MINUTES

City of Peculiar
Board of Aldermen Work Session / Regular Meeting
City Hall Council Chambers – 250 S Main St
Monday, June 16, 2025
6:30 p.m.

APPROVED

1. **Call to Order**

   Mayor Pro Tem Shatto called the regularly scheduled Board of Aldermen meeting to order at 6:30pm.

2. **Pledge of Allegiance**

   All who were in attendance joined Mayor Pro Tem Shatto in the Pledge of Allegiance.

3. **Roll Call**

   The following Aldermen responded to roll call:
   Alderman Gallagher
   Alderwoman Grunwald
   Alderman Jarrett
   Alderman Poland
   Alderman Shatto
   Alderman Wells

   City Staff present for the meeting:
   Police Chief/Interim City Administrator, Don Shepard
   Development Director, Dylan Eppert
   Public Works Director, Monte Johnson
   Finance Director, Alexa Williams
   Parks & Recreation Director, Austin Russell
   Deputy City Clerk, Cama Suess
   Police Lieutenant, Phillip Grabmiller
   Lauber Municipal Law

4. **Closed Session** per RSMo. 610.021

   Subsection 1 – Litigation

   City Attorney Jeff Deane advised the Board that the Subsection 3 Personnel listed in the Agenda for the Closed Session was incorrect and needed to be Subsection 1 Litigation.

   Alderman Wells motioned to move into Closed Session for Subsection 1 Litigation at 6:31pm. Seconded by Alderwoman Grunwald.

Motion passed unanimously (6-0).

Attendance in Closed Session:

Alderman Gallagher	PRESENT
Alderwoman Grunwald	PRESENT
Alderman Jarrett	PRESENT
Alderman Poland	PRESENT
Alderman Shatto	PRESENT
Alderman Wells	PRESENT

Discussion ensued.

Alderman Wells motioned to leave Closed Session at 7:12pm. Seconded by Alderwoman Grunwald.

Roll Call:

Alderman Gallagher	AYE
Alderwoman Grunwald	AYE
Alderman Jarrett	AYE
Alderman Poland	AYE
Alderman Shatto	AYE
Alderman Wells	AYE

Motion passed unanimously (6-0).

5. Agenda Approval

Mayor Pro Tem Shatto called the Regular Session back to order.

Alderman Wells motioned to approve the agenda as presented. Seconded by Alderman Poland. Motion passed unanimously (6-0).

6. Consent Agenda

A. Approval of Draft Minutes for June 2, 2025 BOA Meeting

Alderman Wells motioned to approve the Minutes of the June 2, 2025 meeting as presented. Seconded by Alderwoman Grunwald. Motion passed unanimously (6-0).

7. Agenda Requests

A. Erin Woste, Boyd and Debbie Hughes – Zoning of 355 Trackside Drive

Erin Woste, Real Estate Broker stated Mr. and Mrs. Hughes owned a property at 355 Trackside Drive that they were trying to sell but were having difficulty due to the current retail overlay zoning of the property. She stated 2 contracts had fallen through due to the zoning preventing the potential buyers intended use. She stated she felt retail zoning was for locations with high foot traffic and visibility, which this property did not

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have due to its location ½ mile from downtown, which prevented those types of buyers from considering the property. She stated the current building had metal siding and a car lift inside, which was more suited to mechanical, storage or private workshop clientele. Mrs. Woste stated that near the property was a storage facility and other metal buildings. She stated they were seeking either a zoning change, or a variance to allow these types of uses of the property.

Alderman Wells asked if the contracts that were lost were residential or commercial and Mrs. Woste stated they were commercial. She stated that one of the potential buyers wanted to ship product which Mr. Eppert had informed her was not allowed per code, and the other potential buyer wanted to use it for personal storage which was also not allowed per code.

Alderwoman Grunwald stated the owner could fill out an application and file for a variance with the BZA for the property.

Alderman Poland advised that Mr. Eppert was enforcing the current code, but that if a code needed to be changed the Board could look into it.

Alderman Wells asked Mr. Eppert if the Downtown Overlay District was being used and Mr. Eppert confirmed it was. Alderman Wells and Alderman Shatto both agreed with Alderwoman Grunwald that the owner could apply for a variance.

Mr. Eppert stated that the Planning Commissions job was to enforce the current code, and direction was needed from the Board as to whether to initiate a code change or pursue a variance.

Alderwoman Grunwald stated the Board had recently voted to undergo the process of changing the existing code, starting with Chapter 400, but this was a lengthy process and she felt a variance would be the best route for this project at this time. She stated any potential buyer would need to go before the BZA with their specific intended use and ask for a variance for that use.

Mr. Eppert stated that if a potential buyer came with a business that had multiple uses, if even one of the uses was not allowed, the entire project could not be permitted. He stated this multiple use scenario was the main difficulty for this property as some of the intended uses were not allowed per code.

Mr. Eppert stated this property was built in 1988, the use table was constructed in 2013 under the Arts and Culture District in this area and then updated in 2022 under the Downtown Overlay District. He stated none of the permitted uses of the property had been changed between 2013 and 2022. He stated the properties original use was as a mechanic shop, but that since 2013 that use had not been permitted by code. Mr.

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Eppert stated that once the use of the garage ceased for 6 months it was no longer a legal non-conforming status and could no longer be used as a mechanic's shop.

Alderman Poland asked if the fastest path was to apply for a variance and Mr. Eppert confirmed it would, but that there had never been a permit pulled for the living quarters in the building, which added additional difficulty to the project.

Alderman Jarrett stated he had been out to the property and there were residences to the left and right of the building that needed to be considered before any kind of change was made.

Debbie Hughes of 1041 Essex Court stated Cory Johnson lived to the right of the property and his father had built the garage and that the house on the left had just been recently sold to the new owner. She stated they purchased the shop in 2001 and had a lift on the outside and the inside of the building. Alderman Jarrett stated that since the property was being sold as commercial, he wanted to make sure the residents on each side were considered.

Boyd Hughes of 1041 Essex Court stated the property had been well maintained and the prospective buyers had good uses in mind. He stated the nearby residents were in favor of the projects and had no issues with the commercial use of the property.

8. Unfinished Business

There was no unfinished business.

9. New Business

A. Resolution 2025-31

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE ESTABLISHMENT OF A COMMUNITY GARDEN AT SUTTER'S CREEK PARK.

Chief Shepard stated in January the Board approved the Cass County 4H Community Garden project Resolution, but the Memorandum of Understanding that was referenced in the document had not been presented to the Board for review.

Glenda Gash of 2308 Maverick Trail, Harrisonville MO stated she had been the 4H Community Garden project coordinator for 8 years bringing in kids, their families and the community to learn gardening skills. She stated they had and used rain barrels, but they needed additional water and parking for the garden provided by the City. She stated the 4H program would be providing mowing and maintenance around the garden and the park in exchange.

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Karen Garrison of 11309 E. 209th St, Peculiar MO stated there were some major ruts in the parking area that they did not have the ability to mitigate.

Chief Shepard stated that he, Mr. Johnson and Mr. Russell had been to the location earlier that day and there was an issue with rutting in the road and parking area. He stated the City would be willing to improve the area.

Alderman Gallagher asked where the nearest water to the location was and Mr. Johnson stated there was an older water fountain and an older yard hydrant in the area that were not in service, and did not have water meters on them. He stated he could tap into the main on the corner of the dead end on Maple and install a meter and yard hydrant with a lock that could be opened by the user to provide water to the garden as well as clean up some of the non-functional playground equipment.

Alderman Wells motioned to approve Resolution 2025-31 as presented. Seconded by Alderwoman Grunwald. Motion passed unanimously (6-0).

B. Bill 2025-09 – 1st Reading

AN ORDINANCE REPEALING ORDINANCE 05022025 CONCERNING MAYOR STARK

Chief Shepard stated this was the first read to repeal Ordinance 05022025 concerning Mayor Stark.

Alderwoman Grunwald asked what the financial cost to the City would be if the Ordinance was not repealed and the impeachment hearing proceeded.

City Attorney Deane stated that he and the Counsel for Mayor Stark had agreed that pursuing the impeachment through all the levels of appeal including State and Federal court would exceed the mid six figures for both sides. He stated they agreed in principle that the matter should be amicably resolved without the need for a final hearing or appeals. He stated both sides had come to a compromise agreement, the first step of which was the 1st read to repeal Ordinance 05022025. Attorney Deane stated that sometime between this meeting and the 2nd reading at the next Board meeting the City would hear something from the Mayor and/or his Counsel evidencing the agreement of the parties to an amicable resolution of their differences without further expense to either party.

Alderwoman Grunwald asked if it was the Mayor's intent to resign.

City Attorney Deane stated it was his understanding that after the good will expression by the Board in voting to approve the first read of the Bill to repeal Ordinance 05022025 the Mayor would give the Board further intent concerning his

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status that would meet the agreement in principle that the matter should be amicably resolved without with need for a final hearing, appeal or expense. He stated that per the agreement both parties would also deny the allegations of the other and agree to disagree on the particulars.

Alderman Wells motioned to have the 1st reading of Bill 2025-09 by Title Only. Seconded by Alderman Gallagher. Motion passed unanimously (6-0).

Deputy City Clerk Suess read Bill 2025-09 by Title Only.

Alderman Wells motioned to approve the 1st reading of Bill 2025-09. Seconded by Alderman Gallagher.

Roll Call:

Alderman Gallagher	AYE
Alderwoman Grunwald	AYE
Alderman Jarrett	AYE
Alderman Poland	AYE
Alderman Shatto	AYE
Alderman Wells	AYE

Motion passed unanimously (6-0).

10. City Administrator Report

Chief Shepard stated the expanded City Administrator report was as presented in the packet.

11. Board of Aldermen/Mayor Reports and Comments

Mayor Pro Tem Shatto thanked the gallery members who spoke to the Board and wished Mr. Russell well on his move to Alabama which was echoed by the Board members.

12. Aldermen Directives

Agenda	Approved
Draft Minutes June 2, 2025	Approved
Resolution 2025-31	Approved
Bill 2025-09 – 1st Reading	Approved

13. Adjourn

Alderman Wells motioned to adjourn the meeting. Seconded by Alderwoman Grunwald. Motion passed unanimously (6-0).

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Mayor Pro Tem Shatto adjourned the meeting at 7:47pm.

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