AGENDA

City of Peculiar
Board of Aldermen Regular Meeting
City Hall Council Chambers – 250 S Main St
Thursday, February 19, 2026
6:30 p.m.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Agenda Approval (Pages 1-3)**
5. **Consent Agenda (Pages 4-7)**
   A. Approval of Draft Minutes for January 20, 2026 BOA Meeting
6. **Proclamation Recognizing Bray's Auto Parts and Repair – 50 Years of Business (Page 8)**
7. **Recognition of Citizens Police Academy**
8. **Topic of Discussion – Quarterly Meeting**
9. **Unfinished Business**
   A. None
10. **New Business**
    A. Bill 2026-02 – 1st Read (Pages 9-11)
       AN ORDINANCE OF THE CITY OF PECULIAR AMENDING SCHEDULE II OF THE CITY CODE REGARDING STOP SIGNS.
    B. Resolution 2026-06 (Pages 12-21)
       A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AN AMENDED COMPREHENSIVE FEE SCHEDULE, DATED MARCH 1, 2026.
    C. Resolution 2026-07 (Pages 22-25)

Posted by Cama Suess on 2/17/2026 2:30 P.M.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING CERTAIN EXPENDITURES AND AMENDING THE FISCAL YEAR 2025-2026 OPERATING BUDGET.

D. Resolution 2026-08 (Pages 26-27)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, AMENDING THE FISCAL YEAR 2025-2026 OPERATING BUDGET.

E. Resolution 2026-09 (Pages 28-29)
A RESOLUTION OF THE CITY OF PECULIAR, MISSOURI URGING STATE SENATORS AND STATE REPRESENTATIVES TO OPPOSE SENATE BILL 1152, SENATE BILL 1329, HOUSE BILL 1613, AND/OR ANY RELATED OR AMENDED BILL VERSION, WHICH WOULD MOVE ALL MUNICIPAL ELECTIONS TO THE NOVEMBER GENERAL ELECTION DATE AND/OR REQUIRE CANDIDATES TO DECLARE A POLITICAL PARTY AFFILIATION WHEN FILING FOR OFFICE.

F. Resolution 2026-10 (Pages 30-32)
A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE MISSOURI DIVISION OF TRAFFIC AND HIGHWAY SAFETY FOR THE ENFORCEMENT OF DRUG/ALCOHOL-RELATED TRAFFIC VIOLATIONS AND AUTHORIZING THE CITY ADMINISTRATOR TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING.

G. Resolution 2026-11 (Page 33)
A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE MISSOURI DIVISION OF TRAFFIC AND HIGHWAY SAFETY FOR THE ENFORCEMENT OF HAZARDOUS TRAFFIC VIOLATIONS AND AUTHORIZING THE CITY ADMINISTRATOR TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING.

H. Resolution 2026-12 (Pages 34-38)
A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING A SPECIAL ALCOHOLIC BEVERAGE PERMIT BY THE PECULIAR CHAMBER OF COMMERCE FOR THE TAILGATE FESTIVAL ON MAY 2, 2026 IN THE CITY OF PECULIAR, MISSOURI.

11. Public Comment

12. City Administrator Report (Pages 39-56)

13. Board of Aldermen/Mayor Reports and Comments

14. Aldermen Directives

Posted by Cama Suess on 2/17/2026 2:30 P.M.

15. Adjourn

MINUTES

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

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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
Alderwoman Grunwald
Alderman Poland
Alderman Wells

Alderman Jarrett was Excused.

City Staff present for the meeting:
Public Works Director, Jill Bruss
Development Director, Dylan Eppert
Parks and Recreation Director, Jason Long
Deputy City Clerk, Cama Suess
Police Lieutenant, Phillip Grabmiller

4. Agenda Approval

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

5. Consent Agenda

A. Approval of Draft Minutes for January 5, 2026 BOA Meeting

Alderman Wells motioned to approve the minutes of the January 5, 2026 BOA meeting. Seconded by Alderman Gallagher. Motion passed unanimously (5-0).

6. Agenda Requests

A. Larry Dobson – State of Caring Hearts of Peculiar

Mr. Dobson gave a presentation regarding the 2025 Fiscal Year for Caring Hearts of Peculiar. He stated the total donations were received were $41,998.91. He stated the total operating expenses for the year were $2,306.43. He stated the total contributions for the year were $39,262.61 distributed as follows:

Peculiar Thrift Store (monthly rent)	$7200
Peculiar Thrift Store General Account	$4000
Boy Scout Troops 245, 1245, 7245	$1500
Boy Scout Troop 621	$ 900
Girl Scout Troops 1218, 3585, 5602, 4177	$1200
Stuff the Bus	$500
City of Peculiar Easter Egg Hunt	$42.09
Peculiar Elementary Support to Staff	$859.80
Wills Cemetery (Wreaths Across America)	$800
Peculiar Cemetery (Wreaths Across America)	$500
Harvesters	$500
Trunk or Treat (Harvest Moon Festival)	$250.72
Compass Behavioral Health	$2000
Hope Haven	$2000
First Baptist Church Food Pantry	$4000
Peculiar United Methodist Church (Christmas Store)	$2000
North Cass Young Life	$1500
Cass County Dental Clinic	$3000
Ray-Pec School Foundation (CAN)	$2500
Ray-Pec School Foundation (CARE)	$2000
Ray-Pec School Foundation (General Budget)	$2000

Larry Dobson stated the 15th Annual Street Clean up day would be Saturday, April 18th and asked for permission to put up signs for the event which was granted by the Board.

7. Unfinished Business

A. None

8. New Business

A. Resolution 2026-05

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING COMMUNITY BANK OF PECULIAR AS THE DEPOSITORY FOR THE CITY OF PECULIAR.

Mr. Eppert stated an RFP had gone out December 10, 2026 for a new banking partnership for the City. He stated the City's current bank was Central Bank and that 2 RFP's had been received by the City, one from Central Bank and one from

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Community Bank of Peculiar. He stated the Resolution was to approve a partnership with Community Bank of Peculiar for City banking services. Mr. Eppert stated Jessica Williams and Mr. Hopkins were present from Community Bank for questions. He stated staff recommended approval.

Alderman Gallagher asked if all the accounts the City had would be moved to Community Bank and Mr. Eppert confirmed they would be within the 60 day termination timeframe required by the Central Bank contract. He stated the contract with Community Bank was for a 3 year time period with 2 yearly renewals if desired. Alderman Gallagher asked if the City would be earning interest on the accounts and Mr. Eppert confirmed they would be.

Alderman Wells motioned to approve Resolution 2026-05. Seconded by Alderman Gallagher. Motion passed unanimously (5-0).

9. Public Comment

None

10. City Administrator Report

Mrs. Bruss stated the Headworks Sewer plant project had broken ground on Monday. She stated that the City had started pre-treatment for the predicted winter weather event to come over the weekend. She stated the Plow Ops GPS tracker had undergone testing and would be active for this event. She stated it had been posted for the community to see and watch.

Mr. Eppert stated construction continued with the Scooter's project, and that due to the low temperatures plastic sheeting had been placed around the building. He stated detention basins were still going in and the planned opening was still tracking for March 2026.

Mr. Eppert stated that with the America 250 events happening across the country, plans were underway in Peculiar for celebrations.

Mr. Eppert stated the City had started a successful Building Inspection program to partner with Business Licensing. He stated there were 139 brick and mortar businesses in Peculiar and that 76 of them had been inspected to date and that a 2nd round of letters were going out to increase compliance.

Mr. Eppert reminded the Board that the next BOA meeting would be February 2, 2026.

11. Board of Aldermen/Mayor Reports and Comments

Mayor Shatto stated the State of the City address would be January 27, 2026.

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Alderwoman Grunwald stated that Saturday was going to be the Peculiar Community Fair at the Lion's Club from 10am-4pm. She stated she had also gone on a ride-along with the Police Department and had been impressed with the officers and how they handled their calls and conversations with the community.

12. Aldermen Directives

Agenda	Approved
Draft Minutes January 5, 2026	Approved
Resolution 2026-05	Approved

13. Adjourn

Alderman Wells motioned to adjourn at 7:01pm. Seconded by Alderwoman Grunwald. Motion passed unanimously (5-0).

Meeting was adjourned at 7:01pm.

DRAFT

PROCLAMATION

In Recognition of the 50th Anniversary of Bray's Auto Parts & Repair

WHEREAS, Bray's Auto Parts & Repair was established in 1976 in the City of Peculiar, Missouri, with a commitment to providing quality automotive parts, dependable service, and knowledgeable expertise to customers and businesses alike; and

WHEREAS, for fifty (50) years, Bray's Auto Parts & Repair has faithfully served motorists, repair professionals, and the broader community, becoming a trusted and enduring presence in our local economy; and

WHEREAS, throughout five decades of growth and change within the automotive industry, Bray's Auto Parts & Repair has demonstrated resilience, innovation, and an unwavering dedication to customer service; and

WHEREAS, reaching a 50-year milestone represents an extraordinary accomplishment and reflects a legacy of integrity, hard work, and commitment to community;

NOW, THEREFORE, I, John Shatto, Mayor of the City of Peculiar, Missouri, do hereby recognize and commend Bray's Auto Parts & Repair on the occasion of its 50th Anniversary and extend sincere appreciation for its longstanding service and contribution to our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Peculiar, Missouri to be affixed this 19th day of February 2026.

_____

Mayor John Shatto

Attest:

_____

Cama Suess, Deputy City Clerk

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss

Development Services
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Carl Scarborough

Parks & Recreation Director
Jason Long

Municipal Offices
250 S. Main Street ~ Peculiar, MO 64078
Phone: (816)779-5200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

To: Mayor and Board of Aldermen
From: City Staff
Date: 2-19-26
Re: Bill 2026-02 Amend city code under schedule II

GENERAL INFORMATION

Applicant: Don Shepard - Chief of Police
Requested Actions: Passage of Bill 2026-02
Purpose: Amend schedule II, table II-A pertaining to stop signs.

PROPOSAL

See "Requested Actions" above

PREVIOUS ACTIONS

1. Schedule II, Table II-A was established to list the locations of all stop signs within the City of Peculiar
2. Sections 335.020 and 335.030 establishes that stop signs are placed at intersections, at the discretion of the city traffic engineer.
3. Section 335.040 makes failing to stop at a posted stop sign unlawful

KEY ISSUES

1. As developments have been built in town, not all stop signs have added to schedule II
2. There are many stop signs throughout town that are not listed in schedule II

STAFF COMMENTS AND SUGGESTIONS

1. Staff has consulted with Legal Counsel Carl Scarborough. He has advised that a stop sign does not need to be listed within schedule II to be enforceable.
2. Mr. Scarborough recommended that the current listing of stop signs be removed from the code, for the sake of consistency (all or nothing).
3. City Engineer Jill Bruss has also reviewed this matter, and agrees the listing in schedule II is not necessary, and would be painstaking to update at this point and keep accurate as the city grows.

STAFF RECOMMENDATION

Staff recommends approval of the bill.

ATTACHMENTS

BILL NO. 2026-02 **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF PECULIAR AMENDING SCHEDULE II OF THE CITY CODE REGARDING STOP SIGNS.

WHEREAS, the City of Peculiar, Missouri adopted a listing of the locations of stop signs within the City under Schedule II of the Municipal Code of the City of Peculiar, Missouri; and

WHEREAS, the Board of Aldermen of the City of Peculiar desires to amend schedule II table II-A;

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

SECTION 1: That Table II-A be repealed in its entirety.

SECTION 2: That Schedule II be repealed and reserved.

SECTION 3: This ordinance shall be in full force and effect from and after the date of its passage and approval.

SECTION 4: 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 5: That the City Clerk is authorized by this ordinance to correct any scrivener's errors identified within this Ordinance.

SECTION 6: 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 _____, 2026, BY THE FOLLOWING VOTE:

Alderman Poland	_____	Alderwoman Grunwald	_____
Alderman Ehrhardt	_____	Alderman Jarrett	_____
Alderman Wells	_____	Alderman Gallagher	_____

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss

Development Services
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Carl Scarborough

Parks & Recreation Director
Jason Long

Municipal Offices
250 S. Main Street ~ Peculiar, MO 64078
Phone: (816)779-5200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

To: Mayor and Board of Aldermen
From: City Staff
Date: February 19, 2026
Re: Amend the FY 2026 Comprehensive Fee Schedule

GENERAL INFORMATION

Applicant: **City Staff**
Requested Actions: **Amend the FY 2026 Comprehensive Fee Schedule**

Purpose: **To spur Economic Development by lowering most of the adopted fees**

PROPOSAL

See "Requested Actions" above

PREVIOUS ACTIONS

1. Adopted FY 2026 Comprehensive Fee Schedule on September 29, 2025.

KEY ISSUES

1. Building permit activity is down compared to last year, and while we have received several inquiries regarding potential development, the current fee schedule has unfortunately been perceived as a deterrent.
2. If approved, the Amended FY 2026 Comprehensive Fee Schedule would go into effect on March 1, 2026. This would provide enough time to change the fees in our software program to ensure a smooth transition.
3. City Staff has reviewed the current budget and has determined the budget will be affected by the reduction of the comprehensive fees schedule.

STAFF COMMENTS AND SUGGESTIONS

1. See Explanation Sheet.

STAFF RECOMMENDATION

1. Staff recommends approval of the resolution.

ATTACHMENTS

1. Explanation Sheet
2. Draft FY 2026 Comprehensive Fee Schedule
3. Clean FY 2026 Comprehensive Fee Schedule
4. Resolution

Dear Members of the Board of Aldermen,

City staff is proposing the following updates to the fee schedule to better align with surrounding communities, reflect actual staff time and costs, and reduce unnecessary barriers to development and property improvements. A summary of each proposed change and its rationale is provided below.

1. **Rezoning Fee**
   The rezoning fee is proposed to be reduced from $600 to $500 to better align with fees charged by surrounding cities and remain competitive in attracting development.

2. **Special Use Permits (SUPs)**
   The standard SUP fee would remain at $500. Staff is requesting removal of the $250 fee for residential and sign SUPs, as the city does not process residential SUPs due to the lack of a residential use table. Additionally, sign SUPs, such as billboards, require significant staff time; therefore, the $500 fee is appropriate and more reflective of the workload.

3. **Vacation of Street Right-of-Way**
   The fee is proposed to be reduced from $500 to $150 to align with comparable surrounding municipalities.

4. **Public Notice Fee**
   Staff proposes removing the public notice fee, as application fees already cover the cost of public hearing notices and mailings to adjacent property owners.

5. **Sheds Less Than 120 Square Feet**
   The fee would remain a flat rate but be reduced from $75 to $50. This amount adequately covers staff time and administrative costs without overcharging for minor projects.

6. **Sheds 120 Square Feet and Larger**
   These permits will continue to follow the building permit fee schedule; however, the minimum fee is proposed to be reduced from $375 to $100. The previous minimum reflected IBTS costs, and staff review and inspections for these projects do not warrant that level of expense.

7. **Decks**
   The minimum permit fee is proposed to be reduced from $375 to $100. As with sheds, the higher minimum was tied to IBTS costs rather than actual city staff involvement.

8. **Above-Ground Pools**
   The minimum fee would be reduced from $150 to $100, as the prior amount reflected IBTS costs rather than city staff costs.

9. **Roof Permits**
   Staff proposes establishing a minimum fee of $200. Based on experience, the lowest typical roof valuation is approximately $12,000, which results in a permit fee of roughly $209. A $200 minimum ensures adequate coverage for required mid-phase and final inspections.

10. **Solar Installations**
    Staff proposes removing the separate electrical inspection fee for solar projects, as existing permit fees sufficiently cover the review and inspections required.

11. **All Trades Inspections**
    Inspection fees for electrical, plumbing, and mechanical permits are proposed to be reduced from $150 per inspection to $50 per inspection. The higher fees were previously associated with IBTS and no longer reflect current costs.

12. **Demolition Permits**
    Staff proposes a flat demolition fee of $250, with no fee for structures without utilities. This change is intended to encourage property improvements, particularly when owners remove outdated sheds or structures to replace them, without imposing unnecessary financial penalties.

13. **Parks Fee**
    Staff proposes clarifying the parks fee to match the intent of the code. The fee should be assessed at $500 per dwelling unit rather than as a flat fee, and would apply to duplexes, multi-family developments, and similar projects. While staff anticipates this fee may be eliminated with upcoming code changes, it must remain in effect until those changes are adopted.

These proposed adjustments are intended to promote growth, encourage reinvestment, and ensure fees are fair, transparent, and reflective of actual costs, while maintaining the city's fiscal responsibility.

City staff respectfully requests the Board's consideration and approval of the proposed fee schedule changes.

Permits for the FY 2026 fiscal year are down slightly and felt that a thorough review of the fee schedule be looked at to ensure voluntary compliance with obtaining a permit with the City. We have noticed a slight uptick with work being down without a permit and think that the existing fee schedule might be to cumbersome for the types of projects we are seeing be done without a permit.

Exhibit A

CITY OF PECULIAR
COMPREHENSIVE FEE SCHEDULE
Effective March 1, 2026

Planning:

Annexation	$0
Rezoning {Zoning & Comp Plan Amendments}	~~$600~~ $500
Special Use Permit	$500 ~~($250 for Sign or Residential SUP)~~
Preliminary Plats	$300 ~~minimum~~ + $10 per lot
Final Plats	$300 ~~minimum~~ + $10 per lot
Minor Plat (1-4 lots)	$300
Lot Combination, Lot Split, Lot Line Adjustment	$300
Variance Request to BZA / Appeal of Staff Decision to BZA	$300
Vacation of Street ROW or Easement	~~$500~~ $150
Sign	See Building Permit Fee Schedule ($75 minimum)
Temporary Sign Permit	$75 (No fee for Non-Profits) ($40 for 7 Calendar Days)
Temporary Use Permit	$20 (No Fee for Non-Profits)
~~Public Notice (Newspaper and Certified Mailing)~~	~~$ Actual Cost~~

Utilities (Water and Sewer):

~~Water~~

Outside Meter Testing	$100.00
Water Service Disconnect Fee	$200.00
Water Tap – 1/2", 5/8"	$2,500 ~~+ Parts *Note: on 1/1/2025 parts are $1,300.00*~~
Water Tap – 3/4"	$2,500~~+ Parts~~
Water Tap – 1"	$3,100 ~~+ Parts~~
Water Tap – 1.5"	$5,999 ~~+ Parts~~
Water Tap – 2"	$6,500 ~~+ Parts~~
Water Tap – 3"	$9,000 ~~+ Parts~~
Water Tap – 4"	$3,800 per Meter + Parts as Designed
Water Tap – 6"	$5,800 per Meter + Parts as Designed
Water Tap – 8"	$6,800 per Meter + Parts as Designed
Water Tap – 10"	Parts at Cost
Water Tap – 12"	Parts at Cost
Water Tap – Irrigation (3/4")	$2,500 (Depends on Size)
Meters at Shadow Glen Subdivision	Add $200
Meters at Setters Pointe Subdivision	Add $400

Sewer Tap and Traps – Based Upon Water Meter Size (Inches)	Within City Limits	Outside City Limits
Sewer Service Disconnect Fee	$ (½ Minimum Trap Fee)	$ (½ Minimum Trap Fee)
Sewer Tap – 5/8"	~~$2,400~~	$3,600
Sewer Tap – ¾"	~~$2,400~~	$3,600
Sewer Tap – 1"	~~$6,000~~	$9,000
Sewer Tap – 1.5"	~~$12,000~~	$18,000
Sewer Tap – 2"	~~$19,201~~	$28,801
Sewer Tap – 3"	~~$38,401~~	$57,601
Sewer Tap – 4"	~~$60,002~~	$90,003
Sewer Tap – 6"	~~$120,004~~	$180,006
Sewer Tap – 8"	~~$192,007~~	$288,010
Sewer Tap – 10"	~~$504,018~~	$756,027
Sewer Tap – 12"	~~$636,022~~	$954,033
Residential Trap Charge	$52 per trap (Minimum of $1352)	
Commercial Trap Charge	$62 per trap (Minimum of $ 1612)	
Residential Tap Fee (Outside City Limits)	$2,252	
Commercial Tap Fee (Outside City Limits)	$2,612	
~~Utility Deposit for Short term Water Service~~	~~$150~~	
Utility Deposit (Water and Sewer) – Residential (Owner Occupied)	$150	

Utility Deposit (Water and Sewer) – Residential (Rental)	$200
Utility Deposit (Water and Sewer) – Commercial	$300
Utility Deposit (Trash only) – Residential or Commercial	$100

CITY OF PECULIAR
COMPREHENSIVE FEE SCHEDULE
Effective October 1, 2025

Building Permits:

Building Permit Fee Schedule	Building Valuation	Base Fee + $s for each Additional $1,000 of Valuation
New Construction, Additions & Alterations	$0 to $2,000	$23.01 for first $500 + $3.05 / ea. Additional $1,000
{Residential, Commercial & Industrial}	$2,001 to $25,000	$69.25 for first $2,000 + $14 / ea. Additional $1,000
	$25,001 to $50,000	$391.25 for first $25,000 + $10.10 / ea. Additional $1,000
	$50,001 to $100,000	$643.75 for first $50,000 + $7 / ea. Additional $1,000
	$100,001 to $500,000	$993.75 for first $100,000 + $5.60 / ea. Additional $1,000
	$500,001 to $1,000,000	$3,233.75 for first $500,000 + $4.75 / ea. Additional $1,000
	>$1,000,000	$5,608.75 for first $1,000,000 + $3.15 / ea. Additional $1,000

Shed (less than 120 sf)	~~$75~~ $50
Shed (120 sf and larger)	Building Permit Fee Schedule ($100 min)
Deck	Building Permit Fee Schedule ($100 min)
Above Ground Pool	Building Permit Fee Schedule ($100 min)
Inground Pool	Building Permit Fee Schedule ($525 min)
Fence	$50
Roof	Building Permit Fee Schedule ($200 min)
Solar	Building Permit Fee Schedule ~~(Plus Elec. Inspection)~~
Irrigation	$150 (No Water Meter)
Demolition	$250 (exempt, structures without utilities)
Re-Inspections	1st - $0, 2nd - $150, 3rd - $300
Work Without Permit Fee	1st Double Fee, 2nd Triple Fee Additional Offenses Triple
TCO Bond	$1000 Reimbursed if CO is obtained within an allotted time. If not, Bond is not reimbursed.
Plan Review Fee (City Staff)	Actual Cost ($100 minimum)
Commercial Tenant Finish	Actual Cost ($150 minimum)
Building Plan Review (IBTS)	$ Actual Cost
Inspection to Allow Occupancy or Gas and Electrical to be Turned On	$150 (Per Inspection)

Residential and Commercial (All Trades)

Plumbing	$50 (New Homes Exempt)
~~HVAC~~ Mechanical	$50 (New Homes Exempt)
Electrical	$50 (New Homes Exempt)

Parks:

Park Fee Residential	$500 per dwelling unit
Park Fee Commercial & Industrial	$ 0.017 per sq. ft.

Public Works:

Land-Disturbance Permit	$300 (1 acre and less) $400 (>1 to 3 acres) $600 (>3 to 5 acres) $800 (>5 to 15 acres) $1000 (>15 to 25 acres) $1200 (>25 to 50 acres) $1400 (>50 acres)
Street Cut/ROW Excavation	$75 / Block or 660 LF ($75 minimum)
Driveway Approach and Sidewalk in ROW	$75
Engineering Public Infrastructure Inspection Fee	3% of Construction Cost for Inspection
Engineering Public Infrastructure Plan Review Fee	1% of Construction Cost for Plan Review
Special Inspections Required by City	$ Actual Cost
Flood Plain Development Permit	$ Actual Cost

CITY OF PECULIAR
COMPREHENSIVE FEE SCHEDULE
Effective October 1, 2025

Stormwater Fee	Residential, Commercial, Industrial	$ 500 / residence / building
East/West Growth Fee	Residential	$ 1,000 / dwelling unit
	Commercial	$ 2,625 / building
	Industrial	$ 3,000 / building

Economic Development:

Economic Development Fees	$ Actual Cost

Exhibit A

CITY OF PECULIAR
COMPREHENSIVE FEE SCHEDULE
Effective March 1, 2026

Planning:

Annexation	$0
Rezoning {Zoning & Comp Plan Amendments}	$500
Special Use Permit	$500
Preliminary Plats	$300 + $10 per lot
Final Plats	$300 + $10 per lot
Minor Plat (1-4 lots)	$300
Lot Combination, Lot Split, Lot Line Adjustment	$300
Variance Request to BZA / Appeal of Staff Decision to BZA	$300
Vacation of Street ROW or Easement	$150
Sign	See Building Permit Fee Schedule ($75 minimum)
Temporary Sign Permit	$75 (No fee for Non-Profits) ($40 for 7 Calendar Days)
Temporary Use Permit	$20 (No Fee for Non-Profits)

Utilities (Water and Sewer):

Outside Meter Testing	$100.00
Water Service Disconnect Fee	$200.00
Water Tap – 1/2", 5/8"	$2,500
Water Tap – 3/4"	$2,500
Water Tap – 1"	$3,100
Water Tap – 1.5"	$5,999
Water Tap – 2"	$6,500
Water Tap – 3"	$9,000
Water Tap – 4"	$3,800 per Meter + Parts as Designed
Water Tap – 6"	$5,800 per Meter + Parts as Designed
Water Tap – 8"	$6,800 per Meter + Parts as Designed
Water Tap – 10"	Parts at Cost
Water Tap – 12"	Parts at Cost
Water Tap – Irrigation (3/4")	$2,500 (Depends on Size)
Meters at Shadow Glen Subdivision	Add $200
Meters at Setters Pointe Subdivision	Add $400

Sewer Tap and Traps – Based Upon Water Meter Size (Inches)	**Within City Limits**	**Outside City Limits**
Sewer Service Disconnect Fee	$ (½ Minimum Trap Fee)	$ (½ Minimum Trap Fee)
Sewer Tap – 5/8"	Not Applicable	$3,600
Sewer Tap – ¾ "	Not Applicable	$3,600
Sewer Tap – 1"	Not Applicable	$9,000
Sewer Tap – 1.5"	Not Applicable	$18,000
Sewer Tap – 2"	Not Applicable	$28,801
Sewer Tap – 3"	Not Applicable	$57,601
Sewer Tap – 4"	Not Applicable	$90,003
Sewer Tap – 6"	Not Applicable	$180,006
Sewer Tap – 8"	Not Applicable	$288,010
Sewer Tap – 10"	Not Applicable	$756,027
Sewer Tap – 12"	Not Applicable	$954,033
Residential Trap Charge	$52 per trap (Min. Fee of $1352)	
Commercial Trap Charge	$62 per trap (Min. Fee of $1612)	
Residential Tap Fee (Outside City Limits)	Not Applicable	$2,252
Commercial Tap Fee (Outside City Limits)	Not Applicable	$2,612
Utility Deposit (Water and Sewer) – Residential (Owner Occupied)	$150	
Utility Deposit (Water and Sewer) – Residential (Rental)	$200	
Utility Deposit (Water and Sewer) – Commercial	$300	
Utility Deposit (Trash only) – Residential or Commercial	$100	

CITY OF PECULIAR
COMPREHENSIVE FEE SCHEDULE
Effective October 1, 2025

Building Permits:

Building Permit Fee Schedule	Building Valuation	Base Fee + $s for each Additional $1,000 of Valuation
New Construction, Additions & Alterations	$0 to $2,000	$23.01 for first $500 + $3.05 / ea. Additional $1,000
{Residential, Commercial & Industrial}	$2,001 to $25,000	$69.25 for first $2,000 + $14 / ea. Additional $1,000
	$25,001 to $50,000	$391.25 for first $25,000 + $10.10 / ea. Additional $1,000
	$50,001 to $100,000	$643.75 for first $50,000 + $7 / ea. Additional $1,000
	$100,001 to $500,000	$993.75 for first $100,000 + $5.60 / ea. Additional $1,000
	$500,001 to $1,000,000	$3,233.75 for first $500,000 + $4.75 / ea. Additional $1,000
	>$1,000,000	$5,608.75 for first $1,000,000 + $3.15 / ea. Additional $1,000

Shed (less than 120 sf)	$50
Shed (120 sf and larger)	Building Permit Fee Schedule ($100 min)
Deck	Building Permit Fee Schedule ($100 min)
Above Ground Pool	Building Permit Fee Schedule ($100 min)
Inground Pool	Building Permit Fee Schedule ($525 min)
Fence	$50
Roof	Building Permit Fee Schedule ($200 min)
Solar	Building Permit Fee Schedule
Irrigation	$150 (No Water Meter)
Demolition	$250 (exempt, structures without utilities)
Re-Inspections	1st - $0, 2nd - $150, 3rd - $300
Work Without Permit Fee	1st Double Fee, 2nd Triple Fee Additional Offenses Triple Fee
TCO Bond	$1000 Reimbursed if CO is obtained within an allotted time. If not, Bond is not reimbursed.
Plan Review Fee (City Staff)	Actual Cost ($100 minimum)
Commercial Tenant Finish	Actual Cost ($150 minimum)
Building Plan Review (IBTS)	$ Actual Cost
Inspection to Allow Occupancy or Gas and Electrical to be Turned On	$150 (Per Inspection)

Residential and Commercial (All Trades)

Plumbing	$50 (New Homes Exempt)
Mechanical	$50 (New Homes Exempt)
Electrical	$50 (New Homes Exempt)

Parks:

Park Fee Residential	$500 per dwelling unit
Park Fee Commercial & Industrial	$ 0.017 per sq. ft.

Public Works:

Land-Disturbance Permit	$300 (1 acre and less) $400 (>1 to 3 acres) $600 (>3 to 5 acres) $800 (>5 to 15 acres) $1000 (>15 to 25 acres) $1200 (>25 to 50 acres) $1400 (>50 acres)
Street Cut/ROW Excavation	$75 / Block or 660 LF ($75 minimum)
Driveway Approach and Sidewalk in ROW	$75
Engineering Public Infrastructure Inspection Fee	3% of Construction Cost for Inspection
Engineering Public Infrastructure Plan Review Fee	1% of Construction Cost for Plan Review
Special Inspections Required by City	$ Actual Cost
Flood Plain Development Permit	$ Actual Cost

CITY OF PECULIAR
COMPREHENSIVE FEE SCHEDULE
Effective October 1, 2025

Stormwater Fee	Residential, Commercial, Industrial	$ 500 / residence / building
East/West Growth Fee	Residential	$ 1,000 / dwelling unit
	Commercial	$ 2,625 / building
	Industrial	$ 3,000 / building

Economic Development:

Economic Development Fees	$ Actual Cost

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF PECULIAR, MISSOURI APPROVING AN AMENDED COMPREHENSIVE FEE SCHEDULE, DATED MARCH 1, 2026.

WHEREAS, the City of Peculiar has established a comprehensive fee schedule in accordance with Section 400.100: Fees of Municipal Code to show charges and/or fees for services provided by the City; and

WHEREAS, the City of Peculiar recognizes the established charges and/or fees for City services should represent the City's cost(s) to process such permits and/or entitlements; and

WHEREAS, the City of Peculiar established a comprehensive fee schedule with the intent to be revised from time to time as necessary.

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

Section 1. The City of Peculiar establishes an amended Comprehensive Fee Schedule, Dated March 1, 2026 shown as Exhibit A, which may be modified as necessary, as approved by the Board of Alderman.

Section 2. Effective Date. The effective date of this Resolution shall be the 1st day of March 2026.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 16TH DAY OF FEBRUARY 2026.

Alderman Gallagher	_____	Alderman Ehrhardt	_____
Alderman Wells	_____	Alderwoman Grunwald	_____
Alderman Jarrett	_____	Alderman Poland	_____

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss

Development Services
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Carl Scarborough

Parks & Recreation Director
Jason Long

Municipal Offices
250 S. Main Street ~ Peculiar, MO 64078
Phone: (816)779-5200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

To: Mayor and Board of Aldermen
From: City Staff
Date: 2/19/2026
Re: Budget Amendment for Imminent WWTP needs

GENERAL INFORMATION

Applicant: Jill Bruss - Public Works Director
Requested Actions: Passage of Resolution 2026-07
Purpose: Allow for imminent part replacements, and improvements to the City's Wastewater Treatment Plant

PROPOSAL

See "Requested Actions" above

PREVIOUS ACTIONS

1. Many of the components of the City's wastewater treatment plant were installed in the late 1960's. Several of these components have reached the end of their useful life.
2. Work is currently underway on the headworks portion of the wastewater plant. The proposed resolution does not affect that project, as these repairs are needed in a different part of the plant.

KEY ISSUES

1. Two pump blowers which supply oxygen to the digester are original units and are critical to the treatment process. One blower is completely inoperable. The other requires significant annual repair, and cannot be run continuously which is needed at this state of treatment. This has seriously impaired the final stage of the treatment process, limiting effective sludge breakdown and settling. This increases sludge hauling costs along with many other plant operational problems. If the remaining pump blower fails completely, there is no backup. Addressing this issue is time-critical to maintain plant operations.
2. The diffusers in the aeration tank require replacement on a 3-5 year cycle due to clogging and degradation over time. One-third of the diffusers were replaced approximately 5 years ago, with the remaining 2/3 being unknown the last time of replacement. All diffusers are now beyond their recommended service life, and are almost completely clogged, impairing critical oxygen flow to the aeration basin. As each diffuser clogs, the remaining functional units are overworked, increasing risk of

failure, further inhibiting the biological treatment process, and decreasing the useful life of the remaining diffusers. This causes the entire plant to run less efficiently.

STAFF COMMENTS AND SUGGESTIONS

1. Pump blower replacement (serviceable life of 30 years) is absolutely necessary, along with all diffusers in the aeration basin. The diffusers will be placed on a 5 year replacement schedule in the future.
2. The estimated project cost is $312,000.00 based on preliminary contractor pricing. The majority of this would be paid from available fund balance in the general fund ($250,000). The remainder would be paid from existing budgeted expenditures in the sewer and general funds. The cost estimate is attached to this staff report.
3. Of the fund balances to be utilized for this project, the majority of it was from sale of city property, accrued interest from invested funds, and other revenues beyond what was projected.

STAFF RECOMMENDATION

Staff recommends approval of the resolution.

ATTACHMENTS

Cost estimations

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING CERTAIN EXPENDITURES AND AMENDING THE FISCAL YEAR 2025-2026 OPERATING BUDGET

WHEREAS, the City of Peculiar, Missouri (City) is required to adopt a budget wherein revenues are to meet or exceed expenditures prior to the beginning of the fiscal year October 1; and

WHEREAS, the City may desire to amend portions of the operating budget; AND

WHEREAS, the City's purchasing policy requires Board of Aldermen approval for spending of more than twenty-five thousand one dollars

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

SECTION 1: That the fiscal year 2025-2026 budget be amended by increasing expenditures in General Ledger (GL) line 10-11-96000 (general fund transfers out) by $250,000.00 (from available general fund balance).

SECTION 2: That the fiscal year 2025-2026 budget be amended by increasing revenue "transfers in" GL 51-00-49500 by the same amount.

SECTION 3: That the fiscal year 2025-2026 budget be amended by increasing expenditures in GL line 51-51-73000 (plant maintenance) by the same amount.

SECTION 4: That the Board of Aldermen approve additional expenditures up to $250,000.00 from the sewer fund and general funds for the purpose of completing imminently needed replacement of parts and improvements at the City's wastewater treatment plant.

SECTION 5: That the Board of Aldermen, recognizing the immediate need to complete said replacements and improvements as quickly as possible, and also recognizing the fact that much of the equipment will be sole-source, or like-for-like purchases, hereby waive the requirement that formal bids/solicitations be required (RFP/RFQ).

SECTION 6: That the Board of Aldermen hereby authorize the City Administrator to enter into any necessary agreements or contracts to complete the above-listed sections.

SECTION 7: This resolution shall become effective upon its approval and passage by the Board of Aldermen.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 19TH DAY OF FEBRUARY, 2026:

Alderman Poland	_____	Alderwoman Grunwald	_____
Alderman Ehrhardt	_____	Alderman Jarrett	_____
Alderman Wells	_____	Alderman Gallagher	_____

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss

Development Services
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Carl Scarborough

Parks & Recreation Director
Jason Long

Municipal Offices
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Phone: (816)779-5200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

To: Mayor and Board of Aldermen
From: City Staff
Date: 2/19/2026
Re: Allocation of funds from metal recycling

GENERAL INFORMATION

Applicant: Jill Bruss - Public Works Director
Requested Actions: Passage of Resolution 2026-08
Purpose: Allow for increased expenditure in Public Works training budget, from metal recycling proceeds

PROPOSAL

See "Requested Actions" above

PREVIOUS ACTIONS

1. None

KEY ISSUES

1. Public Works personnel collected, sorted and staged piles of recyclable metals as a result of working on various municipal projects. This included, but not limited to: damaged culvert pipe, un-salvageable sign posts, broken manhole covers and rebar.

STAFF COMMENTS AND SUGGESTIONS

1. Rather than hauling the materials off to the landfill, staff was able to recycle all scrap metal, receiving a total sum of $2980.82. As per the customary arrangement, half of those proceeds were already deposited into the ERC account. The remaining proceeds were deposited into the operating account for the general fund.
2. In order to use the proceeds deposited in the general fund, this budget amendment is necessary. Otherwise, expenditures in the public works training budget would exceed the originally budgeted amount.

STAFF RECOMMENDATION

Staff recommends approval of the bill.

ATTACHMENTS

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, AMENDING THE FISCAL YEAR 2025-2026 OPERATING BUDGET

WHEREAS, the City of Peculiar, Missouri (City) is required to adopt a budget wherein revenues are to meet or exceed expenditures prior to the beginning of the fiscal year October 1; and

WHEREAS, the City may desire to amend portions of the operating budget;

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

SECTION 1: That the fiscal year 2025-2026 budget be amended by increasing expenditures in general ledger (GL) line 10-16-53100 (public works training) by $1490.41 to account for the proceeds from metal recycling, deposited into the City's general fund operating account, and entered into revenue GL 10-00-49000.

SECTION 2: This resolution shall become effective upon its approval and passage by the Board of Aldermen.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 19TH DAY OF FEBRUARY, 2026:

Alderman Poland	_____	Alderwoman Grunwald	_____
Alderman Ehrhardt	_____	Alderman Jarrett	_____
Alderman Wells	_____	Alderman Gallagher	_____

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

RESOLUTION NO. 2026-09

A RESOLUTION OF THE CITY OF PECULIAR, MISSOURI, URGING STATE SENATORS AND STATE REPRESENTATIVES TO OPPOSE SENATE BILL 1152, SENATE BILL 1329, HOUSE BILL 1613, AND/OR ANY RELATED OR AMENDED BILL VERSION, WHICH WOULD MOVE ALL MUNICIPAL ELECTIONS TO THE NOVEMBER GENERAL ELECTION DATE AND/OR REQUIRE CANDIDATES TO DECLARE A POLITICAL PARTY AFFILIATION WHEN FILING FOR OFFICE.

WHEREAS, Senator Adam Schnelting is the State Senator for Missouri's 23rd Senatorial District, which represents the citizens in eastern St. Charles county; and,

WHEREAS, Senator Nicola prefiled Senate Bill 1152 and Representative Allen prefiled House Bill 1613 on December 1, 2025, which requires all municipal elections to be held on the first Tuesday after the first Monday in November each year. Additionally, Senator Brattin prefiled Senate Bill 1329 on December 1, 2025, which requires all candidates for offices to declare a political party affiliation when filing for office; and,

WHEREAS, the City of Peculiar, Missouri is a municipal corporation organized under the laws of the State of Missouri and is responsible for governing local affairs in a manner that best serves its residents; and,

WHEREAS, Missouri municipalities have historically conducted local elections on the first Tuesday after the first Monday in April, providing voters with a focused opportunity to consider local candidates and ballot issues without being overshadowed by state and federal contests; and,

WHEREAS, this shift would result in longer ballots and increased voter fatigue, while further reducing visibility and attention to local issues - such as public safety services, local taxes, infrastructure investments, zoning decisions and municipal leadership - that are best served by focused voter consideration and community-centered engagement; and,

WHEREAS, eliminating the April election date would also create administrative and operational challenges for municipalities, including changes to election administration, terms of office, transition timelines, and coordination with county election authorities; and,

WHEREAS, Missouri's cities vary significantly in size, structure, and governance needs, and decisions regarding the timing of municipal elections are best determined at the local level rather than through a uniform statewide mandate; and,

WHEREAS, standalone municipal elections allow local issues to receive focused attention, encourage informed decision-making, and preserve the nonpartisan, community-centered nature of local governance; and,

WHEREAS, requiring candidates to declare political party affiliation instead of choosing the ideal candidate for local issues, can create incentives tied to party goals, rather than neutral

administration. The focus will be on party affiliation which causes suppression to independent voices which results in reduction in competition, especially in areas where on political party is majority; and,

WHEREAS, electing local election officials using a partisan framework can create incentives tied to party goals, rather than neutral administration. This structure risks undermining public confidence by shifting the focus from neutral oversight and fairness to advancing partisan goals, even in offices that are intended to function independently and objectively.

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

SECTION 1. The Board of Aldermen of the City of Peculiar, Missouri hereby urges our State Senators and State Representatives to vote against Senate Bill 1152, Senate Bill 1329, House Bill 1613 and/or any related or amended bill version, which would require all municipal elections to be held exclusively during the November general election and require all candidates for offices to declare a political party affiliation when filing for office.

SECTION 2. The Board of Aldermen of the City of Peculiar, Missouri urges Governor Mike Kehoe to veto any legislation passed by the Missouri General Assembly that would require all municipal elections to be held in November each year and require candidates for offices to declare a political party affiliation when filing for office.

SECTION 3. The Deputy City Clerk of the City of Peculiar, Missouri shall forward a copy of this resolution to all the State Senators and State Representatives that represent Cass County, Missouri.

SECTION 4. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 19TH DAY OF FEBRUARY 2026:

Alderman Wells	____	Alderwoman Grunwald	____
Alderman Poland	____	Alderman Jarrett	____
Alderman Ehrhardt	____	Alderman Gallagher	____

APPROVED: ATTEST:

_____ _____

John Shatto, Mayor Cama Suess, Deputy City Clerk

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss

Development Services
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Carl Scarborough

Parks & Recreation Director
Jason Long

Municipal Offices
250 S. Main Street ~ Peculiar, MO 64078
Phone: (816)779-5200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

To: Mayor and Board of Aldermen
From: City Staff
Date: 2-19-26
Re: Resolutions 2026-10 and 2026-11- Seek PD grant funding from MO Highway Safety

GENERAL INFORMATION

Applicant: Don Shepard - Chief of Police
Requested Actions: Passage of Resolutions 2026-10 and 2026-11
Purpose: Allow the Police Department to seek grant funding from MO Highway Safety.

PROPOSAL

See "Requested Actions" above

PREVIOUS ACTIONS

1. The most common calls for service the police department receives are related to traffic complaints, careless/reckless driving, and crashes.
2. Oftentimes, officers are unable to give the best possible service or attention to such complaints, as the violations typically occur during the busiest times of the day, when higher priority calls are the most frequent and need attention.
3. The Police Department has received "mini-grants" from MO Dept. of Highway Safety in the past.

KEY ISSUES

1. More attention could be given to traffic complaints in specific areas at specific times, if officers could work on an 'overtime' basis, for specific directed traffic enforcement only, and not be subject to also handling general calls for service.
2. Crashes could also be reduced in specific areas, utilizing the same methods.
3. The 'mini grants' previously received are only available during specific date/time frames, for specific MO Highway Safety related campaigns/initiatives.
4. If authorized by these resolutions, the grants that would be sought would be 'lump sum' reimbursement grants that would be active for the whole fiscal year, and not tied to specific campaigns/initiatives.

STAFF COMMENTS AND SUGGESTIONS

1. These grants can be used to pay officers overtime when working specific and directed traffic enforcement, nearly anytime.

2. These grants would reimburse officers for overtime. The funds can also be used for sending officers to traffic-safety related training and traffic-safety related equipment, if awarded.

STAFF RECOMMENDATION

Staff recommends approval of the bill.

ATTACHMENTS

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE MISSOURI DIVISION OF TRAFFIC AND HIGHWAY SAFETY FOR THE ENFORCEMENT OF DRUG/ALCOHOL-RELATED TRAFFIC VIOLATIONS AND AUTHORIZING THE CITY ADMINISTRATOR TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING

WHEREAS, the Peculiar Police Department is committed to enhancing the safety of the motoring public and dedicated to providing the citizens and visitors of Peculiar with quality police services.

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

SECTION 1: The City of Peculiar desires to participate with the Missouri Division of Traffic and Highway Safety in an effort to enhance traffic safety and reduce drug/Alcohol-related traffic crashes.

SECTION 2: The Missouri Division of Traffic and Highway Safety offers communities monetary assistance by providing overtime funds for the enforcement of drug/alcohol driving laws affecting traffic safety, in an effort to reduce drug/alcohol-related traffic crashes.

SECTION 3: The City of Peculiar has benefited in the past and continues to benefit from Missouri Division of Traffic and Highway Safety funding for the enforcement of drug/alcohol-related traffic violations.

SECTION 4: The City of Peculiar intends to continue enforcement efforts to reduce drug/alcohol-related traffic crashes.

SECTION 5: The City Administrator is authorized to prepare and submit the appropriate documents to the Missouri Division of Traffic and Highway Safety in an effort to secure funding to enhance traffic safety and reduce drug/alcohol-related traffic crashes in the City of Peculiar

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 19TH DAY OF FEBRUARY, 2026:

Alderman Poland	_____	Alderwoman Grunwald	_____
Alderman Ehrhardt	_____	Alderman Jarrett	_____
Alderman Wells	_____	Alderman Gallagher	_____

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE MISSOURI DIVISION OF TRAFFIC AND HIGHWAY SAFETY FOR THE ENFORCEMENT OF HAZARDOUS TRAFFIC VIOLATIONS AND AUTHORIZING THE CITY ADMINISTRATOR TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING

WHEREAS, the Peculiar Police Department is committed to enhancing the safety of the motoring public and dedicated to providing the citizens and visitors of Peculiar with quality police services.

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

SECTION 1: The City of Peculiar desires to participate with the Missouri Division of Traffic and Highway Safety in an effort to enhance traffic safety and reduce traffic crashes.

SECTION 2: The Missouri Division of Traffic and Highway Safety offers communities monetary assistance by providing overtime funds for the enforcement of hazardous traffic violations affecting traffic safety, in an effort to reduce traffic crashes.

SECTION 3: The City of Peculiar has benefited in the past and continues to benefit from Missouri Division of Traffic and Highway Safety funding for the enforcement of hazardous traffic violations.

SECTION 4: The City of Peculiar intends to continue enforcement efforts to reduce traffic crashes.

SECTION 5: The City Administrator is authorized to prepare and submit the appropriate documents to the Missouri Division of Traffic and Highway Safety in an effort to secure funding to enhance traffic safety and reduce traffic crashes in the City of Peculiar

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 19TH DAY OF FEBRUARY, 2026:

Alderman Poland	_____	Alderwoman Grunwald	_____
Alderman Ehrhardt	_____	Alderman Jarrett	_____
Alderman Wells	_____	Alderman Gallagher	_____

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss

Development Services
Dylan Eppert

Chief of Police
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City Attorney
Carl Scarborough

Parks & Recreation Director
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Phone: (816)779-5200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

To: Mayor and Board of Aldermen
From: City Staff
Date: 2-19-26
Re: Resolution 2026-12 - Approval of Special Alcoholic Beverage Permit - Peculiar Tailgate

GENERAL INFORMATION

Applicant: Shannon Wells, on behalf of Peculiar Area Chamber of Commerce
Requested Actions: Passage of Resolution 2026-12
Purpose: Approval of Special Alcoholic Beverage Permit for Peculiar Tailgate Festival.

PROPOSAL

See "Requested Actions" above

PREVIOUS ACTIONS

1. Permit has been granted to same applicant twice yearly for several years now
2. Proposed permit has been reviewed by City staff

KEY ISSUES

The Peculiar Tailgate Festival, hosted by the Peculiar Chamber of Commerce, will be held downtown on May 2, 2026. The applicant has enlisted the services of two vendors to sell alcoholic beverages to customers. The applicant is requesting a special permit to allow patrons who purchase alcoholic drinks to carry them around the downtown area during the festival rather than being confined to a small restricted area such as a 'beer garden.' The Peculiar City 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.

STAFF COMMENTS AND SUGGESTIONS

1. The vendors are licensed and possess all of the requisite permits from the State of Missouri Liquor Control to sell alcoholic beverages by the drink.
2. The permit applicant intends to have volunteers verify the age of each potential patron who appears to be under the age of 40. This will be done at the time the patron comes to purchase their first drink. Once their age is verified, the volunteer will place a predetermined wrist-band on the patron so that they can be readily identified at a glance by law enforcement, and the vendors, as being 21 years of age or older.
3. The permit will only be in effect during the hours of the festival.

4. Patrons may only carry and consume alcoholic beverages in the area which the festival is being held.
5. At least two additional Peculiar Police Officers will be on duty and specifically assigned to the event for security and enforcement of city ordinances if necessary. NOTE: Any alcoholic beverages not provided by the vendors will not be permitted to be consumed in public. Violations are subject to prosecution under 600.280.

STAFF RECOMMENDATION

Staff recommends approval of the special alcohol permit.

ATTACHMENTS

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING A SPECIAL ALCOHOLIC BEVERAGE PERMIT BY THE PECULIAR CHAMBER OF COMMERCE FOR THE TAILGATE FESTIVAL ON MAY 2, 2026 IN THE CITY OF PECULIAR, MISSOURI.

WHEREAS, the Peculiar Chamber of Commerce 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 the downtown area during the hours of the Tailgate Festival; and

WHEREAS, the applicant has enlisted the services licensed vendors to sell alcoholic beverages to customers; 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 the Peculiar Area Chamber of Commerce allowing patrons 21 years of age and older who purchase alcoholic drinks to carry them around the downtown area during the hours of the Tailgate Festival.

SECTION 2: This resolution shall become effective upon its approval and passage this by the Board of Aldermen.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 19TH DAY OF FEBRUARY, 2026:

Alderman Poland	_____	Alderwoman Grunwald	_____
Alderman Ehrhardt	_____	Alderman Jarrett	_____
Alderman Wells	_____	Alderman Gallagher	_____

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

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: Downtown Peculiar, Broadway, 1st, Center Sts.

APPLICANT'S NAME: Peculiar Area Chamber of Commerce - Shannon Wells

PHONE NUMBER: 816-761-8630

BUSINESS/ORGANIZATION NAME (IF APPLICABLE): Peculiar Area Chamber of Commerce

PHONE NUMBER: 816-620-4338

EVENT NAME: Peculiar Tailgate Festival

EVENT DATE(S) AND TIME(S) May 2, 26 10am TO May 2, 26 7pm

EVENT DESCRIPTION: Community festival that will have a parade, food trucks, vendors, kids area, very small stage w/ musicians & possible contests

TYPE(S) OF ALCOHOL AVAILABLE TO BE CONSUMED: Beer, wine, specialty drinks

PLEASE DESCRIBE SAFEGUARDS THAT WILL BE USED TO ENSURE ALCOHOL WILL NOT BE PROVIDED TO MINORS: The vendors will be responsible for checking ID's & provided w/ wristbands to put on buyers

PLEASE DESCRIBE BOUNDARIES OF AREA WHERE ALCOHOL WILL BE PERMITTED, AND SIGNAGE THAT WILL BE USED (attach maps if necessary): W Broadway, 1st, W Center St, the front parking lot, municipal parking lot. See attached map

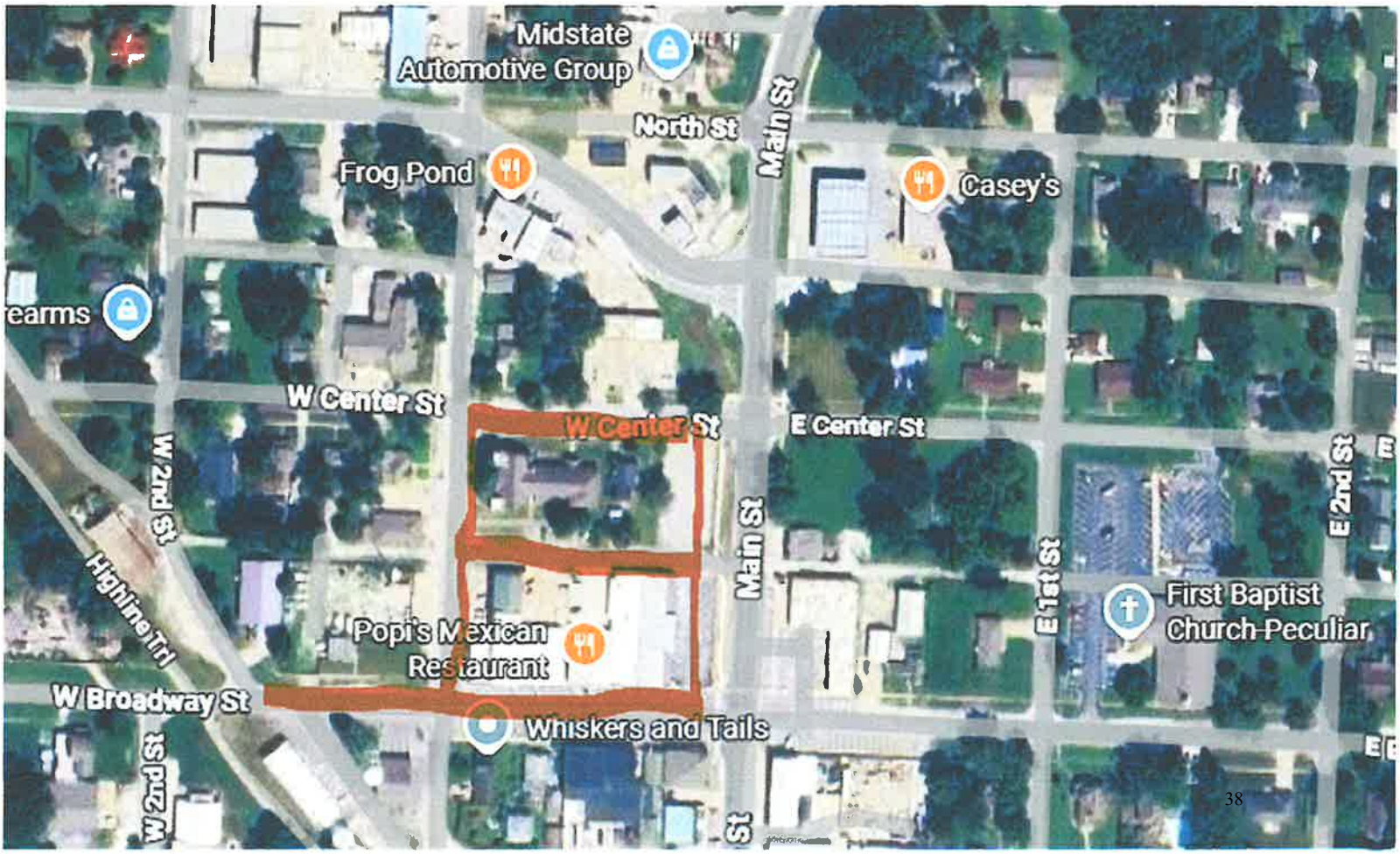
THIS PERMIT IS ISSUED ON THE EXPRESS CONDITION THAT THE ACTIVITY/EVENT DESCRIBED IN THE TEMPORARY PERMIT APPLICATION SHALL CONFORM IN ALL RESPECTS TO THE STATEMENTS CERTIFIED ABOVE, AND THAT ALL SECTIONS OF PECULIAR CITY ORDINANCE CHAPTER 600 – ALCOHOLIC BEVERAGES ARE FOLLOWED.

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

APPLICANT'S SIGNATURE: Shannon Wells

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

SIGNATURE AND TITLE OF CITY OFFICIAL: _____ DATE _____


Midstate
Automotive Group
North St
Main St
Frog Pond
Casey's
earms
W Center St
W Center St
E Center St
W 2nd St
Highline Trl
Main St
E 1st St
E 2nd St
First Baptist
Church Peculiar
Popi's Mexican
Restaurant
W Broadway St
Whiskers and Tails
W 2nd St
St

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

CITY ADMINISTRATOR REPORT

To: Mayor & Board of Aldermen
From: Don Shepard
Date: Feb 19, 2026

GENERAL INFORMATION

Events/Activities/Projects:

- The Mayor's State of the City address was held on January 27 and was well-attended.
- On January 28, All Department heads attended a MO Main St. Connection grant workshop in Jefferson City, MO to explore ideas for continuing to improve Peculiar Broadway/Main area.
- On February 8, many city staff manned booths and attended the annual Community Fair at the Peculiar Lion's Club.
- Work continues at City Lake Park, now that weather has begun to improve. Specifically, construction of the playground is underway, and the shoreline improvements will continue.
- The City officially made the transition from Microsoft to Google Suite on Feb 11
- Construction of Scooters Coffee continues to progress, and is still on schedule to open by Spring
- Planning continues for the America 250 Independence Day event

Personnel / staffing:

- Brandi Boyle has begun employment on 2/4/26. She brings considerable experience to the table from multiple organizations, including MODOT and the Missouri Highway Patrol.
    - In addition to office and administrative work, she will also serve some duties in the field, to include snow plowing (once trained).
    - Ms. Boyle will also be assisting Municipal Court Administrator Lewis on court nights, and act as Ms. Lewis' second - a position which was identified in the recent OSCA audit as being required, but which almost nobody in the city was eligible to fill, due to the separation of government powers requirement.
- The open position in Parks yet to be filled, will be open soon. This will be the last remaining open position. All others, in every department, are full.
- The Police Department lost one officer to another agency, but immediately filled it with another applicant. Brandon George will begin the Academy on March 2.

Motor Fuel Fee Summary - FY 2025 - 2026

Month Collected	October	November	December	January	February	March	April	May	June	July	August	September	Totals
For Month of	September	October	November	December	January	February	March	April	May	June	July	August	
Casey's General Stores # 1197													
87 Octane	159,392.00	182,038.00	176,385.00	185,243.00									703,058.00
Diesel Fuel	17,827.00	19,658.00	20,011.00	18,004.00									75,500.00
Total Fuel	177,219.00	201,696.00	196,396.00	203,247.00	-	-	-	-	-	-	-	-	778,558.00
Motor Fuel Fee	1,772.19	2,016.96	1,963.96	2,032.47	-	-	-	-	-	-	-	-	7,785.58
Casey's General Stores # 2616													
87 Octane	143,612.00	172,896.00	165,543.00	171,063.00									653,114.00
Total Fuel	143,612.00	172,896.00	165,543.00	171,063.00	-	-	-	-	-	-	-	-	653,114.00
Motor Fuel Fee	1,436.12	1,728.96	1,655.43	1,710.63	-	-	-	-	-	-	-	-	6,531.14
Cosentino's Price Chopper													
87 Octane	42,353.90	49,006.60	46,471.00	47,484.50									185,316.00
89 Octane	2,329.40	1,930.20	2,145.50	2,426.50									8,831.60
91 Octane	4,336.50	5,186.80	4,076.90	4,990.50									18,590.70
Diesel Fuel	4,574.20	4,827.40	3,746.90	3,502.40									16,650.90
Total Fuel	53,594.00	60,951.00	56,440.30	58,403.90	-	-	-	-	-	-	-	-	229,389.20
Motor Fuel Fee	535.94	609.51	564.40	584.04	-	-	-	-	-	-	-	-	2,293.89
EATS Taxes Payable to TIF	(112.49)	(141.51)	(140.45)	(147.27)									(541.72)
City Motor Fuel Fee	423.45	468.00	423.95	436.77	-	-	-	-	-	-	-	-	1,752.17
Flying J Travel Plaza #672													
87 Octane	116,807.00	112,671.00	107,309.00	102,619.00									439,406.00
89 Octane	5,250.00	4,341.00	4,625.00	3,704.00									17,920.00
91 Octane	6,956.00	6,766.00	6,766.00	5,924.00									26,412.00
Diesel Fuel	518,249.00	534,944.00	492,591.00	526,238.00									2,072,022.00
Total Fuel	647,262.00	658,722.00	611,291.00	638,485.00	-	-	-	-	-	-	-	-	2,555,760.00
Motor Fuel Fee	6,472.62	6,587.22	6,112.91	6,384.85	-	-	-	-	-	-	-	-	25,557.60
Total Motor Fuel Fee per Month	10,104.38	10,801.14	10,156.25	10,564.72	-	-	-	-	-	-	-	-	41,626.49
Change from PM Revenues		696.76	(644.89)	408.47	(10,564.72)	-	-	-	-	-	-		
									-		Total Budgeted Revenues		107,000.00
											Budget Used		38.90%
											Remaining		61.10%

City of Peculiar, MO

Income Statement

Group Summary

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 10 - General Fund					
Revenue	4,004,490.00	4,004,490.00	81,673.83	1,432,298.47	2,572,191.53
Expense	3,640,175.00	3,690,175.00	438,085.71	1,382,147.99	2,308,027.01
Fund: 10 - General Fund Surplus (Deficit):	**364,315.00**	**314,315.00**	**(356,411.88)**	**50,150.48**	
Fund: 15 - Administrative Building Fund					
Revenue	28,500.00	28,500.00	2,375.00	9,500.00	19,000.00
Expense	28,500.00	28,500.00	2,795.41	6,690.60	21,809.40
Fund: 15 - Administrative Building Fund Surplus (Deficit):	-	-	**(420.41)**	**2,809.40**	
Fund: 16 - Public Works Building Fund					
Revenue	23,000.00	23,000.00	1,916.67	7,666.68	15,333.32
Expense	23,000.00	23,000.00	2,379.93	7,642.81	15,357.19
Fund: 16 - Public Works Building Fund Surplus (Deficit):	-	-	**(463.26)**	**23.87**	
Fund: 20 - Park Fund					
Revenue	425,455.00	425,455.00	28,639.24	130,964.82	294,490.18
Expense	409,850.00	614,850.00	24,571.06	112,623.16	502,226.84
Fund: 20 - Park Fund Surplus (Deficit):	**15,605.00**	**(189,395.00)**	**4,068.18**	**18,341.66**	
Fund: 21 - Road & Street Fund					
Revenue	551,000.00	551,000.00	27,864.75	123,888.09	427,111.91
Expense	518,600.00	518,600.00	29,260.03	255,352.33	263,247.67
Fund: 21 - Road & Street Fund Surplus (Deficit):	**32,400.00**	**32,400.00**	**(1,395.28)**	**(131,464.24)**	
Fund: 22 - Gasoline Tax Fund					
Revenue	455,000.00	455,000.00	39,135.59	161,600.56	293,399.44
Expense	433,240.00	433,240.00	12,200.31	266,461.93	166,778.07
Fund: 22 - Gasoline Tax Fund Surplus (Deficit):	**21,760.00**	**21,760.00**	**26,935.28**	**(104,861.37)**	
Fund: 30 - Capital Projects Fund					
Revenue	356,000.00	356,000.00	25,845.00	115,422.52	240,577.48
Expense	356,000.00	356,000.00	9,134.96	220,669.06	135,330.94
Fund: 30 - Capital Projects Fund Surplus (Deficit):	-	-	**16,710.04**	**(105,246.54)**	
Fund: 31 - East Growth Fund					
Revenue	18,000.00	18,000.00	0.08	4,000.32	13,999.68
Expense	18,000.00	18,000.00	-	-	18,000.00
Fund: 31 - East Growth Fund Surplus (Deficit):	-	-	**0.08**	**4,000.32**	
Fund: 32 - West Growth Fund					
Revenue	46,000.00	46,000.00	1,000.05	9,625.20	36,374.80
Expense	46,000.00	46,000.00	-	-	46,000.00
Fund: 32 - West Growth Fund Surplus (Deficit):	-	-	**1,000.05**	**9,625.20**	
Fund: 40 - Debt Service Fund					
Revenue	687,618.00	687,618.00	469,281.77	551,224.44	136,393.56
Expense	599,450.00	599,450.00	-	-	599,450.00
Fund: 40 - Debt Service Fund Surplus (Deficit):	**88,168.00**	**88,168.00**	**469,281.77**	**551,224.44**	
Fund: 50 - Enterprise-Water Fund					
Revenue	2,217,000.00	2,217,000.00	173,851.28	785,705.15	1,431,294.85
Expense	1,994,731.00	4,494,731.00	278,466.49	667,777.29	3,826,953.71
Fund: 50 - Enterprise-Water Fund Surplus (Deficit):	**222,269.00**	**(2,277,731.00)**	**(104,615.21)**	**117,927.86**	
Fund: 51 - Enterprise-Sewer Fund					
Revenue	2,798,330.00	2,798,330.00	173,820.14	748,252.05	2,050,077.95
Expense	5,497,695.00	6,347,695.00	91,985.48	395,054.91	5,952,640.09
Fund: 51 - Enterprise-Sewer Fund Surplus (Deficit):	**(2,699,365.00)**	**(3,549,365.00)**	**81,834.66**	**353,197.14**	
Fund: 52 - Enterprise-Trash Fund					
Revenue	500,000.00	500,000.00	41,836.18	162,920.39	337,079.61
Expense	493,900.00	493,900.00	40,216.04	159,258.97	334,641.03
Fund: 52 - Enterprise-Trash Fund Surplus (Deficit):	**6,100.00**	**6,100.00**	**1,620.14**	**3,661.42**	
Fund: 56 - Enterprise-Water & Sewer Construction Fund					
Revenue	3,442,000.00	3,442,000.00	12,676.94	54,699.94	3,387,300.06
Expense	3,442,000.00	3,442,000.00	-	141,814.40	3,300,185.60
Fund: 56 - Enterprise-Water & Sewer Construction Fund Surplus (Deficit):	-	-	**12,676.94**	**(87,114.46)**	

FY 2026

	October	November	December	Janurary	Feb	March	April	May	June	July	August	September	**Total**
General	67,251.44	62,734.70	72,517.73	74,572.52									**277,076.39**
General Fund - Use Tax	62,472.61	61,111.84	60,436.71	76,523.59									**260,544.75**
General Fund - PSST	31,429.83	24,022.52	25,420.46	24,020.81									**104,893.62**
Parks	33,625.55	27,212.60	28,699.06	25,853.89									**115,391.10**
Transportation	33,625.55	27,212.59	28,699.08	25,844.64									**115,381.86**
Capital Improvements	33,625.56	27,212.61	28,699.08	25,844.63									**115,381.88**
Total	**262,030.54**	**229,506.86**	**244,472.12**	**252,660.08**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**988,669.60**

FY 2026

	Q1	Q2	Q3	Q4	**Total**
General	202,503.87	74,572.52	-	-	**277,076.39**
General Fund - Use Tax	184,021.16	76,523.59	-	-	**260,544.75**
General Fund - PSST	80,872.81	24,020.81	-	-	**104,893.62**
Parks	89,537.21	25,853.89	-	-	**115,391.10**
Transportation	89,537.22	25,844.64	-	-	**115,381.86**
Capital Improvements	89,537.25	25,844.63	-	-	**115,381.88**
Total	**736,009.52**	**252,660.08**	**-**	**-**	**988,669.60**

FY 2025

	Q1	Q2	Q3	Q4	**Total**
General	174,961.19	192,428.13	176,362.61	200,186.56	**743,938.49**
General Fund - Use Tax	184,780.61	240,778.61	222,353.72	193,093.34	**841,006.28**
General Fund - PSST	77,136.33	80,839.20	73,974.73	93,494.19	**325,444.45**
Parks	87,490.60	96,214.48	88,182.14	100,094.90	**371,982.12**
Transportation	87,480.65	96,214.51	88,181.21	100,093.53	**371,969.90**
Capital Improvements	87,480.74	96,214.48	88,182.12	100,094.95	**371,972.29**
Total	**699,330.12**	**802,689.41**	**737,236.53**	**787,057.47**	**3,026,313.53**

FY 2024

	Q1	Q2	Q3	Q4	**Total**
General	170,146.77	170,301.53	184,477.63	184,334.63	**709,260.56**
General Fund - Use Tax	164,051.68	202,524.66	180,015.20	158,732.90	**705,324.44**
General Fund - PSST	77,781.80	68,964.20	80,236.48	83,646.78	**310,629.26**
Parks	85,073.06	85,151.30	92,238.68	92,167.83	**354,630.87**
Transportation	85,073.10	85,151.34	92,238.73	92,168.02	**354,631.19**
Capital Improvements	85,073.16	85,151.37	92,238.73	92,167.87	**354,631.13**
Total	**667,199.57**	**697,244.40**	**721,445.45**	**703,218.03**	**2,789,107.45**

City Administrator's Report for 2-19-2026

Police Department Activity summation 1-20-26 to 2-19-26

Noteworthy happenings

- January 22 - Citizen's Police Academy session 3
- January 26 - Officer Volkman attended training in St. Charles, MO to become a certified armorer for Police Department weapons.
- January 29 - Citizen's Police Academy session 4
- January 31 - Cathy German officially joined the department as our property/evidence technician, on a part-time basis. She is already amazing changes to our processes and procedures.
- February 2-6 - Lieutenant Grabmiller attended the FBI Law Enforcement Executive Development Association, Executive Leadership Institute, hosted by the Cass County Sheriff's Office.
- February 5 - Citizen's Police Academy session 5 (final)
- February 6 - Chief Shepard attended a kick-off workshop and meeting of the Law Enforcement Phlebotomy Program task force in Warrensburg, MO. The workshop was for new officers throughout Missouri assigned to be trained as law enforcement phlebotomists.
- February 7 - Officers Lowrey and New manned a booth at the Community Fair held at the Peculiar Lion's Club
- February 10 - Chief Shepard participated in a research forum interview for the National Policing Institute.
- February 11 - Monthly Supervisor/Administrator meeting
- PPD was invited by KCPD to provide Officers for security details throughout Kansas City during the FIFA World Cup this summer. Officers volunteered for the details and overtime will be reimbursed by grants given to KCPD.

Police Blotter 1-12-26 to 2-8-26 (*Only lists police reports - not a comprehensive list of-all incidents handled)

- January 12, 2026
    - 0052 hours S. Peculiar Drive @ Tuscany Parkway – Possess Stolen Property
    - 0227 hours 21000 Block of Crystal Avenue – Runaway
    - 0500 hours Interstate 49 Ramp @ State Route C – No Valid Driver License
    - 0710 hours Peculiar Way @ Peculiar Drive – Motor Vehicle Accident
    - 0738 hours 21000 Block of Lombardo Lane – Property Damage
    - 0744 hours 10000 Block of Lucca Lane – Stealing
    - 1412 hours 300 Block of W. 1st Street – Domestic Assault / Endangering Welfare of Child
    - 1632 hours 200 Block of E. 3rd Street – Sexual Misconduct

    - 1655 hours Tuscany Parkway @ Murlo Circle – Stealing / Property Damage
    - 1746 hours 200 Block of N. Main Street – Possess Controlled Substance
    - 2226 hours 100 Block of E. North Street - Stealing
- January 13, 2026
    - 0400 hours 200 Block of Shari Drive – Making False Police Report
    - 1024 hours State Route J @ E. 211th Street – Property Damage
    - 1150 hours 10 Block of NE Tudor Road (LSPD) – Warrant Arrest
    - 1329 hours Interstate 49 @ MM 169 – Warrant Arrest
    - 1354 hours 21000 Block of School Road – Assault / Beyond Parental Control
    - 1431 hours E. 211th Street @ Interstate 49 – Motor Vehicle Accident
    - 1539 hours 700 Block of State Route J – Motor Vehicle Accident, Hit & Run
    - 1715 hours Main Street @ E. Center Street – Warrant Arrest
- January 14, 2026
    - 0804 hours E. North Street @ Main Street – Warrant Arrest
    - 2210 hours State Route J @ E. Prairie Drive – Driving While Intoxicated / Resist Arrest
- January 15, 2026
    - 0715 hours School Road @ E. 211th Street – Motor Vehicle Accident
    - 1346 hours 22000 Block of Setter's Pointe Blvd. – Domestic Assault
    - 1413 hours 800 Block of Harr Grove Road – Warrant Arrest
    - 1452 hours 10000 Block of 220th Street – Domestic Disturbance
- January 16, 2026
    - 0302 hours Interstate 49 @ Peculiar Way – No Valid Driver License
    - 1531 hours 900 Block of Hurley Street – Motor Vehicle Accident, Hit & Run
    - 2055 hours 22000 Block of S. East Outer Road – Driving While Intoxicated
- January 18, 2026
    - 1416 hours S. East Outer Road @ State Route C – Motor Vehicle Accident
- January 19, 2026
    - 2039 hours State Route C @ Legend Lane – Driving While Suspended
- January 20, 2026
    - 1352 hours 12000 Block of Canna Court – Stealing
    - 1402 hours 21000 Block of Soryl Avenue – Tampering
    - 1909 hours 21000 Block of Soryl Avenue - Tampering
- January 21, 2026
    - 0209 hours W. 5th Street @ W. 5th Court – Driving While Intoxicated

    - 1352 hours 100 Block of W. Broadway Avenue – Miscellaneous Information
    - 1427 hours 100 Block of W. Center Street – Lost Property
    - 1810 hours Harper Road @ E. 227th Street – Motor Vehicle Accident
- January 22, 2026
    - 0459 hours Peculiar Drive @ Peculiar Way – Abandoned Vehicle
    - 1306 hours 21000 Block of School Road – Beyond Parental Control
    - 1349 hours Harr Grove Road @ Elm Street – Resist Arrest
    - 1801 hours 22000 Block of Gracie Drive – Death Investigation
    - 2051 hours 700 Block of Meadow Lane – Paper Service
- January 23, 2026
    - 1109 hours 700 Block of State Route J – Warrant Arrest
    - 1439 hours 20000 Block of School Road – Violate Protection Order
    - 1853 hours 600 Block of State Route J – Stealing
    - 2128 hours 700 Block of Meadow Lane – Warrant Arrest
    - 2229 hours 400 Block of E. Center Street - Harassment
- January 25, 2026
    - 1319 hours 300 Block of W. 2nd Street – Motor Vehicle Accident, Hit & Run
    - 1601 hours 11000 Block of Daniel Circle – Motor Vehicle Accident, Hit & Run
    - 2032 hours State Route C @ E. 227th Street – Motor Vehicle Accident
- January 26, 2026
    - 2234 hours E. 221st Street @ S. East Outer Road – Warrant Arrest
- January 27, 2026
    - 1656 hours 300 Block of Legend Lane - Fraud
    - 1851 hours 22000 Block of Gracie Drive – Domestic Assault
    - 2350 hours 600 Block of Arena Drive – Fail to Yield to Emergency Vehicle
- January 29, 2026
    - 0631 hours 21000 Block of Massa Circle – Property Damage
    - 1007 hours 21000 Block of Lombardo Lane – Property Damage
- January 30, 2026
    - 2200 hours Interstate 49 @ MM 169 – Warrant Arrest
    - 2322 hours E. 227th Street @ Harper Road – Driving While Suspended
- January 31, 2026
    - 1530 hours W. Foxwood Drive @ Peace Drive (Raymore) – Assist Outside Agency
    - 1544 hours 500 Block of Schug Avenue – Motor Vehicle Accident, Hit & Run
- February 01, 2026

    - 1502 hours 200 Block of Shari Drive – Beyond Parental Control
    - 2157 hours 100 Block of E. North Street – Warrant Arrest
- February 02, 2026
    - 1527 hours 10000 Block of 220th Street – Domestic Disturbance
- February 03, 2026
    - 0251 hours 200 Block of Shari Drive – Beyond Parental Control
    - 1429 hours 100 Block of Shari Drive – Identity Theft
    - 1450 hours 200 Block of Shari Drive – Terrorist Threat
    - 1831 hours 22000 Block of S. East Outer Road – Domestic Assault
    - 2105 hours 100 Block of E. North Street – No Valid Driver License
- February 04, 2026
    - 1007 hours 200 Block of S. Main Street – Forgery
    - 1011 hours Interstate 49 @ State Route C – Motor Vehicle Accident, Hit & Run
    - 1029 hours 500 Block of S. Peculiar Drive – Domestic Assault
    - 1043 hours 200 Block of N. Main Street – Warrant Arrest
- February 05, 2026
    - 1327 hours Peculiar Way @ S. Peculiar Drive – Driving While Suspended / Warrant Arrest
    - 1432 hours 11000 Block of E. 211th Street – Violate Order of Protection
    - 1753 hours 700 Block of State Route J – Property Damage
    - 2126 hours 20000 Block of S. School Road – Harassment
    - 2339 hours 21000 Block of Clairmont Street – Domestic Disturbance
- February 06, 2026
    - 1043 hours 12000 Block of White Oak Street – Crisis Intervention
    - 1051 hours 21000 Block of North Pointe Drive – Enticement of a Child
    - 1443 hours 20000 Block of School Road – Possess Cannabis Where Prohibited
    - 1950 hours W. North Street @ W. 1st Street – Possess Controlled Substance
- February 07, 2026
    - 0002 hours State Route C @ Schug Avenue – Driving While Intoxicated
    - 1514 hours 20000 Block of School Road – Violate Order of Protection
    - 1538 hours 22000 Block of S. East Outer Road – Domestic Disturbance
    - 2018 hours Interstate 49 Ramp @ State Route J – Driving While Intoxicated
    - 2323 hours 7000 Block of 163rd Street (Belton) – Assist Outside Agency
- February 08, 2026
    - 0034 hours Hurley Street @ School Road – Driving While Intoxicated
    - 0118 hours 22000 Block of S. East Outer Road – Domestic Disturbance

- 0406 hours State Route C @ Foxs Den Road – Driving While Intoxicated
- 0441 hours 700 Block of State Route J – Motor Vehicle Accident, Hit & Run / Domestic Assault
- 0945 hours 22000 Block of S. East Outer Road – Resist Arrest
- 1148 hours 11000 Block of E. 218th Street – Domestic Disturbance

DEVELOPMENT SERVICES

Monthly Department Report (January 2026)

BUILDING PERMITS ACTIVITY

Type of Permit	Jan. 2026	FY 2026 Total	2025 YTD	2025 Total
Detached Single-Family Residential	1	11	35	70
Attached Single-Family Residential	0	0	0	0
Residential Remodel/Repair	0	6	10	53
Multi-Family Residential (apartment)	0	0	0	0
Accessory Structures/Sheds	0	3	4	12
Decks	1	3	5	12
Roofs	0	10	11	43
Driveway/Sidewalk	0	1	1	1
Fence	1	12	12	52
Commercial – New, Additions, Alterations	0	3	3	14
Sign Permits	0	0	3	8
Temporary Signs	4	5	3	11
Investment	**Jan. 2026**	**FY 2026 Total**	**2025 YTD**	**2025 Total**
Residential Permit Valuation (New Builds)	$496,019.00	$3,306,278.88	$7,636,945.69	$20,187,380.79
Commercial Permit Valuation	$0	$216,614.00	$25,000.00	$822,424.50

Building Construction Activity

- SCOOTERS HAS BEGUN INSTALLING LIGHT POLES FOR THE PARKING LOT AND PREPARING FOR CUBR AND ASPHAULT FOR THE PARKING LOT.
- BUSINES LICENSE INSPECTIONS ARE NEARLING COMPLETION WITH ONLY 27 BUSINESSES OUT 140 WHO HAVE NOT HAD BOTH THEIR INSPECTION AND OBTAINED THEIR BUSINESS LICENSE.

Planning Activity

- An SUP has been applied for regarding a convenience store with fuel as well as a quick serve restaurant with drive-thru.
- City Staff is reviewing the comprehensive fee schedule to research the feasibility to lowering fees to spur economic growth.

CODE ENFORCEMENT DIVISION

Code Enforcement	Jan. 2026	FY 2026 Total	2025 Total	2024 Total
~Code Enforcement Cases Opened	20	91	260	370
Total Violations	31	138	379	495
Cases Sent to Court	5-15	5-15	N/A	N/A
~ Accumulation of Rubbish	7	19	99	192
~ Weeds	6	17	80	61
~ Motor Vehicles	6	27	43	105
~ Parking on Property Zoned Residential	8	22	31	28
~ Protective Treatment	0	0	8	6
~ Dead, Diseased or Dangerous Trees	0	0	3	1
~ Work without a Permit	0	1	5	1
~ Vacant Structures and Land	0	1	3	2
~ Premises Identification	0	2	5	5
~ Exterior Walls	1	3	6	6
~ Roofs and Drainage	0	0	3	7
~ Handrails and Guardrails	0	1	2	0
~ Trash Enclosures	0	0	6	6
~ Sign Permit Required	0	0	1	1
~ Sign Maintenance	0	0	1	2
~ Signs Pulled in ROW	38	95	179	N/A
~ Construction Permit Required	0	1	3	10
~ Fence	0	0	1	2
Excavation Permit Required	0	0	1	0
~ Keeping of Chickens	0	0	1	3
Windows, Skylight and Door Frames	1	3	3	2
General Regulations	0	0	0	0
Accessory Structures in Residential	1	15	25	20
“R-E” Residential Estate	0	0	0	0
Paving Requirements	0	1	0	0
Stairways, Decks, Porches & Balconies	0	2	2	3
All Other Violations	0	1	2	7
Maintenance of Trees, or Lawns, Abutting	1	13	45	25

UPCOMING MEETINGS

(February 12, 2026) - PLANNING AND ZONING COMMISSION
• Review Chapter 400 Article 7
(February 2026) – BOARD OF ALDERMAN MEETING
• Comprehensive Fee Schedule
(February 26, 2026) - BOARD OF ZONING ADJUSTMENT (BZA) MEETING
• Cancelled Due to Lack of Business Items

DEPARTMENT ACTIVITY & EVENTS

• Development Service Director, Dylan Eppert attended the State of the City event for the City of Peculiar.
• Development Services Director, Dylan Eppert attended the Chamber of Commerce Monthly Meeting.
• The Development Review Committee (DRC) met to discuss current and upcoming projects.
• Development Services Department held two meetings for Home Builders to learn the new process implemented with both contractor licensing and a new review checklist for when new single family home permits are applied for.
• The Development Services Department is exploring the possibility of a Rental Inspection program for all residential properties that are not owner occupied.
• Development Services Director, Dylan Eppert participated in an interview with a local realtor and his social media platform “Highlight My Town” to talk about development in the City.
• Development Services Department has begun working on the document for ISO which conducts a review of the building department and provided a grading on their programs and employees. This is done every 5 years.

Building Inspections Division

Inspection Type	December 2025	FY 2026 Total
Total Inspections	75	272
Cases sent to Court	0	0
Footing	1	8
Foundation Wall	3	7
Ground Rough Plumbing	7	10
Sewer	3	4
Water Service	2	2
Building Rough	3	13
Plumbing Rough	1	9
Mechanical Rough	2	9
Electrical Rough	2	9
Electrical Service	3	12
Gas Test / Service	1	6
Final Inspection	1	10
Certificate of Occupancy	0	0
Deck	2	9
Fence	1	3
Roof	0	8
Water Heater	0	0
Pools	0	0
Solar	0	4
Business License Inspections	25	101
MBPC	0	0
Miscellaneous	19	48
Rental	0	0
Signs	0	0

Residential Subdivisions	
Subdivision	**Available Lots**
Carriage Meadows	4
Copper Creek	21
Fox's Den	10
Frontier Estates	3
Meadowbrook Lakes	44
Tuscany 2nd Addition	3
Tuscany 3rd Addition	33
Tuscany 4th Addition	29
Twin Oaks	2
Woodland Trails	17
Windmill County Estates	12
Available Lots:	***178***

Light Industrial Subdivisions	
Subdivision	**Available Lots**
Bradley's Crossing	5
Forest Scott Industrial Par	4
Kerr Industrial Park	10
Peculiar Junction	3
Available Lots:	***22***

Commercial Subdivisions	
Subdivision	**Available Lots**
Bradley's Crossing	1
Irongate	8
Peculiar Junction	15
Twin Oaks	4
Available Lots:	***28***

Approved Preliminary Plats	
Subdivision	**Available Lots**
Meadowbrook Lakes	67
Tuscany	35
Woodland Trails	262
Available Lots:	***364***

Last Update: February 5, 2026

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss

Development Services
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Carl Scarborough

Parks & Recreation Director
Jason Long

Municipal Offices
250 S. Main Street ~ Peculiar, MO 64078
Phone: (816)779-5200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

To: **Mayor and Board of Aldermen**
From: **Jason Long-Director of Parks and Recreation**
Date: **2/19/2026**
Re: **Admin Report**

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1. City Lake playground is almost complete. Next steps are returning to work on the shoreline and campsites now that the weather is a bit warmer.
2. Raisbeck cleanup continues with Spring soccer opening soon. Also getting plans made for major trail improvements
3. I will be conducting interviews in the near future for our new grounds position.
4. Disc golf course at Raisbeck is still in the works
1. I'd just like to say that we have a lot of exciting things planned for our parks and appreciate all the love and support we've received from the community and staff. The long-term goal is to provide Peculiar and surrounding cities with new and unique experiences that will encourage people to come back again and again.

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Public Works Monthly City Administrator Report
January 2026

Winter Weather Operations
Successful long weekend of Plowing Streets. Crews worked around the clock from Friday January 23 through Monday January 26th. Operations started with pretreating the roadways on Thursday January 22nd. 5 trucks were continuously operated with a 6th supplementing when available. Work continued throughout that week to clean vehicles from the storm. One Salt bed and chute was damaged in the storm and crews spend a couple days fixing that inhouse avoiding costly maintenance bills.

General MT Work: Fixed Bent Auger adn spinner on Truck 404, Metal recycling at the old Salt Dome from metal reclaimed from recent projects. Rebuilt Salt bed for one Truck.

Utility Division: Water

- Missouri One Call Locating: 71 Line Locates completed.
- Water Taps for new homes: 3
- Work Orders (turn ons/offs/readers): 30
- Water line repairs –

  Water Main break on Maverick Circle
  Water Main break on Peculiar drive in downtown area
  Water Main Break on Shari Drive

All three of these were repaired in house with Public Works Crews. Maverick Circle required a concrete drive replacement, Peculiar Drive and Share drive required drainage ditch restoration after water main break was repaired.

WWTP & Sanitary Sewer Operation

- **WWTP**
  - Daily/Weekly routine tasks.
  - Several trips at Northpoint, investigating a solution
  - Addressed issues at Foxes Den not alternating
  - Replaced off and lead floats at east left. Several calls with microcomm
  - Replaced GFCI outlet and sump pump in RPZ vault.

- **Sanitary Sewer – Lift Stations and Manhole/Pipe Operations**
    - Realigned north clarifier bridge, repaired and realigned south cl
      plant with 20ppm of hypochlorite, Replaced center seal on aerat
      report, Submitted 503 sludge report, Repaired damaged wiring
      Disassembled and dewragged sludge hauling pump, Daily and w

  Lift stations:
    - Northpoint - Rebooted radio, dewragged pump 2, Hard reset of V
    - Foxes Den - Addressed tripped breaker
    - East - Recalibrated wet well eye, Replaced float control box
    - BCI - Repaired damaged fence and gate
    - Settlers Point - Addressed short cycling pumps due to F.O.G. and rags

- Headworks project started end of January with excavation for foundation.
- Research and estimates for diffuser replacement and blower replacement for the digestor
- (SLudge tank)

Streets Division: Streets
- Patched Potholes on Willow
- Performed end of the month vehicle & equipment inspections.

Stormwater: Cleaned out Clogged drop box coming from neighborhood, ditched along back of yards to give room for drainage to flow to creek bed and newly unclogged drop box. Successfully getting stormwater to property flow in the area

Development Infrastructure Projects
- Scooters inspections.

Residential Home Building Inspections
- Residential Private Water Service Line Inspections: 3
- Residential Private Sanitary Sewer Line Inspections: 3
- Residential Home Driveway Approach Inspections: 4
- Residential Home Sidewalk Inspections: 1
- Residential Home Final Grade Inspections: 5

Engineering Reviews
- Review of Shadow Glenn Expansion Plans
- REview of Winkmill Estates Road Condition
- Final design on Box Culvert for Hurley Street
- Review of Billboard plans on 49 storage property