



AGENDA

City of Peculiar
Board of Aldermen Work Session / Regular Meeting
City Hall Council Chambers – 250 S Main St
Monday, June 3, 2024
6:30 p.m.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Agenda Approval

5. Consent Agenda

A. Approval of Draft Minutes for May 20, 2024 BOA Meeting (*Page 4*)

6. Proclamation

A. Eagle Scout – Jacob Larimer (*Page 7*)

7. Recognition

A. Peculiar 101 Participants

8. Agenda Requests

A. Robin Bray-Speaking Against Chickens (*Page 8*)

9. Unfinished Business

10. New Business

A. Resolution 2024-33 (*Page 9*)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING A SPECIAL ALCOHOLIC BEVERAGE PERMIT BY POPI'S MEXICAN RESTAURANT FOR THE CORVETTE AND CORNHOLE EVENT ON JUNE 21, 2024 IN THE CITY OF PECULIAR, MISSOURI.

B. Resolution 2024-34 (*Page 13*)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE USE OF ARPA PROCEEDS REMAINING FROM THE WATER METER UPGRADE PROJECT TO REPAIR FIRE HYDRANTS.

C. Resolution 2024-35 (*Page 16*)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REALLOCATION OF ARPA PROCEEDS TO REPLACE TWO AERATION BASIN BLOWER PUMPS AT THE WASTEWATER TREATMENT PLANT.

D. Resolution 2024-36 (*Page 21*)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE USE OF UNENCUMBERED ARPA PROCEEDS TO REPLACE THE ACTUATOR VALVE AT THE EAST SEWER LIFT STATION.

E. Resolution 2024-37 (*Page 27*)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR AND MAYOR TO ENTER INTO AN AGREEMENT WITH DIODE VENTURES, LLC, AND THE PROPERTY OWNERS OF THE 508 ACRES KNOWN AS THE HARPER ROAD TECHNOLOGY CENTER SITE REGARDING RETURNING THE ZONING FROM (I-1) LIGHT INDUSTRIAL ZONING BACK TO (AG) AGRICULTURE ZONING IN THE EVENT THE PROPOSED DATA CENTER IS WITHDRAWN OR NOT APPROVED.

F. Bill 2024-07 – 1st Reading & Public Hearing (*Page 30*)

ORDINANCE REZONING APPROXIMATELY 508 ACRES SOUTH OF 203RD STREET AND WEST OF HARPER ROAD FROM THE (AG) AGRICULTURE ZONING DISTRICT AND MIXED-USE EMPLOYMENT OVERLAY DISTRICT AND NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT TO THE (I-1) LIGHT INDUSTRIAL ZONING DISTRICT IN THE CITY OF PECULIAR, CASS COUNTY, MISSOURI. APPLICANT: DIODE VENTURES, INC.

G. Bill 2024-08 – 1st Reading & Public Hearing (*Page 83*)

AN ORDINANCE REMOVING THE MIXED USE EMPLOYMENT OVERLAY DISTRICT AND NEIGHBORHOOD RETAIL OVERLAY DISTRICT FROM THE 508-ACRE HARPER ROAD TECHNOLOGY CENTER.

11. City Administrator Report

A. City Administrator Report (*Page 84*)

12. Board of Aldermen/Mayor Reports and Comments

13. Aldermen Directives

14. Closed Session per RSMo. 610.021 (Subsection 1 Litigation, Subsection 2 Real Estate, Subsection 3 Personnel)

15. Adjourn



MINUTES

City of Peculiar
Board of Aldermen Regular Meeting
City Hall – 250 S Main St
Monday, May 20, 2024
6:30 p.m.

1. Call to Order

Mayor Doug Stark called the regular scheduled Board of Aldermen meeting to order at 6:30 p.m.

2. Pledge of Allegiance

All who were present joined the Mayor in reciting the Pledge Allegiance.

3. Roll Call

The following Aldermen responded to roll call:

Alderman Wells
Alderman Poland
Alderman Gallagher
Alderman Conrad
Alderman Shatto
Alderman Smith

City Staff present for the meeting:

City Administrator, Mickey Ary
Deputy City Clerk, Melissa Paith
Development Services Director, Roger Kroh
Finance Director, Malea Yount-Neal
Lauber Municipal Law
Police Lieutenant, Phillip Grabmiller
Public Works Director, Monte Johnson

4. Agenda Approval

Mayor Stark asked to amend the agenda moving item 8 Agenda Request to number 6 ahead of proclamations and yards of the month. He also asked to remove from unfinished business Bill 2024-06 to allow more time and possibly place it on the ballot in April 2025.

Alderman Shatto motioned to approve the amended agenda. Seconded by Alderman Smith. Motion passed unanimously (6-0).

5. Consent Agenda

A. Approval of Draft Minutes for May 6, 2024 BOA Meeting

Alderman Conrad motioned to approve the consent agenda. Seconded by Alderman Poland. Motion passed unanimously (6-0).

6. Agenda Request

A. Chris Tittle – Adjustment to the City Code regarding Chickens

Chris Tittle of 22607 S Knight Ter spoke about the benefits of having backyard chickens.

7. Proclamation

A. Public Works Week

Mr. Ary thanked the Public Works crew for all they do for the City. Mayor Stark also thanked Mr. Johnson and his crew and read the proclamation.

8. Yards of the Month

A. Yards of the Month – May 2024

Mayor Stark recognized the yards of the month and thanked them for helping to beautify the city.

Ward 1 - Jason & Michelle Norman of 401 Poplar St

Ward 2 – Thomas & Kim Simms 21917 Gracie Dr

Ward 3 – Jacob Kasper 12012 Astor Ct

9. Unfinished Business

A. Bill 2024-06 – Reread 1st Reading & 2nd Reading

AN ORDINANCE CALLING AN ELECTION ON A GENERAL OBLIGATION BOND QUESTION IN PECULIAR, MISSOURI.

10. New Business

11. Finance Committee

A. Finance Committee Report

Alderman Wells said the committee went over the statistics and plan next month to go over in more detail the accounts.

12. City Administrator Report

A. City Administrator Report

Mr. Ary said we have a partnership with the City of Surprise, Arizona for Economic Development. Met with representatives of MoDOT to discuss Route C and the possibility of more work on Route C in 2025. He stated the Strategic Planning Advisory Committee as part of the Chamber is wrapping up. The water upgrades are nearing completion. Route C is scheduled to be completed by MoDOT by the end of the month. The repairs to Harper and 211th Street are completed. W Broadway has been paved just waiting for striping. The pickleball courts will be transferred to the City on June 7th and a clinic is scheduled for June 8th. They will be open to the public after that.

13. Board of Aldermen/Mayor Reports and Comments

Mayor Stark asked about the sirens listed in Mr. Johnson's report. Mr. Johnson stated that Public Works is responsible for monitoring five sirens to confirm they are working. Mayor Stark asked if the city performs maintenance on the sirens. Mr. Johnson said no. Alderman Gallagher asked Mr. Johnson if the sirens provide adequate warning since the city is growing. Mr. Johnson said that is not his area of expertise and he would refer that to the fire department or Chief Shepard. Alderman Gallagher asked that we find that information out.

14. Aldermen Directives

Agenda	Approved
Draft Minutes May 6, 2024	Approved
Bill 2024-06	Removed from the agenda

15. Closed Session per RSMo. 610.021 (Subsection 1 Litigation, Subsection 2 Real Estate, Subsection 3 Personnel)

No closed session.

16. Adjourn

Alderman Conrad motioned to adjourn the Board of Aldermen meeting at 6:46 pm. Seconded by Alderman Wells. Motion passed unanimously (6-0).

Adjournment at 6:46 pm



PROCLAMATION

WHEREAS, the City of Peculiar takes pride in the collaborative work of our community and the volunteer efforts of our citizens; and

WHEREAS, the vision of the Boy Scouts of America is to prepare every eligible youth in America to become responsible, participating citizens and leaders, who are guided by the Scout Oath and Law; and

WHEREAS, the Boy Scouts of America encourages Eagle Scout candidates to complete worthy projects to improve their neighborhoods, community, and the region; and

WHEREAS, an Eagle Scout devotes endless hours fulfilling many requirements for the advancement in scouting; and

WHEREAS, Jacob Larimer has shown outstanding civic leadership and involvement in the community through his Eagle Scout Project of pouring a concrete pad and building an enclosure for the dumpster and pallets for the First Baptist Church of Peculiar and the Harvesters; and

WHEREAS, Jacob Larimer having completed the requirements for, and having been examined by an Eagle Scout Board of Review, has been found worthy of and has achieved the highest advancement in rank in Boy Scouting, Eagle Scout; and

WHEREAS, on the 8th day of June, before and Eagle Scout Court of Honor, Jacob Larimer of Troop 1621, shall receive Boy Scouts of America's highest honor the Eagle Scout Award; and

WHEREAS, the City of Peculiar is pleased to have individuals such as Jacob Larimer active in the community.

NOW, THEREFORE, I Doug Stark, Mayor of the City of Peculiar, Missouri do hereby congratulate Jacob Larimer on his notable achievement to the rank of Eagle Scout.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the official seal of the City of Peculiar, Missouri, to be affixed this 3rd day of June 2024.

SEAL

Mayor Doug Stark

Attest:

Melissa Paith, Deputy City Clerk



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, *8 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 Meetings are held the First and Third Monday of each month unless otherwise noted.

Date of Request: 5/20/24 Scheduled Meeting Date: 6/3/24
Full Name of Speaker: Robin D. Bray Organization: _____
Home Address: 2116 22 S. Gonyea Ave City: Peculiar State: MO Zip: 64078
Home Phone #: (816) 779-4766 Work Phone #: _____ Cell #: (816) 256-1176 Email: msrdbbray@aol.com
Resident of the City of Peculiar? X Yes _____ No
Specifics of Topic: Chickens in City of Peculiar

Desired Outcome: That chickens are to be in the country my neighbor has had chickens twice & Alpaka it steaks and does not take care of them
If applicable has this item been previously presented to any of the following Boards for consideration?

☐ Board of Aldermen	Date Presented _____	Outcome _____
☐ Planning Commission	Date Presented _____	Outcome _____
☐ Park Board	Date Presented _____	Outcome _____
☐ Board of Adjustment	Date Presented _____	Outcome _____

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

Office Use Only:

Date request
Received: 5/20/24

Signature: Robin D. Bray



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

STAFF REPORT

To: Board of Aldermen
From: Mickey Ary
Date: June 3, 2024
Re: Alcohol permit for the Corvette & Cornhole event on June 21, 2024

GENERAL INFORMATION

Applicant: Popi's Mexican Restaurant
Requested Actions: Approval of Special Alcoholic Beverage Permit
Purpose: Provide alcohol at the special event being held Friday June 21 from 6:00 pm – 8:00 pm

PROPOSAL

The Parks & Recreation Department is hosting an event on Friday June 21 from 6:00 pm – 8:00 pm called Corvettes & Cornhole. The event will be held on Broadway between 1st Street and Main Street. The roadway will be barricaded off. Corvettes from the Kansas City Corvette Club will line one side of the street. On the other side of the street a cornhole tournament will take place. Karen Kling will manage the cornhole tournament. Karen is a resident of Peculiar and runs the cornhole league at Merle's each Thursday night. Popi's Restaurant will provide drinks and food to purchase from their facility.

This will be the first event promoted and managed by Alex Bartlett, the Community Engagement Coordinator for the City of Peculiar.

KEY ISSUES

Management of the consumption of alcohol. This will be managed using the methods from the festivals hosted on Broadway.

STAFF COMMENTS AND SUGGESTIONS

The re-organization of the Parks & Recreation Department was conducted with plans for collaborative events within the city. The events would allow for the community to gather and enjoy special events at low cost to the City of Peculiar. This specific event will take advantage of partnerships to ensure a successful event.

ATTACHMENT

- Application for Permit

RECOMMENDATION

Approval of the permit application.



CITY OF PECULIAR
250 S. MAIN STREET
PECULIAR, MO 64078
816-779-5212

SPECIAL ALCOHOLIC BEVERAGE PERMIT APPLICATION

(PERMITS OPEN CONTAINERS IN PUBLIC PLACES - PURSUANT TO CITY ORDINANCE 600.280.A)

EVENT LOCATION: POPIS MEXICAN RESTAURANT

APPLICANT'S NAME: RAMON PADILLA

PHONE NUMBER: 816 944 6097

BUSINESS/ORGANIZATION NAME (IF APPLICABLE): POPIS

PHONE NUMBER: 816 620 4453

EVENT NAME: CORVETTES & CORNHOLE

EVENT DATE(S) AND TIME(S) JUNE 21st TO 6-8 PM

EVENT DESCRIPTION: CORVETTE SHOW & CORNHOLE GAMES

TYPE(S) OF ALCOHOL AVAILABLE TO BE CONSUMED: BEER & ~~BOOZ~~ MARGARITAS

PLEASE DESCRIBE SAFEGUARDS THAT WILL BE USED TO ENSURE ALCOHOL WILL NOT BE PROVIDED TO MINORS: ASK FOR ID'S

PLEASE DESCRIBE BOUNDARIES OF AREA WHERE ALCOHOL WILL BE PERMITTED, AND SIGNAGE THAT WILL BE USED (attach maps if necessary): TABLE OUTSIDE OF RESTAURANT WITH SIGNS DESIGNATING ALCOHOL LOCATION

THIS PERMIT IS ISSUED ON THE EXPRESS CONDITION THAT THE ACTIVITY/EVENT DESCRIBED IN THE TEMPORARY PERMIT APPLICATION SHALL CONFORM IN ALL RESPECTS TO THE STATEMENTS CERTIFIED ABOVE, AND THAT ALL SECTIONS OF PECULIAR CITY ORDINANCE CHAPTER 600 – ALCOHOLIC BEVERAGES ARE FOLLOWED.

I certify that all information and attachments to this application are true and correct to the best of my knowledge.

APPLICANT'S SIGNATURE: Ramon Padilla

PRESENTED TO PECULIAR BOARD OF ALDERMEN ON: _____ (date) APPROVED: ☐ DENIED: ☐

SIGNATURE AND TITLE OF CITY OFFICIAL: _____ DATE _____

RESOLUTION 2024-33

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING A SPECIAL ALCOHOLIC BEVERAGE PERMIT BY POPI'S MEXICAN RESTAURANT FOR THE CORVETTE AND CORNHOLE EVENT ON JUNE 21, 2024 IN THE CITY OF PECULIAR, MISSOURI.

WHEREAS, Popi's Mexican Restaurant has submitted a Special Alcoholic Beverage Permit application to allow patrons 21 years of age and older who purchase alcoholic drinks to carry them around on W Broadway Street between 1st Street and Main Street during the hours of the Corvette and Cornhole event; and,

WHEREAS, the City of Peculiar Ordinance 600.280 allows the Board of Aldermen to consider and grant such a permit as well as to review and/or recommend any stipulations.

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

Section 1. A Special Alcoholic Beverage Permit is hereby approved for Popi's Mexican Restaurant allowing patrons 21 years of age and older who purchase alcoholic drinks to carry them around the W Broadway between 1st Street and Main Street during the hours of the Corvette and Cornhole Event on June 21, 2024.

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 JUNE 2024.

Alderman Wells	_____	Alderman Smith	_____
Alderman Conrad	_____	Alderman Poland	_____
Alderman Shatto	_____	Alderman Gallagher	_____

APPROVED:

ATTEST:

Doug Stark, Mayor

Melissa Paith, Deputy City Clerk



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

STAFF REPORT

To: Mayor & Board of Aldermen
From: Director of Public Works
Date: June 3, 2024
Re: Fire Hydrant Repair Plan

GENERAL INFORMATION

At present, there are numerous existing water system fire hydrants that need to be replaced, raised, lowered, and adjusted/straighten so they are not leaning.

- 13 need to be replaced (4 are attached to 8" water mains and all others are attached to 4" water mains)
- 22 adjusted/straighten so they are not leaning.
- 27 needs to be raised.
- 24 needs to be lowered.

Director of Public Works has consulted with West Peculiar Fire Chief regarding existing water system conditions and Fire Chief recommends replacing all Fire Hydrant's that are attached to 8" water mains first being the fire department usually fills Tankers from an 8" water main if possible.

PROPOSAL

City Staff will purchase 5 new Fire Hydrant sets costing \$25,000.00 and replace the following out-of-service Fire Hydrants:

- 22101 SE Outer Road (Highland Inn) – on 8" water main
- 10610 Maple Avenue - on 8" water main
- 307 4th Street (just north of) - on 8" water main
- 601 Silvey Street - on 8" water main
- 216 S. Peculiar Drive (Bray's Automotive) - on 4" water main

The following are all other known out-of-service Fire Hydrants that are attached to 4" water mains, all will be painted black which indicates out-of-service and will be replaced when funds and staff availability permits.

- 985 Glengera Drive
- 881 E. 1st Street

- 901 Gregory Street
- 911 Kendell Road
- 116 Belinda Circle
- 216 S. Peculiar Drive
- 384 S. Peculiar Drive
- 736 Hurley Street

STAFF COMMENTS AND SUGGESTIONS

Funding for the Fire Hydrant Replacement Project: Utilize funds remaining from the Beacon water meter upgrade project.

ATTACHMENT

Resolution 2024-34

RECOMMENDATION

Board of Aldermen approval of Resolution 2024 -34

RESOLUTION 2024-34

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE USE OF ARPA PROCEEDS REMAINING FROM THE WATER METER UPGRADE PROJECT TO REPAIR FIRE HYDRANTS.

WHEREAS, the water meter upgrade project is complete, and

WHEREAS, there is approximately \$30,000.00 remaining from the water meter upgrade project, and

WHEREAS, the City wishes to approve the repairs of fire hydrants using the remaining ARPA proceeds from the water meter upgrade project.

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

Section 1. Staff is hereby authorized to purchase replacement materials and repair inoperable fire hydrants funded with APRA proceeds remaining from the water meter upgrade project.

Section 2. This resolution shall become effective upon its approval and passage this ____ day of June 2024.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS ____ DAY OF JUNE, 2024.

Alderman Conrad _____

Alderman Gallagher _____

Alderman Poland _____

Alderman Smith _____

Alderman Wells _____

Alderman Shatto _____

APPROVED:

ATTEST:

Doug Stark, Mayor

Melissa Paith, Deputy City Clerk



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

STAFF REPORT

To: Mayor & Board of Aldermen
From: Director of Public Works
Date: June 3, 2024
Re: Wastewater Infrastructure Repairs

GENERAL INFORMATION

The following items are Wastewater Infrastructure and Building repair needs for the East Lift Pumping Station and the Wastewater Treatment Plant (WWTP).

WWTP

- NO. 1 & NO. 2 Aeration Basin Blower Pumps which feed air to the Diffusers need to be replaced. The approximate cost to replace and install both Blower Pumps is \$ 36,000.00

East Lift Pumping Station

- The Actuator Valve needs to be replaced. The replacement cost is \$15,666.17.

PROPOSAL

Approve the purchase of 2 new Blower Pumps from Aerzen USA (Sole Source Purchase) and for FTC Equipment to install both pumps, replacement and installation cost is \$36,000.00.

Approve Cogent (Fluid Equipment) to replace the Actuator Valve at East Lift Pumping Station, replacement cost of \$15,666.17.

STAFF COMMENTS AND SUGGESTIONS

Funding for the replacement and installation items:

WWTP Aeration Basin Blower Pumps: Use remaining funds from WWTP Maintenance Overhaul budget of \$48,091.00.

East Lift Pumping Station - Actuator Valve: 28K unencumbered ARPA proceeds.

ATTACHMENT

Quotes for Actuator Valve replacement.

Quote (Sole Source Purchase) for Aeration Basin Blower Pumps.

Resolutions 2024-35 and 2024-36

RECOMMENDATION

Board of Aldermen approval of Resolutions 2024-35 and 2024-36



AERZEN

Compressed air, gas
and vacuum solutions

Peculiar WWTP,
Att.: Mike Riley
23119 S Outer Rd
PECULIAR, MO 64078
USA

Aerzen USA Corporation
108 Independence Way
Coatesville, PA 19320-1653
USA

order-usa@aerzen.com
www.aerzenusa.com
Phone: 610-380-0244

Quotation



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Quote no. SEQ-24-002616/ 0
Date: 05/29/24
Quote Expiration date: 06/28/24
Salesperson: Ryan Craddock
Salesperson: Enrique Chapoy

Payment Terms: Net 30 days

Your account no.: 21-05174
Phone number: +18168056114
Fax No.:
E-Mail: mriley@cityofpeculiar.com

Spare GM 25S

Pos.	Item No. Description	Quantity	Unit of M.	Unit Price USD	Line Amount USD
	2000030586 AERZEN Positive Displacement Blower GM 25 S,	1	each	12,694.10	12,694.10
	159876000 Gasket	1	each	22.64	22.64
	21-001385 Gasket Maker	1	each	33.29	33.29
	Shipping - Next Day Delivery	1		3,000.00	3,000.00

Total USD Excl. TAX	15,750.03
Tax Amount	0.00
Total USD Incl. TAX	15,750.03

Bank
Routing
Account No
SWIFT
Remittance email

USD Payments - ACH/Wire
JP Morgan Chase
021000021
350056393
CHASUS33
remittance-usa@aerzen.com

USD Payments - Lockbox
Aerzen USA Corp
PO Box 21920
New York, NY 10087-1920
USA

EUR Payments - Wire
Commerzbank AG
Intermediary Bank: COBADEFF
150113606800EUR
COBAUS3X
remittance-usa@aerzen.com



AERZEN

Compressed air, gas
and vacuum solutions

Quote no. SEQ-24-002616/ 0

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Ship-to Address:
Peculiar WWTP
23119 S Outer Rd
PECULIAR, MO 64078
USA

For questions on this order, please contact your Regional Service Coordinator.

Best regards,

Enrique Chapoy

Aerzen USA Corporation

Bank
Routing
Account No
SWIFT
Remittance email

USD Payments - ACH/Wire
JP Morgan Chase
021000021
350056393
CHASUS33
remittance-usa@aerzen.com

USD Payments - Lockbox
Aerzen USA Corp
PO Box 21920
New York, NY 10087-1920
USA

EUR Payments - Wire
Commerzbank AG
Intermediary Bank: COBADEFF
150113606800EUR
COBAUS3X
remittance-usa@aerzen.com

RESOLUTION 2024-35

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REALLOCATION OF ARPA PROCEEDS TO REPLACE TWO AERATION BASIN BLOWER PUMPS AT THE WASTEWATER TREATMENT PLANT.

WHEREAS, ARPA proceeds were approved to fund the maintenance overhaul at the Wastewater Treatment Plant and East Sewer Lift Station, and

WHEREAS, the Board of Aldermen approved the use of APA proceeds to install the liner on the dry weather basin at the East Sewer Lift Station on August 21, 2023, and

WHEREAS, the aeration basin blower pumps at the Wastewater Treatment Plant are no longer working and are vital to the operations of the Wastewater Treatment Plant, and

WHEREAS, staff recommends reallocating the ARPA proceeds from installing the liner at the East Sewer Lift Station of approximately \$48,000.00 to replacing the aeration basin blower pumps at the Wastewater Treatment Plant.

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

Section 1. The Board of Aldermen approve reallocating the ARPA proceeds from the installation of the liner on the dry weather basin at the East Sewer Lift Station of approximately \$48,000.00 to pay for the cost of replacing the aeration basin blower pumps at the Wastewater Treatment Plant using ARPA proceeds.

Section 2. This resolution shall become effective upon its approval and passage this ____ day of June 2024.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS ____ DAY OF JUNE, 2024.

Alderman Conrad _____

Alderman Gallagher _____

Alderman Poland _____

Alderman Smith _____

Alderman Wells _____

Alderman Shatto _____

APPROVED:

ATTEST:

Doug Stark, Mayor

Melissa Paith, Deputy City Clerk



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

STAFF REPORT

To: Mayor & Board of Aldermen
From: Director of Public Works
Date: June 3, 2024
Re: Wastewater Infrastructure Repairs

GENERAL INFORMATION

The following items are Wastewater Infrastructure and Building repair needs for the East Lift Pumping Station and the Wastewater Treatment Plant (WWTP).

WWTP

- NO. 1 & NO. 2 Aeration Basin Blower Pumps which feed air to the Diffusers need to be replaced. The approximate cost to replace and install both Blower Pumps is \$ 36,000.00

East Lift Pumping Station

- The Actuator Valve needs to be replaced. The replacement cost is \$15,666.17.

PROPOSAL

Approve the purchase of 2 new Blower Pumps from Aerzen USA (Sole Source Purchase) and for FTC Equipment to install both pumps, replacement and installation cost is \$36,000.00.

Approve Cogent (Fluid Equipment) to replace the Actuator Valve at East Lift Pumping Station, replacement cost of \$15,666.17.

STAFF COMMENTS AND SUGGESTIONS

Funding for the replacement and installation items:

WWTP Aeration Basin Blower Pumps: Use remaining funds from WWTP Maintenance Overhaul budget of \$48,091.00.

East Lift Pumping Station - Actuator Valve: 28K unencumbered ARPA proceeds.

ATTACHMENT

Quotes for Actuator Valve replacement.

Quote (Sole Source Purchase) for Aeration Basin Blower Pumps.

Resolutions 2024-35 and 2024-36

RECOMMENDATION

Board of Aldermen approval of Resolutions 2024-35 and 2024-36



COGENT

OP-571764
April 24, 2024

RE: City of Peculiar East Lift Station - Actuating Valve

Scope of Work:

- Cogent Service to remove (1) Rotork 1QT2000 Actuator and install (1) Rotork 1QT2000 Actuator
 - Perform confined space entry
 - Disconnect motor from power
 - Remove hardware and Actuator
 - Lower new Actuator into pit
 - Connect to pipe
 - Install new hardware and gaskets
 - Install new motor
 - Install Switch in panel
 - Reconnect power
- Startup
 - Coordinate with customer for startup and testing

Work/Tasks/Lead Time or Delivery Date

Equipment delivery estimated 14-16 weeks after approval order.
2 week startup notification required.

Total Cost **\$15,666.77**
Includes equipment, startup, and freight



QUOTATION

627 South Cottage
Independence, MO 64050
PHONE: 816.833.8109

www.alliancepump.com

NO.	3182024
QUOTE DATE	3/18/2024
SALESMAN	Charlie
DIRECT PHONE #	816-489-0935
E-MAIL ADDRESS	cjohnson@alliancepump.com

ACCT. NO.	CUSTOMER
	City of Peculiar
TAX STATUS	RFQ NO. / JOB NAME
	Rotork replacement

CONTACT	Kyle
PHONE #	
CELL #	
E-MAIL ADDRESS	

BILL TO ADDRESS:	SHIP TO ADDRESS:	PAYMENT TERMS
Peculiar, MO		NET 30 DAYS
		FREIGHT TERMS
		FOB POINT FACTORY
		INCOMING PREPAY & ADD
		OUTGOING PREPAY & ADD
		SHIP METHOD BEST WAY GROUND

WE ARE PLEASED TO PROVIDE YOU WITH OUR QUOTATION AS FOLLOWS:

LEADTIME	DESCRIPTION	QTY	PRICE EA	EXT
18 weeks	Provide materials and labor to replace one Rotork valve actuator			
	Rotork IQT2000 FA14 480 volt actuator	1	\$15,827.00	\$15,827.00
	Includes set up and testing			
	Hardware and conduit fittings if needed	1	\$285.00	\$285.00
	If the adapters are not reusable due to corrosion they will be replaced at an added cost			
	We anticipate 1 day to install for this estimate, due to the conditions it may take more time			
	Labor to install	1	\$2,000.00	\$2,000.00
	Service truck one round trip	1	\$250.00	\$250.00
	Freight to be added			
	Alliance Pump, a DXP Company Terms & Conditions apply View at DXPE.com			

TOTAL SELL PRICE \$18,362.00

FTC Equipment, LLC

5238 Winner Road
Kansas City, MO 64127

Phone: 816-833-7200
Fax: 816-833-1074

Quote

Date	Estimate #
2/2/2024	13624

Name/Address
City of Peculiar Attn: Accounts Payable 250 S. Main Street Peculiar, MO 64078

Ship To
City of Peculiar 250 S. Main Street Peculiar, MO 64078

Terms	Rep	FOB	W/O Number
Net 30	RJQ	Factory	

Qty	U/M	Item	Description	Rate	TOTAL
1	EA	1QT2000	Facility: East Lift Station Location: Rotork Actuator Quote replacement unit for Rotork 1QT2000 Actuator, SN: K3C1-084588-2, with removal and installation Rotork 1QT2000 FA14 Explosion Proof Electric Motor Operator (480 VAC) Includes Folomatic/CPT Card and extra limit switch pack Lead Time: 13 - 14 weeks (Gate Valve in stock)	16,957.14	16,957.14
16	HR	Labor-MO-CB	Estimated labor for removal and install:	110.00	1,760.00
1		Truck	Labor-MO- 2 techs x 1 day	150.00	150.00
1		MLS	Service Truck Charge	50.00	50.00
60	MI	Mileage - Service Truck	Materials, Lubes, Solvents & Supplies	1.75	105.00
1		MLS	Mileage	50.00	50.00
			Materials, Lubes, Solvents & Supplies		
			Note: Freight charges have not been included in this pricing and will be billed on the invoice.		

We appreciate the opportunity to be of service to you!

TERMS AND CONDITIONS: Terms are net 30 days. Accounts not paid within terms are subject to a 1.5% service charge per month. Prices quoted are valid for 30 days from the date of this quote. Prices do not include any applicable taxes or freight charges. Freight is FOB factory. A convenience fee of 4% will be added to all credit card transactions.

Subtotal	\$19,072.14
Sales Tax (8.85%)	\$0.00
TOTAL	\$19,072.14

RESOLUTION 2024-36

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE USE OF UNENCUMBERED ARPA PROCEEDS TO REPLACE THE ACTUATOR VALVE AT THE EAST SEWER LIFT STATION.

WHEREAS, there is approximately \$28,000.00 in unencumbered ARPA Proceeds, and

WHEREAS, the actuator valve at the East Sewer Lift Station needs replaced and is a vital part of the city's sewer system, and

WHEREAS, staff recommend the use of the unencumbered ARPA proceeds to replace the actuator valve at the East Sewer Lift Station.

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

Section 1. The Board of Aldermen approve using the unencumbered ARPA proceeds to replace the actuator valve at the East Sewer Lift Station.

Section 2. This resolution shall become effective upon its approval and passage this ____ day of June 2024.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS ____ DAY OF JUNE, 2024.

Alderman Conrad _____

Alderman Gallagher _____

Alderman Poland _____

Alderman Smith _____

Alderman Wells _____

Alderman Shatto _____

APPROVED:

ATTEST:

Doug Stark, Mayor

Melissa Paith, Deputy City Clerk



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

STAFF REPORT

To: Planning Commission
From: Roger Kroh, AICP, Director of Development Services
Date: June 3, 2024
Re: Agreement for Rezoning the Harper Road Technology Center Rezoning from AG to I-1

CITY STAFF IS REQUESTING THAT THIS AGENDA ITEM BE CONTINUED TO THE JUNE 17, 2024 BOARD OF ALDERMEN MEETING AS MORE TIME IS NEEDED TO COMPLETE THE AGREEMENT REGARDING RETURNING THE ZONING BACK TO (AG) AGRICULTURE IF THE DATA CENTER PROJECT DOES NOT COME ABOUT.

GENERAL INFORMATION

Applicant: Roger Kroh, AICP, Development Services Director

Requested Actions: **CONSIDERATION OF A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF PECULIAR, DIODE VENTURES, LLC., AND THE PROPERTY OWNERS OF THE 508 ACRES KNOWN AS THE HARPER ROAD TECHNOLOGY CENTER SITE REGARDING RETURNING THE ZONING FROM (I-1) LIGHT INDUSTRIAL ZONING BACK TO (AG) AGRICULTURE ZONING IN THE EVENT THE PROPOSED DATA CENTER IS WITHDRAWN OR NOT APPROVED.**

PROPOSAL

At the May 9, 2024 Planning Commission Meeting, the Planning Commission unanimously recommended that the BOA rezone the underlying zoning of the 508 acres from (AG) Agriculture to (I-1) Light Industrial Zoning. The Planning Commission also approved a provision in their recommendation that the rezoning is contingent upon the City, Diode Ventures, LLC, and current property owners and successors reaching an agreement that in the event the data center development plan and development agreement are not approved or the project is withdrawn, the applicant will either submit an application by which the city can re-set the zoning back to (AG) Agriculture or not oppose the City submitting such an application. The agreement will be considered by the Board of Aldermen prior to acting on the rezoning to I-1.

PLANNING COMMISSION AND STAFF RECOMMENDATION

Approval of resolution approving agreement.

RESOLUTION 2024-37

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR AND MAYOR TO ENTER INTO AN AGREEMENT WITH DIODE VENTURES, LLC, AND THE PROPERTY OWNERS OF THE 508 ACRES KNOWN AS THE HARPER ROAD TECHNOLOGY CENTER SITE REGARDING RETURNING THE ZONING FROM (I-1) LIGHT INDUSTRIAL ZONING BACK TO (AG) AGRICULTURE ZONING IN THE EVENT THE PROPOSED DATA CENTER IS WITHDRAWN OR NOT APPROVED.

WHEREAS, at the Planning Commission Meeting on May 9, 2024, the Planning Commission unanimously recommended that the Board of Aldermen rezone the underlying zoning of the 508 acres from (AG) Agriculture to (I-1) Light Industrial Zoning, and;

WHEREAS, the Planning Commission also approved a provision in their recommendation that the rezoning is contingent upon the City, Diode Ventures LLC, and current property owners and successors reaching an agreement that in the event the data center development plan and development agreement are not approved or the project is withdrawn, the applicant will either submit an application by which the city can reset the zoning back to (AG) Agriculture or not oppose the City submitting such an application, and;

WHEREAS, the agreement will be considered by the Board of Aldermen prior to acting on the zoning to I-1.

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

Section 1. Approval of the proposed agreement between the City of Peculiar, Diode Ventures LLC, and the current property owners of the 508 acres known as the Harper Road Technology Center is hereby approved, and the City Administrator and Mayor are authorized to execute the agreement on behalf of the City.

Section 2. *Effective Date.* The effective date of this Resolution shall be the ____ day of June 2024.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS ____ DAY OF JUNE 2024.

Alderman Conrad ____

Alderman Shatto ____

Alderman Poland ____

Alderman Gallagher ____

Alderman Wells ____

Alderman Smith ____

APPROVED:

ATTEST:

Doug Stark, Mayor

Melissa Paith, Deputy City Clerk



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

STAFF REPORT

PUBLIC HEARING

To: Planning Commission
From: Roger Kroh, AICP, Director of Development Services
Date: June 3, 2024
Re: Harper Road Technology Center Rezoning of 508 Acres from AG to I-1

CITY STAFF IS REQUESTING THAT THIS AGENDA ITEM BE CONTINUED TO THE JUNE 17, 2024 BOARD OF ALDERMEN MEETING AS MORE TIME IS NEEDED TO COMPLETE THE AGREEMENT REGARDING RETURNING THE ZONING BACK TO (AG) AGRICULTURE IF THE DATA CENTER PROJECT DOES NOT COME ABOUT.

GENERAL INFORMATION

Applicant: Brad Hardin, President, Diode Ventures, LLC., a Subsidiary of Black and Veatch Engineering

Requested Actions: **CONSIDERATION OF AN APPLICATION TO REZONE APPROXIMATELY 508 ACRES SOUTH OF 203RD STREET AND WEST OF HARPER ROAD FROM THE (AG) AGRICULTURE ZONING DISTRICT TO THE (I-1) LIGHT INDUSTRIAL ZONING DISTRICT IN THE CITY OF PECULIAR, CASS COUNTY, MISSOURI. APPLICANT: DIODE VENTURES, INC.**

Purpose: This action is to approve the rezoning of approximately 508 acres comprised of the Effertz Farm Tract and Britton Farm Tract from (AG) Agriculture zoning district with Mixed Use Employment Overlay and Neighborhood Commercial Overlay to (I-1) Light Industrial zoning as called for in the Long Range Land Use Map of the City. This agenda item keeps the Overlay Districts in place. The next agenda item is to decide whether to keep the Overlay Districts in place or remove them.

This action only changes the zoning. It does not at this time approve the Harper Road Technology Center project. Later in 2024, the applicant will submit a development plan and development agreement which, if approved by the City, will approve the Harper Road Technology Center.

PREVIOUS ACTIONS

At the May 9, 2024 Planning Commission Meeting, the Planning Commission unanimously recommended that the BOA rezone the underlying zoning of the 508 acres from (AG) Agriculture to (I-1) Light Industrial Zoning. However, the Planning Commission also unanimously recommended that the Mixed Use Employment Overlay District and Neighborhood Retail Overlay District stay in place and that the Board of Aldermen review the overlay districts and make a determination of whether to leave them on the land or remove them. THIS AGENDA ITEM APPROVES THE REZONING FROM AG TO I-1. THE NEXT AGENDA ITEM DEALS WITH THE OVERLAY DISTRICTS.

At the April 11 Planning Commission Meeting, the application was continued for more information to be obtained about the project. Engineers representing the applicant, city and water district are continuing their research into options for providing sanitary sewer service and potable water for the project. However, enclosed for informational purposes is the latest draft of the development plan for the data center. It will be finalized by the applicant and presented later in 2024 with a development agreement for staff review, revisions, and consideration by the Planning Commission and Board of Aldermen. At that time the staff and Planning Commission will get into the details about stormwater detention, access points, buffering and landscaping, architecture, noise, etc.

The application for consideration at this time is a request to rezone 508 acres to I-1, which is consistent with the Comprehensive Plan and Future Land Use Map approved in 2015.

Since the April meeting, the City staff and City Attorney have modified its recommendation of approval. Staff is also recommending that the zoning to I-1 be approved subject to the Board of Aldermen and applicant, including property owners, reaching an agreement that in the event the data center development plan and development agreement are not approved or the project is withdrawn, the applicant will either submit an application by which the city can re-set the zoning back to (AG) Agriculture or not oppose the City submitting such an application. The agreement will be considered by the Board of Aldermen prior to acting on the rezoning to I-1.

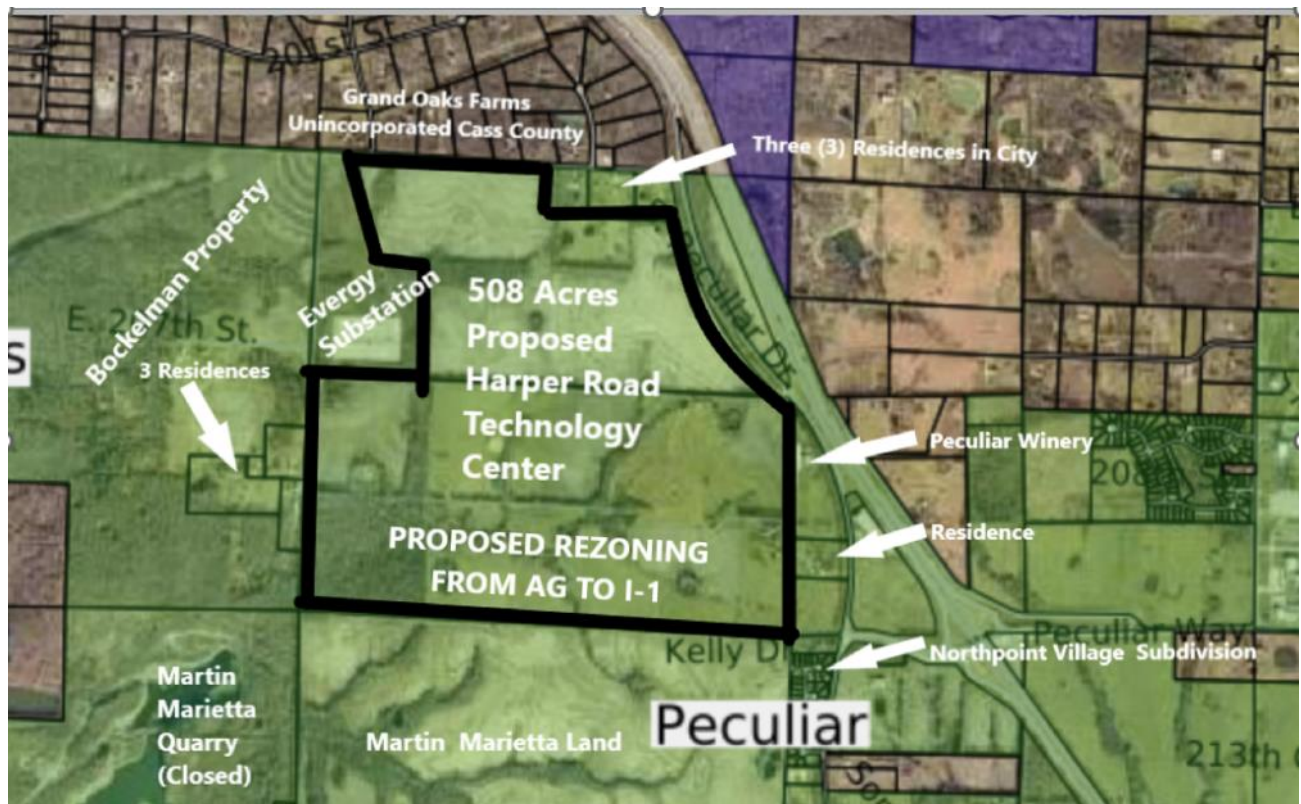
PROPOSAL

Diode Ventures LLC, a subsidiary of Black and Veatch Engineering, has submitted an application to rezone 508 acres on the west side Harper Road between 203rd and future 211th Street right-of-way from (AG) Agriculture zoning with a Mixed Use Employment Overlay and Neighborhood Commercial Overlay to I-1 Light Industrial zoning district. The zoning from AG to I-1 is consistent with the proposed light use industrial on the City's Future Land Use map.

This agenda item keeps the Overlay Districts in place. The next agenda item is to decide whether to keep the Overlay Districts in place or remove them.

Approval of the rezoning does not approve the data center campus. Later this year, the Planning Commission and Board of Aldermen will consider a development plan and development agreement for the project.

VICINITY MAP



CONCEPTUAL PLANS





KEY ISSUES

Is I-1 Light Industrial Zoning an appropriate zoning district for a 508-acre data center campus?

STAFF COMMENTS

Data Centers

Data Centers have come into being with the growth of the internet. Companies like Amazon, Google, and Facebook (Meta) have massive amounts of data that are maintained in buildings full of servers and computer equipment. With artificial intelligence coming onto the scene, the demand for data centers will continue to grow.

Data centers have very few employees. The concept plan for the Harper Road Technology Center campus shows 7 buildings with each being 300,000 square feet each. Each building is typically staffed by 10 to 15 people per shift around the clock. Data center campuses are highly secure fenced facilities protected by cameras and private security personnel when construction starts and when operations begin.

NEIGHBORHOOD MEETING

Twenty (20) people representing 16 properties attended the Neighborhood Meeting on March 25. All property owners within 300 feet of the site were sent written invitations. Attached is the power point presentation that was shown which provides a good overview of data centers in general and the Harper Road Technology Center in particular. Also attached are the minutes and sign-in sheets.

STAFF FINDINGS OF FACT

SECTION 400.2430 (A) Findings of Fact for Map Amendments (Rezoning) states that in their deliberation of a request, the Planning Commission and Board of Aldermen may give consideration to the criteria stated below, to the extent they are pertinent to the particular application:

1. The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;

Findings: The 508-acre site and the surrounding area is predominantly pastureland that is zoned (AG) Agriculture with both the Mixed Use Employment District Overlay and the Neighborhood Commercial Overlay. The Future Land Use Map masterplans the site to become Light Industrial.

North	In city limits - 3 residences	RE Rural Estate
	Outside city limits – Grands Oaks Farms	Residential
East	Peculiar Winery	C-1
	Residence	R-1
Southeast	Residence	C-1
	Northpointe Village Subdivision	R-1
South	Pastureland	AG
	3 Residences	AG
West	Evergy Substation	AG
	Pastureland and residences	AG

2. The physical character of the area in which the property is located;

Findings: The 508 acres is primarily rolling pastureland that is suitable for light industrial uses and a data center campus.

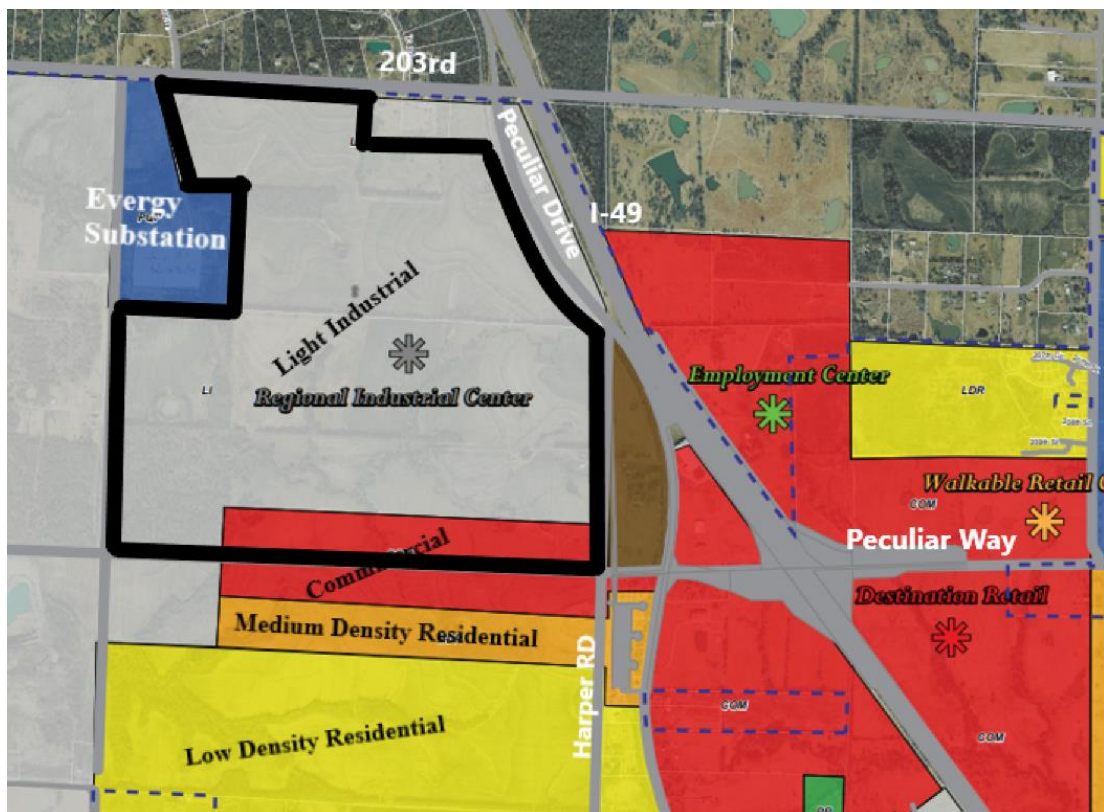
3. **Consistency with the goals and objectives of the comprehensive plan and other plans, codes and ordinances of the City of Peculiar;**

Findings: The proposed rezoning of the 508 acres to I-1 for a data center campus is consistent with the Comprehensive Plan which calls for the northwest quadrant of the city to be light industrial.

The rezoning to I-1 and data center campus are also consistent with the Regional Industrial Center designation on the Future Land Use Map. Regional Industrial Centers are intended to provide for all types of manufacturing, assembly, storage and distribution, and research and development activities in settings ranging from campus-like industrial parks to heavy industrial areas. This proposed facility is a campus-like technology park with the added benefit of being much more compatible with the surrounding area than a heavy industrial park.

Although the I-1 zoning is not consistent with the Commercial uses master planned along Peculiar Way, there remains a substantial amount of land in the four quadrants of the Peculiar Way interchange designated for Commercial uses.

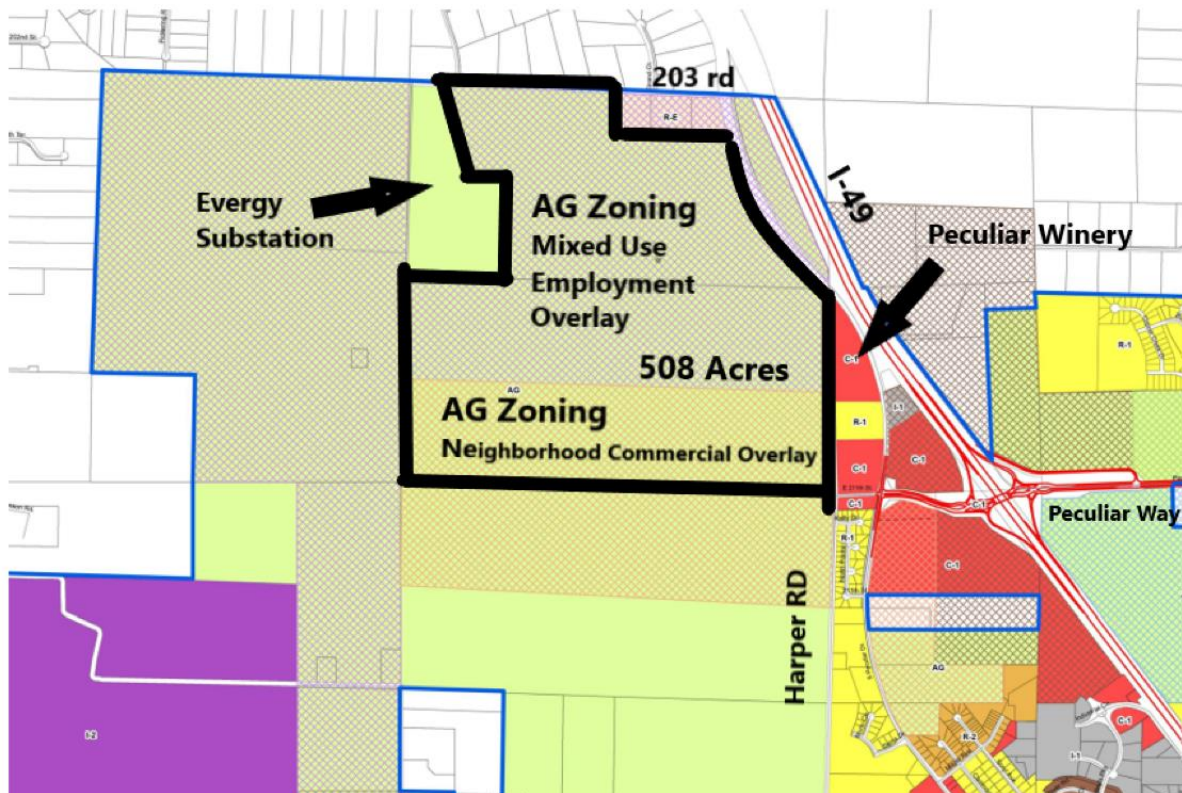
FUTURE LAND USE MAP (Full-size version attached)



4. **Suitability of the subject property for the uses permitted under the existing and proposed zoning districts;**

Findings: The Agricultural Zoning District is appropriate for the current uses. However, the Comprehensive Plan and Future Land Use Map calls for the zoning to change to I-1 Light Industrial given the land's immediate access to I-49 and an Evergy substation.

ZONING MAP (Full size version attached)



5. **The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;**

Findings: The 2008 Zoning Map shows that the 508 acres had been zoned (AG) Agriculture before 2008. In 2015, the City updated its Comprehensive Plan and designated the northwest quadrant of the City for light industrial growth. In 2017, the Peculiar Way interchange was opened and since that time the only development has been the Peculiar Winery that opened in 2018. Since then, only 2 to 3 industrial development projects have shown an interest in the 508 acres, one being the data center project.

6. The extent to which the zoning amendment may detrimentally affect nearby property;

Findings: The zoning amendment from AG to I-1 will allow for the construction of the data center campus if approved. During construction of each building, nearby property owners will have more traffic, dust, and noise. Seven (7) buildings will be constructed a half building at a time. Construction of each half-building takes 9 to 15 months. However, most of the construction time is spent installing computer equipment indoors.

Diode Ventures states that they will utilize Dark Sky best practices to avoid light pollution and minimize dust by spraying at boundaries and putting polymer products on internal unpaved roads.

Following construction, a data center campus will have significantly less truck traffic, employee traffic and noise than most other light industrial uses. The most noise will come from testing emergency generators.

7. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Findings: Below is the status of public infrastructure and services:

Electricity – Excellent. An Evergy electrical substation is located next to the proposed campus.

Interstate Access – Excellent. The I-49 and Peculiar Way interchange is nearby.

Local Streets -- City staff will set forth in the development plan and development agreement the location of the construction access, street maintenance requirements during construction, and long-term street improvements that will be required of the developer. For security reasons, the internal streets will be private and not plowed or maintained by the City.

Water – The data center campus is in the service territory of PWSD No. 2. Diode Venture is currently working with the district on how it will obtain the large amounts of water that will be required for cooling purposes. They are also working with the Bartlett and West Engineers on obtaining water from the City as water may be needed from both PWSD No. 2 and the City.

Wastewater – The northwest quadrant of the City is not served by sewers. Diode services is currently studying alternatives for treating sewage from the campus. The city is also requiring them to look at alternatives that provide sewers for balance of the sub-basin.

Police – The impact of the project on police services will be minimized by the fact that the data center campus will have its own security staff during construction and after the campus begins operations.

8. The suitability of the property for the uses to which it has been restricted under the existing zoning regulations;

Findings: Although the property has been suitable for farming for many years, given the growth of the KC metro area, it is now suitable for light industrial development because a) the City has established this northwest quadrant of the City for light industrial uses, b) the Peculiar Way interchange has been constructed, and c) the Evergy electrical substation have been constructed.

9. The length of time (if any) the property has remained vacant as zoned;

Findings: The 508 acres has been used for farming as long as it has been in the city. It has been zoned AG since it was annexed.

10. Whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and

Findings: The proposed zoning map amendment is in the public interest and not solely in the interest of the applicant because the City of Peculiar Comprehensive Plan designates the northwest quadrant of the city, which includes this 508-acre site, for light industrial uses.

11. The gain, if any, to the public health, safety and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Findings: The gain to the public health, safety and welfare of denying this application is only on the three (3) homes on 203rd St. who's rear yards abut the proposed technology park. However, the gain to the county, school district, and city of approving this rezoning far exceeds the gain to the community by denying this application and any hardship upon neighboring landowners.

12. The Planning Commission and the Board of Aldermen may also consider other factors that may be relevant to a particular application.

Findings: No additional findings.

ATTACHMENTS

Ordinance
Planning Commission Minutes
Future Land Use Map
Zoning Map
Neighborhood Meeting Presentation
Neighborhood Meeting Minutes
Neighborhood Meeting Attendees
Letters of Support

PLANNING COMMISSION AND STAFF RECOMMENDATION

Approval of a motion recommending that the Board of Aldermen approve the rezoning request from Diode Ventures, LLC of 508 acres from (AG) Agriculture to (I-1) Light Industrial subject to the applicant and property owners and Board of Aldermen reaching an agreement prior to approval of the rezoning that the applicant and/or property owners will submit or not oppose the City submitting an application by which it can re-set the zoning back to AG in the event that the development plan and development agreement for a data center is denied or withdrawn.

ORDINANCE REZONING APPROXIMATELY 508 ACRES SOUTH OF 203RD STREET AND WEST OF HARPER ROAD FROM THE (AG) AGRICULTURE ZONING DISTRICT AND MIXED-USE EMPLOYMENT OVERLAY DISTRICT AND NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT TO THE (I-1) LIGHT INDUSTRIAL ZONING DISTRICT IN THE CITY OF PECULIAR, CASS COUNTY, MISSOURI. APPLICANT: DIODE VENTURES, INC.

WHEREAS, Diode Ventures, Inc., applicant, and property owners Joan Horner, Alma Wiles, and Suzie Effertz submitted an application to rezone approximately 508 acres from (AG) Agriculture to I-1 Light Industrial Zoning; and

WHEREAS, the Planning Commission, on April 11, 2024 and on May 9, 2024, held a public hearing and considered this rezoning request and recommended approval of the rezoning to the Board of Aldermen; and

WHEREAS, the Board of Aldermen, held a public hearing on June 3, 2024 on the application, and after considering public input and the recommendations of planning staff and the Planning Commission, are in support of the rezoning based on the findings in the staff report.

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

SECTION 1: The official Zoning Map of the city of Peculiar is hereby amended by rezoning 508 acres south of 203rd Street and west of Harper Road from the (AG) Agriculture Zoning District with the Mixed Use Employment and Neighborhood Commercial Overlay Districts to the (I-1) Light Industrial Zoning Districts R-1 Single family Zoning District to the AG Agriculture Zoning District based on the findings in the Staff Report and minutes of the Planning Commission Meetings and Board of Aldermen Meetings. The tract being rezoned is depicted in Exhibit I and more precisely described as in Exhibit II.

SECTION 2: The ordinance shall be in full force and effect from and after the date of its passage and approval.

SECTION 3: The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 4: That the Deputy City Clerk is authorized by this ordinance to correct any scrivener's errors identified within this Ordinance.

SECTION 5: That all other parts and provisions of the City Code not in conflict herewith shall remain in full force and effect unless previously or subsequently amended or repealed.

First Reading: _____ **Second Reading:** _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS _____ DAY OF _____, 2024, BY THE FOLLOWING VOTE:

Alderman Polland _____
Alderman Conrad _____
Alderman Shatto _____

Alderman Smith _____
Alderman Wells _____
Alderman Gallagher _____

APPROVED:

ATTEST:

Doug Stark, Mayor

Melissa Paith, Deputy City Clerk

Attach: Exhibit I Concept Plan
Exhibit II Legal Description

EXHIBIT I

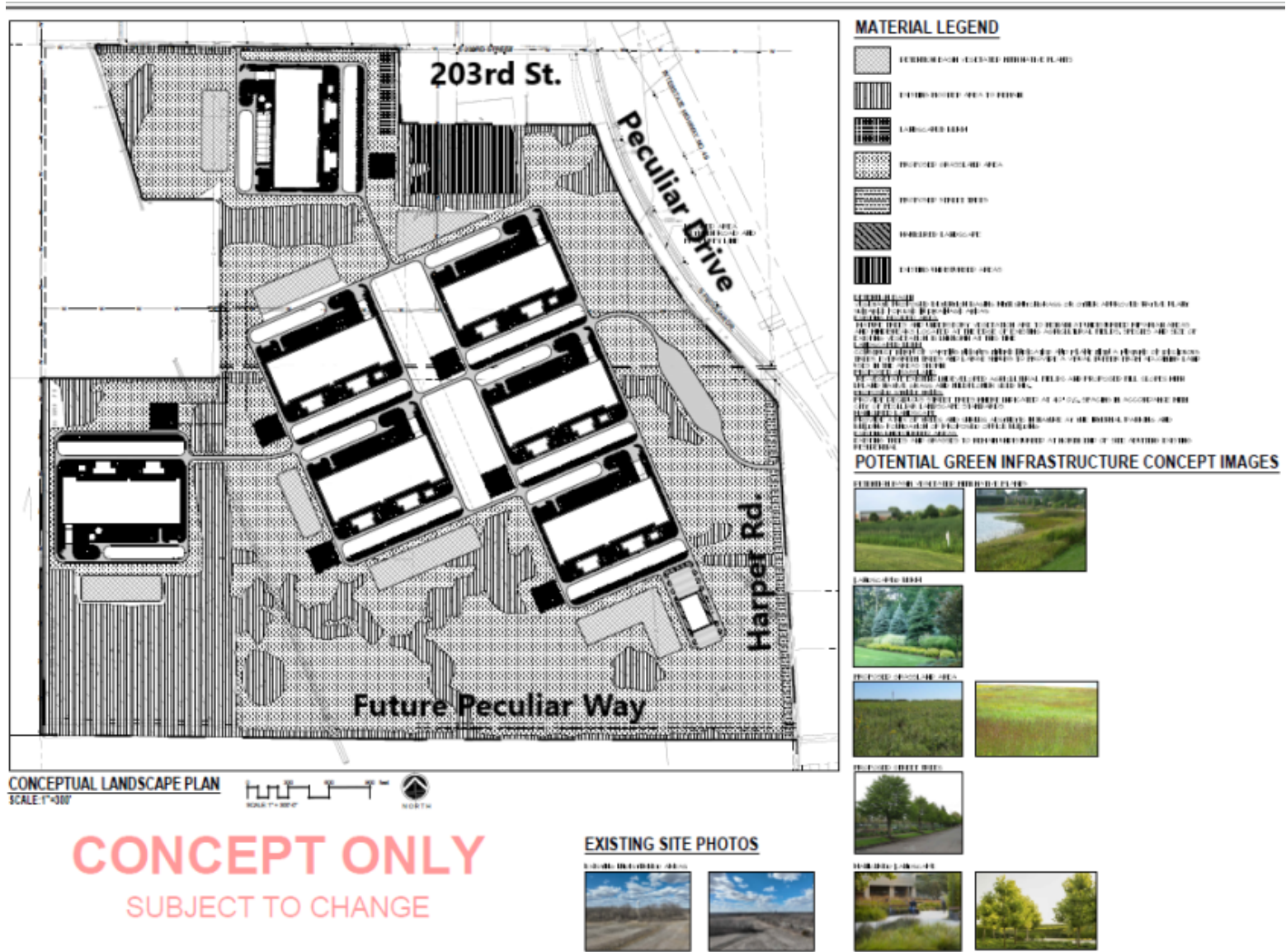


EXHIBIT II

LEGAL DESCRIPTION

Tract 1:

The South half, and the South four (4) acres of Lot One of the Northeast Quarter, and the South two (2) acres of the East half of Lot 1 of the Northwest Quarter, all in Section 5, Township 45, Range 32, Cass County, Missouri.

Tract 3:

All of Lots 1 and 2 to the Northeast Quarter and the East one-half of Lot 1 of the Northwest Quarter of Section 5, Township 45, Range 32, except therefrom a strip of land off of the South side thereof as described in Book 51, Page 347, of the records in the office of the Recorder of Deeds of Cass County, Missouri, and except therefrom the right-of-way of the Kansas City & Southern (now Frisco) Railway Company and also except therefrom that part thereof deeded to the State of Missouri for road purposes, as shown by deed in Road Book 2, at Page 21 thereof, and subject to the right-of-way granted to Sinclair Pipe Line Company on April 24, 1923, by grant recorded in Book 255, at Page 218.

Tract 4:

The East one-half of Lot 2 of the Northwest Quarter of Section 5, Township 45, Range 32, in Cass County, Missouri, EXCEPT any part lying East of the present Hwy 71 Hwy (now 49 Highway) and EXCEPT any part thereof which may be in streets, roads or highways.

Tract 5:

The West one-half of Lots 1 and 2 of the Northwest Quarter of Section 5, Township 45, Range 32, in Cass County, Missouri, EXCEPT any part thereof which may be in streets, roads or highways, and EXCEPT that part conveyed to the City of Peculiar, Missouri on December 30, 2004, as Instrument No. 315394, in Book 2543, Page 252.

EXCEPT THE FOLLOWING PORTIONS OF THE ABOVE TRACTS OF LAND:

All that part of the North 550 feet of Lot 2 of the Northeast Quarter of Section 5 lying Westerly of former U.S. Highway 71, now U.S. Highway 71 Service Road, containing 17 acres more or less, and subject to Right-of-Way for present U.S. Highway 71 acquired in Condemnation Suit No. 30602 in the Circuit Court of Cass County, Missouri, transcript filed with the Recorder of Deeds of Cass County as Indenture Book 98, and further subject to easements and rights-of-way for public streets, roads, railroad rights-of-way, pipelines and public utilities of record.

City of Peculiar, Missouri

Planning Commission Meeting Minutes

May 9, 2024

City Hall
250 S. Main Street
Peculiar, MO

1. Chairman Dougherty called the meeting to order at 6:30 pm.
2. Chairman Dougherty led those in attendance in the Pledge of Allegiance.
3. Roll Call:

Planning Commission:

Chairman Roger Dougherty	Present
Commissioner Jim Antonides	Present
Commissioner Sharon Shores	Excused
Commissioner Larry Dobson	Present
Commissioner John Kant	Present
Alderman Bruce Conrad	Present
Mayor Doug Stark	Present by video

Staff Present:

Roger Kroh	Development Services Director
Cama Suess	Planning Commission Secretary
Mickey Ary	City Administrator
Madison Touchstone	Lauber Municipal Law
Brian Wenninghoff	Bartlett & West

Others Present:

John Handley	Diode Ventures
Lizzy McEntire	Husch Blackwell
Janet Goldsmith	9505 E. 203 rd Street
Patti DePardo Livergood	9104 E. 203 rd Street
Chad and Sara Gardner	20024 Grand
Becky Wiseman	9407 E. 203 rd Street
John and Doris Bockelman	20823 Bockelman Lane
Robert Williams	Belton
Greg & Rhonda Seiner	20216 S. Grand Drive
Steve & Rebecca Bockelman	20819 Bockelman Lane
Ryan Sparks	10008 E. 213 th Street
Brian and Cathy Lincoln	20000 S. Grand Drive

4. Consideration of the Minutes of April 11, 2024 Meeting

The year on the 1st page of the minutes was amended to 2024.

Commissioner Dobson moved and Alderman Conrad seconded a motion to approve the minutes as amended.

Voice Vote: Ayes 5, Nays 0, Excused 1, Abstained 1. Motion approved.

5. Consideration of the Agenda and Reading of the Planning Commission Statement:

Mr. Kroh stated that there were no changes to the agenda.

Secretary Suess read the Planning Commission Statement.

6. Agenda Requests: None

7. Old Business:

- A. MOTION TO CONTINUE TO THE JULY 11, 2024 PLANNING COMMISSION MEETING consideration of a recommendation of the Planning Commission to the Board of Aldermen of the City of Peculiar, Missouri, on an ordinance approving the 18-lot final plat of Phase I Woodland Trails Subdivision, formerly known as Timber Trails Subdivision, on 44.36 acres north of Missouri State Route J and on the east side of Twin Oaks Parkway. Applicant: Robert E. Schmidt, Rymeg, Inc.**

Mr. Kroh stated that the City recommended continuance due to the applicant continuing to work on the questions and concerns raised at the April meeting.

Commissioner Kant moved and Commissioner Dobson seconded a motion to continue to the Planning Commission meeting of July 11, 2024 at 6:30pm the public hearing and the Phase I final plat for Woodland Trails Subdivision to allow revisions to be made to the plat and a development agreement prepared.

Voice Vote: Ayes 6, Nays 0, Excused 1. Motion approved.

8. New Business:

- A. PUBLIC HEARING: Consideration of a recommendation of the Planning Commission to the Board of Aldermen of the City of Peculiar, Missouri, approving the rezoning of 508 acres south of 203rd Street and west of Harper Road from the (AG) Agriculture Zoning District to the (I-1) Light Industrial Zoning District in the City of Peculiar, Cass County, Missouri. Applicant: Diode Ventures, Inc.**

Chairman Dougherty asked if there was a motion to open the public hearing. Commissioner Antonides moved and Commissioner Kant seconded a motion to move into public hearing. Voice Vote: Ayes 6, Nays 0, Excused 1.

Mr. Kroh stated he had 2 points to share regarding the project. He stated that the matter had been continued from the previous meeting to give time for more information to be provided by the applicant. He advised that the action being considered was only the rezoning of 508 acres from AG to I-1, and whether to remove the overlay district.

Mr. Kroh stated that the land under consideration had been recommended as I-1 in the 2015 comprehensive plan. He stated the concerns brought up at the last meeting would be handled in the development plan stage of this project and would not be decided at this meeting. Some of these pertained to water, sewer, and electric utilities, use of 203rd Street, and noise. He said that the neighborhood meeting information provides a good synopsis of the concerns of the neighbors. He also stated that the developer was aware of these concerns and would be working to address them in the next stage of this project.

Mr. Kroh advised that the Mayor had added to the city staff recommendation a provision stating that in the event the data center project did not materialize, the Planning Commission, Board of Aldermen or the City could rezone the property back to AG. He advised that the applicant had no objection to this, and that this amendment had been added.

Mr. Kroh went through the findings of fact listed in the staff report and stated that all would be included with a motion to approve the project. He stated that the City staff recommends approval of the rezoning of the 508 acres from AG to I-1.

John Handley of Diode Ventures spoke thanking everyone for their time. He stated that Diode was in agreement with the amendment that would allow the property to be rezoned back to AG if the data center project did not materialize.

John Handley talked about the differences between data centers and warehouses in terms of aesthetics and traffic. He said that Diode Ventures is looking to add 7 buildings, approximately 300,000 sq. ft. each with equipment around each building. This is being done in coordination with Evergy for power needs. He stated the data centers would not have a lot of traffic like a traditional warehouse as each building would have approximately 12 employees and no trucks loading and unloading goods. He explained that the clients in the buildings value their security and privacy and the entire property would be enclosed in an 8 foot aesthetically pleasing fence with controlled access by security. He explained that the entrance on 203rd Street would be for emergency access only.

Mr. Handley added that most of the work on the buildings occurs on the inside of the buildings and that the exterior construction takes much less time than the interior buildout. He advised that the building height of 38 feet was well within the requirements of the City and that the buildings would be single story to manage heat and circulation of the equipment inside. He stated that a traffic impact study was being completed and would probably recommend a roundabout or lighted intersection near the Peculiar Way

interchange. He said that a preliminary neighborhood study had indicated that people were in favor of a traffic intersection improvement at this location due to traffic problems.

Mr. Handley explained that data centers do not have a lot of windows and only 1-2 loading docks. He said that landscaping would be added and as many existing trees as possible would be retained in the building process.

Mr. Handley stated that once operational, data centers are good neighbors as they were quiet, do not generate a lot of traffic, and have low land use intensity. He stated that putting water on computer equipment destroys the equipment. So, the fire suppression systems will be inert gas and not water.

Mr. Kroh asked Mr. Handley to discuss the time frame of the building construction.

Mr. Handley said that each building would require 2-3 months of earth work, then a short time where the concrete façade would be erected, and then 7-10 months of interior work including electrical, conduit installation and pre-assembled interior piece installation.

Chairman Dougherty asked if all the electrical would create a loud humming noise. Mr. Handley said that the noise would not be any more than was already there from the electrical substation.

Chairman Dougherty asked how the ionization of the cooling water would be handled and Mr. Handley said that Diode was working with the Black and Veatch Wastewater Division on detaining and treating the wastewater. He said that the potable water would be run through the cooling towers 3 times and it will be just a step below potable when released.

Chairman Dougherty asked if the water sat, how long would it take to ionize. Mr. Handley said he wasn't sure, but that treated discharge water from data centers must meet the same restrictions as any other effluent going into wastewater systems.

Commissioner Dobson asked where the nearest data center project was like the one proposed in Peculiar. Mr. Handley said there was a 330 acre data center being built near the airport at the corner of I-435 and I-69. Commissioner Dobson asked if there were any water or wastewater issues at that location and Mr. Handley advised there were not.

Commissioner Antonides stated that the buildings proposed were 38 feet tall which made them 2-3 story buildings. Mr. Handley said that each building will be only 1 story tall with very high ceilings to facilitate equipment cooling and air flow.

Commissioner Antonides asked if the plans were drawn to scale as he felt all 7 buildings would only require 138 acres. Mr. Handley stated that the plans were drawn to scale, but there is a need for accessory space on both sides of each building for water storage, generators and power supplies.

Commissioner Antonides asked if the \$80,000 in taxes mentioned by Mr. Handley was a yearly property tax amount. Mr. Handley clarified that \$80,000 per year was the current amount of property taxes paid with the property being AG. But, the total amount of property tax generated if the property is zoned I-1 is around \$1.5 billion for federal, state, city, and other local governments.

Commissioner Antonides then asked if one of the buildings on site was an office building and Mr. Handley said it was. He said some of their clients like to maintain a small office on site, and it was better to include it in the original planning than to try and come back and add it later in the development process.

Commissioner Dobson asked about buildings being built one-half at a time. Mr. Handley said the buildings were partially modular so that half of the building could be built and made operational while the other half is being built. Commissioner Dobson asked if the earth work and concrete pad for the entire building would be done at the start and Mr. Handley clarified that it would.

Chairman Dougherty opened the public hearing and reminded those in attendance that the only issue being discussed at this time is the rezoning of the 508 acres from AG to I-1.

Cathy Lincoln stated that she had done some research on data centers and read several articles. These articles talked about data centers devouring resources, working only with the cities and not informing the neighborhoods of their plans, the need to build new infrastructure to support data centers and leaving the bill for taxpayers, increased water usage and corporate pledges to replenish water being non-enforceable. Cathy Lincoln listed issues with noise pollution, mental and physical harm from the noise, price increases in electricity, rolling blackouts and light pollution. She stated she did not trust big tech to regulate itself and felt that agreements these companies made with cities were not enforceable.

Patricia DePardo Livergood stated she was affected by this project by having the northernmost building directly at the end of her driveway. She stated that she moved to the country to enjoy the scenery and loved the crop fields. She said she was concerned not only about the view of the building but also the noise created by the generators and water towers.

Mr. Handley explained that generators make noise when running, but that they are not intended to be run a lot due to the high operating cost. They would need to be maintained and tested, but even those items are both mandated and regulated by the state to keep them to a minimum. He stated that Diode picks areas for these centers that already have power stations to minimize additional infrastructure issues and that the cost of infrastructure in Missouri falls to the developer. Utilities are shifting the cost of the additional power needs to the data centers instead of the citizenry. He clarified that data centers do not cause black outs and that when there are power black outs, data centers also do not have power. He advised that lighting is limited and focused down to meet the Dark Skies guidelines established to not disturb bird migration.

Brian Lincoln asked if there was a site that was operational now that could be visited so that people could make their own assessments.

Mr. Handley stated there wasn't a site that was operational that at this time was as close as the Meta site near the airport. It is under construction but not operational. He advised there are operational sites in Oklahoma, Omaha, and Council Bluffs that were installed in

similar sized towns. However, they are not Diode facilities. He stated the sites are secure and private, so one will only be able to observe them from outside the fencing.

Cathy Lincoln, Commissioner Dobson, and several other people asked if addresses of those centers could be provided and Mr. Handley said they could. Mr. Kroh asked Mr. Handley to provide that information to the City, and the City would give the information to the citizens interested.

Commissioner Antonides asked if the Meta center was started by Diode and then sold to the client. Mr. Handley advised that it was. Commissioner Antonides asked if the standard process for Diode was to build the data centers and then sell them to the clients. Mr. Handley confirmed that this is true with the caveat that Diode stays involved after the sale to maintain quality.

Chad Gardner stated that he felt that this project was being pushed as far north as possible on the property which would greatly affect the character and feel of that neighborhood. He said he was not opposed to the project; he was just opposed to it being so close to the neighborhood on the north side. He felt that a larger buffer zone needed to be implemented. If this happened, a lot of the neighborhood concerns would be mitigated.

Rebecca Wiseman said she had been on her property for 46 years and that her property would have data center buildings on two sides. She felt that a larger buffer zone between the buildings and the neighborhood needed to be added to the plan. She asked what the percentage of completion of the Meta project was and Mr. Handley stated he did not have that information available but that the project was slated to be online by summer.

Mr. Handley stated that views of the buildings could be obstructed by trees, berms and if needed could be bolstered as none of the original plans are set yet. He stated that 10 acres of 40 foot tall trees were going to be left standing to help obstruct the view of the buildings.

Commissioner Dobson asked what the sequence of building the 7 buildings would be and Mr. Handley said that wasn't determined yet, but he felt that the building closest to the power station would probably be the first one built. Commissioner Dobson asked if the buildings could be moved farther away from 203rd street on the 508 acre property and Mr. Handley advised they possibly could as nothing in the plan was set at this time. He did state that part of the property is in wetlands, and nothing could be built in that area.

Rebecca Wiseman asked if an analysis of property values was being done. She said that a 10-12 year building project could affect property values. Mr. Kroh advised that one needed to talk to an appraiser to obtain that information.

Patricia DePardo Livergood stated that since her property would look directly at a data center at the end of her driveway, she had contacted an appraiser and was told that without the data center her property was valued at \$825,000 and with the data center it dropped to \$710,000. She stated that due to her age she would not be able to recover the loss.

Chairman Dougherty asked for anyone who was in favor of the project to approach and speak.

Ryan Sparks spoke and stated he was an electrical engineer who had worked on data centers for other entities, but not Diode. He said that data centers, when compared to other large acreage projects, are good neighbors that are low impact, bring economic development to the area, have careers that pay above the average area salaries, and are quiet neighbors with substations already on site. He stated that generators with sound attenuation are 75-85 decibels at 30 feet and 55 decibels at property lines. He said these decibels were lower than a dishwasher. He agreed that the northernmost building needed to be moved farther away from the neighborhood and felt it could alleviate a lot of the problems presented. He said there was a 3-5 year refresh on the equipment contained in data center buildings and change outs would be the only times there would be any traffic to speak of.

Sara Garner said that she had been told originally that the buildings would be on the winery side and asked what had changed. She was then informed that Mr. Handley said that nothing had changed, but that he was hearing the concerns and would do what he could to address them and make the project more palatable. Mr. Kroh said the main driveway will be near the winery and perhaps someone thought that the buildings would also be near the winery.

Commissioner Antonides asked why the overlay district was being suggested to be dropped. Mr. Kroh said it was inconsistent with data center development and had provisions that were not consistent with data centers.

Madison Touchstone of Lauber Municipal stated she did not think the overlay district was being removed at this meeting and Mr. Kroh stated that it was proposed to be removed as part of the rezoning.

Commissioner Antonides asked if the City and water district would be able to cover the water needed and if that had been worked out with the supplier. Mr. Kroh said that both Water District 2 and the City have been asked to provide water. The city of Kansas City, Missouri, who supplies water to both entities, has said that they can provide additional water. Mr. Kroh said that the cost of the water for this project would not be at the expense of the citizens.

Commissioner Antonides said he was concerned about the Diode model of building the data centers and then selling them to the clients. He said that the City had projects in the past that had become muddled once a sale to a new owner had occurred. Mr. Handley said that although it was Diode's process to sell the centers to the clients, they stayed involved to maintain quality and integrity.

Commissioner Kant asked if the focus of Diode was to develop the campus and buildings for the clients. Mr. Handly confirmed that it was Diode's responsibility to master plan the development and obtain zoning. Items will be built into the plan that development agreements will require end users to adhere to.

Commissioner Antonides said that a building in the plan couldn't be above 2 stories. Mr. Handley said that rarely will you see a 2 story data center due to the need for high ceilings for cooling and air flow, and this building is only 1 tall story.

Chairman Dougherty asked if Evergy had any problems with providing the electrical needs that the data centers will require. Mr. Handley advised that generation and transmission requirements have been approved by Evergy.

Commissioner Dobson said it was the responsibility of the Planning Commission at this time to only decide if the zoning was to be changed, not to act on the development plan. He said that the concerns that have been expressed need to be addressed in the development plan approval stage.

Attorney Madison Touchstone confirmed this and stated any motion about the overlay district should be separate from the motion regarding the rezoning.

Commissioner Kant stated that there was a small State Farm data center located in Olathe that people could go look at if they wanted to. He stated that his sons have worked there.

Rebecca Wiseman asked if the zoning change would affect the whole 508 acres, or if they could zone most of the 508 acres as I-1 and leave a portion to the north as AG to serve as a buffer between the data centers and the neighborhood.

Mr. Kroh said that the applicant would have to agree to that change, but that the motion before the commission tonight is to rezone the whole property I-1. He felt that any concerns could be addressed in the development plan stage.

Commissioner Dobson stated that the proposal tonight is to zone or not zone all the 508 acres. Commissioner Antonides advised that the Planning Commission was only making a recommendation to the Board of Aldermen (BOA) about the zoning. The BOA would have 2 meetings to discuss and finalize and could change or override the Planning Commission.

Attorney Touchstone stated that the Board of Aldermen had the ability to accept the recommendation as presented, decline it, or send it back to the Planning Commission for reconsideration.

Chairman Dougherty asked for a motion to move out of the public hearing.

Alderman Conrad moved and Commissioner Antonides seconded a motion to move out of public hearing. Voice Vote: Ayes 6, Nays 0, Excused 1. Motion approved.

Mr. Kroh said there should be two motions; one regarding the rezoning from AG to I-1, and one regarding the removal of the overlay district. He also stated that the motion should be as written in the staff report to include the findings in the application and to reset the zoning on the land to AG the data center project does not materialize.

Chairman Dougherty asked if there was a motion regarding this matter.

Mayor Stark moved and Alderman Conrad seconded a motion recommending that the Board of Aldermen approve the rezoning request from Diode Ventures, LLC of rezoning the 508 acres from (AG) Agriculture to (I-1) Light Industrial based on the findings in the staff report, subject to the applicant and property owners and Board of Aldermen reaching an agreement prior to approval of the rezoning that the applicant and/or property owners will submit or not oppose the City submitting an application by which it can re-set the zoning back to AG in the event that the development plan and development agreement for a data center is denied or withdrawn.

Roll Call Vote: Kant Aye, Shores Excused, Stark Aye, Dobson Aye, Conrad Aye, Antonides Aye, Dougherty Abstained. Motion approved with 5 Ayes, 0 Nays, 1 Excused, 1 Abstained. Motion approved.

Commissioner Kant asked what the overlay district consisted of. Mr. Kroh explained that it included mixed use employment with different requirements for building height, parking, landscaping, building materials and lot layout.

Chairman Dougherty asked if the vote would be to remove the overlay.

Commissioner Antonides stated that he wanted the overlay district to stay in place at this time to add additional protections for the City. Mayor Stark seconded this idea.

Commissioner Dobson asked how leaving the overlay district on would affect the Diode data center project. Mr. Kroh said he did not feel it would be substantial, but that it would need to be researched further.

Commissioner Antonides stated that the Board of Aldermen could take the overlay district off if they felt that was proper.

Mayor Stark moved and Alderman Conrad seconded a motion to leave the overlay district on the zoning, with a recommendation that the Board of Aldermen review this and make a determination.

Roll Call Vote: Kant Abstained, Shores Excused, Stark Aye, Dobson Aye, Conrad Aye, Antonides Aye, Dougherty Aye. Motion approved with 5 Ayes, 0 Nays, 1 Excused, 1 Abstained. Motion approved.

9. Other Business: None

10. Commissioner's Comments: None

11. Next Meeting Date: Thursday, June 13, 2024 at 6:30 pm

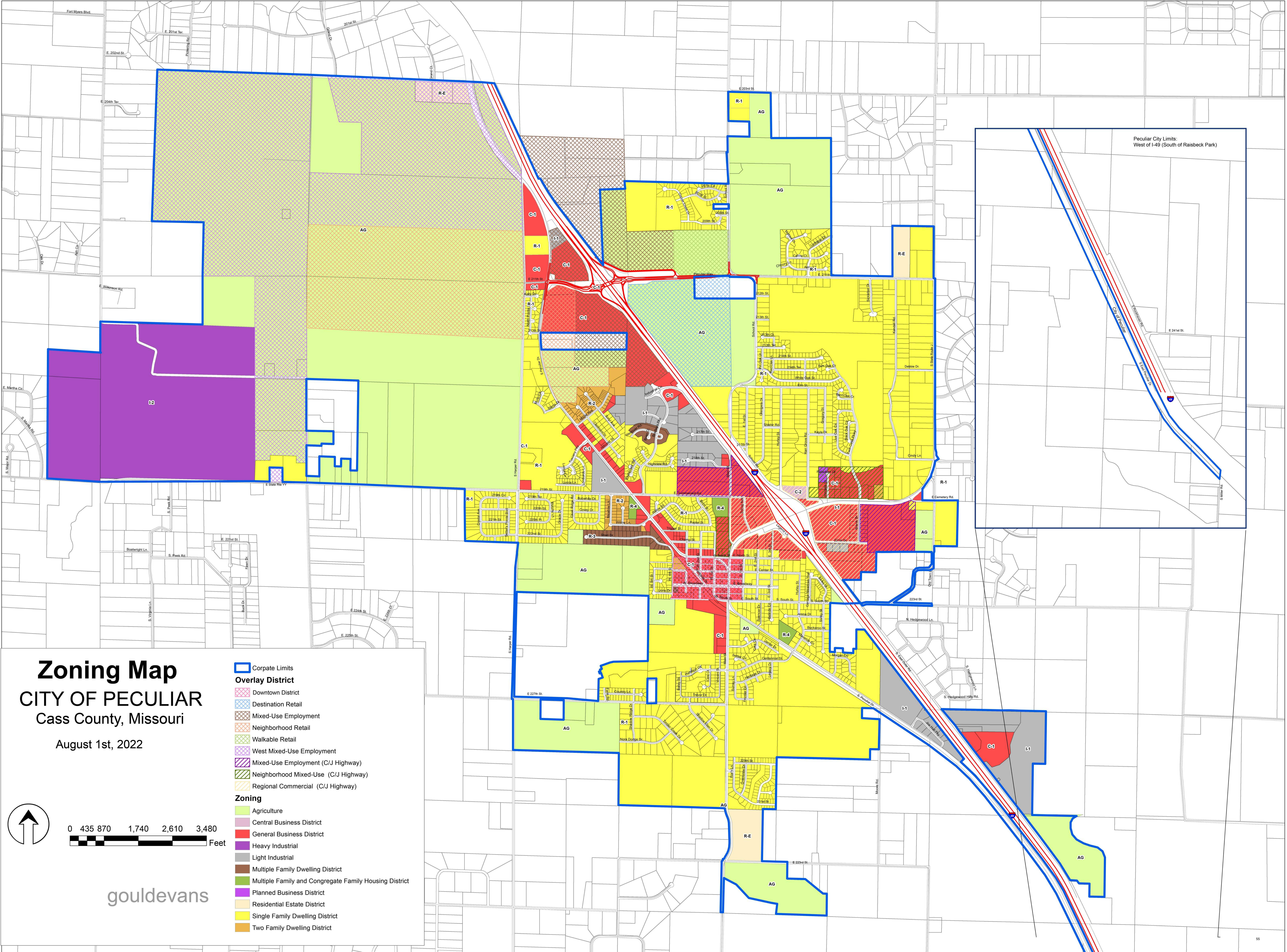
12. Motion to adjourn:

Alderman Conrad moved and Commissioner Dobson seconded a motion to adjourn.
Voice Vote – 6 Ayes, 0 Nays, 1 Excused. Motion approved.

The meeting adjourned at 8:05 pm.

Cama Suess, Planning Commission Secretary

Date

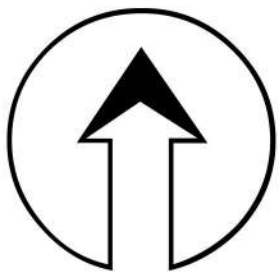


Zoning Map

CITY OF PECULIAR

Cass County, Missouri

August 1st, 2022



0 435 870 1,740 2,610 3,480 Feet

gouldevans

- Corporate Limits**
- Overlay District**
- Downtown District
 - Destination Retail
 - Mixed-Use Employment
 - Neighborhood Retail
 - Walkable Retail
 - West Mixed-Use Employment
 - Mixed-Use Employment (C/J Highway)
 - Neighborhood Mixed-Use (C/J Highway)
 - Regional Commercial (C/J Highway)
- Zoning**
- Agriculture
 - Central Business District
 - General Business District
 - Heavy Industrial
 - Light Industrial
 - Multiple Family Dwelling District
 - Multiple Family and Congregate Family Housing District
 - Planned Business District
 - Residential Estate District
 - Single Family Dwelling District
 - Two Family Dwelling District

Peculiar City Limits:
West of I-49 (South of Raisbeck Park)



Harper Road Technology Park

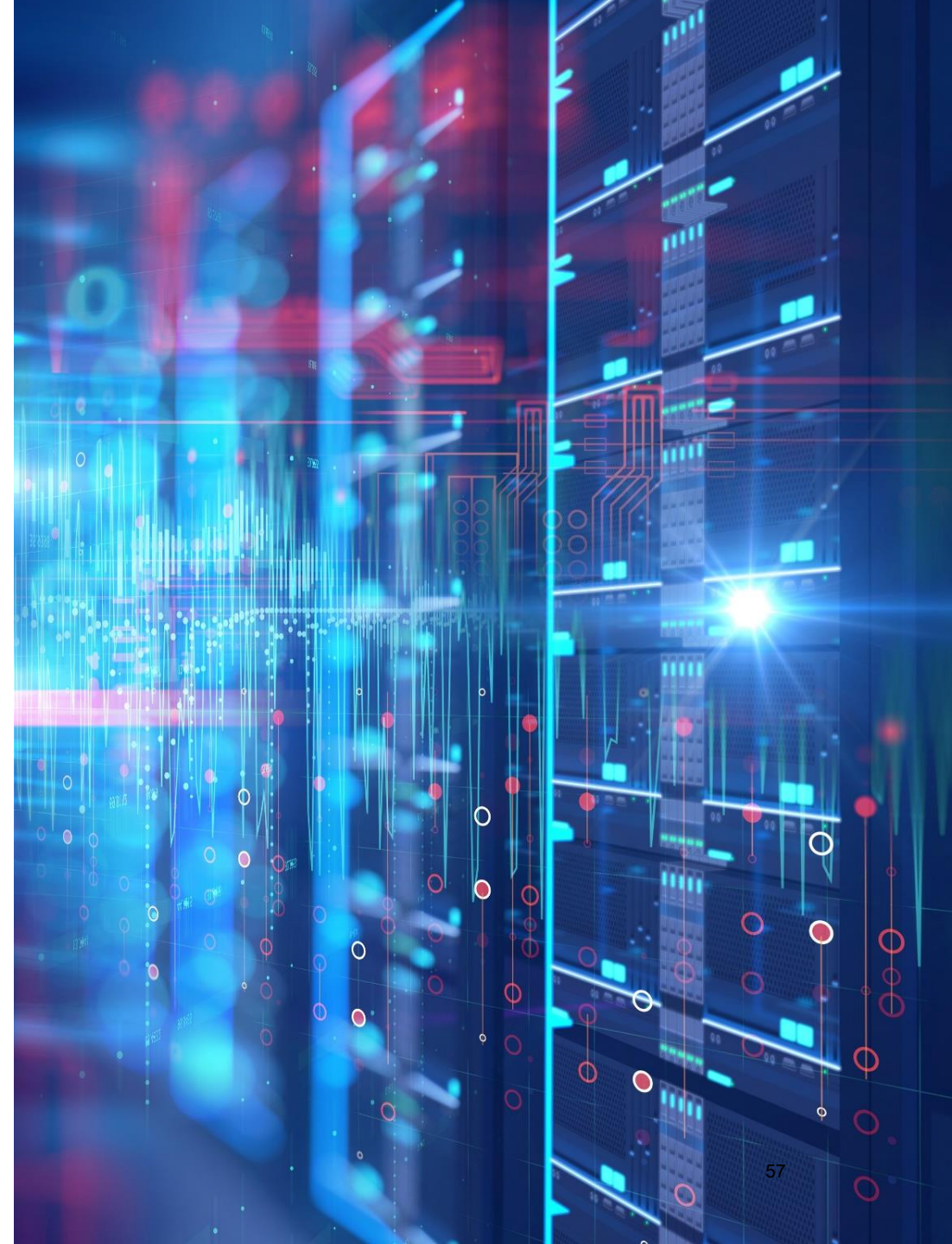
Neighborhood Engagement Meeting

March 25, 2024 6:30 p.m.

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Agenda

1. Who Is Diode?
2. What Is A Data Center?
3. Why Peculiar?
4. Concept/renderings
5. Rezoning Plans
6. Next Steps
7. FAQ's
8. Breakout for Questions



Who Is Diode

A holistic approach

Who is Diode

Diode provides asset development services for commercial, industrial and technology companies.

- We specialize in asset development for the energy and data infrastructure markets. Diode serves as a Single Point of Contact (SPOC) to our customers by bringing together the following services for a project:
 - Site Options and Selection
 - Feasibility Analysis
 - Constructability Analysis
 - Utility Connection
 - Community Outreach
 - Rezoning
 - Incentives

Mission – We streamline the asset development process by providing client-centric, turnkey infrastructure solutions.

Vision – To become trusted development partners who preserve and connect the world with innovative solutions in sustainable and critical infrastructure fields.

Diode is a wholly owned subsidiary of Black & Veatch, a 100-percent employee-owned global engineering, procurement, consulting and construction company with a more than 100-year track record of innovation in sustainable infrastructure. Since 1915, we have helped our clients improve the lives of people around the world by addressing the resilience and reliability of our most important infrastructure assets.

What Is A Data Center

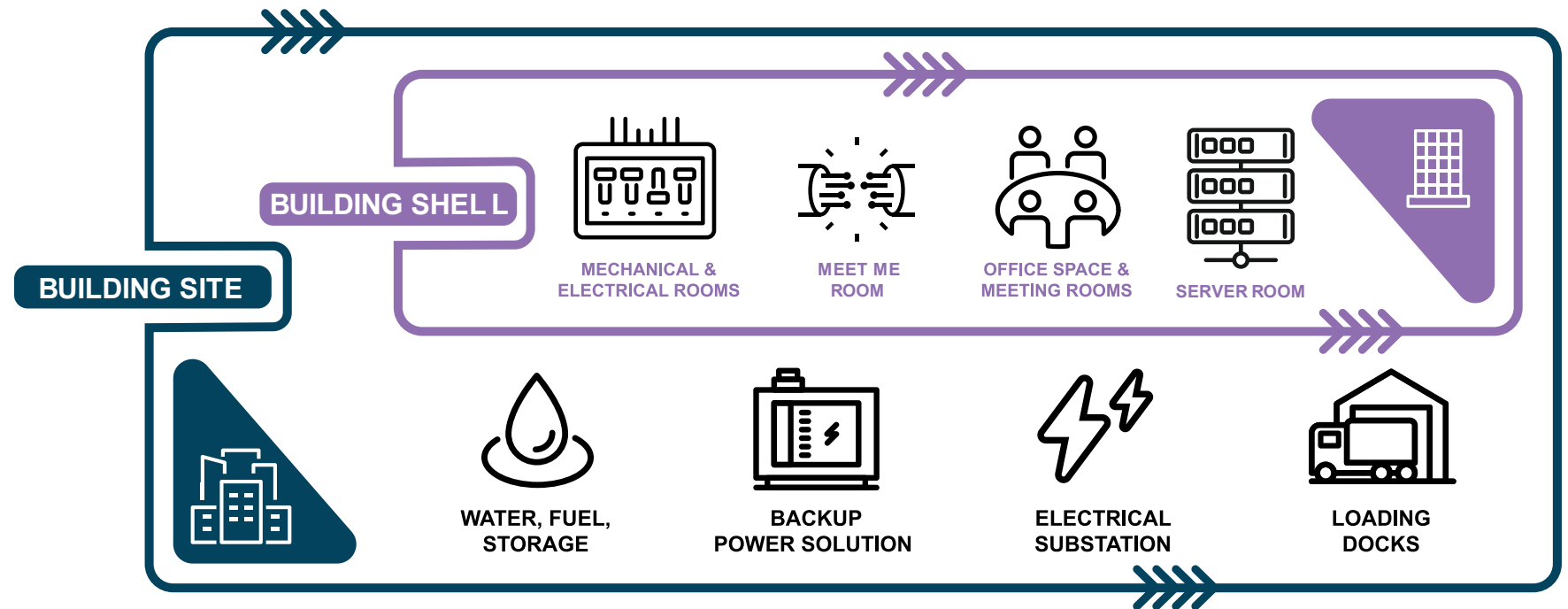


What is a Data Center

A data center is a facility used to house a large group of networked computer servers. Data centers are used for remote storage, processing, or distribution of large amounts of data.

Data centers also house services required to provide uninterrupted computer operation, like cooling equipment and batteries.

Data Center Infrastructure Building Layout

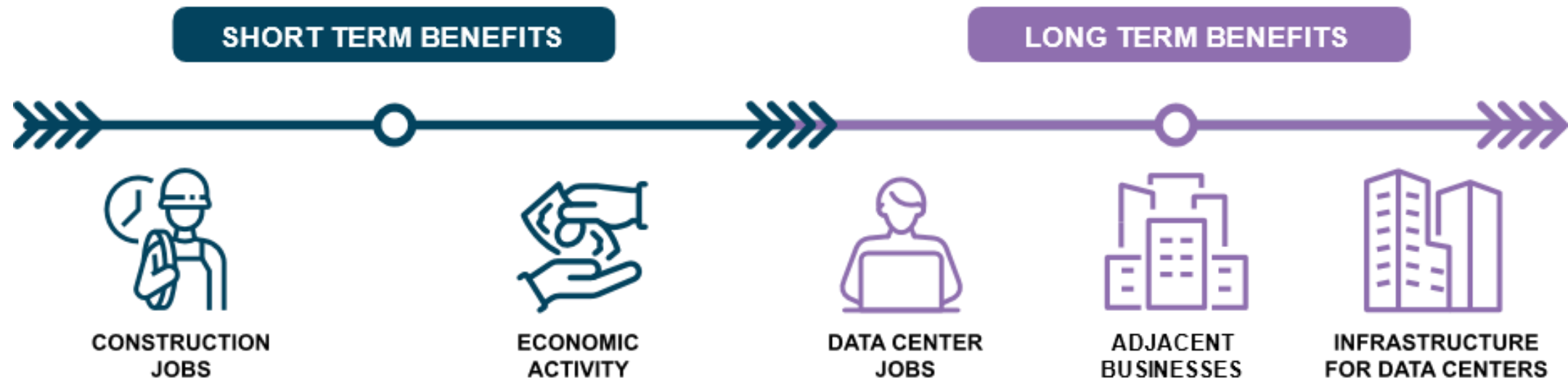


Data Centers From the Outside

- Non-descript office and storage building with few windows – Customer confidentiality is important
- Minimal traffic. Periodic truck deliveries to test and replace computer equipment
- On-site cooling (HVAC) and power generation equipment generates minimal noise periodically
- Data center campuses are landscaped with shade and small flowering trees, evergreen trees, shrubs, and mowed lawns. Existing landscaping is also used to keep a perimeter around the project.
- Dark Skies lighting is used to adequately light the campus without disturbing the natural night sky



Benefits of a Data Center



Harper Road Technology Park





Why Peculiar?

- Data centers need access to good transportation networks while adding minimal traffic
- Access to generation and transmission capacity – proximity to transmission lines or substations
- Access to or path to water and wastewater service
- Fiber connectivity nearby
- Proximity to Kansas City and other hyperscale data center developments
- Space, buildability, and industrial overlay



Why Light Industrial?

- Aligns with City's Future Land Use Map
- Height and area regulations same between Light and Heavy Industrial
 - Height cannot exceed 6 stories (buildings are not planned beyond 2 in data center development in the US)
 - Yard setbacks are between 10 and 20 feet, but development would use 100' minimum
- Zoning designation would allow for data center development

Harper Road Technology Park – Renderings



Harper Road Technology Park – Renderings



Harper Road Technology Park – Renderings



Harper Road Technology Park – Renderings



Landscaping Palette

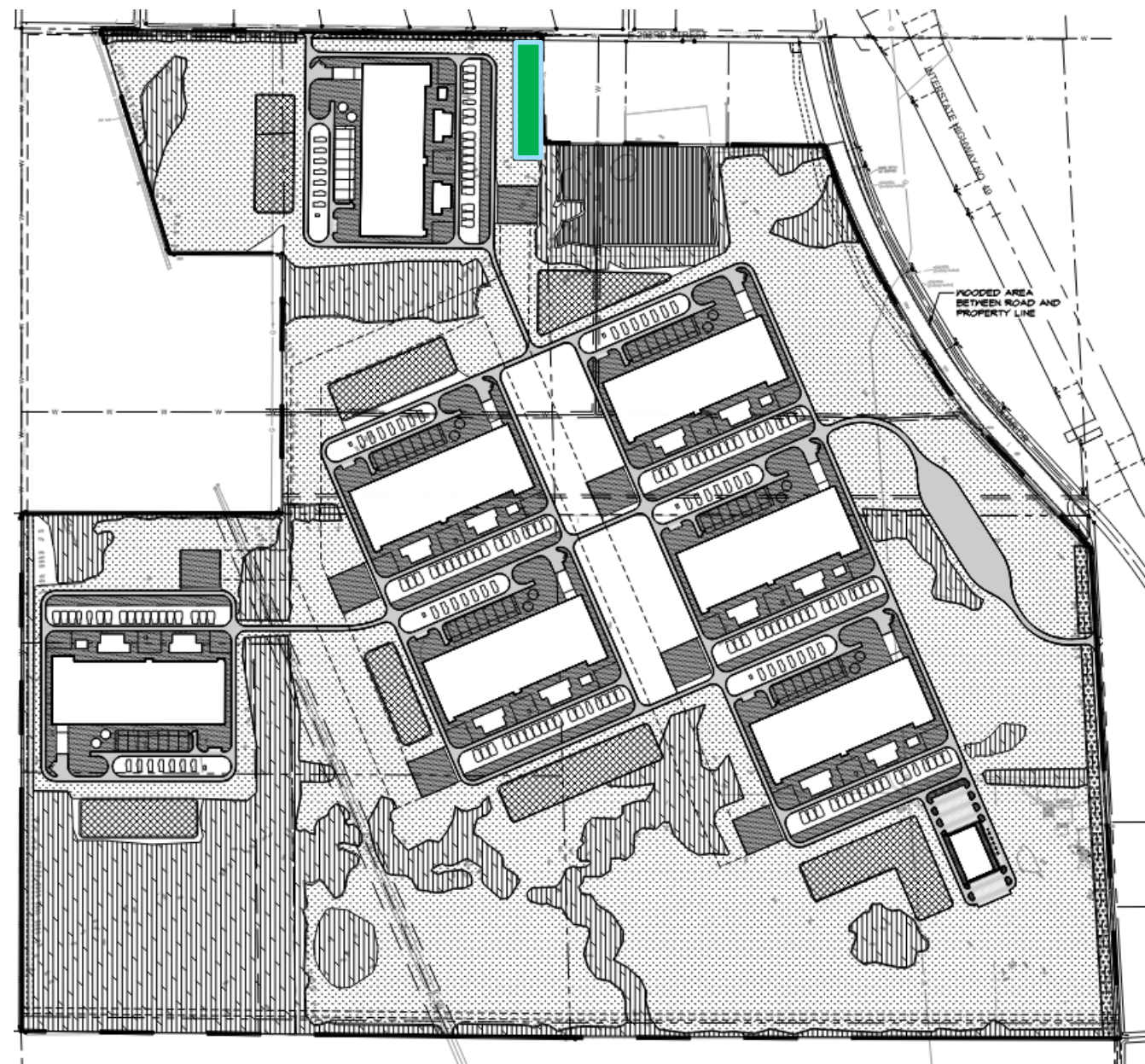
DETENTION BASIN VEGETATED WITH NATIVE PLANTS



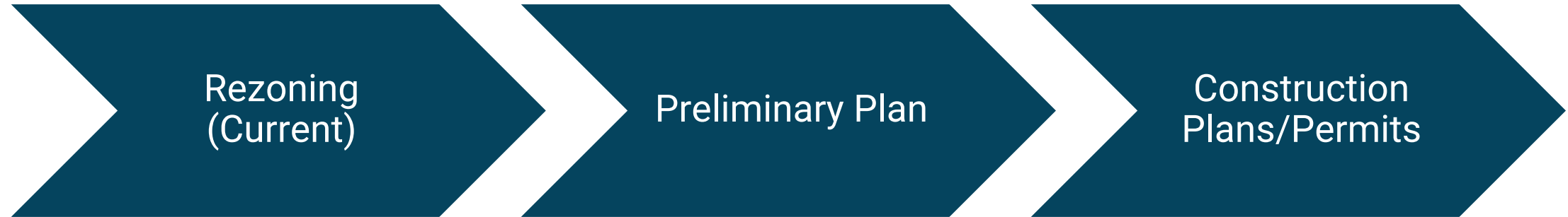
PROPOSED GRASSLAND AREA



LANDSCAPED BERM



Next Steps



- Site zoned agricultural now
- Industrial overlay
- "Swapping" overlay for light industrial zoning

- Utility collaboration
- Traffic study
- Landscaping plan

- Much more detailed
- Late 2024, early 2025

- Next stop for this effort is Planning Commission at 6:30 PM on April 11th
 - Please note that the letter incorrectly listed 7:00 PM
- Pending planning commission recommendation, project could advance to Board of Aldermen
- Development Plan will go through its own set of approvals as well

Myth Busters

The team is available for more questions after this presentation.

- Who is Diode?
 - Diode is a wholly owned subsidiary of Black & Veatch, based in Overland Park, KS. We are not a Chinese company.
- Who is the tenant?
 - The tenant of this project is to be determine and has not been solidified. Our main clients are Big Tech clients, such as Google or Meta.
- Do data centers cause cancer?
 - There is no current research that data centers cause cancer or any other ailments.
- How many times have we done this?
 - Diode has developments all over the United States, but our two latest transactions on data centers have been in Kansas City, MO with Google and Meta.
- Are data centers pollutive?
 - Data Centers are not pollutive to water or air.
- Is this project getting incentives?
 - Right now, we are just looking to rezone the project and are not yet at incentive application.
- Are my taxes going up?
 - Not at all. Data centers will not increase or decrease payments for local taxpayers. They do, however, increase the tax basis for the community allowing more money for schools and public services such as police, fire, and EMS.

Thank You

Diode Attendees:

Ryley Crabtree-Miller

Brad Hardin

Andrea Jones

John Michael Handley

- I. At approximately 6:30, Diode (BH) provided introduction to team attendees.
- II. Diode (BH) explained company and relationship to Black & Veatch.
- III. Diode (AJ) explained basics of data center functions, what they look like from outside, etc.
- IV. Public questioning began but was interspersed with remaining slides Diode presented (JMH) on the development specifics as they stood on that date.
- V. At 7:30, Diode (JMH) ended presentation and opened floor for individuals to talk to each Diode attendee.

Public Questions:

1. Where are entrances going to be located?

Currently the primary security entrance is located approximately across from the entrance to Peculiar Winery and will be shifting slightly north or south per their request. A secondary emergency-only access point is expected on 203rd street, and will be blocked with a gate that will only open for emergency responders.

2. How many jobs for the facility?

At peak construction, we expect 600 or so tradespeople. At full build out, we expect 10-30 employees per building with the potential for ~150 in the optional office hub.

3. What do the shifts look like?

Shifts for the data center facilities are generally 3x8-hour shifts. The optional office hub would have standard office hours of ~7- 9 to ~4 – 6.

4. How tall?

Our current elevations depict 38' from ground elevation to top of building.

5. Hours of construction?

This will be negotiated with the city during the construction plan review.

6. Dust mitigation?

There are mitigation measures for large-scale earthwork, especially spraying at boundaries of work or of the site; additionally, for non-paved internal roads during construction, there are polymer products that can be used (similar to mulch glue for gardens) that make the on-site roads last longer and kick up minimal dust.

7. Where would you start construction?

Generally, construction could start at the north then work south. This has not been confirmed, however, and will ultimately require input from a general contractor.

8. Will dirt work be staggered?

Dirt work will be staggered. While the goal is for a building half to be operational every 9 – 15 months, the earthwork for each building pad should take no more than 60 days, if not less, to complete.

9. Will construction be open or union?

This has not been determined yet.

10. Where are entrances and exits going to be located?

Currently the primary security entrance is located approximately across from the entrance to Peculiar Winery and will be shifting slightly north or south per their request. A secondary emergency-only access point is expected on 203rd street, and will be blocked with a gate that will only open for emergency responders.

11. Will there be fences around the property?

Yes! Privacy is key to hyperscale data center clients. There will be 8' wrought iron style fences around the premises.

12. Where are the construction accesses?

These are yet to be determined, but it is unlikely they will be placed on 203rd street due to its level of service and access. More likely will be one or more access points on Harper Road.

13. Construction noise/dangers/etc. ?

Construction noise would be limited to hours set forth in either permits with the city or in the development agreement. Site fencing is one of the first items that will go up, so the dangers to the public of accidental access are negligible.

14. Will security start from day one?

Security is a priority for these clients. Security fences will more than likely be one of the first construction projects on the site. More often than not, security will begin on day one, and last 24/7 into operations.

15. When do you expect breaking ground?

The earlier we expect groundbreaking is late 2024, but more likely is early 2025.

16. Is this on Peculiar owned land?

This land is under option by Diode and is not owned by the city of Peculiar

17. Looking at map, what is stopping us from taking land to the south?

We don't expect to need any more land for this project.

18. Letter says 5-15 buildings, how would we fit 8 more?

We only expect 7 or so buildings that are housing data centers, but other buildings could be support buildings. Additionally, while the land could possibly support more or larger/higher buildings, we can also plan for an upper limit of power availability long-term, so additional data center buildings are not likely.

19. Phasing needs power, we need 400-600 MW?

We are working with Evergy on this.

20. How tall are most of the buildings?

We plan for 38' buildings.

21. With the power the DC is using, will they have blackouts?

No, and data centers often result in strengthening of local power infrastructure.

22. Have you done a study on how this affects property values?

While we have not done a study on how property values change with data centers as neighbors, we are starting one. We don't typically see a change in property values. Please look at Loudon County, VA as they are the hub of data centers in the US for how beneficial they can be for surrounding communities—the county has operated at a surplus for years.

23. Have we been granted any tax incentives?

We have not pursued any tax incentives at this point, but this is standard for the market.

24. Does it make sense to talk about MO abatements?

We're engaged in the rezoning process currently to know if there's a project here; it is early for those.

25. Diode makes this development then what?

Diode ultimately develops these sites for its clients and end users (e.g., Meta, Google, etc.) and has not to date owned them long-term.

26. Do we have a client set up for this site?

We do, but this is confidential.

D I C D E

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Robert Williams	9402 E 203rd	913-915-9628	Rob59 Williams@gmail.com
FRED STORCK	8410 SPRING VALLEY BELTON	816-572-0459	fred.storck@gmail.com
Brett Barber	10007 Peculiir way	816-291-2411	barberb@att.net
Darryl & Jamie Horner	Belton		
Ashley Traugber	12101 E 214th Ter.	816-977-7544	ashleyt@igrek.com
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Barb Cassaday	21214 North Pointe	816-588-4437	BARB.CASSADAY@gmail.com
Pam Hatcher	1403 N Madison	816-665-8990	Pam@igrek.com
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Becky Jim Wiseman	9407 E 203rd	913-208-7971	Tim@PMC-KC.com
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Bene Thompson	10116 Briarwood Ln	816 729 2477	nellthompson@gmail.com
Mike Gallegos	Box 412 Peoria	816 898 5051	

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Steven Boetelman	20819 Boetelman Ln Peculiar	—	—
Curt Houchen	20910 S Pec DR	816 820 9638	
Alma Wiles	Raymore		
John & Amanda Shatto	10000 Kelly Dr Peculiar MO 64078	913 226 0024	arshatto@yahoo.com
Shanna Ackerson	9900 E 220 th St. Peculiar		
Jim Lillig	8703 EAST 195 th Delmar	816-777- 5200	Jim LILLIG .com



May 28, 2024

Mayor Doug Stark and Peculiar City Aldermen
Peculiar City Hall
250 S. Main St.
Peculiar, MO 64078

Mayor Stark and Peculiar City Aldermen,

I am writing to express my strong support for the proposed 509-acre data center campus, which is currently seeking rezoning in our community. We are passionate about the numerous potential benefits this data development could bring to our area.

U.S. Engineering has been headquartered in Kansas City since 1893. As an established commercial mechanical contractor in the area, we have seen the region grow through generations, and we are proud to have been a part of that development. Recently, the Kansas City area has emerged as a likely technology hub, opening numerous opportunities for socio-economic development and prosperity.

The project itself is presumed to create 600 jobs at peak construction. A significant number of these new jobs will be filled by residents of our community, stimulating local employment. Once the data center campus is fully operational, it promises to generate even more jobs, many of which will be higher-paying positions. In addition to the direct employment opportunities at the facility, local businesses will benefit from the chance to provide services to the data center and its workforce. This influx of economic activity will foster a formidable, more vibrant local economy.

Additionally, the increased tax revenue from this development could lead to improvements in local schools and other government services. With more financial resources at its disposal, the city can invest in various areas that will enhance the quality of life for all Peculiar residents, reaching far beyond the hired professionals on site.

I appreciate the thoughtful measures taken to integrate the data center campus into our community smoothly. The facility's design aims to minimize noise and other disruptions, and landscape buffering will provide privacy, ensuring it remains a good neighbor to the surrounding area.

I commend the considerate approach taken by the data center's owners to seamlessly integrate the campus into our community. The facility's design prioritizes minimizing noise and other disruptions. Landscape buffering will ensure privacy. These thoughtful measures demonstrate a clear commitment to being a good neighbor to the existing residents, making the data center a valuable asset without disrupting the neighborhood aesthetic and feel.

In summary, I firmly believe that the proposed data center campus holds significant promise for our community. I strongly encourage you to support the rezoning initiative and allow this transformative project to proceed.

Thank you for your time and consideration.

Sincerely,

U.S. ENGINEERING CONSTRUCTION



Richard D. Green
Vice President
richard.green@usengineering.com



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

STAFF REPORT

PUBLIC HEARING

To: Planning Commission
From: Roger Kroh, AICP, Director of Development Services
Date: June 3, 2024
Re: Harper Road Technology Center – Rezoning on Overlay Districts

CITY STAFF IS REQUESTING THAT THIS AGENDA ITEM BE CONTINUED TO THE JUNE 17, 2024 BOARD OF ALDERMEN MEETING AS MORE TIME IS NEEDED TO COMPLETE AN AGREEMENT THAT IS A PREREQUISITE FOR APPROVING THE BASELINE ZONING FROM AG TO I-1 BEFORE CONSIDERING WHETHER TO LEAVE THE EXISTING OVERLAY DISTRICTS IN PLACE OR REMOVE THEM.

GENERAL INFORMATION

Applicant: Brad Hardin, President, Diode Ventures, LLC., a Subsidiary of Black and Veatch Engineering

Requested Actions: CONSIDERATION OF AN ORDINANCE REMOVING THE MIXED USE EMPLOYMENT OVERLAY DISTRICT AND NEIGHBORHOOD RETAIL OVERLAY DISTRICT FROM THE 508-ACRE HARPER ROAD TECHNOLOGY CENTER

Purpose: In addition to the proposed rezoning of the 508-acre data center site from (AG) Agriculture to (I-1) Light Industrial Zoning, staff had recommended that the Mixed Use Employment and Neighborhood Retail Overlay Districts be removed. However, the Planning Commission approved a motion that the Overlay Districts remain in place and that the Board of Aldermen review the Overlay Districts and make a determination of whether they should be removed or kept in place. *(See Planning Commission Minutes)*

STAFF COMMENTS

As this agenda item is being continued to June 17, 2024, staff will provide more information on the Overlay Districts at that time for the BOA to consider before determining whether the Overlay Districts should be retained or removed.

RECOMMENDATION

Approval of a motion to continue this agenda item to the June 17, 2024 BOA Meeting.



250 S. Main Street, Peculiar, MO 64078
Phone: 816-779-5212

CITY ADMINISTRATOR REPORT

To: Mayor & Board of Aldermen
From: City Administrator – Mickey Ary
Date: June 3, 2024

GENERAL INFORMATION

Events & Activities:

- Public Works week breakfast
- Conducted the Peculiar 101 workshop.
- Conducted the WARD meetings.
- Met with local banks and agencies concerning the development of a Peculiar Business HUB to support the development of small businesses in Peculiar.

Projects:

- Water upgrades Zone 1 – phase work
- Route C progress.
- West Broadway project completed.
- Address change letters to residents.

Parks & Recreation:

- Alex Bartlett began work as the Community Engagement Coordinator.
- Seth Wansing began work as the Program Assistant.
- This begins the operations of the reorganization plans for the Parks & Recreation Department.
- City staff working on the football program for the fall season.
- Pickleball Ribbon Cutting June 7; Clinic June 8; King of the Court Style League June 11, 18, 25, & July 2.
- Event for Friday June 21 – Corvettes & Cornhole (partnerships with KC Corvettes, Karen Kling, and Popi's)
- Community Concert in the Park – June 27 (partnership with the Community Band and First Baptist Church of Peculiar)
- Partnership events with the Cass County Library.
- Beautification projects with various groups and individuals. This includes the oversized Adirondack chairs, city mural, clean ups, yard art project.