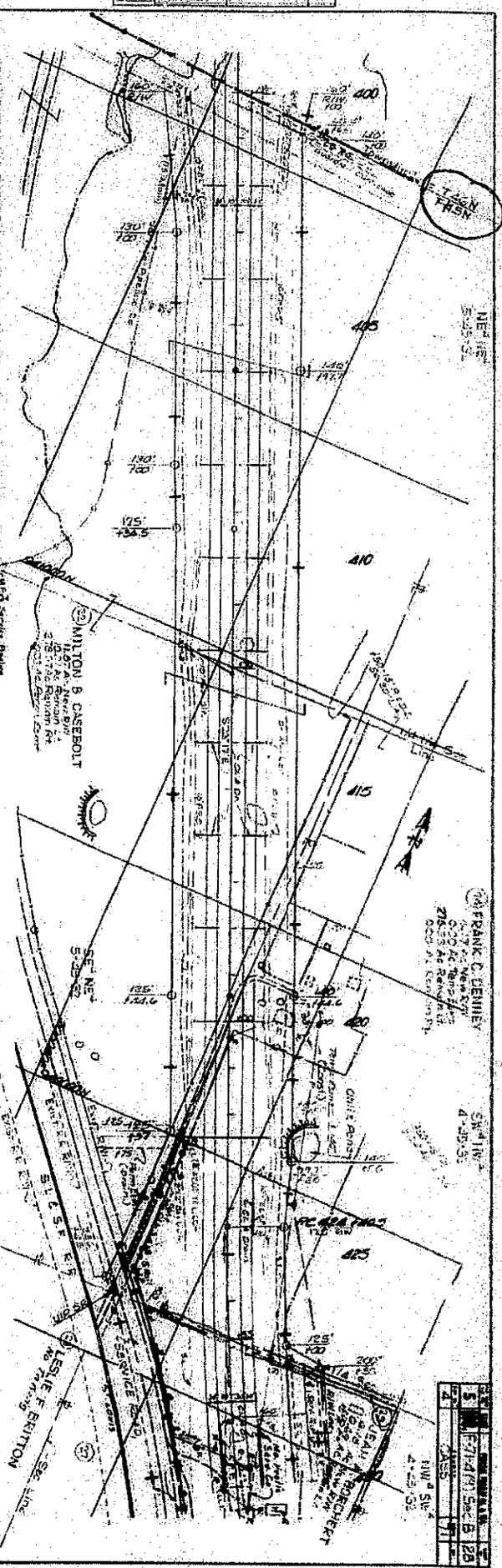
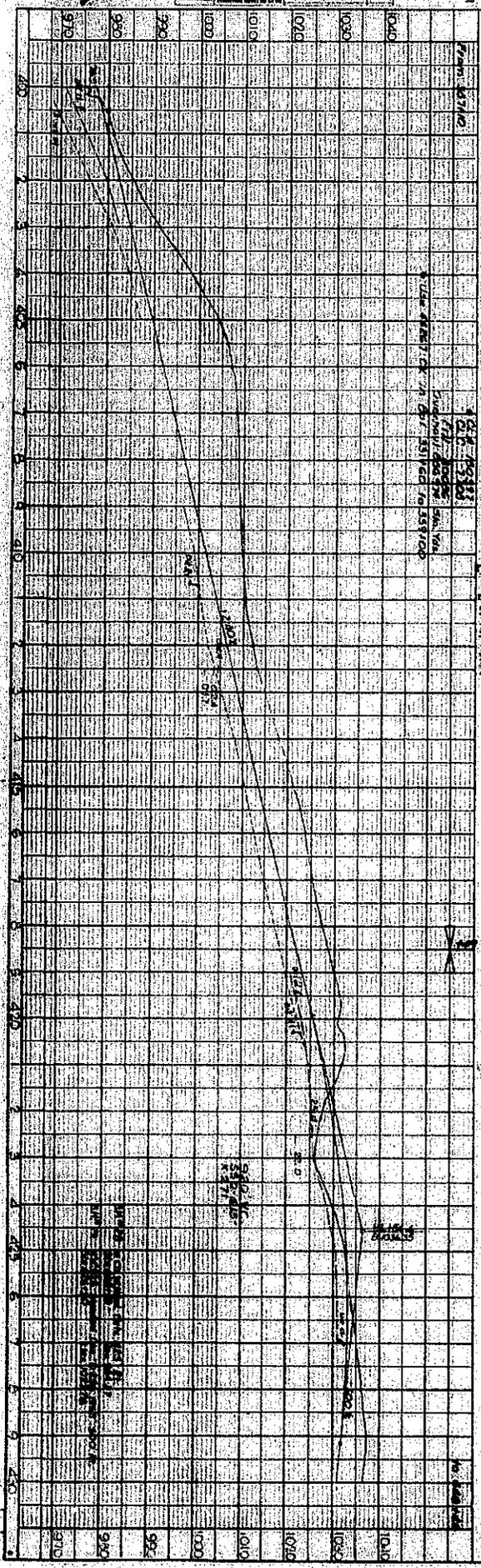
Notary Public

My Commission Expires: _____

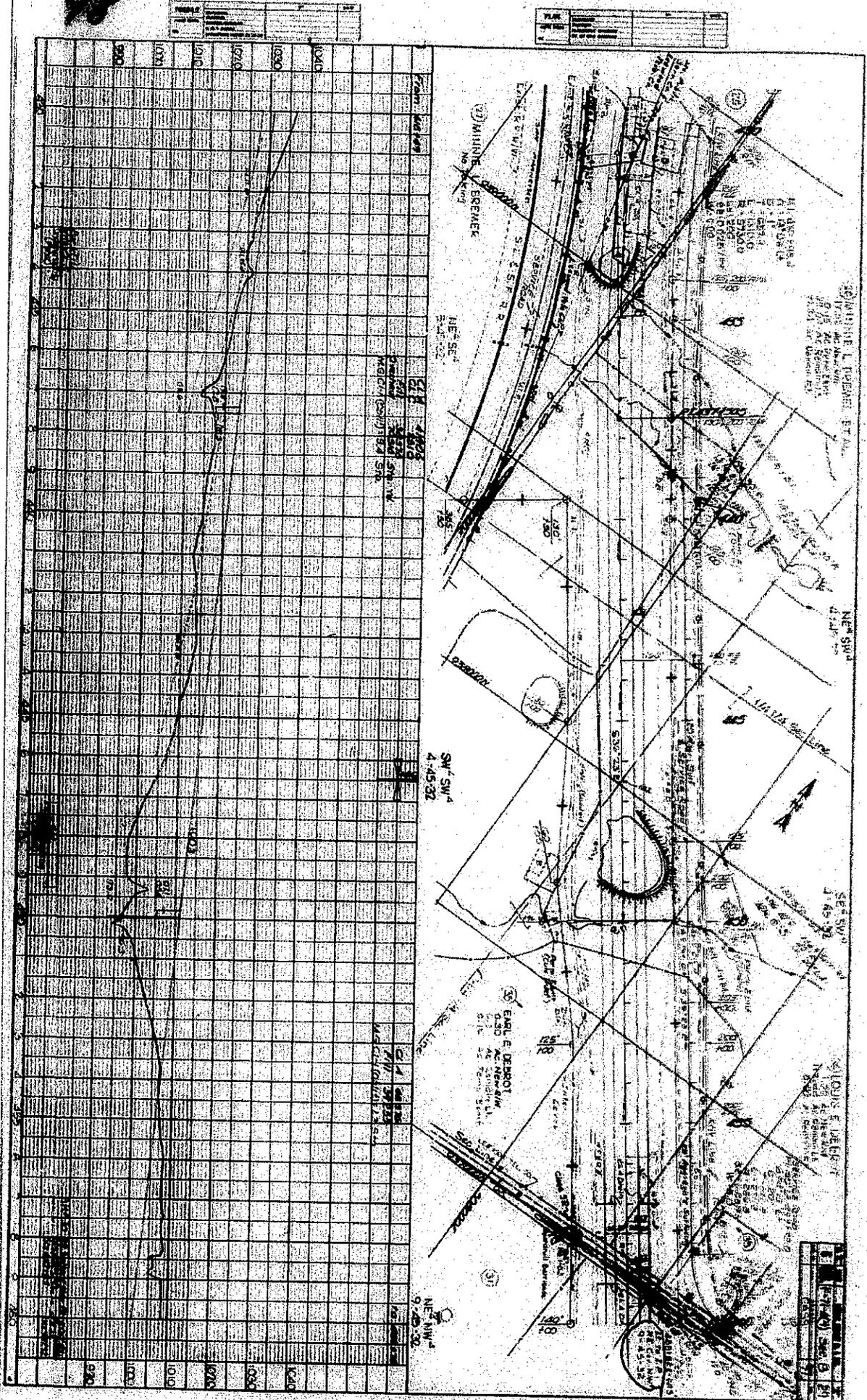
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NO.	DATE	DESCRIPTION

PLAN	NO.	DATE



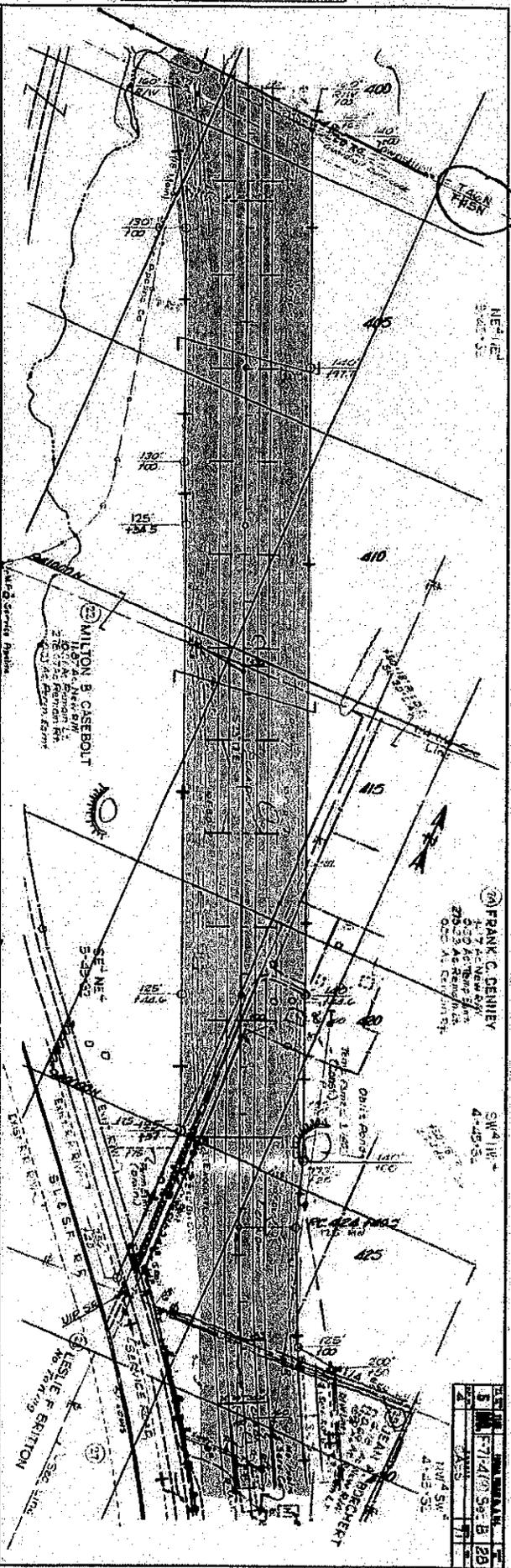
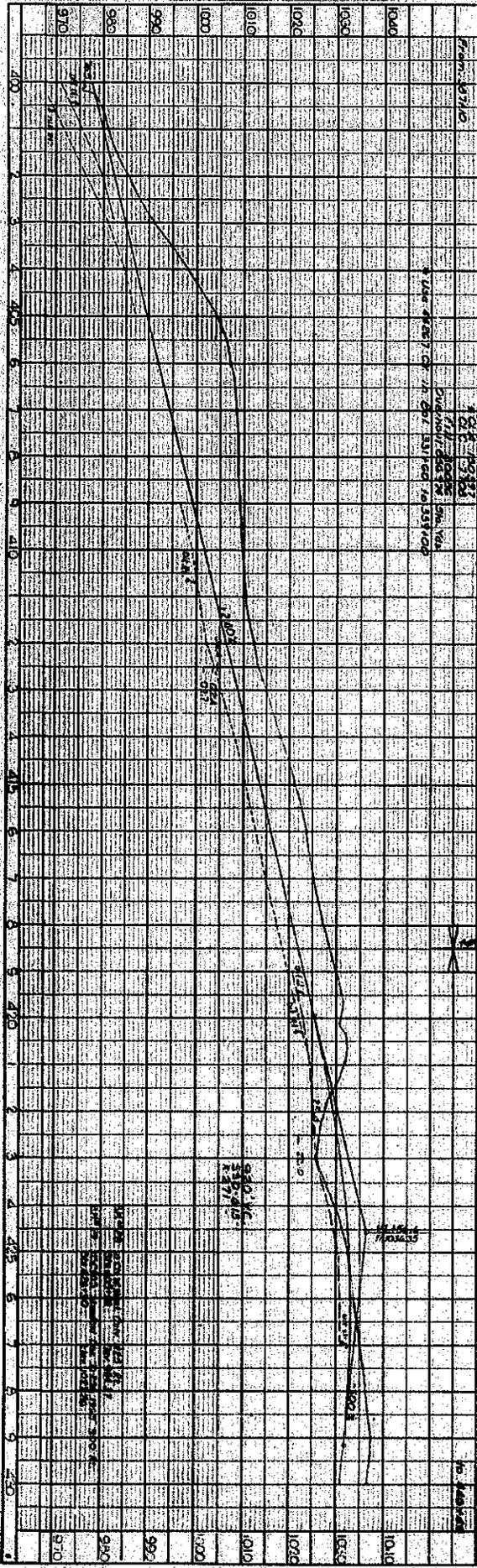
ATCH 6-1



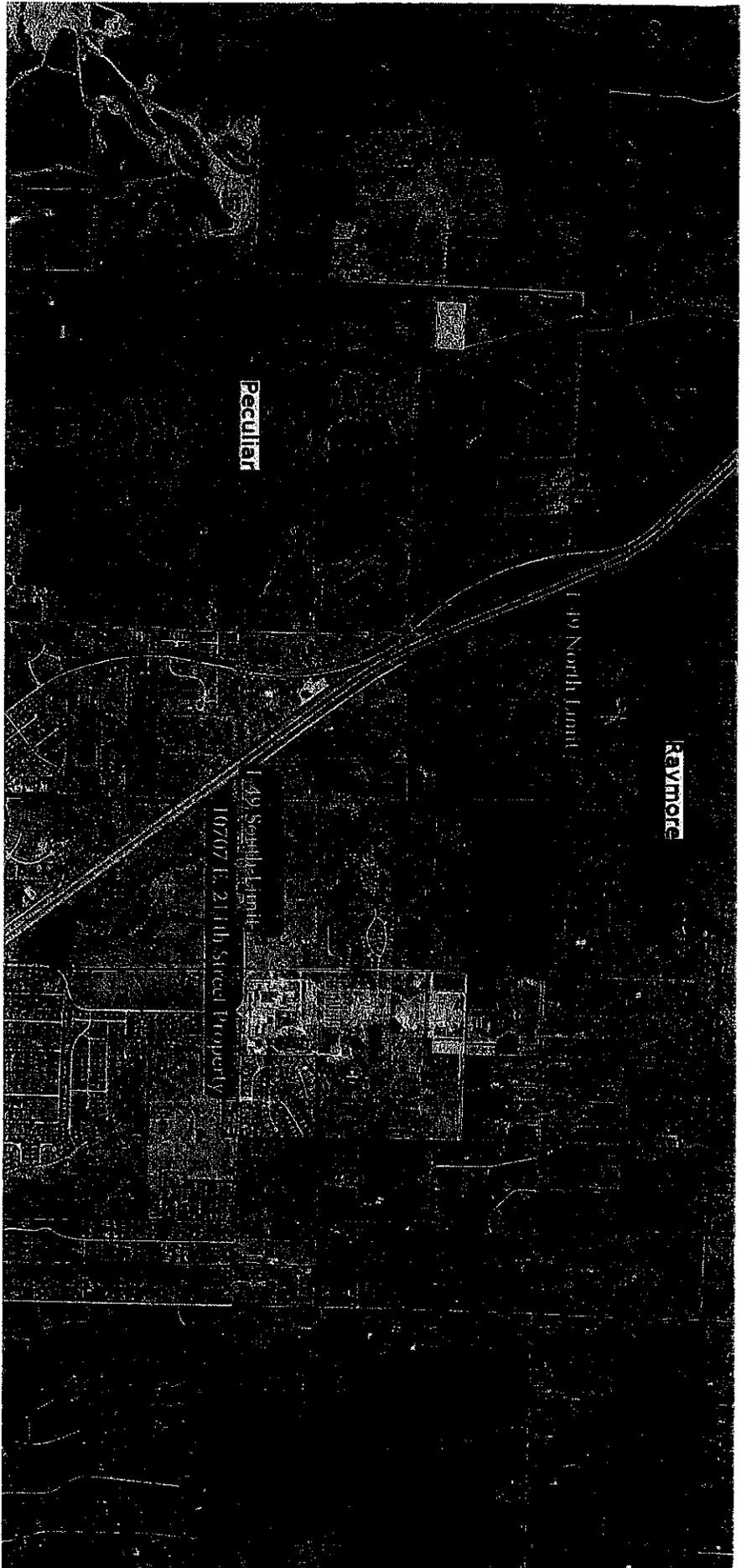
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PROFILE	PLAN
DATE: 10/1/54	DATE: 10/1/54
BY: J. H. ...	BY: J. H. ...
CHECKED: ...	CHECKED: ...
SCALE: 1" = 100'	SCALE: 1" = 100'

PLAN	PROFILE
DATE: 10/1/54	DATE: 10/1/54
BY: J. H. ...	BY: J. H. ...
CHECKED: ...	CHECKED: ...
SCALE: 1" = 100'	SCALE: 1" = 100'



DATE	BY	CHECKED
10/1/54	J. H.
10/1/54	J. H.
10/1/54	J. H.



I-49 ROW Annexation from: Peculiar Way (211th Street) to 203rd Street, and the 10707 E. 211th Street property
City of Peculiar Corporate Limits shown in Lavender



FILE NUMBER 552276
OR BK 3837 PG 354
RECORDED 10/14/2014 03:08:50 PM
RECORDING FEE 30.00
MIKE MEDSKER, RECORDER OF DEEDS
CASS COUNTY, MISSOURI
TJ

THIS IS NOT A CERTIFIED COPY.

CCO FORM: RW03
Approved: 12/92 (TLP)
Revised: 08/14 (AR)
Modified:

COUNTY: Cass
ROUTE: I-49
PROJECT: J4P2247
PARCEL: 10
(Total Acquisition)

GENERAL WARRANTY DEED

(1) **PARTIES:** THIS AGREEMENT, made this 24th day of September, 2014, by and between **Robert L. Conroy**, a single person, (hereinafter, Grantor), of the County of Jackson, and State of Missouri, and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, (hereinafter, Grantee).

GRANTOR'S ADDRESS: 312 E. 79th Street, Kansas City, Missouri, 64114

GRANTEE'S ADDRESS: 600 NE Colbern Road, Lee's Summit, Missouri, 64086

(2) **CONSIDERATION:** Grantor, in consideration of the sum of Two Hundred Eleven Thousand Five Hundred AND NO/100 DOLLARS (\$211,500.00), to be paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell, convey and confirm to the Grantee fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION:** Grantor conveys to the Grantee the real estate and interests in real estate in the County of Cass, State of Missouri, the exact legal description of which is located in **EXHIBIT A – LEGAL DESCRIPTION**, attached hereto and made part hereof.

This conveyance includes all the realty and realty rights described in the attached Exhibit A-Legal Description, that lie within the limits of a tract of land described and recorded with the Cass County Recorder of Deeds in Book 941, at Page 112.

1
ORIGINAL

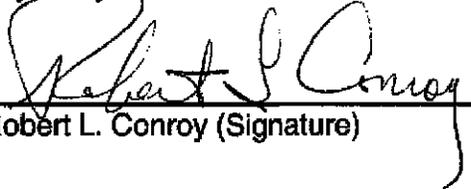
ATCH 8

THIS IS NOT A CERTIFIED COPY.

(4) **RIGHTS OF GRANTEE:** Grantee shall obtain all rights, privileges, appurtenances and immunities belonging to grantor, his successors and assigns forever.

(5) **WARRANTY:** Grantor hereby covenants that he is lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantor Covenants that he has good right to convey the property. Grantor covenants that the said premises are free and clear of any encumbrances done or suffered by him or those under whom he claims; and that he will warrant and defend the title to said premises unto the Grantee and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

(6) **DATE:** IN WITNESS WHEREOF, the said grantor executed the above the day and year first above written.


Robert L. Conroy (Signature)

ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF Missouri }
COUNTY OF Jackson } ss

On this 24th day of September, 2014, before me appeared **Robert L. Conroy**, a single person, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.


Notary Public



ERIC G. THOMPSON
My Commission Expires
May 31, 2016
Jackson County
Commission #12412821

My Commission Expires: _____

**EXHIBIT A
LEGAL DESCRIPTION**

Cass County
Route I-49
J4P2247
Tract 10
(Total Acquisition)

All that part of the Northeast Quarter of the Northwest Quarter of Section 9, Township 45 North, Range 32 West, in Cass County, Missouri, lying North and East of Highway 71 (I-49) as now established; containing 2.74 acres or 119,354.4 square feet, more or less.

THIS IS NOT A CERTIFIED COPY.

BILL NO. 2016-01
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI ANNEXING CERTAIN ADJACENT, UNINCORPORATED TRACTS OF PROPERTY, BEING A PART OF THE INTERSTATE 49 RIGHT-OF-WAY, INTO THE CITY OF PECULIAR, MISSOURI.

WHEREAS, on March 9th, 2016, the City of Peculiar was presented with a verified *Petition of the Missouri Highways and Transportation Commission Requesting Annexation to the City of Peculiar, Missouri (Petition)*, signed by the Missouri Department of Transportation District 4 Engineer related to the tracts of real property described therein: and

WHEREAS, the real estate described in the *Petition* is adjacent and contiguous to the present corporate limits of the City of Peculiar, Missouri: and

WHEREAS, a public hearing was held concerning this matter on the 4th day of April, 2016, at 6:30 p.m. in the City Hall (250 S. Main Street) of Peculiar, Missouri; and

WHEREAS, notice of this public hearing was published for two weeks beginning March 17th, 2016 in *The Journal*, a weekly newspaper of general circulation in the County of Cass, Missouri; and

WHEREAS, at the public hearing, all interested persons, corporations, and political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the City of Peculiar, Missouri within fourteen days after the public hearing; and

WHEREAS, the Board of Aldermen of the City of Peculiar, Missouri does find and determine that the annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the Board of Aldermen of the City of Peculiar, Missouri finds that it is in the best interests of the City and its citizens to annex the property described in the verified *Petition*.

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

SECTION I: Pursuant to Rev. Stat. Mo. § 71.012, the real estate described in the *Petition*, attached hereto as Exhibit A and incorporated-by-reference herein, is hereby annexed into the City of Peculiar, Missouri, to-wit.

SECTION II: The boundaries of the City of Peculiar, Missouri, are hereby altered so as to encompass the tracts described on Exhibit A and incorporated-by-reference herein, which lies adjacent and contiguous to the present corporate limits.

SECTION III: The City Clerk of the City of Peculiar is hereby ordered to cause three certified copies of this ordinance to be filed with the Cass County Clerk, the County Assessor and the Office of the District Engineer, Missouri Department of Transportation, District 4.

SECTION IV: The City Engineer, the City Planner, and other pertinent City staff are hereby authorized and directed to conform all maps, directories, drawings, plats and other appropriate documents to the altered corporate limits of the City of Peculiar, Missouri as herein provided.

SECTION V: All Ordinances or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they do conflict.

SECTION VI: The effective date of this ordinance shall be _____, 2016.

First Reading: April 4, 2016

Second Reading: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS ____ DAY OF _____, 2016, 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
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

To: Board of Aldermen
From: Janet Burlingame
Date: April 18, 2016
Re: Certification of Election Results

GENERAL INFORMATION

Applicant: Staff
Status of Applicant: N/A
Requested Actions: Pass Resolution accepting results
Date of Application: April 18, 2016

Property Location (if applicable):

PROPOSAL

Accept the election results for the office of Mayor and the three Aldermen seats.

PREVIOUS ACTIONS

No previous action

KEY ISSUES

This resolution will accept the County's Election results as true.

STAFF COMMENTS AND SUGGESTIONS

STAFF RECOMMENDATION

Approval of the Resolution.

STAFF CONTACT:

Janet Burlingame

Resolution No. 2016-09

A RESOLUTION TO ACCEPT THE CERTIFICATION OF ELECTION RESULTS BY THE COUNTY CLERK FOR THE GENERAL MUNICIPAL ELECTION HELD APRIL 5, 2016

WHEREAS, the City of Peculiar held a General Municipal Election of April 5, 2016, and,

WHEREAS, Mike Vinck, County Clerk/Election Authority of Cass County, Missouri has certified the results of said election, and

WHEREAS, A copy of said certification of results are hereby attached,

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

Section 1 – The Board of Aldermen accept the Certification of Election Results.

BE IT REMEMBERED THE PRECEDING RESOLUTION WAS ADOPTED UPON ITS READING THIS _____ DAY OF _____, _____, BY THE FOLLOWING VOTE:

Alderman Hammack	_____	Alderman Ray	_____
Alderman Ford	_____	Alderman Roberts	_____
Alderman McCrea	_____	Alderman Turner	_____

Approved:

Attest:

Holly J. Stark, Mayor

Janet Burlingame, City Clerk



Cass County Election Authority

102 East Wall • Harrisonville, Missouri 64701
816/380-8102 • Fax: 816/380-8101

MICHAEL VINCK

E-MAIL: Mikev@casscounty.com
816/380-8102

The following is an Official Certificate of Election Results of the Municipal Election held in Cass County, Missouri, on April 5, 2016.

We hereby certify that the:

PECULIAR MAYOR			
	Polling	Absentee	Total
Number of Precincts	1	1	2
Precincts Reporting	1	1	2
Total Votes	670	20	690
HOLLY J. STARK	421	16	437
KIMBERLY MALLINSON	247	4	251
Write-in Votes	2	0	2

PECULIAR WARD 1			
	Polling	Absentee	Total
Number of Precincts	1	1	2
Precincts Reporting	1	1	2
Total Votes	199	7	206
HOMER DUNSWORTH	185	7	192
Write-in Votes	14	0	14

PECULIAR WARD 2			
	Polling	Absentee	Total
Number of Precincts	1	1	2
Precincts Reporting	1	1	2
Total Votes	152	5	157
JEFF HARLAN	149	5	154
Write-in Votes	3	0	3

PECULAIR WARD 3			
	Polling	Absentee	Total
Number of Precincts	1	1	2
Precincts Reporting	1	1	2
Total Votes	239	7	246
GERALD L. FORD	232	7	239
Write-in Votes	7	0	7

CERTIFICATE OF ELECTION RESULTS

I, Michael J. Vinck, County Clerk/Election Authority of Cass County, Missouri, do hereby certify that the foregoing is a full accurate return of all votes cast at the above named polling place for all CANDIDATES and FOR and AGAINST all propositions at said election as certified to me by the duly qualified and acting judges of said election.

Dated this 8th day of April 2016




Michael J. Vinck, Cass County Clerk / Election Authority

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

*Back in Session
Swearing in of Newly Elected Officials*

City Administrator
Brad Ratliff

City Clerk
Janet Burlingame

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: 4/6/16 Scheduled Meeting Date: 4/18/16

Full Name of Speaker: Phillip R. Ware Organization: Twin Oaks HOA

Home Address: 12105 E. 214th St. City Peculiar State MO zip 64078

Home Phone #: (816)974-0448 Work Phone #: 0 Cell #: (816)305-3629 Email: WAREMAN@COMCAST.NET
Resident of the City of Peculiar? Yes No

Specifics of Topic: I would like to speak in favor of any city ordinances that restrict or prohibit parking of commercial vehicles + any type of trailers in subdivisions within city limits. I would also like to comment on the policy of enforcing city ordinances being complaint driven.

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: Phillip R. Ware

City Administrator
Brad Ratliff

City Clerk
Janet Burlingame

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: April 18, 2016 Scheduled Meeting Date: April 18, 2016

Full Name of Speaker: Gregory Vincent Organization: _____

Home Address: 12201 E 214 ST City Peculiar State MO Zip 64078

Home Phone #: _____ Work Phone #: _____ Cell #: 8167393620 Email: greg.p.vincent@gmail.com
Resident of the City of Peculiar? Yes No

Specifics of Topic:
Parking of Vehicles, boats, Trailers in Yards
and on Grass

Desired Outcome: Modify Existing Codes By City in Regard
To parking and storage of Vehicles, boats, Trailers.

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: [Handwritten Signature]

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

To: Board of Aldermen

From: Clifford L. McDonald

Date: April 18th, 2016

Re: Board of Aldermen to consider Amendments to Chapter 400, Zoning Regulations, Section 400.600: Approval Criteria, Section 400.850: Parking on Property Zoned Residential and Section 400.1130 Purpose of the City of Peculiar Municipal Code.

GENERAL INFORMATION

Applicant: City Staff

Status of Applicant: N/A

Requested Actions: Board of Aldermen to hold a Public Hearing at tonight's meeting to receive public comment & input, and consider the proposed Amendments to Section 400.600: Approval Criteria, Section 400.850: Parking on Property Zoned Residential and Section 400.1130 Purpose of the City's Municipal Code.

Date of Application: January 14, 2016

Purpose: The purpose is for the Board of Aldermen to consider the amendments to update these three (3) Sections of the Zoning Regulations to reflect changes in procedure and ensure they reflect current policy.

Property Location (if applicable): City Wide

PROPOSAL

See "Requested Actions" above.

PREVIOUS ACTIONS

The Planning Commission has worked diligently reviewing the City's Residential Parking Restrictions per direction of the Board of Aldermen. Section 400.850, requires parking on an improved surface, this was supposed to be rescinded from the City Ordinance (per Ed Courton's Staff Report dated June 5, 2009, Atch 2). The City's Property Maintenance Code was amended to allow parking on grass in a Side or Rear Yard – at present the zoning regulation and property maintenance code conflict.

KEY ISSUES

- Section 400.600: Approval Criteria - The Board of Directors for the Downtown Peculiar Arts & Culture (DPAC) have disbanded their organization, and are in the process of transferring ownership of their property. The City's zoning regulations require reviews by that Board as part of the Special Use Permit

permitting process for District A-C. This proposed amendment will delete Paragraph A.7 and this requirement. (See Atch 1)

- Section 400.850: Parking on Property Zoned Residential - requires parking on an improved surface, this was supposed to be rescinded (per Ed Courton's Staff Report dated June 5, 2009, Atch 2). The proposed amendment will delete Paragraph A (which requires a paved surface) and replace it with criteria which restricts the size of vehicles which may be parked in a residential district. The criteria limiting the size and type of vehicle is similar to the City of Independence and City of Raymore's requirements. Additionally, the critical aspect of this size restriction having a Gross Vehicle Weight Rating (GVWR) of 16,000 pounds aligns it with Peculiar's parking restrictions (Chapter 350) enforced by the Police Department. (See Atch 3).
- Section 400.1130 Purpose – This is merely a housekeeping action to correct the reference for a Light Industrial District from M-1 (old designation) to I-1.

STAFF COMMENTS AND SUGGESTIONS

The proposed Amendments to Section 400.600: Approval Criteria, Section 400.850: Parking on Property Zoned Residential and Section 400.1130 Purpose of the City's Municipal Code are presented in the attached Ordinance for your consideration.

STAFF RECOMMENDATION

Staff Recommends Approval of the Ordinance as presented.

ATTACHMENTS

1. Proposed Change to Section 400.600 Approval Criteria, Paragraph A.7
2. Ed Courton's Staff Report dated June 5, 2009
3. Proposed Change to Section 400.850 Parking on Property Zoned Residential, Paragraph A
4. Ordinance to Amend Chapter 400; Section 400.600, Section 400.850 and Section 400.1130

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

Section 400.600 Approval Criteria

[Ord. No. 111808 §1(400-504), 11-18-2008; Ord. No. 03032014A §X, 3-3-2014]

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

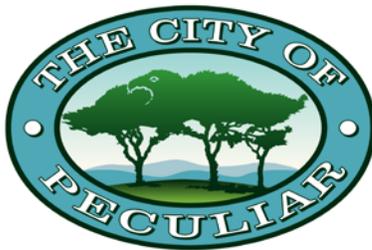
1. The proposed use is consistent with the intent of the Comprehensive Plan;
2. The proposed use is one specifically permitted by this Code;
3. The proposed use does not adversely impact the public health, safety or general welfare;
4. The proposed use does not adversely impact the public infrastructure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

City Administrator
Brad Ratliff

Assistant City Administrator
Tina Cochran

City Clerk
Terrie Emanuel

City Attorney
Reid F. Holbrook



City Engineer
Robert O'Brien

Chief of Police
Dean Kelly

City Planner
Ed Courton

Municipal Judge
Bryan Round

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

To: Board of Aldermen
From: Ed Courton
Date: August 18, 2009
Re: Zoning Text Amendments for temporary & banner signs and residential vehicle parking

GENERAL INFORMATION

Applicant: City Staff
Status of Applicant: City Planner
Requested Actions: Recommendation to adopt the proposed Zoning Text Revisions, as described in Bill #2209-22A
Purpose: City staff was directed by the Board of Aldermen to add a new section to the sign chapter and to specifically address banner signs and to establish additional standards, including size, time limitations and days allowed; extending the time limit for temporary signs from 90-days to 120-days; and prohibiting off-premise signs. Furthermore, staff was directed to rescind Section 400.850 (A) of the Peculiar Municipal Code in order not to conflict with the adopted new Section 302.10 "PARKING ON PROPERTY ZONED RESIDENTIAL" of the Property maintenance Code.

PROPOSAL

See "Purpose" above.

PREVIOUS ACTION(S)

The Planning and Zoning Commission ("Commission") voted 3-0 {one (1) member abstaining} to recommend denial of the above Zoning Text Amendments. The Commission felt the previous regulation requiring parking of vehicles on improved surfaces was still necessary and the Commission did not want to modify the provision. The Commission also felt the allowing more time for temporary signs and allowing larger banner signs would be detrimental to the character of the City. Based on the stated reasons, the Commission unanimously recommended denial of the proposed Text Amendments.

On August 4, 2009, the Board voted 5-0 to approve the amended Ordinance at the first reading. The second reading is scheduled for the August 18th meeting. Staff revised the proposed ordinance and changed the time to remove temporary and banner signs from 10-days to 3-days per direction from the Board. No other changes are proposed.

STAFF COMMENTS AND SUGGESTIONS

Over the past several months, the Board of Aldermen, City staff and the public have discussed several revisions to the existing Zoning Code. Several businesses felt the temporary sign provisions are too stringent relative to signage and

Atch 2

requested the Board consider modifying some of the text. Additionally, the Board of Aldermen adopted Ordinance (2009-18 "Parking Zoned Residential") allowing vehicle parking on grass or other natural surfaces on the side and rear yard areas. The new Ordinance is in the Property Maintenance Code rather than the Zoning Code, as it would be easier to reference in that section by the public and staff.

City staff is also proposing to rescind Section 400.850 (A) of the Peculiar Municipal Code, which conflicts with the recently adopted S "PARKING ON PROPERTY ZONED RESIDENTIAL." The Commission should approve the zoning text amendment to avoid continuing compliance conflicts and misinterpretations by City staff and the public. The existing Zoning Code 400.850 (A) requires all vehicles to be parked on city approved hard surfaces irrespective of the location on-site.

{For comparison, staff has provided the existing Zoning Code sections and the proposed Zoning Code revisions below for your review}

Existing Zoning Code

400.1870 Temporary Signs

Temporary signs may be allowed as follows:

- A. There shall be no restriction on the number and size of temporary noncommercial signs in all districts.
- B. Temporary commercial signs shall be allowed only upon issuance of a sign permit in conformance with this Article, which shall specify the size and location of the temporary sign as well as the time period for which it may be displayed.
- C. Temporary commercial signs:
 - 1. Shall be displayed for no more than 90 total days per lot, in any calendar year;
 - 2. Shall not exceed 60 square feet in area;
 - 3. Shall not exceed one sign per street frontage;
 - 4. Shall not be displayed prior to 45 days before nor after 10 days following an event being advertised; and
 - 5. May be displayed either on-premises or off-premises.

400.850 Parking on Property Zoned Residential

- A. It shall be unlawful for any person to park or allow to be parked any vehicle or machinery for any period of time unless the area used for parking the vehicle or machinery is an improved surface. A waiver of this requirement may be obtained upon written application to the Building Inspector. Such waiver shall be provided in writing and shall allow a waiver of these parking requirements for no more than 30 calendar days. No extension of the waiver shall be granted absent formal approval by the Board of Aldermen.

Proposed Zoning Text Revisions

SECTION 400.1870

{Legend: Text **Bolded** and Underlined are additions & ~~Strikethrough~~ are deletions}

400.1870 Temporary Signs

Temporary signs may be allowed as follows:

- A. There shall be no restriction on the number and size of temporary noncommercial signs in all districts.
- B. Temporary commercial signs shall be allowed only upon issuance of a sign permit in conformance with this Article, which shall specify the size and location of the temporary sign as well as the time period for which it may be displayed.

- C. Temporary commercial signs:
1. Shall be displayed for no more than ~~90~~ **120** total days per lot, in any calendar year;
 2. Shall not exceed 60 square feet in area;
 3. Shall not exceed one sign per street frontage;
 4. Shall not be displayed prior to 45 days before nor after ~~10 days~~ **{3 days * - change per Board's direction}** following an event advertised; and
May be displayed either on-premises or off-premises.

D. Commercial banner signs may be allowed as follows:

1. Seven (7) days or less, no size limitation;
2. More than seven (7) days, all banner signs shall be limited to sixty (60) square feet or obtain approval from the Board of Aldermen to allow greater than sixty (60) square feet of signage;
3. Shall be displayed for no more than 120 days per lot, in a calendar year;
4. Shall not exceed one sign per street frontage;
5. Shall not be displayed prior to 45 days before nor after ~~10 days~~ {3 days * - change per Board's direction } following an event being advertised;
6. Displayed on-premises; and
7. The Board of Aldermen may approve off-premise banner signs. {Please note: as mentioned at the August 4th meeting, this provision should be used sparingly and only in unique situations. This is the intent of this provision}

400.850 Parking on Property Zoned Residential
Section 400.850 (A) Rescinded

STAFF RECOMMENDATION

Staff recommends Approval. It should be noted, the Planning and Zoning Commission recommended Denial

ATTACHMENTS

Bill #2009-22A

STAFF CONTACT: Ed Courton, 816-779-5212 ext 226 or ecourton@cityofpeculiar.com

Section 400.850 Parking On Property Zoned Residential

A.

~~It shall be unlawful for any person to park or allow to be parked any vehicle or machinery for any period of time unless the area used for parking the vehicle or machinery is an improved surface. A waiver of this requirement may be obtained upon written application to the City Building Inspector. Such waiver shall be provided in writing and shall allow a waiver of these parking requirements for no more than seven (7) calendar days. No extension of the waiver shall be granted absent formal approval by the Board of Aldermen.~~

A. (Proposed Change)

Parking of the following vehicles is prohibited in residential zoning districts:

1. Semi-trailer truck, also known as a semi-tractor truck or road tractor.
2. Cargo trailer, semi-trailer, or similar vehicle that can be connected to or pulled by a semi-trailer truck.
3. Any truck licensed with a gross vehicle weight rating (GVWR) in excess of sixteen thousand (16,000) pounds.
4. Any vehicle rated as a Class 5 or higher under the US Department of Transportation Federal Highway Administration Vehicle Inventory and Use Survey standards.
5. Overnight parking of a school bus, charter bus or similar vehicle.
6. Any vehicle with a bucket lift, dumping capability, tow truck, low or high-profile cab over engine, or similar vehicle.
7. Recreational vehicles may not be occupied within the City limits for living, sleeping, or cooking purposes for more than thirty (30) days per year, except for the following circumstances:
 - a. To monitor and secure a property that has a valid building permit issued; or
 - b. To provide accommodations on a property that has experienced damage due to a storm, fire or similar occurrence.
8. No vehicle, including a car, truck, boat, recreational vehicle, or trailer shall be parked or stored on an undeveloped lot, defined as a lot without a principal building or structure, within a residential zoning district.

B.

Parking vehicles and machinery on a pre-existing gravel surface shall be permitted, provided the pre-existing gravel surface is kept free of vegetation and has well defined edges so that one can determine where the gravel ends and yard begins. A waiver of this requirement may be obtained upon written application to the City Building Inspector. Such waiver shall be provided in writing and shall allow a waiver of these parking requirements for no more than seven (7) calendar days. No extension of the waiver shall be granted absent formal approval by the Board of Aldermen.

C.

The construction of new gravel surface driveways and parking areas shall be prohibited. Existing gravel driveways and parking areas constructed prior to December 18, 2007 must be maintained to prevent degradation due to parking area usage. The standard for the replacement and maintenance of gravel driveways and parking areas constructed prior to December 18, 2007 shall be three (3) inches of sand or an eco-liner which creates a protective barrier, under six (6) inches of pea size gravel, under three (3) inches of road gravel, built up and evenly graded to six (6) inches above the natural grade and contained to hold an edge. The applicable size minimums and maximums outlined herein shall apply to all gravel surface driveways and parking areas.

BILL NO. 2016-02
ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 400 SECTION 400.600 APPROVAL CRITERIA, SECTION 400.850 PARKING ON PROPERTY ZONED RESIDENTIAL AND SECTION 400.1130 PURPOSE OF THE PECULIAR MUNICIPAL CODE.

WHEREAS, the City Planner has recommended amendments to CHAPTER 400, SECTION 400.600 APPROVAL CRITERIA, SECTION 400.850 PARKING ON PROPERTY ZONED RESIDENTIAL and SECTION 400.1130 PURPOSE of the City of Peculiar Municipal Code, and

WHEREAS, the Planning Commission (“Commission”) recommended approval of the changes to the above listed Sections of Chapter 400 of the City Municipal Code following a Public Hearing held February 11, 2016, and

WHEREAS, the Board of Aldermen held a Public Hearing on March 7, 2016 on the proposed amendments to the above listed Sections of Chapter 400 of the City Municipal Code and no formal protests were received,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI THAT CHAPTER 400, SECTION 400.600 APPROVAL CRITERIA, SECTION 400.850 PARKING ON PROPERTY ZONED RESIDENTIAL AND SECTION 400.1130 PURPOSE, OF THE CITY MUNICIPAL CODE BE AMENDED AS FOLLOWS:

SECTION I: That Section 400.600, Paragraph A.7 be removed in its entirety.

SECTION II: That Section 400.850, Paragraph A be removed in its entirety and replaced with the following:

A.

Parking of the following vehicles is prohibited in residential zoning districts:

1. Semi-trailer truck, also known as a semi-tractor truck or road tractor.
2. Cargo trailer, semi-trailer, or similar vehicle that can be connected to or pulled by a semi-trailer truck.
3. Any truck licensed with a gross vehicle weight rating (GVWR) in excess of sixteen thousand (16,000) pounds.
4. Any vehicle rated as a Class 5 or higher under the US Department of Transportation Federal Highway Administration Vehicle Inventory and Use Survey standards.
5. Overnight parking of a school bus, charter bus or similar vehicle.
6. Any vehicle with a bucket lift, dumping capability, tow truck, low or high-profile cab over engine, or similar vehicle.

7. Recreational vehicles may not be occupied within the City limits for living, sleeping, or cooking purposes for more than thirty (30) days per year, except for the following circumstances:
 - a. To monitor and secure a property that has a valid building permit issued; or
 - b. To provide accommodations on a property that has experienced damage due to a storm, fire or similar occurrence.
8. No vehicle, including a car, truck, boat, recreational vehicle, or trailer shall be parked or stored on an undeveloped lot, defined as a lot without a principal building or structure, within a residential zoning district.

SECTION III: That Section 400. 850, Paragraph C be removed in its entirety and replaced with the following:

C.

The construction of new gravel surface driveways and parking areas shall be prohibited. Existing gravel driveways and parking areas constructed prior to December 18, 2007 must be maintained to prevent degradation due to parking area usage. The standard for the replacement of gravel driveways and parking areas constructed prior to December 18, 2007 shall be three (3) inches of sand or an eco-liner which creates a protective barrier, under six (6) inches of pea size gravel, under three (3) inches of road gravel, built up and evenly graded to six (6) inches above the natural grade and contained to hold an edge. The applicable size minimums and maximums outlined herein shall apply to all gravel surface driveways and parking areas.

SECTION IV: That Section 400.1130 be removed in its entirety and replaced with the following:

Section 400.1130 Purpose

The purpose of establishing and applying environmental performance standards in the "C-1" General Business, "C-2" Central Business, "I-1" Light Industrial and "I-2" Heavy Industrial Districts (hereinafter referred to as the "districts") is to allow potential environmental nuisances to be measured factually and objectively and thus to ensure uses in the district will not cause hazards and nuisances to the adjacent areas by processes of control and nuisance elimination.

SECTION V: The effective date of this ordinance shall be _____, 2016.

First Reading: _____

Second Reading: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS ____ DAY OF _____, 2016, BY THE FOLLOWING VOTE:

Alderman Ford _____
Alderman Hammack _____
Alderman Dunsworth _____

Alderman Ray _____
Alderman Roberts _____
Alderman Harlan _____

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
Grant Purkey

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

To: Board of Aldermen

From: Clifford L. McDonald

Date: April 18th, 2016

Re: Board of Aldermen to consider an Amendment to the 2012 International Property Maintenance Code, (IMPC) Section 302.10, Parking on Property Zoned Residential as adopted by the City of Peculiar Municipal Code.

GENERAL INFORMATION

Applicant: City Staff

Status of Applicant: N/A

Requested Actions: Board of Aldermen to consider the proposed Amendment to Section 302.10, Parking on Property Zoned Residential of the 2012 IPMC as adopted by the City's Municipal Code.

Date of Application: January 14, 2016

Purpose: The purpose is for the Board of Aldermen to consider the proposed amendment to require a minimum clearance of five (5) feet between a parked vehicle, boat or trailer and the Side Yard property line when parking occurs in the Side or Rear Yard of a residence.

Property Location (if applicable): City Wide

PROPOSAL

See "Requested Actions" above.

PREVIOUS ACTIONS

The Planning Commission has worked diligently reviewing the City's Residential Parking Restrictions per direction of the Board of Aldermen. Section 302.10, of the City's Property Maintenance Code was amended in 2009 to allow parking on grass in a Side or Rear Yard in a District zoned Residential. The Planning Commission held a Public Hearing on February 11th, 2016 regarding this proposed amendment and no Formal Protests have been received. The Planning Commission's recommendation, forwarded for your consideration, would require a minimum Five (5) foot clearance between a parked vehicle, boat or trailer and the Side or Rear Lot Line in a District Zoned Residential..

KEY ISSUES

- As written, Section 302.10 allows parking of a vehicle, boat or trailer in the Side Yard of a residence with no minimum clearance between it and the Side Yard Line. This potentially impedes Fire Department access to the Side & Rear of a residence and also yard maintenance (mowing).

STAFF COMMENTS AND SUGGESTIONS

The proposed Amendment to Section 302.10, Parking on Property Zoned Residential of the 2012 IPMC as adopted by the City of Peculiar Municipal Code is presented in the attached Ordinance for your consideration.

STAFF RECOMMENDATION

Staff Recommends Approval of the Ordinance as presented.

ATTACHMENTS

1. Proposed Change to Section 302.10, Parking on Property Zoned Residential
2. Ordinance to Amend Section 302.10, Parking on Property Zoned Residential of the 2012 IPMC

STAFF CONTACT:

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

City of Peculiar Property Maintenance Code

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designated and approved for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

302.10 Parking on Property Zoned Residential. It shall be unlawful for any person to park or allow to be parked any vehicle, trailer, camper or machinery for any period of time closer than the front residential façade, and the street unless the area used for parking the vehicle, trailer, camper or machinery is an improved surface approved by the City.

(Proposed Amendment)

302.10 Parking on Property Zoned Residential. It shall be unlawful for any person to park or allow to be parked any vehicle, boat, trailer or camper ~~or machinery~~ for any period of time closer than the front residential façade, and the street unless the area used for parking the vehicle, boat, trailer or camper ~~or machinery~~ is an improved surface approved by the City.

1. Parking of a vehicle, boat, trailer or camper behind the front of the residence, in the side or rear yard, is permitted if a minimum five (5) foot clearance is maintained from the vehicle, boat, trailer or camper to the side or rear property line of the residence.

BILL NO. 2016-03
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), CHAPTER 3, SECTION 302, PARAGRAPH 302.10 PARKING ON PROPERTY ZONED RESIDENTIAL, AS ADOPTED BY THE PECULIAR MUNICIPAL CODE.

WHEREAS, the City Planner has recommended amendments to CHAPTER 3 of the IPMC, SECTION 302, Paragraph 302.10 PARKING ON PROPERTY ZONED RESIDENTIAL of the City of Peculiar Municipal Code, and

WHEREAS, the Planning Commission (“Commission”) recommended approval of the changes to Chapter 3, Section 302 of the IPMC as adopted by the City Municipal Code following a Public Hearing held February 11, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI THAT CHAPTER 3, SECTION 302, PARAGRAPH 302.10 PARKING ON PROPERTY ZONED RESIDENTIAL OF THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE AS ADOPTED BY THE CITY MUNICIPAL CODE BE AMENDED AS FOLLOWS:

SECTION I: That Section 302, Paragraph 302.10 be removed in its entirety and replaced with the following:

302.10 Parking on Property Zoned Residential. It shall be unlawful for any person to park or allow to be parked any vehicle, boat, trailer or camper for any period of time closer than the front residential façade, and the street unless the area used for parking the vehicle, boat, trailer or camper is an improved surface approved by the City.

1. Parking of a vehicle, boat, trailer or camper behind the front of the residence, in the side or rear yard, is permitted if a minimum five (5) foot clearance is maintained from the vehicle, boat, trailer or camper to the side or rear property line of the residence.

SECTION II: The effective date of this ordinance shall be _____, 2016.

First Reading: _____

Second Reading: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS _____ DAY OF _____, 2016, BY THE FOLLOWING VOTE:

Alderman Ford _____
Alderman Hammack _____
Alderman Dunsworth _____

Alderman Ray _____
Alderman Roberts _____
Alderman Harlan _____

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
Grant Purkey

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

To: Board of Aldermen
From: Clifford L. McDonald
Date: April 18th, 2016
Re: ReZoning Application for Bradley’s Crossing Industrial PH 1, Lots 4 & 5 from C-1, General Business District to I-1, Light Industrial District submitted by Sallee Real Estate Investments, LLC.

GENERAL INFORMATION

Applicant: Sallee Real Estate Investments, LLC.

Status of Applicant: N/A

Requested Actions: Board of Aldermen to conduct a Public Hearing and consider the ReZoning Application from C-1, General Business District to I-1, Light Industrial District for Bradley’s Crossing Industrial PH 1, Lots 4 & 5.

Date of Application: March 15, 2016

Purpose: To review the ReZoning Application for Bradley’s Crossing Industrial PH 1, Lots 4 & 5 from C-1, General Business District to I-1, Light Industrial District submitted by Sallee Real Estate Investments, LLC. and consider the associated Ordinance for approval or disapproval.

Property Location (if applicable): Bradley’s Crossing Industrial PH 1, Lots 4 & 5 (See Atch 1)

PROPOSAL

See “Requested Actions” above.

PREVIOUS ACTIONS

1. The Board of Aldermen adopted an updated Official Zoning Map on January 1st, 2014; this Zoning Map rescinded PUD’s (Planned Unit Developments) previously approved by the City and reverted property zoning to the “Underlying” Zoning which had been approved with the associated developments. For Bradley’s Crossing Industrial PH 1 this resulted in Lot 3 being zoned I-1, Light Industrial District and Lots 4 & 5 being zoned C-1, General Business District. (See Atch 2)
2. The Planning Commission held a Public Hearing on this ReZoning application on April 14th, 2016. No formal objections have been received. The Planning Commission voted to disapprove the ReZoning application at this meeting and forwards their recommendation to deny for the Board’s consideration.

KEY ISSUES

In order for the Commission to recommend approval or disapproval of a ReZoning 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 ReZoning Application will rezone Lots 4 & 5 of Bradley's Crossing Industrial PH 1 from C-1, General Business District to I-1, Light Industrial District. This proposal is consistent with the Future Land Use Map, of the City's Comprehensive Plan, formally adopted by the Board of Aldermen on October 5th, 2015 (See Atch 3). This proposed ReZoning does not conflict with any other Planning & Development policies of the City of Peculiar.

- 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 properties which comprise the ReZoning Application, Bradley's Crossing Industrial PH 1, Lots 4 & 5 are zoned C-1, General Business District. Vehicular traffic volumes and site access would not be increased by this proposed ReZoning (Light Industrial Districts typically have less traffic than a General Business District) and it will not be detrimental with regard to surrounding traffic flow, pedestrian safety nor accessibility of emergency vehicles and equipment on Bradley's Parkway.

- 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 proposed ReZoning of Lots 4 & 5 creates no increase in demand upon the existing roads, streets, water supply, sanitary sewerage or storm sewerage as a result of this ReZoning.

- 4. Compatibility of the proposed district classification with nearby properties;**
 - a. The properties which comprise the ReZoning Application of Bradley's Crossing Industrial PH 1, Lots 4 and 5 are currently zoned C-1, General Business District. Properties to the Northwest are zoned C-1, General Business District while the properties to the West & South are zoned I-1, Light Industrial District. A change of Zoning to I-1, Light Industrial District for Lots 4 & 5 is consistent with the City's Future Land Use Map, the City's Comprehensive Plan and fully compatible with adjoining properties.

- 5. If vacant, the length of time the property has remained vacant as zoned.**
 - a. The Final Plat of Bradley's Crossing Industrial Phase 1 was approved on July 18th, 2006. Lots 4 & 5 of Bradley's Crossing Industrial PH 1 have remained vacant ever since, almost ten (10) years.

STAFF COMMENTS AND SUGGESTIONS

None.

STAFF RECOMMENDATION

Staff recommends the Board of Aldermen review the ReZoning Application for Bradley's Crossing Industrial PH 1, Lots 4 & 5 from C-1, General Business District to I-1, Light Industrial District submitted by Sallee Real Estate Investments, LLC and consider the associated Ordinance.

ATTACHMENTS

- (1) Final Plat, Bradley's Crossing Industrial PH 1
 - (2) City Zoning Map Excerpt, Bradley's Crossing Industrial
 - (3) Future Lane Use Map of the City's Comprehensive Plan
 - (4) Ordinance to Rezone Bradley's Crossing Industrial PH 1, Lots 4 & 5 from C-1, General Business District to I-1, Light Industrial District
-

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

Draft Planning Commission Minutes
Regular Meeting – April 14th, 2016
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Chairman Mr. Roger Dougherty, Mr. Jim Antonides, Mr. Tom Broadhurst, Mr. Dan Fausett, Alderman Matt Hammack, Mr. Gregory Vincent and City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”
3. Roll Call of Members:

Commissioner Antonides	Aye
Commissioner Broadhurst	Aye
Commissioner Dougherty	Aye
Commissioner Fausett	Aye
Alderman Hammack	Aye
Commissioner Mallinson	Absent
Commissioner Vincent	Aye

4. Consideration of the Minutes, February 11, 2016. Chairman Dougherty asked the Commission to review the minutes and note if any corrections or additions to the minutes are necessary. Commissioner Antonides questioned the vote on page 3 which approved the Amendment to Section 302.10 of the Property Maintenance Code, parking in the Side Yard. After some discussion, and a review of that night’s proceedings, the Commission asked that the word “originally” be added to the third sentence before presented. Chairman Dougherty asked for a Motion to accept the minutes as amended; Motion Made, Seconded & Passed (MMSP) (Mr. Broadhurst, 2nd by Mr. Fausett) to accept the Minutes as amended.

5. Consideration of the Agenda: Chairman Dougherty asked if there were any changes or amendments to the Agenda, Mr. McDonald stated there were none. Chairman Dougherty asked for a motion to approve the agenda as presented; Motion Made, Seconded & Passed (MMSP) (Mr. Antonides, 2nd by Alderman Hammack) to accept the Agenda as presented. Chairman Dougherty asked Mr. McDonald to read the Planning Commission Statement as three Public Hearings are on tonight’s Agenda; Mr. McDonald read the Statement for the meeting as requested.

6. New Business:

- a. PUBLIC HEARING: APPLICATION TO REZONE BRADLEY’S CROSSING INDUSTRIAL PH 1, LOTS 4 & 5 FROM C-1, GENERAL BUSINESS TO I-1, LIGHT INDUSTRIAL.

Mr. McDonald reviewed the Staff Report for the Rezoning Application and clarified the location of the property on the City Zoning Map for the Commissioners. Questions arose about what could be built with a Light Industrial zoning; Mr. McDonald stated anything permitted in the City’s approved Land-use Table could be constructed there, and gave several examples of small shops & office-warehouses. Commissioner Antonides commented that entering the City from the South on I-49, many of the properties are already zoned Light Industrial and those businesses give the first impressions of Peculiar. Mr. Antonides hopes with the new intersection that the City promotes more Commercial development along I-49, especially toward the North end, for both an improved appearance and growth. Mr. Antonides favors keeping the current C-1, General Business Zoning and keeping Light Industrial further west of I-49.

Alderman Hammack stated that the Future Land Use Map, as adopted by the City’s Comprehensive Plan is a guide towards development but does not direct zoning; he stated the Comprehensive Plan provides for flexibility.

Chairman Dougherty asked if anyone wished to speak in favor of the rezoning application. Mr. Randall Sallee addressed the Commission and identified himself as the applicant. He said they have a pending contract

to purchase the remaining Tracts of property in Bradley's Crossing and plan to develop and build there. He said he understands the City wants Commercial development, however these tracts in Bradley's Crossing are at the end of Main Street and have relatively poor access and almost no daily traffic for a Commercial business.

Mr. Sallee stated that he has spoken to Staff regarding construction adjacent to I-49, and knows that a building's exterior treatment/finish requirements are much more stringent than building elsewhere. Preliminary plans for storage units reflect this improved exterior finish, would look very good and leave a positive impression on those driving by on I-49.

Alderman Hammack made a motion to call for the vote, Seconded by Mr. Antonides. Motion Made, Seconded & Passed (MMSP).

i. Motion Made by Alderman Hammack to disapprove the Application to Rezone Bradley's Crossing Industrial PH1, Lots 4 & 5 from District C-1, General Business to District I-1, Light Industrial; Motion Seconded by Commissioner Vincent.

Roll Call Vote: Antonides; Aye; Broadhurst Aye; Dougherty Nay; Fausett Aye; Hammack Aye; Vincent Aye;

- Disapproved: Application to Rezone Bradley's Crossing Industrial PH1, Lots 4 & 5 from District C-1, General Business to District I-1, Light Industrial.

b. PUBLIC HEARING: APPLICATION TO REPLAT BRADLEY'S CROSSING INDUSTRIAL PH 1, LOTS 3, 4 & 5 TO BRADLEY'S CROSSING SAFETY STORAGE, LOT 1.

Mr. Randall Sallee stated that with the ReZoning being disapproved the RePlat of these properties does not need to move forward at this time, and suggested it be tabled. The Commission discussed this and agreed that if the item was Tabled, it could be brought before the Commission again at any time. Commissioner Antonides commented that should an item be presented to the Board of Aldermen, and fail, that he believes it cannot be presented again for six (6) months. Mr. McDonald believed that to be correct but could not confirm or deny that without reviewing the City's Municipal Code.

i. Motion Made by Commissioner Vincent, Seconded by Commissioner Fausett to "Table" this RePlat Application for Bradley's Crossing Industrial PH 1, Lots 3, 4 and 5 pending Board of Aldermen action. Motion Made, Seconded & Passed (MMSP) – Application Tabled.

c. PUBLIC HEARING: APPLICATION TO REPLAT SPENCER'S ADDITION, LOT 47 AND ½ OF LOT 48 (COMMONLY KNOWN AS 21601 S. CLAIRMONT ST) TO BRADY'S PLACE, TRACT 1.

Mr. McDonald reviewed the Staff Report for the RePlat application, stated that he had spoken with several residents near the property who had no concerns with the proposed RePlat and stated that no formal protests had been received by the City. Mr. McDonald asked if the Commission had any questions, none were presented.

i. Motion Made by Commissioner Vincent, Seconded by Alderman Hammack to Approve the Application to RePlat Spencer's Addition, Lot 47 and ½ of Lot 48 to Brady's Place Tract 1.

Roll Call Vote: Antonides; Aye; Broadhurst Aye; Dougherty Nay; Fausett Aye; Hammack Aye; Vincent Aye;

Approved: Application to RePlat Spencer's Addition Lot 47 and ½ of Lot 48 to Brady's Place Tract 1.

7. Old Business: NONE

8. Commissioner's Comments: Commissioner Vincent commented that he believes that as long as the Commission has a quorum for a meeting that it should move forward with conducting the business on that night's agenda and that items should not be Tabled, or postponed until the next meeting due to a Commissioner's absence. He said the Commission postponed an issue is January, and although he appreciates the decision to ensure all voices are heard believes it better to move forward. He also asked about possibly

obtaining ID Badges for the Commissioners so they may identify themselves when talking to our residents about upcoming issues. Discussion ensued regarding the issues which commissioners may address and potential legal problems which can be created from the best of intentions. Several experienced Commissioners stated the Planning Commission walks a fine line especially with zoning.

Several positive comments were made regarding the new sidewalk and how beneficial it is to our residents.

9. Next Meeting Date: Scheduled for Thursday, May 12th, 2016.

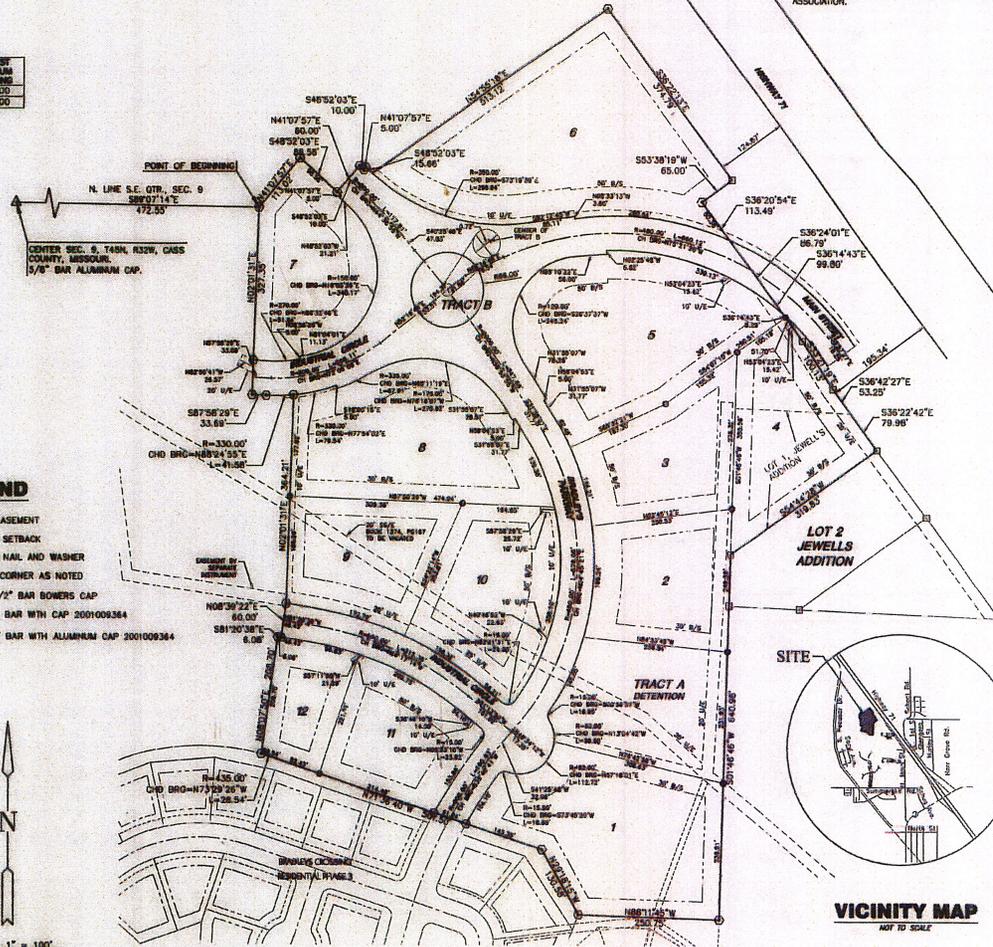
10. There was no further business; Chairman Dougherty asked for a motion to adjourn. Commissioner Antonides motioned to adjourn, seconded by Alderman Hammack, (MMSP); Meeting adjourned at 8:10 pm.

Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.

FINAL PLAT BRADLEY'S CROSSING - INDUSTRIAL PHASE 1

A REPLAT OF LOT 1, JEWELL'S ADDITION, AND PART OF THE SE QUARTER OF SECTION 9, TOWNSHIP 45N, RANGE 32W CITY OF PECULIAR, CASS COUNTY, MISSOURI

LOT	LOWEST MINIMUM OFFERING
1	\$50.00
2	\$80.00



LEGEND

- U/E - UTILITY EASEMENT
- B/S - BUILDING SETBACK
- - SET MAG NAIL AND WASHER
- △ - SECTION CORNER AS NOTED
- - FOUND 1/2" BAR BOWERS CAP
- - SET 1/2" BAR WITH CAP 2001000364
- ⊙ - SET 5/8" BAR WITH ALUMINUM CAP 2001000364

- NOTES:**
- BEARING BASIS IS MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983. DISTANCES IN US FEET GRID WITH A CORRECTION FACTOR OF 0.9999895 CONTROL STATION CASS COUNTY CA-95
 - TITLE INFORMATION FROM CLIENT.
 - CURB CUTS SET AT STREETSIDE PROJECTION OF SIDE LOT LINES PER CLIENT.
 - TRACTS 'A' & 'B' SHALL BE OWNED AND MAINTAINED BY COMMERCIAL AND/OR INDUSTRIAL LOT OWNERS ASSOCIATION.

LEGAL DESCRIPTION

A REPLAT OF LOT 1, JEWELL'S ADDITION, A SUBDIVISION IN THE CITY OF PECULIAR AND ALL THAT PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 45 NORTH, RANGE 32 WEST, IN THE CITY OF PECULIAR, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE SOUTH 89°07'14" EAST ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 9 A DISTANCE OF 472.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41°07'57" EAST A DISTANCE OF 113.02 FEET; THENCE SOUTH 48°52'03" EAST A DISTANCE OF 88.88 FEET; THENCE NORTH 41°07'57" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 48°52'03" EAST A DISTANCE OF 15.96 FEET; THENCE NORTH 54°35'16" EAST A DISTANCE OF 913.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF US HIGHWAY 71; AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 26°22'13" EAST A DISTANCE OF 374.79 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 53°36'19" WEST A DISTANCE OF 85.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 36°14'43" EAST A DISTANCE OF 99.80 FEET; THENCE ALONG SAID LINE SOUTH 32°21'19" EAST A DISTANCE OF 100.13 FEET; THENCE ALONG SAID LINE SOUTH 34°42'27" EAST A DISTANCE OF 53.26 FEET TO THE NORTHEAST CORNER OF JEWELL'S ADDITION, A SUBDIVISION OF RECORD AT BOOK 15, PAGE 88, AT THE CASS COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID PLAT SOUTH 36°22'42" EAST A DISTANCE OF 78.98 FEET; THENCE ALONG THE SOUTH LINE OF LOT 1 IN SAID SUBDIVISION SOUTH 54°44'28" WEST A DISTANCE OF 319.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01°46'46" WEST A DISTANCE OF 840.98 FEET; THENCE NORTH 73°29'28" WEST, AN ARC LENGTH OF 290.78 FEET; THENCE NORTH 28°16'15" WEST A DISTANCE OF 130.58 FEET; THENCE NORTH 71°36'40" WEST A DISTANCE OF 501.80 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS 435.00 FEET, A CENTRAL ANGLE OF 3°45'33" AND A CHORD BEARING OF NORTH 73°29'28" WEST, AN ARC LENGTH OF 28.54 FEET; THENCE NORTH 09°07'56" EAST A DISTANCE OF 208.70 FEET; THENCE SOUTH 36°42'21" WEST A DISTANCE OF 8.08 FEET; THENCE NORTH 06°38'25" EAST A DISTANCE OF 60.00 FEET; THENCE NORTH 02°01'31" EAST A DISTANCE OF 364.21 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 7°13'09" AND A CHORD EAST A DISTANCE OF 327.35 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIBED TRACT CONTAINS 25.68 ACRES MORE OR LESS.

The undersigned property owner of the above described tract of land has caused the same to be subdivided in the manner shown on this accompanying plat, which subdivision and plat shall hereafter be known as "BRADLEY'S CROSSING - INDUSTRIAL PHASE 1".

The streets and roads shown on this plat and not heretofore dedicated to public use and are hereby so dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U.E.", is hereby granted to the City of Peculiar, Missouri and other governmental entities as may be authorized by state law to use such easement for said purposes.

All taxes on the property described herein have been paid.

IN TESTIMONY WHEREOF, the undersigned property owner has caused this instrument to be executed this 27 day of July, 2006

WIC PROPERTIES, L.L.C.

DALL BREIT

STATE OF MISSOURI)
COUNTY OF CASS)

BE IT REMEMBERED, that on this 27 day of July, 2006, before me a Notary Public in and for said County and State come Dall Breit who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same to be his act and deed.

Notary Public: Dall Breit My Commission Expires: 02/02/10

This is to certify that the accompanying Plat of "BRADLEY'S CROSSING - INDUSTRIAL PHASE 1" was submitted to and duly approved by the Planning Commission this 27 day of July, 2006

By: John E. Zimmerman
Chairperson

CITY COUNCIL

This is to certify that the accompanying plat of "BRADLEY'S CROSSING - INDUSTRIAL PHASE 1" was submitted to and duly approved by the City Council of Peculiar, Missouri, this 27 day of July, 2006

By: John E. Zimmerman Mayor
By: Anna Deppa City Clerk

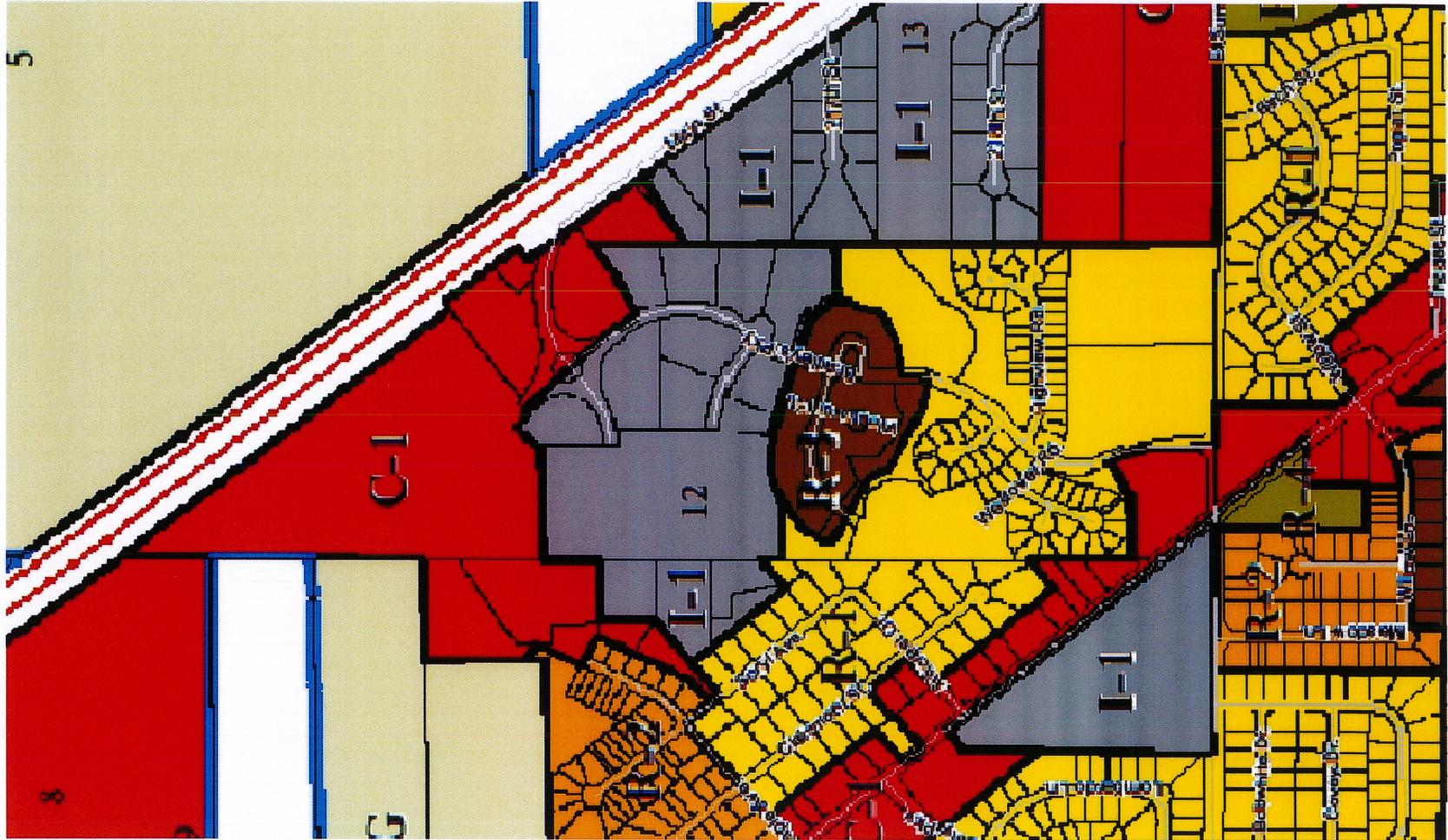
Entered on Transfer Record this 26th day of July, 2006 in Book 20, Page 43

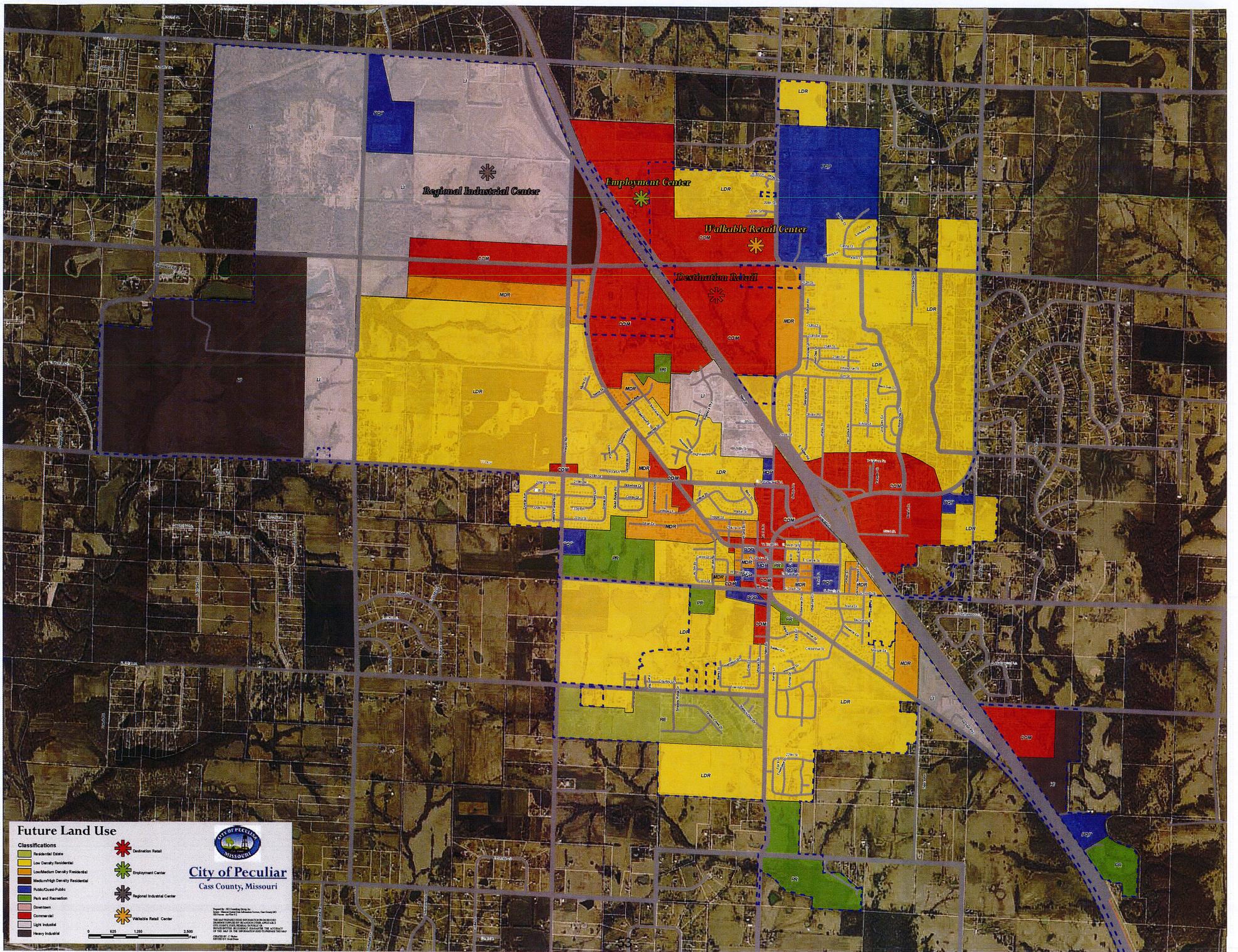
Register of Deeds Sandra G. Ligars

I, James W. Sincos, state that MKEC Engineering Consultants, Inc. has surveyed the property shown herein in accordance with the requirements of the current Missouri Standards for Property Boundary Surveys adopted by the Missouri Board of Architects, Engineers and Land Surveyors.

James W. Sincos, LS 2881
MKEC ENGINEERING CONSULTANTS

FILE NUMBER 349726
PLAT WIC CITY 20 PL 05-13
RECORDING FEE \$9.25
SANDRA G. LIGARS, REGISTER OF DEEDS
CASS COUNTY, MISSOURI





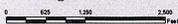
Future Land Use

- Classifications**
- Residential Estate
 - Low Density Residential
 - Low/Medium Density Residential
 - Medium-High Density Residential
 - Public/Class Public
 - Park and Recreation
 - Downtown
 - Commercial
 - Light Industrial
 - Heavy Industrial



City of Peculiar
Cass County, Missouri

Approved by the Planning Commission on 11/15/2011. The City of Peculiar is not responsible for the accuracy of the information provided in this map. The City of Peculiar is not responsible for the accuracy of the information provided in this map.



BILL NO. 2016-04
ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REZONING OF BRADLEY’S CROSSING INDUSTRIAL PH 1, LOTS 4 & 5 FROM DISTRICT “C-1” GENERAL BUSINESS TO DISTRICT “I-1” LIGHT INDUSTRIAL SUBMITTED BY SALLEE REAL ESTATE INVESTMENTS, LLC.

WHEREAS, Sallee Real Estate Investments, LLC has requested approval of the ReZoning of Bradley’s Crossing Industrial PH 1, Lots 4 & 5 from District “C-1” General Business to District “I-1” Light Industrial and the Owner has met the requirements for this RePlat; and

WHEREAS, the Planning Commission held a Public Hearing on April 14th, 2016, for this ReZoning request and subsequent to that hearing has recommended approval of the ReZoning request to the Board of Aldermen; and

WHEREAS, the Board of Aldermen held a Public Hearing on April 18th, 2016 to receive public comment relative to the ReZoning of Bradley’s Crossing Industrial PH 1, Lots 4 & 5 from District “C-1” General Business to District “I-1” Light Industrial 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 ReZoning of Bradley’s Crossing Industrial PH 1, Lots 4 & 5 from District “C-1” General Business to District “I-1” Light Industrial, in the City of Peculiar submitted by Sallee Real Estate Investments, LLC 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 _____, 2016.

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 Hammack _____
Alderman Ford _____
Alderman Dunsworth _____

Alderman Ray _____
Alderman Roberts _____
Alderman Harlan _____

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
Grant Purkey

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

To: Board of Aldermen
From: Clifford L. McDonald
Date: April 18th, 2016
Re: RePlat Application for Bradley’s Crossing Industrial PH 1, Lots 3, 4 & 5 to Bradley’s Crossing Safety Storage Lot 1 containing 4.98 Acres more or less, submitted by Sallee Real Estate Investments, LLC.

GENERAL INFORMATION

Applicant: Sallee Real Estate Investments, LLC.

Status of Applicant: N/A

Requested Actions: Board of Aldermen to conduct a Public Hearing and consider the RePlat Application for Bradley’s Crossing Industrial PH 1, Lots 3, 4 & 5 to Bradley’s Crossing Safety Storage Lot 1.

Date of Application: March 15, 2016

Purpose: To review the RePlat Application for Bradley’s Crossing Industrial PH 1, Lots 3, 4 & 5 to Bradley’s Crossing Safety Storage Lot 1 submitted by Sallee Real Estate Investments, LLC and consider the respective Ordinance for approval or disapproval.

Property Location (if applicable): Bradley’s Crossing Industrial PH 1, Lots 3, 4 and 5

PROPOSAL

See “Requested Actions” above.

PREVIOUS ACTIONS

1. The Planning Commission approved the Final Plat of Bradley’s Crossing Industrial Phase 1 in July 2006 and the Board of Aldermen approved the Final Plat of Bradley’s Crossing Industrial Phase 1 on July 18th, 2006. (see Atch 1).
2. The Planning Commission held a Public Hearing on this RePlat application on April 14th, 2016. No formal objections have been received. The Planning Commission voted to approve the RePlat application and forwards their recommendation for approval for the Board’s consideration.

KEY ISSUES

In order for the Commission to recommend approval or disapproval of a RePlat/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 RePlat Application (see attach 2) will combine Lots 3, 4 & 5 of Bradley's Crossing Industrial PH 1 into one (1) single Lot – Bradley's Crossing Safety Storage, Lot 1. This proposal does not conflict with the City's Comprehensive Plan or any other Planning & Development policies of the City of Peculiar.

- 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 property which comprises the RePlat Application, Bradley's Crossing Industrial PH 1, Lot 3 is zoned I-1, Light Industrial District and Lots 4 and 5 are currently zoned C-1, General Business District. Vehicular traffic volumes and site access are not changed by this proposed RePlat and it will not be detrimental with regard to surrounding traffic flow, pedestrian safety nor accessibility of emergency vehicles and equipment on Bradley's Parkway.

- 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 RePlat as proposed creates no increase in demand upon the existing roads, streets, water supply, sanitary sewerage or storm sewerage as a result of this RePlat.

- 4. Compatibility of the proposed district classification with nearby properties;**
 - a. The property which comprises the RePlat Application of Bradley's Crossing Industrial PH 1, Lot 3 is zoned I-1, Light Industrial District and Lots 4 and 5 are currently zoned C-1, General Business District. Properties to the Northwest are also zoned C-1, General Business District and the properties to the East & South are zoned I-1, Light Industrial District. A change of Zoning is proposed for this property if the RePlat is approved, to I-1, Light Industrial District which is consistent with the City's Comprehensive Plan and fully compatible with adjoining properties.

- 5. If vacant, the length of time the property has remained vacant as zoned.**
 - a. The Final Plat of Bradley's Crossing Industrial Phase 1 was approved on July 18th, 2006. Lots 3, 4 & 5 of Bradley's Crossing Industrial PH 1 have remained vacant ever since, almost ten (10) years.

STAFF COMMENTS AND SUGGESTIONS

None.

STAFF RECOMMENDATION

Staff recommends the Board of Aldermen review the RePlat Application for Bradley's Crossing Industrial PH 1, Lots 3, 4 & 5 to Bradley's Crossing Safety Storage Lot 1 submitted by Sallee Real Estate Investments, LLC and consider a recommendation for approval.

ATTACHMENTS

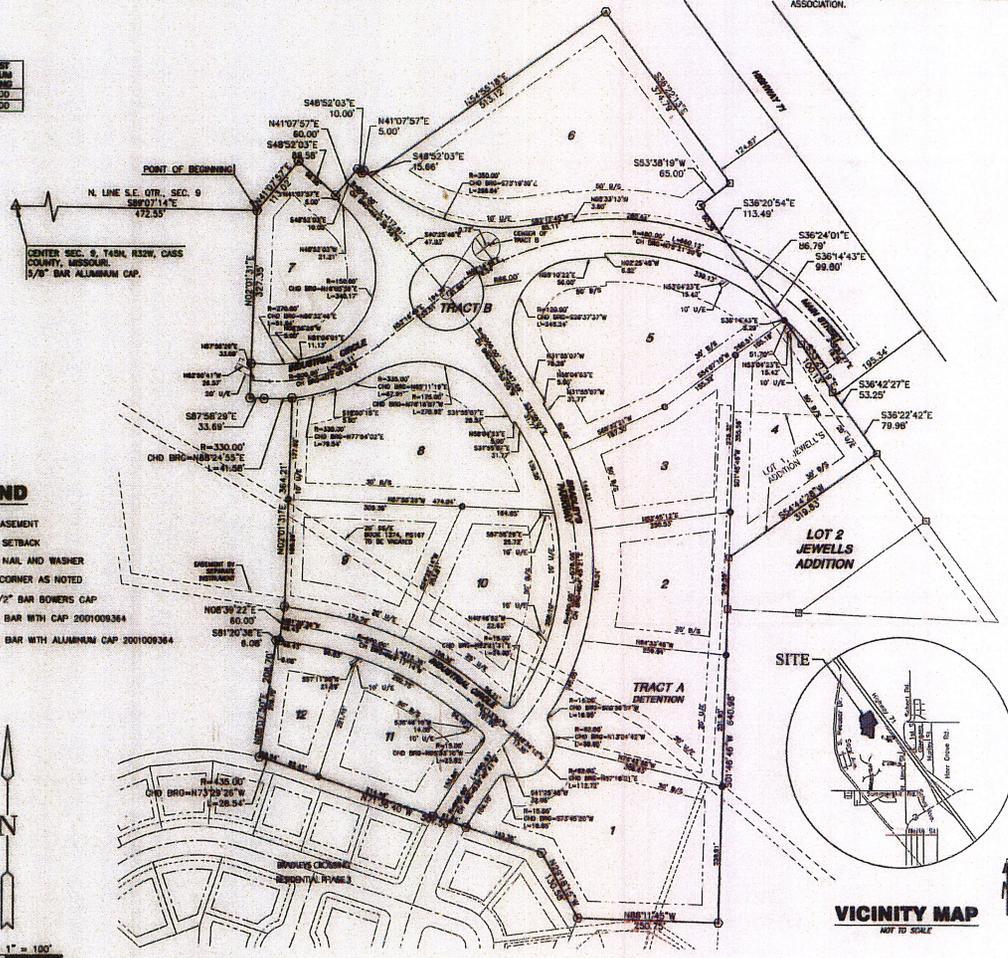
- (1) Final Plat of Bradley's Crossing Industrial Phase 1
 - (2) RePlat of Bradley's Crossing Safety Storage
 - (3) Ordinance to RePlat Bradley's Crossing Industrial PH 1, Lots 3, 4 and 5 to Bradley's Crossing Safety Storage Lot 1
-

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

FINAL PLAT BRADLEY'S CROSSING - INDUSTRIAL PHASE 1

A REPLAT OF LOT 1, JEWELL'S ADDITION, AND PART OF THE SE QUARTER OF SECTION 9, TOWNSHIP 45N, RANGE 32W CITY OF PECULIAR, CASS COUNTY, MISSOURI

LOT	LOWEST MEASUREMENT DEPTH
1	536.00
2	688.00



LEGEND

- U/E - UTILITY EASEMENT
- B/S - BUILDING SETBACK
- - SET MAG NAIL AND WASHER
- △ - SECTION CORNER AS NOTED
- - FOUND 1/2" BAR BOWERS CAP
- - SET 1/2" BAR WITH CAP: 2001008364
- ⊙ - SET 5/8" BAR WITH ALUMINUM CAP: 2001008364

- NOTES:**
- BEARING BASIS IS MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983. DISTANCES IN US FEET GRID WITH A CORRECTION FACTOR OF 0.99999995 CONTROL STATION CASS COUNTY CA-54
 - TITLE INFORMATION FROM CLIENT.
 - CURB CUTS SET AT STREETSIDE PROJECTION OF SIDE LOT LINES PER CLIENT.
 - TRACTS 'A' & 'B' SHALL BE OWNED AND MAINTAINED BY COMMERCIAL AND/OR INDUSTRIAL LOT OWNERS ASSOCIATION.

LEGAL DESCRIPTION

A REPLAT OF LOT 1, JEWELL'S ADDITION, A SUBDIVISION IN THE CITY OF PECULIAR AND ALL THAT PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 45 NORTH, RANGE 32 WEST, IN THE CITY OF PECULIAR, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE SOUTH 89°07'14" EAST ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 9 A DISTANCE OF 472.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41°07'57" EAST A DISTANCE OF 113.02 FEET; THENCE SOUTH 48°20'03" EAST A DISTANCE OF 86.58 FEET; THENCE NORTH 41°07'57" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 48°20'03" EAST A DISTANCE OF 15.88 FEET; THENCE NORTH 54°30'16" EAST A DISTANCE OF 513.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF US HIGHWAY 71; AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 26°22'13" EAST A DISTANCE OF 374.79 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 83°38'19" WEST A DISTANCE OF 65.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 38°20'54" EAST A DISTANCE OF 113.49 FEET; THENCE ALONG SAID LINE SOUTH 38°20'54" EAST A DISTANCE OF 98.79 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 38°14'43" EAST A DISTANCE OF 98.80 FEET; THENCE ALONG SAID LINE SOUTH 33°21'19" EAST A DISTANCE OF 100.13 FEET; THENCE ALONG SAID LINE SOUTH 34°42'27" EAST A DISTANCE OF 53.25 FEET TO THE NORTHEAST CORNER OF 'JEWELL'S ADDITION', A SUBDIVISION OF RECORD AT BOOK 16, PAGE 68, AT THE CASS COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID PLAT SOUTH 36°22'42" EAST A DISTANCE OF 78.98 FEET; THENCE ALONG THE SOUTH LINE OF LOT 1 IN SAID SUBDIVISION SOUTH 54°44'28" WEST A DISTANCE OF 318.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01°48'40" WEST A DISTANCE OF 840.98 FEET; THENCE NORTH 71°38'40" THENCE NORTH 88°11'45" WEST A DISTANCE OF 226.75 FEET; THENCE NORTH 28°16'15" WEST A DISTANCE OF 139.58 FEET; THENCE NORTH 71°38'40" WEST A DISTANCE OF 501.80 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS 435.00 FEET, A CENTRAL ANGLE OF 3°45'33" AND A CHORD BEARING OF NORTH 73°29'28" WEST, AN ARC LENGTH OF 28.34 FEET; THENCE NORTH 09°07'50" EAST A DISTANCE OF 308.70 FEET; THENCE SOUTH 364.21 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 71°37'08" AND A CHORD BEARING OF NORTH 88°24'56" AN ARC LENGTH OF 41.58 FEET; THENCE NORTH 87°58'28" WEST A DISTANCE OF 33.80 FEET; THENCE NORTH 02°01'31" EAST A DISTANCE OF 327.38 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIBED TRACT CONTAINS 25.68 ACRES MORE OR LESS.

The undersigned property owner of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "BRADLEY'S CROSSING - INDUSTRIAL PHASE 1".

The streets and roads shown on the plat and not heretofore dedicated to public use are hereby so dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U.E.", is hereby granted to the City of Peculiar, Missouri and other governmental entities as may be authorized by state law to use such easement for said purposes.

All taxes on the property described herein have been paid.

IN TESTIMONY WHEREOF, the undersigned property owner has caused this instrument to be executed this 24 day of July, 2006

WIC PROPERTIES, LLC

BILL BRITZ

STATE OF MISSOURI)
COUNTY OF CASS)

BE IT REMEMBERED, that on this 24 day of July, 2006, before me a Notary Public in and for said County and State came Bill Britz, who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same to be his act and deed.

Notary Public: Leah B. Hamilton My Commission Expires: 02/02/10

This is to certify that the accompanying Plat of "BRADLEY'S CROSSING - INDUSTRIAL PHASE 1" was submitted to and duly approved by the Planning Commission this 24 day of July, 2006

By: John E. Bowers
Chairperson

CITY COUNCIL

This is to certify that the accompanying plat of "BRADLEY'S CROSSING - INDUSTRIAL PHASE 1" was submitted to and duly approved by the City Council of Peculiar, Missouri, this 26 day of July, 2006

By: John E. Bowers Mayor
By: Anna Drape City Clerk

Entered on Transfer Record this 26 day of July, 2006 in Book 20 Page 43

Register of Deeds Sandra G. Sigars

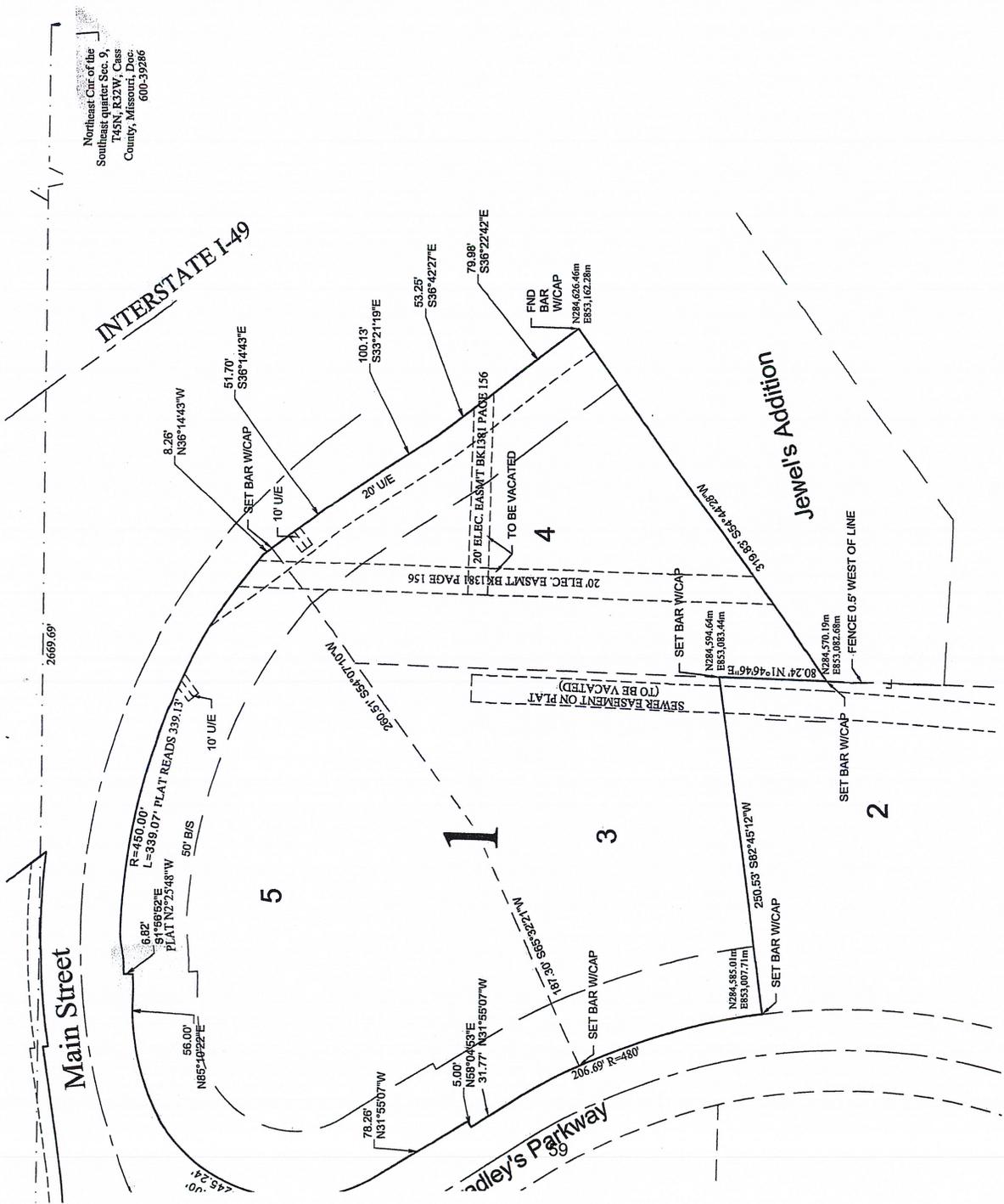
I, James W. Siscox, state that MKEC Engineering Consultants, Inc. has surveyed the property shown herein in accordance with the requirements of the current Missouri Standards for Property Boundary Surveys adopted by the Missouri Board of Architects, Engineers and Land Surveyors.

James W. Siscox
MKEC Engineering Consultants, Inc.



BRADLEY'S CROSSING - SAFETY STORAGE

PLAT OF LOTS 3, 4 AND 5, BRADLEY'S CROSSING- INDUSTRIAL PHASE
 A SUBDIVISION IN PECULIAR, CASS COUNTY, MISSOURI
 IN SECTION 9, TOWNSHIP 45, RANGE 32



Lot 3, 4 and Cass County
 The undersigned, in and to the
 CROSSING PHASE I
 The streets:
 An easement for maintenance and similar purposes, authorized by
 All taxes on
 IN TESTIMONY
 of _____
 Sallee Reel
 Randall W.
 STATE OF
 COUNTY (_____)
 BE IT REMEMBERED that the same person to be his or her
 Notary Public
 This is to certify that the
 LOTS 3, 4 and the Plann
 the City of
 By Roger I. Holly Esq.
 CITY CLERK
 This is to certify that the
 LOTS 3, 4 and the City of
 the City of
 By _____
 Alistair
 Entered on _____
 Register of _____

Northeast Cor. of the
 Southeast quarter Sec. 9,
 T45N, R32W, Cass
 County, Missouri, Doc-
 600-39286

BILL NO. 2016-05
ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REPLAT OF BRADLEY’S CROSSING INDUSTRIAL PH 1, LOTS 3, 4 & 5 TO BRADLEY’S CROSSING SAFETY STORAGE LOT 1 SUBMITTED BY SALLEE REAL ESTATE INVESTMENTS, LLC.

WHEREAS, Sallee Real Estate Investments, LLC has requested approval of the RePlat of Bradley’s Crossing Industrial PH 1, Lots 3, 4 & 5 to Bradley’s Crossing Safety Storage Lot 1, and the Owner has met the requirements for this RePlat; and

WHEREAS, the Planning Commission held a Public Hearing on April 14th, 2016, for this RePlat request and subsequent to that hearing has recommended approval of the RePlat request to the Board of Aldermen; and

WHEREAS, the Board of Aldermen held a Public Hearing on April 18th, 2016 to receive public comment relative to the RePlat of Bradley’s Crossing Industrial PH 1, Lots 3, 4 & 5 to Bradley’s Crossing Safety Storage Lot 1 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 RePlat of Bradley’s Crossing Industrial PH 1, Lots 3, 4 & 5 to Bradley’s Crossing Safety Storage Lot 1, in the City of Peculiar submitted by Sallee Real Estate Investments, LLC 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 _____, 2016.

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 Hammack _____
Alderman Ford _____
Alderman Dunsworth _____

Alderman Ray _____
Alderman Roberts _____
Alderman Harlan _____

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
Grant Purkey

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

To: Board of Aldermen
From: Clifford L. McDonald
Date: April 18th, 2016
Re: RePlat Application for Spencer’s Addition, Lot 47 and ½ of Lot 48 to Bradey’s Place, Tract 1 containing 0.51 Acres more or less, submitted by Margaret Humphreys.

GENERAL INFORMATION

Applicant: Margaret Humphreys

Status of Applicant: N/A

Requested Actions: Board of Aldermen to conduct a Public Hearing and consider the RePlat Application for Spencer’s Addition, Lot 47 and ½ of Lot 48 to Bradey’s Place, Tract 1.

Date of Application: March 15, 2016

Purpose: To review the RePlat Application for Spencer’s Addition, Lot 47 and ½ of Lot 48 to Bradey’s Place, Tract 1 submitted by Margaret Humphreys and consider the associated Ordinance for approval or disapproval.

Property Location (if applicable): Spencer’s Addition, Lot 47 and ½ of Lot 48, Commonly known as 21601 S. Clairmont, Peculiar, Missouri.

PROPOSAL

See “Requested Actions” above.

PREVIOUS ACTIONS

1. The Planning Commission held a Public Hearing on this RePlat application on April 14th, 2016. No formal objections have been received. The Planning Commission voted to approve the RePlat application and forwards their recommendation for approval for the Board’s consideration.

KEY ISSUES

In order for the Commission to recommend approval or disapproval of a RePlat/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 RePlat Application (see attach 1) will combine Lot 47 and ½ of Lot 48 of Spencer’s Addition into one (1) single Lot – Bradey’s Place, Tract 1. This proposal does not conflict with the City’s Comprehensive Plan or any other Planning & Development policies of the City of Peculiar.
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 RePlat application to combine Lot 47 and ½ of Lot 48 of Spencer’s Addition into one (1) single Lot – Bradey’s Place, Tract 1, has no impact upon City services. Vehicular traffic volumes and site access are not changed by this proposed RePlat and it will not be detrimental with regard to surrounding traffic flow, pedestrian safety nor accessibility of emergency vehicles and equipment on Maple Ave or South Clairmont.
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. As proposed, this RePlat creates no increase in demand upon the existing roads, streets, water supply, sanitary sewerage or storm sewerage.
4. **Compatibility of the proposed district classification with nearby properties;**
 - a. The property which comprises the RePlat application of Lot 47 and ½ of Lot 48 of Spencer’s Addition into one (1) single Lot – Bradey’s Place, Tract 1 is zoned R-1, Single Family Dwelling District. Properties to the North are zoned R-2, Two-Family Dwelling District and the properties to the West, East & South are zoned R-1, Single Family Dwelling District. A change of Zoning is not proposed, or required for this property if the RePlat is approved. The proposed RePlat is consistent with the City’s Comprehensive Plan and fully compatible with adjoining properties.
5. **If vacant, the length of time the property has remained vacant as zoned.**
 - a. Lot 47 has been occupied continuously for 38 years, Lot 48 has never been developed.

STAFF COMMENTS AND SUGGESTIONS

None.

STAFF RECOMMENDATION

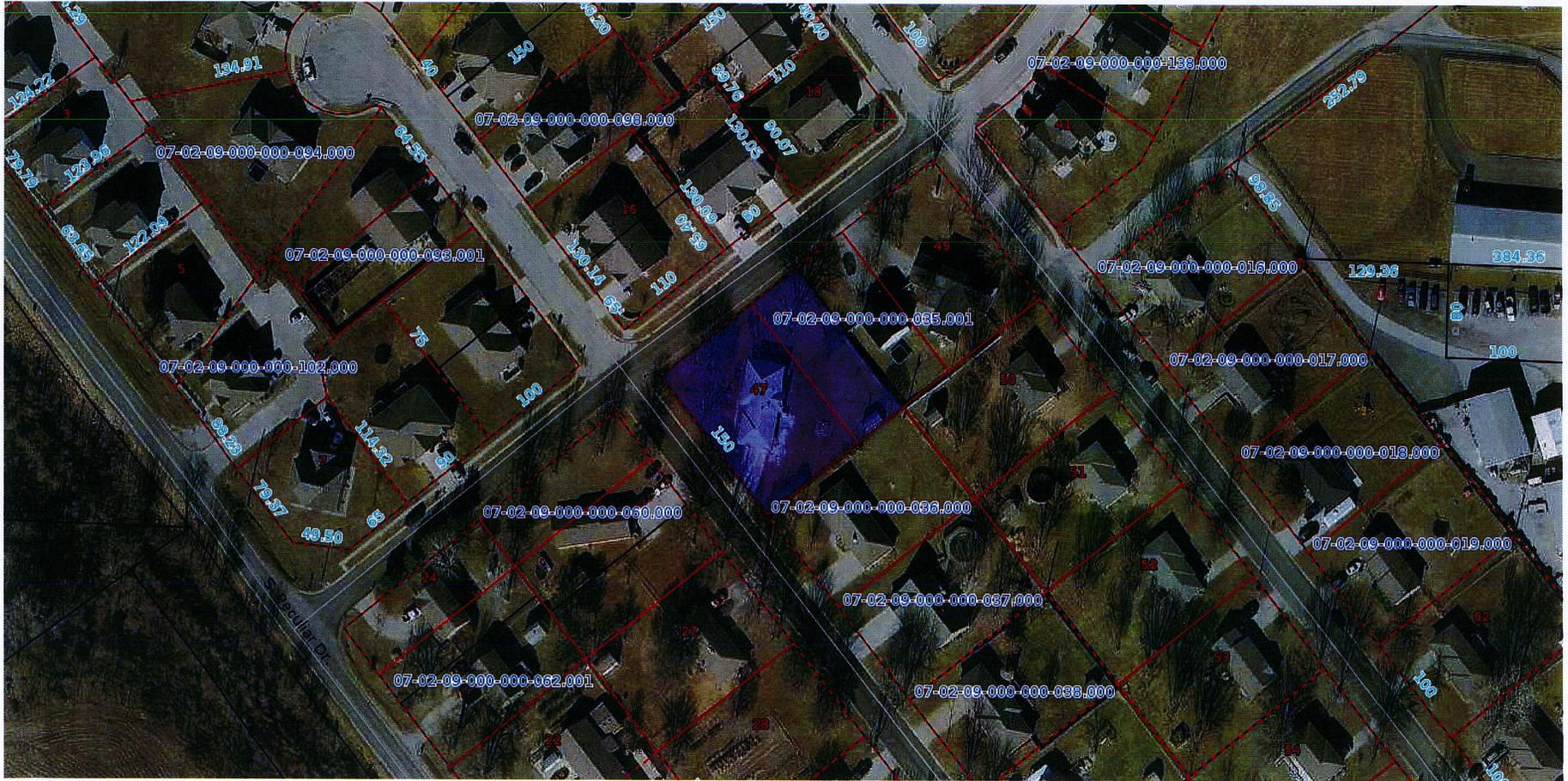
Staff recommends the Planning Commission review the RePlat Application for Lot 47 and ½ of Lot 48 of Spencer’s Addition into one (1) single Lot – Bradey’s Place, Tract 1 submitted by Margaret Humphreys and consider a recommendation for approval.

ATTACHMENTS

- (1) RePlat Application, Lot 47 & ½ of Lot 48, Spencer’s Addition
- (2) Ordinance for the RePlat of Spencer’s Addition, Lot 47 and ½ of Lot 48 to Bradey’s Place, Tract 1

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

PIN 07-02-09-000-000-035.000
Tax ID 2684400
Appraised Value 94,600
Acreage 0.517
Address 21601 S CLAIRMONT ST
Owner BRADY, GEORGE W JR & MARY M TR
Class Residential



BILL NO. 2016-06
ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REPLAT OF SPENCER’S ADDITION LOT 47 AND PART OF LOT 48 TO BRADY’S PLACE TRACT 1 SUBMITTED BY MARGARET HUMPHREYS.

WHEREAS, Margaret Humphreys has requested approval of the RePlat of Spencer’s Addition Lot 47 and part of Lot 48 to Brady’s Place Tract 1, and the Owner has met the requirements for this RePlat; and

WHEREAS, the Planning Commission held a Public Hearing on April 14th, 2016, for this RePlat request and subsequent to that hearing has recommended approval of the RePlat request to the Board of Aldermen; and

WHEREAS, the Board of Aldermen held a Public Hearing on April 18th, 2016 to receive public comment relative to the RePlat of Spencer’s Addition Lot 47 and part of Lot 48 to Brady’s Place Tract 1, 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 RePlat of Spencer’s Addition Lot 47 and part of Lot 48 to Brady’s Place Tract 1, in the City of Peculiar submitted by Margaret Humphreys 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 _____, 2016.

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 Hammack _____
Alderman Ford _____
Alderman Dunsworth _____

Alderman Ray _____
Alderman Roberts _____
Alderman Harlan _____

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
Grant Purkey

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

To: Board of Aldermen
From: Holly Stark
Date: April 18, 2016
Re: Election of Board President

GENERAL INFORMATION

Applicant: BOA
Status of Applicant: N/A
Requested Actions: Elect a Board President
Date of Application: April 18, 2016
Purpose: To elect a Board President.
Property Location (if applicable):

PROPOSAL

To elect a Board President to fulfill the duties of the Mayor in case the Mayor is unavailable.

PREVIOUS ACTIONS

NONE

KEY ISSUES

STAFF COMMENTS AND SUGGESTIONS

STAFF RECOMMENDATION

ATTACHMENTS

STAFF CONTACT:

RESOLUTION NO. 2016-10

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE ELECTION OF _____ AS PRESIDENT OF THE BOARD.

WHEREAS, the Board of Aldermen have determined the need to elect a President to the Board of Aldermen; and

WHEREAS, _____ meets the qualifications for election to this board; and

WHEREAS, said election carries a completed term of one year commencing with the effective date of this resolution; and

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

Section 1. The Board of Aldermen approves the election of _____ as the President of the Board of Aldermen.

Section 2. *Effective Date.* This resolution shall become effective upon approval and passage by the Board of Aldermen.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING ROLL CALL VOTE THIS _____ DAY OF _____, 2016.

Alderman Ford _____
Alderman Dunsworth _____
Alderman Hammack _____

Alderman Ray _____
Alderman Roberts _____
Alderman Harlan _____

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
Grant Purkey

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
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To: Board of Alderman
From: Clifford L. McDonald
Date: April 18, 2016
Re: *Appointment of Mr. Tom Broadhurst to the Planning Commission*

GENERAL INFORMATION

Applicant: Mayor Stark

Status of Applicant: N/A

Requested Actions: Board of Aldermen to consider appointing Mr. Tom Broadhurst to the Planning Commission to fill the Mayor's position and complete the her appointed term which expires April 16th, 2018.

Date of Application: April 14, 2016

Purpose: The purpose is to consider appointing Mr. Tom Broadhurst to the Planning Commission to fill the Mayor's position and complete the her appointed term which expires April 16th, 2018.

Property Location (if applicable): N/A

PROPOSAL

See "Requested Actions" above.

PREVIOUS ACTIONS

None.

KEY ISSUES

Per Section 430.010 (Planning Commission) Established – Composition. The Planning Commission is composed of seven (7) members: five (5) Citizen members, the Mayor (or the Mayor's designate), and a member of the Board of Aldermen.

The Mayor, by the above Ordinance, has the option of either serving on the Planning Commission or appointing a designate to fill the position during her term of office. Mayor Stark has recommended that Mr. Tom Broadhurst complete the her appointed term which expires April 16th, 2018.

The five (5) Citizen members serve terms of four (4) years unless they replace a Commissioner in mid term, then they serve the balance of that Commissioner's term. The "term" of the Mayor, Mayor's designate and Board of Aldermen member are not specified but will be no longer than the term of election.

STAFF COMMENTS AND SUGGESTIONS

Tom Broadhurst has lived in Peculiar for nine (9) years, filled the Mayor's position on the Planning Commission this past year and has volunteered to serve on the Planning Commission for another two (2) years. Mr. Broadhurst wants to see the City continue to make forward progress. I believe he would be a tremendous asset to both the City and Planning Commission with this appointment.

STAFF RECOMMENDATION

Favorably consider appointing Tom Broadhurst to the Planning Commission for the balance of the Mayor's appointment which expires April 16th, 2018.

ATTACHMENTS

1. Resolution for Appointment
2. Mr. Broadhurst's Boards/Commissions Application form.

STAFF CONTACT: Clifford L. McDonald,
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RESOLUTION 2016-11

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE APPOINTMENT OF MR. TOM BROADHURST TO THE PLANNING COMMISSION.

WHEREAS, the Board of Aldermen have determined a need to appoint a member to the Planning Commission to complete the appointed term of Mayor Stark; and

WHEREAS, Mr. Tom Broadhurst has volunteered to serve on the Planning Commission and meets the qualifications for appointment to this Commission; and

WHEREAS, Mayor Holly Stark recommends the appointment of Mr. Tom Broadhurst to the Planning Commission upon approval of the Board of Aldermen; and

WHEREAS, said appointment shall commence with the effective date of this resolution and expire on April 16th, 2018; and

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

Section 1. The Board of Aldermen approves the appointment of Mr. Tom Broadhurst to the Planning Commission.

Section 2. *Effective Date.* This resolution shall become effective upon approval and passage by the Board of Aldermen.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS _____ DAY OF _____, 2016.

Alderman Ford _____
Alderman Hammack _____
Alderman Harlan _____

Alderman Ray _____
Alderman Roberts _____
Alderman Dunsworth _____

APPROVED:

ATTEST:

Holly Stark, Mayor

Janet Burlingame, City Clerk