AGENDA

City of Peculiar
Board of Aldermen Regular Meeting
City Hall Council Chambers – 250 S Main St
Monday, April 20, 2026
6:30 p.m.

APPROVED

1. **Call to Order**

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

2. **Pledge of Allegiance**

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

3. **Roll Call**

   The following Aldermen responded to roll call:
   Alderman Ehrhardt
   Alderman Gallagher
   Alderman Jarrett
   Alderman Poland
   Alderman Wells

   City Staff present for meeting:
   City Administrator, Don Shepard (Virtually)
   Public Works Director, Jill Bruss
   Public Works Superintendent, Tony Sallee
   Development Director, Dylan Eppert
   Parks and Recreation Director, Jason Long
   Deputy City Clerk, Cama Suess
   Police Lieutenant, Phillip Grabmiller

4. **Public Works Recognition**

   Mrs. Bruss stated the Public Works Department had made substantial progress over the past six months at bringing projects in house that had previously been contracted out including stormwater, water system repair and vehicle repair resulting in significant cost savings to the City. She stated that recently the team had completed sewer system repairs in advance of the CIPP lining project which included locating and raising four buried manholes, repairing and replacing five inoperable lids, replacing four failed sewer

lamp holes, repairing thirteen failed sections of sewer main with one being over 95 feet in length and replacing five service taps while addressing two water main breaks during the process. Mrs. Bruss stated that through the team's expertise and commitment this project was completed costing approximately $19,000 in materials, and based on historical cost estimates contracting out similar work would have cost the City $150,000 resulting in a savings of roughly $131,000 to the community. Mrs. Bruss stated the efforts of the Public Works team demonstrated a high level of skill and dedication as well as a strong commitment to responsible stewardship of public resources.

The Public Works team was recognized by those in attendance.

5. Agenda Approval

Alderman Wells motioned to approve the agenda. Seconded by Alderman Ehrhardt. Motion passed unanimously (5-0).

6. Consent Agenda

A. Approval of Draft Minutes for April 6, 2026 BOA Meeting

Alderman Wells motioned to approve the Draft Minutes for April 6, 2026. Seconded by Alderman Gallagher. Motion passed unanimously (5-0).

7. City Administrator Report

Chief Shepard appeared virtually and stated construction of Scooter's was complete and they had opened for business that morning.

Chief Shepard stated the budget planning process was still underway with CIP discussions continuing. He stated some budget goals that had been identified were joining the MARC Hazardous Household Waste Program, paying into the Missouri Main Street Improvement Program, adding additional security measures to the Municipal Court and replacing the fence at the Police Department Garage among other items. He stated the Board should expect budget workshops in July and August. Chief Shepard stated as of this date the City had received approximately 45% of the projected revenues for the fiscal year and had spent approximately 39.17% of projected expenses, minus the wastewater treatment headworks project which had its own budget line. Chief Shepard revenue shortfalls were seen in Development, which was projected to pick up in spring and summer months as new building began, the Federal Reserve lowering interest rates resulting in the City's investments not doing as well as expected, and recreation programs not doing as well as expected, which were projected to pick up as new sports were added.

Chief Shepard stated the materials for the northern Hurley Street low water crossing had been received and work had begun. He stated this project was funded by Street Preservation CIP Project which currently had $150,000 remaining, and that once the Hurley Street project was completed there would be between $30,000 and $50,000 remaining in that account which would be used to purchase asphalt for the new minijet paver as well as other road patches and repairs.

APPROVED

Chief Shepard stated the sewer line sleeving project was nearing completion. He stated that during this project additional clay line had been discovered running directly under I-49 and that sleeving this additional line would be able to be covered by the previously approved budget without additional funds being needed.

Chief Shepard stated that public works truck upgrades were underway and a new vendor had been identified that would provide a better value and product.

Chief Shepard stated the wastewater treatment plant headworks project was on track to be completed by the end of the calendar year and that upgrades and replacements approved by the budget amendment should be completed within or under the budgeted amount.

Chief Shepard stated the public works crews had identified an old overflow basin from plans and documents that was previously out of service that could be repurposed for emergency overflow water storage during heavy rainfall. He stated the public works crews had utilized this basin to hold water and prevent overflow into the creek which would have created permit violations during the last two storm events.

Chief Shepard stated the patrol car purchased with CIP funds and the Blue Shield Grant was being outfitted and the patrol car purchased with the Aaron's Fundraiser funds had been purchased and would arrive some time in May, and that once those cars were in service, two older police vehicles would be donated to the Cass Career Center's Law Enforcement Program. He stated the former admin car would be sold at auction soon.

Chief Shepard stated the latest technology upgrades had been completed including the upgrades to the chambers, and computer replacement for those remaining computers that had not been upgraded. He stated Mel Bunting's contract with the City had been completed.

Chief Shepard stated the Parks trails improvements had not yet been completed but would commence over the spring and summer months with the $20,000 budget still remaining. He stated the replacement parts for the McKernon Park playground had been installed, and a local contractor identified for the repairs to the 9-11 Memorial with the work beginning soon. He stated the gazebo would be painted along with repairs in and around the bathroom. Chief Shepard stated the work at City Lake Park continues with the rip rap around the lake being complete, as the fire ring and picnic table installations. He stated the sidewalk to the new ADA playground would be poured and the boat ramp would be torn out and replaced this month as well as treatments to the water to prevent algae and moss. He stated there was approximately $97,000 of the Dorflinger gift currently remaining and there would be approximately $80,000 remaining after the concrete work was completed. Chief Shepard stated Staff was currently exploring options to install a permanent bathroom structure at City Lake. He stated that Missouri Conservation would be out at the end of the month to re-evaluate the lake for fish stocking and habitat management.

APPROVED

Chief Shepard stated planning for the America 250 celebration was continuing and that most of the big items for this festival had been secured.

Chief Shepard stated budgeting for personnel was currently underway beginning with the implementation of the salary step chart, as well as the addition of a full time IT employee. He stated that a full time parks position had been filled and Beth Holmes was doing well and that all other City positions were fully staffed. He stated that recruit Brandon George was continuing his academy training and would graduate late summer or fall.

Mayor Shatto praised the Board and City Staff for their work and excellence.

8. Unfinished Business

None

9. New Business

A. Resolution 2026-21

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, TO ACCEPT THE CERTIFICATION OF ELECTION RESULTS BY THE COUNTY CLERK FOR THE GENERAL MUNICIPAL ELECTION HELD APRIL 7, 2026.

Deputy City Clerk Suess stated this Resolution was to certify the Election Results of the April 7, 2026 election results that had previously been certified by the County.

Alderman Wells motioned to approve Resolution 2026-21. Seconded by Alderman Gallagher. Motion passed unanimously (5-0).

B. Resolution 2026-22

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPOINTING SHARON SHORES AS WARD TWO (2) ALDERMAN.

Mr. Eppert stated this was a Resolution to appoint Sharon Shores by the Mayor as Ward 2 Alderman due to the resignation of an Alderman the previous month.

Alderman Wells motioned to approve Resolution 2026-22. Seconded by Alderman Gallagher. Motion passed unanimously (5-0).

10. Swear In Elected and Appointed Board Members

A. Mayor Shatto
B. Alderman Ehrhardt
C. Alderman Kettler

APPROVED

D. Alderman Wells
E. Alderman Shores

Deputy City Clerk swore in Alderman Ehrhardt, Alderman Kettler, Alderman Wells, Alderman Shores and Mayor Shatto.

11. Recess

Mayor Shatto thanked Alderman Poland for his service to the City and then called a five minute recess for changing of the Board.

Mayor Shatto called the meeting back to order after the recess.

12. Roll Call

The following Aldermen responded to roll call:
Alderman Ehrhardt
Alderman Gallagher
Alderman Jarrett
Alderman Kettler
Alderman Shores
Alderman Wells

13. Agenda Requests

None

14. New Business

A. Bill 2026-03 - 1ST READ

AN ORDINANCE OF THE CITY OF PECULIAR AMENDING SECTION 225.120 OF THE CITY CODE REGARDING OVERNIGHT CAMPING.

Mr. Long stated this Bill was to amend Section 225.120 of the City Code to allow for overnight camping at City Lake by permit.

Alderman Ehrhardt asked if the previous code only permitted Boy Scouts to overnight camp at City Lake, but that now anyone with a permit would be allowed and Mr. Long confirmed that was correct.

Mayor Shatto asked what the pricing would be per night and Mr. Long stated the pricing for camping would be the same as the current price to rent the shelter of $35.00 per night. Alderman Ehrhardt asked if the camp sites had electricity and Mr. Long confirmed they did. Alderman Wells asked if the price was the same whether the camper used electricity or not, and Mr. Long confirmed it was. Alderman Shores asked how many spaces were available for camping at City Lake and Mr. Long stated there were seven space available for camping and each space included a picnic table, fire ring and electric hookup. Alderman Gallagher asked if the spaces were big enough to accommodate a fifth wheel and Mr. Long stated they were tent camping only spaces.

APPROVED

Alderman Wells motioned to have the 1st reading of Bill 2026-03 by Title Only. Seconded by Alderman Gallagher. Motion passed unanimously (6-0).

Deputy City Clerk Suess read Bill 2026-03 by Title Only.

Alderman Wells motioned to accept the 1st reading of Bill 2026-03 by Title Only. Seconded by Alderman Gallagher. Motion passed unanimously (6-0).

B. Resolution 2026-23 (Public Hearing)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING A SPECIAL USE PERMIT USE 0064-2026 TO OPERATE A CONVENIENCE STORE WITH FUEL AND A DRIVE-THROUGH FOR (10) YEARS LOCATED AT 22101 S. PECULIAR DR.

Alderman Ehrhardt motioned to open the Public Hearing for Resolution 2026-23. Seconded by Alderman Wells. Motion passed unanimously (6-0).

Riad Baghdadi, applicant stated he was helping develop a 4,000 sq ft convenience store with parking, 4 gas pumps and a drive-thru. He stated the convenience store would have walk-in coolers and a kitchen. He stated revisions had been made to the initial plan to work with the City to comply with all zoning requirements and the plan had been approved by the Planning Commission.

Alderman Gallagher asked for clarification of where the convenience store would be located. Mr. Baghdadi stated it was close to the intersection of Peculiar Drive and Trigger Street.

Joshua Lafferty of 507 Poplar Street spoke in opposition to the project and stated he had sent a letter to all the Aldermen that morning regarding this project. He stated he had bought his first house on April 1, 2026 and the convenience store was located behind his house. He stated he had spoken with all the owners of the property on his street and they felt a gas station was not an appropriate use of the property. He stated there was another convenience store and 2 gas stations 5 doors down from his house and he felt another convenience store or gas station wouldn't add anything to the area. He stated the residences to the northeast of the gas station would be subject to fumes from the gas station during storms as air moved to the northeast in the northern hemisphere. He stated he was the mathematician for the data team for the largest health insurance broker in the United States and this was a consideration for health concerns.

Josh Ethridge of 500 Poplar Street spoke in opposition to the project and stated he also worked in the healthcare field. He stated he grew up in the Kansas City area and moved to Peculiar and loved it because it was so much different than Kansas City. He stated he loved being able to look out and see the night environment without the light pollution that was prevalent in Kansas City. Mr. Ethridge stated he did not see the benefit of a fifth gas station in an area that already had four. He stated there were environmental and health concerns from the fumes of gas stations to younger children. He stated he was a clinical social worker in a hospital downtown and he saw these factors at the hospital.

Alderman Shores motioned to close the public hearing. Seconded by Alderman Gallagher. Motion passed unanimously (6-0).

APPROVED

Mr. Eppert stated the subject property was located at 22101 S. Peculiar Drive. He stated that while a convenience store was already a permitted use of the property, the public hearing was required as the addition of fuel and the drive-thru to the convenience store required a Special Use Permit. Mr. Eppert stated the current zoning of the property was C-1 General Business District and had been zoned that way since 1999 when the future land use map was created. Mr. Eppert stated the public hearing had been noticed in the Tribune and Times on February 19, February 26 and April 2, 2026.

Mr. Eppert stated in 1999 the Board of Aldermen approved the final plat of Woodland Square, Lots 1-3 and the subject property was identified as Lot 2. He stated that on March 12, 2026 the Planning Commission had held a public hearing and voted 4-3 to postpone the case to allow Staff to work with the applicant to modify some of the proposal. He stated that on March 16, 2026, the Board had postponed the Special Use Permit as there was no recommendation from the Planning Commission at that point. Mr. Eppert stated that on April 9, 2026 the Planning Commission voted 7-0 to approve the case subject to the four conditions outlined in the packet. He stated that Staff recommended approval of the project.

Mr. Eppert stated that if this project were approved the next step for the applicant would be to submit a full set of civil and architectural plans for Staff to review and if approved the next step would be a building permit. He stated that public works and engineering had reviewed and given preliminary approval to the stormwater plan included in the packet, and the final stormwater plan would be reviewed by the public works department once submitted. Mr. Eppert stated the driveway had been moved farther south to prevent the south side properties from becoming land locked.

Mr. Eppert stated the Special Use Permit would be non-transferable to any other business owner or location without the approval of the Board of Aldermen through public hearing, could be extended as long as it went through the same public hearing process, the end of Trigger Street would have jersey barriers to prevent the public from accessing that property, and a Type A landscaping buffer would be installed on the southwest corner extended 115 feet including a vinyl 6 foot privacy fence, as well as moving the drive-thru from the east side of the property to the north side of the property.

Alderman Gallagher asked if the portion of the property nearest to the Public Water District was wide enough for 2 lanes. Mr. Eppert explained that it was a private drive and would not access this property due to the creek running across the northern portion of the property, and explained where the access drive would be located on the property.

Alderman Wells stated he appreciated the applicant's willingness to work with the community to alleviate their concerns.

Alderman Wells motioned to approve Resolution 2026-23. Seconded by Alderman Kettler.

Roll Call Vote:

Alderman Ehrhardt	AYE
Alderman Gallagher	NAY
Alderman Jarrett	AYE
Alderman Kettler	AYE
Alderman Shores	ABSTAIN
Alderman Wells	AYE

APPROVED

Motion passed (4-1-1).

C. Resolution 2026-24

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

Mr. Epper stated this Resolution was to approve the President of the Board.

Alderman Gallagher nominated Alderman Wells.

Alderman Kettler nominated Alderman Jarrett. Seconded by Alderman Ehrhardt.

Alderman Shores motioned to cease nominations. Alderman Gallagher seconded. Motion passed unanimously (6-0).

Clarification was made that according to Rosenberg's Rules of Order in the case of two nominations a secret ballot was held with votes being cast by all Aldermen and the Mayor and that the nomination did not have to have a second to proceed.

Ballots were passed out and collected by Deputy City Clerk Suess. Votes were tallied by Deputy City Clerk Suess with the results being 5 votes for Alderman Jarrett and 2 votes for Alderman Wells.

Alderman Wells motioned to approve Resolution 2026-24 with Alderman Jarrett as the President of the Board. Seconded by Alderman Gallagher. Motion passed unanimously (6-0).

D. Resolution 2026-25

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING THE APPOINTMENT OF ROB WELLS AS THE BOARD LIAISON TO THE PARK BOARD FOR A ONE (1) YEAR TERM.

Mr. Eppert stated this Resolution was to appoint Alderman Wells as the Board Liaison to the Park Board for a period of one year.

Mayor Shatto stated that Alderman Wells was currently serving in that capacity without complaint.

Alderman Ehrhardt motioned to approve Resolution 2026-25. Seconded by Alderman Shores. Motion passed unanimously (6-0).

E. Resolution 2026-26

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING THE APPOINTMENT OF _____ AS THE BOARD LIAISON TO THE PLANNING COMMISSION FOR A ONE (1) YEAR TERM.

Mr. Eppert stated this Resolution was to appoint a Board Liaison to the Planning Commission for a period of one year.

APPROVED

Alderman Kettler motioned to approve Resolution 2026-26 with Alderman Shores as the Planning Commission Liaison. Seconded by Alderman Gallagher. Motion passed (5-0) with Alderman Shores abstaining.

F. Resolution 2026-27

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING THE APPOINTMENT TO THE POLICE ADVISORY BOARD OF MIKE EHRHARDT, WHO SHALL BE DESIGNATED AS POLICE BOARD CHAIRPERSON.

Mr. Eppert stated this Resolution was to appoint Mike Ehrhardt to the Police Advisory Board Liaison and Chairperson.

Alderman Kettler motioned to approve Resolution 2026-27. Seconded by Alderman Gallagher. Motion passed (5-0) with Alderman Ehrhardt abstaining.

15. Public Comment

Shannon Wells of the Peculiar Chamber of Commerce invited all Aldermen to the Tailgate Festival Parade and asked if they would like to ride in the parade in antique or vintage vehicles. She stated the festival was Saturday, May 2nd from 10:00 am to 7:00pm with the parade starting at 10:00am.

16. Board of Aldermen/Mayor Reports and Comments

The Board welcomed Alderman Kettler and Alderman Shores to the Board.

17. Aldermen Directives

Agenda	Approved
Draft Minutes April 6, 2026	Approved
Resolution 2026-21	Approved
Resolution 2026-22	Approved
Bill 2026-03 - 1st Read	Approved
Resolution 2026-23	Approved
Resolution 2026-24	Approved
Resolution 2026-25	Approved
Resolution 2026-26	Approved
Resolution 2026-27	Approved

18. Closed Session per RSMo. 610.021

Subsection 2 - Real Estate

Alderman Wells motioned to move into Closed Session for Subsection 2 - Real Estate at 7:27pm. Seconded by Alderman Gallagher.

Roll Call Vote:

APPROVED

Alderman Ehrhardt	AYE
Alderman Gallagher	AYE
Alderman Jarrett	AYE
Alderman Kettler	AYE
Alderman Shores	AYE
Alderman Wells	AYE

Motion passed unanimously (6-0).

Attendance in Closed Session:

Roll Call:

Alderman Ehrhardt	PRESENT
Alderman Gallagher	PRESENT
Alderman Jarrett	PRESENT
Alderman Kettler	PRESENT
Alderman Shores	PRESENT
Alderman Wells	PRESENT

Discussion Ensued.

Alderman Wells motioned to leave Closed Session at 8:13pm. Seconded by Alderman Ehrhardt.

Roll Call Vote:

Alderman Ehrhardt	AYE
Alderman Gallagher	AYE
Alderman Jarrett	AYE
Alderman Kettler	AYE
Alderman Shores	AYE
Alderman Wells	AYE

Motion passed unanimously (6-0).

19. Adjourn

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

Mayor Shatto adjourned the meeting at 8:15pm.

APPROVED