AGENDA

City of Peculiar
Board of Aldermen Regular Meeting
City Hall Council Chambers – 250 S Main St
Monday, November 17, 2025
6:30 p.m.

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Agenda Approval**

5. **Consent Agenda**

   A. Approval of Draft Minutes for November 3, 2025 BOA Meeting

6. **Agenda Requests**

   None

7. **Unfinished Business**

   A. Bill 2025-20 – 2nd Read

      AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI CALLING FOR A GENERAL MUNICIPAL ELECTION ON APRIL 7, 2026, AND ESTABLISHING FILING DATES FOR SAID ELECTION.

8. **New Business**

   A. Bill 2025-21 – 1st Read

      AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI ADDING CHAPTER 635 OF THE CODE OF ORDINANCES REGARDING CONTRACTOR LICENSING.

   B. Bill 2025-22 – 1st Read

      AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AMENDING CHAPTER 605, BUSINESS LICENSES, REGARDING CITY INSPECTIONS OF BUSINESSES.

Posted by Cama Suess 11/14/25 at 9:15am

C. Resolution 2025-68

A RESOLUTION OF TH4E BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE APPOINTMENT OF SETH BASKETT TO THE PLANNING COMMISSION.

D. Resolution 2025-64

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

E. Resolution 2025-69

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY AND J'S SOUTHLAND FOR TOWING SERVICES WITHIN THE CITY OF PECULIAR.

9. City Administrator Report

10. Board of Aldermen/Mayor Reports and Comments

11. Aldermen Directives

12. Public Comment

13. Closed Session per RSMo. 610.021

Subsection 1 – Legal/Litigation
Subsection 2 – Real Estate

14. Adjourn

MINUTES

City of Peculiar
Board of Aldermen Regular Meeting
City Hall Council Chambers – 250 S Main St
Monday, November 3, 2025
6:30 p.m.

DRAFT

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

City Staff present for the meeting:
Police Chief/City Administrator, Don Shepard
Development Director, Dylan Eppert
Public Works Director, Jill Bruss
Finance Director, Alexa Williams
Parks and Recreation Director, Jason Long
Deputy City Clerk, Cama Suess
Police Lieutenant, Phil Grabmiller
City Attorney, Carl Scarborough

4. Agenda Approval

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

5. Consent Agenda

A. Approval of Draft Minutes for October 20, 2025 BOA Meeting

Alderman Wells motioned to approve the minutes of the October 20,2025 meeting. Seconded by Alderman Gallagher. Motion passed unanimously (6-0).

6. Proclamation

A. National American Indian Heritage Month

Mayor Shatto read a Proclamation declaring November National American Indian Heritage Month. Proclamation was presented to Suzy Paskon, American Indian Chairman for the Prairie Chapter Daughters of the American Revolution.

7. Halloween Yards of the Month

Mayor Shatto presented Halloween Yard of the Month certificates and gift cards to the following homes:

Ward 1 – 508 Birch Street – Jared Riley
Ward 2 – 21810 Lombardo Lane – Andrew and Beth Tucker
Ward 3 – 21409 Pin Oak Lane – Kevin and Heather Wright

8. Agenda Requests

None

9. New Business

A. Bill 2025-20 – 1st Read

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI CALLING FOR A GENERAL MUNICIPAL ELECTION ON APRIL 7, 2026, AND ESTABLISHING FILING DATES FOR SAID ELECTION.

Deputy City Clerk Suess stated this Bill would set the election date for 2026 and the filing dates for the election. She stated there would be one Alderman position in each Ward as well as the Mayor position on the ballot. Mrs. Suess stated filing would open on December 9th and close on December 30th.

Alderman Wells motioned to have the 1st Reading of Bill 2025-20 by Title Only. Seconded by Alderwoman Grunwald. Motion passed unanimously (6-0).

Deputy City Clerk Suess read Bill 2025-20 by Title Only.

Alderman Wells motioned to accept the 1st Reading of Bill 2025-20 by Title Only. Seconded by Alderman Ehrhardt. Motion passed unanimously (6-0).

B. Resolution 2025-64

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, ACCEPTING ZACH POLAND'S RESIGNATION FROM THE PLANNING

DRAFT

COMMISSION, AND APPROVING THE APPOINTMENT OF TONY JARRETT TO THE PLANNING COMMISSION.

Chief Shepard stated the City was notified by the City Attorney that a procedural issue had occurred on this matter. He stated the approval of the new member to the Planning Commission must occur at the meeting following the acceptance of the resignation of the current member. He stated it would be appropriate to accept Alderman Poland's resignation from the Planning Commission at this meeting, and appoint the replacement to the Planning Commission at the next meeting. Attorney Scarborough confirmed this.

Alderman Gallagher motioned to accept the resignation of Alderman Poland from the Planning Commission. Seconded by Alderman Wells. Motion passed unanimously (6-0).

C. Resolution 2025-65

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, AMENDING THE FISCAL YEAR 2025-2026 OPERATING BUDGET FOR THE PURPOSE OF ADDING A WATER DISTRIBUTION SYSTEM CAPITAL IMPROVEMENT PROJECT.

Chief Shepard stated this would add a Capital Improvement Project to the FY 2025-2026 Budget. He stated that Resolution 2025-36 was passed by the Board on July 21, 2025 with the intention to make large improvements to the City's northern water distribution system and also authorized the City to enter an agreement with Bartlett & West via Task Order 9 to manage the project but no budget amendment was done at that time as it was unsure whether the project would begin under the FY 24-25 budget or the FY 25-26 budget. He stated a CIP project number now needed to be added to the FY 25-26 budget.

Alderman Wells motioned to approve Resolution 2025-65. Seconded by Alderman Ehrhardt. Motion passed unanimously (6-0).

D. Resolution 2025-66

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI ACCEPTING THE PUBLIC INFRASTRUCTURE BEING DEDICATED TO THE CITY FOR MAINTENANCE AND AUTHORIZING SIGNING AND RECORDING OF THE WOODLAND TRAILS 1ST PLAT AND DEVELOPMENT AGREEMENT AN 18-LOT 59.79-ACRE LOCATED GENERALLY EAST OF TWIN OAKS PARKWAY BETWEEN STATE ROUTE J AND 211TH STREET IN THE CITY OF PECULIAR, MISSOURI, APPLICANT BOB SCHMIDT, RYMEG, INC.

Mr. Eppert stated this Resolution was to accept Woodland Trails 1st Plat. He stated that the applicant Mr. Schmidt was in attendance to answer any questions. He stated the Public Works department had extensively reviewed the project and could attest the infrastructure and walking trail had been completed. He stated the only portion remaining was the installation of benches which had been ordered and would be completed as soon as they were received. Mr. Eppert stated Staff recommended approval.

DRAFT

Alderman Wells stated he had been to the area and seen the walking trail and thanked Mr. Schmidt for the work. He stated that he would like to see an ADA crosswalk installed to cross the street to the other side but realized it was not part of this current project.

Alderman Ehrhardt motioned to accept Resolution 2025-66. Seconded by Alderman Wells. Motion passed unanimously (6-0).

E. Resolution 2025-67

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI ACCEPTING THE PUBLIC INFRASTRUCTURE BEING DEDICATED TO THE CITY FOR MAINTENANCE AND AUTHORIZING SIGNING AND RECORDING OF THE TUSCANY 4TH PLAT AND DEVELOPMENT AGREEMENT A 29-LOT 10.451-ACRE TUSCANY 4TH ADDITION – FINAL PLAT LOCATED GENERALLY ON TUSCANY PARKWAY BETWEEN PECULIAR DR. AND HARPER RD. IN THE CITY OF PECULIAR, CASS COUNTY, MISSOURI APPLICANT TYLER SALLEE, SALLEE DEVELOPMENT, LLC.

Mr. Eppert stated this Resolution was to accept Tuscany 4th Plat. He stated Staff had reviewed the project both in the office and in the field and recommended approval. He stated this was the 4th of 5 phases in the project and was nearing completion as a whole.

Alderman Wells motioned to approve Resolution 2025-67. Seconded by Alderman Gallagher. Motion passed unanimously (6-0).

10. City Administrator Report

Chief Shepard stated Public Works had made a lot of progress on the project in the old Rodeo Grounds near the intersection of Sivley and Buckaroo. He stated the flooding issues caused by run off in the area would be greatly reduced once the project was completed. He stated the work would be done in time for the street to receive replacement and overlay as well.

Chief Shepard stated Tandem Paving had begun curb work in town in preparation for the street repair and overlay projects on the six streets that were authorized by the Board for repair. He stated the work would begin quickly and continue over the next several weeks.

Chief Shepard stated that the Public Works Committee had met and determined that approximately $47,000 would remain after the six authorized streets had been overlaid. He stated the Committee had recommended holding those funds and using them to purchase asphalt after the new paving machine had been received by the City as well as concrete and structure pipe work that could be completed after the winter weather passed.

Chief Shepard reminded the Aldermen of the training session scheduled for November 24, 2025 with Attorney Scarborough.

DRAFT

11. Board of Aldermen/Mayor Reports and Comments

Alderwoman Grunwald, the other Alderman and the Mayor praised the Chamber of Commerce for the Harvest Moon Festival. Alderman Gallagher expressed pleasant surprise at the resident turn out due to the rainy weather.

Chief Shepard stated that the City Shred Event had occurred that same day and over 4,000 pounds of paper was shredded at that event.

Alderman Poland stated he had driven down to the Sivley project area and was pleased at how quickly that project was moving.

Alderman Ehrhardt mentioned the upcoming Christmas project in town and Mrs. Suess stated the Christmas lights and garland would be installed over Broadway on November 10, 2025. Alderman Wells asked how long the lights would be lit for the season and Chief Shepard stated that had not been decided at this time and follow up would come.

12. Aldermen Directives

Agenda	Approved
Draft Minutes October 20. 2025	Approved
Bill 2025-20 – 1st Reading	Approved
Resolution 2025-64	Removed
Resignation of Alderman Poland from Planning Commission	Accepted
Resolution 2025-65	Approved
Resolution 2025-66	Approved
Resolution 2025-67	Approved

13. Closed Session per RSMo. 610.021

Subsection 1 – Legal/Litigation
Subsection 2 – Real Estate

Mayor Shatto stated the Board would move to closed session per RSMo. 610.021 for Subsection 1 – Legal/Litigation and Subsection 2 – Real Estate.

Alderman Wells motioned to move to Closed Session at 6:50pm. Seconded by Alderman Gallagher.

Roll Call Vote:

Alderman Ehrhardt	AYE
Alderman Gallagher	AYE
Alderwoman Grunwald	AYE

DRAFT

Alderman Jarrett	AYE
Alderman Poland	AYE
Alderman Wells	AYE

Motion passed unanimously (6-0).

Attendance in closed session:

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

Discussion ensued.

Alderman Wells motioned to leave Closed Session at 7:42pm. Seconded by Alderman Ehrhardt.

Roll Call Vote:

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

Motion passed unanimously (6-0).

14. Unfinished Business

A. Bill 2025-19 - 2nd Read

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AN AMENDMENT TO ORDINANCE #08042025C FOR THE 44-LOT FINAL PLAT OF MEADOWBROOK LAKES EAST SUBDIVISION, 1ST PLAT, ON 20.25 ACRES WEST OF 250 S. MAIN ST. AND NORTH OF WINDMILL COUNTRY ESTATES SUBDIVISION, AMENDING CERTAIN CONDITIONS OF APPROVAL, APPLICANT FRONTIER DEVELOPMENTS, LLC.

Alderman Wells motioned to return to Regular Session at 7:44pm. Seconded by Alderman Ehrhardt. Motion passed unanimously (6-0).

Chief Shepard stated Resolution 2025-19 was before the Board for a 2nd Reading and that Mr. Eppert was present to answer any questions.

DRAFT

Alderman Wells motioned to have the 2nd Reading of Bill 2025-19 by Title Only. Seconded by Alderman Ehrhardt. Motion passed unanimously (6-0).

Deputy City Clerk Suess read Bill 2025-19 by Title Only.

Alderman Wells motioned to accept the 2nd Reading of Bill 2025-19 by Title Only. Seconded by Alderwoman Grunwald.

Mayor Shatto stated that upon final passage Bill 2025-19 would become Ordinance 11032025.

Roll Call Vote:

Alderman Ehrhardt	AYE
Alderman Gallagher	NAY
Alderwoman Grunwald	AYE
Alderman Jarrett	AYE
Alderman Poland	AYE
Alderman Wells	AYE

Motion passed (5-1).

15. Adjourn

Alderman Wells motioned to adjourn at 7:46pm. Seconded by Alderman Ehrhardt. Motion passed unanimously (6-0).

DRAFT

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss

Development Services
Dylan Eppert

Parks Director
Jason Long

Chief of Police
Don Shepard

City Attorney
Scarborough Law, LLC

Staff Report

To: Mayor & Board of Aldermen
From: Deputy City Clerk
Date: November 3, 2025
Re: Bill 2025-20 – Call for General Municipal Election

GENERAL INFORMATION

Applicant: Cama Suess
Requested Actions: Approval of Bill 2025-20
Calling for General Municipal Election
Purpose: Fill One (1) Mayor and Three (3) Aldermen positions expiring in April 2026. Approve the request for a General Municipal Election and establish filing dates for election.

PROPOSAL

The Mayor and three (3) Aldermen terms that will expire in April of 2026, one Alderman from each Ward. An ordinance is required to hold a General Municipal Election for the purpose of filling these terms.

STAFF RECOMMENDATION

Approval of Bill 2025-20 calling for a General Municipal Election on April 7, 2026 for the purpose of electing one Mayor and one Alderman from each Ward for a 2-year term. Also establish the filing dates for said election. Filing opens on Tuesday, December 9, 2025 at 8:00 am and ends on Tuesday, December 30, 2025 at 5:00 p.m.

ATTACHMENT

- Bill 2025-20

RECOMMENDATION

- Board of Aldermen approval of Bill 2025-20.

BILL NO. 2025-20 **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI CALLING FOR A GENERAL MUNICIPAL ELECTION ON APRIL 7, 2026, AND ESTABLISHING FILING DATES FOR SAID ELECTION.

WHEREAS, the General Municipal Election Day in Missouri has been determined to be April 7, 2026; and

WHEREAS, the term of the mayor and three aldermen will expire in April, 2026; and

WHEREAS, the filing and closing dates for such election have been determined by the State of Missouri

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

Section 1. A Municipal Election will be held on April 7, 2026 for the purpose of electing the following:

One Mayor for a full term of two (2) years.
One Alderman from Ward #1 for a full term of two (2) years.
One Alderman from Ward #2 for a full term of two (2) years.
One Alderman from Ward #3 for a full term of two (2) years.

Section 2. Qualified candidates may file with the City Clerk beginning at 8:00 a.m. on Tuesday, December 9, 2025. Filing will close at 5:00 p.m. on Tuesday, December 30, 2025.

Section 3. The effective date of this ordinance shall be the ____ day of November 2025.

First Reading: 11/3/25 **Second Reading**: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS ____ DAY OF NOVEMBER 2025, BY THE FOLLOWING VOTE:

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

Approved: Attest:

_____ _____
John Statto, Mayor Cama Suess, Deputy City Clerk

Posted by Cama Suess 11/14/25 at 9:15am

PUBLIC NOTICE
City of Peculiar, Missouri

Filing for the annual General Municipal Election, Tuesday, April 7, 2026 opens Tuesday, December 9, 2025, at 8:00 a.m. and ends on Tuesday, December 30, 2025 at 5:00 p.m., in accordance with Section 115.127.5 RSMo as amended.

At said election there shall be elected:

One (1) Mayor for the full term of two (2) years.
One (1) member of the Board of Aldermen for Ward #1 for the full term of two (2) years.
One (1) member of the Board of Aldermen for Ward #2 for the full term of two (2) years.
One (1) member of the Board of Aldermen for Ward #3 for the full term of two (2) years.

Qualified candidates may file with the City Clerk at Peculiar City Hall, 250 South Main St, from 8:00 a.m. until 5:00 p.m. Monday through Friday.

Please note: Filing opens on Tuesday, December 9, 2025, at 8:00 a.m. and ends on Tuesday, December 30, 2025 at 5:00 p.m..

There is a $10.00 filing fee payable by cash or check to the City of Peculiar at the time of filing.

Candidates are required to file form 5120, Candidate's Affidavit of Tax Payments and Bonding Requirements, with the Missouri Department of Revenue and include a completed copy of said form with their Declaration of Candidacy.

The City of Peculiar will perform the random draw method in accordance with Section 115.124.2 RSMo as amended on the first day of filing to determine the ballot order of candidates for each office. After the first day, the order will be determined by the next candidate that files for each available office and so forth.

If you have questions or need additional information, contact the City Clerk's office at 816-779-2200.

Posted by Cama Suess 11/14/25 at 9:15am

BILL NO. 2025-21 **ORDINANCE NO. _____**

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI ADDING CHAPTER 635 TO THE CODE OF ORDINANCES REGARDING CONTRACTOR LICENSING.

WHEREAS, the City of Peculiar, Missouri, is a City of the fourth class and a political subdivision of the State of Missouri, organized and existing under the Constitution and laws of the states; and

WHEREAS, Chapter 635 of the City Code provides definitions, requirements, and regulations for contractor licenses; and

WHEREAS, the Board of Aldermen desire to add Chapter 635 of the City Code regarding contractor licensing; and

WHEREAS, pursuant to 79.110, RSMo., the Board of Aldermen is authorized to enact and ordain any and all ordinances not repugnant to the Constitution and laws of this State, and such that they shall deem expedient for the good government of the City, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants of the City.

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

SECTION 1: That Chapter 635, Section 635.010 Contractor Licensing be added to include the following:

Section 635.010 Contractor Licensing

A. Purpose And Intent. The purpose of contractor licensing is to protect the public health, safety and welfare by assuring that those undertaking the construction, alteration, repair or demolition of structures are qualified to perform such services. It is further the intent that owner-occupants of single-family residential structures be permitted, without first obtaining a contractor's license, to perform work on such homeowner's residence.

B. License Classifications. There shall be five (5) separate classes of licenses authorized for contractors as provided:

1. Class A: General Contractor. Entitles the contractor to construct, remodel, repair and demolish any structure. Said contractor shall not engage in any mechanical (HVAC), plumbing or electrical services unless also licensed as a Class D Contractor.

2. Class B: Building Contractor. Entitles the contractor to construct, remodel, repair or demolish all structures not exceeding three (3) stories in height. Said contractor shall not engage in any mechanical (HVAC), plumbing or electrical services unless also licensed as a Class D Contractor.

3. Class C: Residential Contractor. Entitles the contractor to construct, remodel, repair

DRAFT

and demolish any single-family, duplex, or townhouse structure and buildings accessory. Said contractor shall not engage in any mechanical (HVAC), plumbing or electrical services unless also licensed as a Class D Contractor.

4. Class D: Mechanical, Electrical And Plumbing Contractor. Entitles the contractor to perform mechanical (HVAC) services, plumbing services, or electrical contractor services. Said contractor shall be licensed for each trade in which they desire to perform work and shall not engage in any work entitled to a Class A, Class B, or Class C Contractor unless also properly licensed to perform said work.

5. Class E: Sub-contractor. Entitles the contractor to perform work for any Class A, Class B, Class C contractor provided the work is completed under the supervision of the building permit holder. Said contractor shall not perform work of any Class D contractor unless licensed as a Class D contractor. A Class E contractor may obtain a building permit for any work that does not require a Class A, Class B, Class C or Class D contractor to obtain a permit, such as a fence permit, deck permit, sign permit, roof permit, swimming pool permit, on-site sewage disposal permit, or demolition permit.

C. License Qualifications. Any individual or entity providing residential and/or commercial construction services, mechanical, plumbing or electrical contract or subcontract work within the City limits, in addition to all other requirements of this Chapter, shall satisfy one of the following requirements to obtain a contractor's license:

1. Obtain or possess and maintain a certificate of competency from a nationally recognized testing institution or other recognized equivalency to the satisfaction of the Building Official, with a seventy percent (70%) passing score; or

2. Hold a bachelor's degree in a field related to their license class as listed above from an accredited college or university; or

3. Hold a valid contractor's license from Johnson County, Kansas or other municipality to the satisfaction of the Building Official where equivalency of licensing can be substantiated for the same category for which a license is requested from the City; or

4. Class D Electrical Contractors that hold a Missouri Division of Professional Registration license in accordance with 324.900 — 324.945 RSMo.

D. Renewal Of Licenses. A Contractor's License issued in accordance with Section 635.010(B) of this Chapter, shall expire on December 31st of the year. A contractor shall be entitled to renew such contractor's license upon satisfaction of the following requirements:

1. Submittal of documentation that the licensee had at least eight (8) continuing education credits (CEU) related to the trade for which the license was issued within the last twelve-month period. The Building Official is authorized to verify whether the submitted CEU's meet this requirement.

2. Any contractor whose license has been suspended for any Code-related violation

DRAFT

must provide satisfactory evidence to the Building Official that the violation has been corrected in accordance with the applicable code.

3. A contractor whose primary office is not physically located in the City limits may declare a license as inactive at the time of license renewal by submitting a letter to the City Clerk indicating the desire to have the license placed on inactive status. If placed on inactive status by the City Clerk the contractor is not required to pay the license renewal fee until the time the contractor requests renewal of the license. No building permit or Certificate of Occupancy can be issued unless the contractor has a current license.

E. Firms/Designated Representative. A firm may obtain, in the firm's name, a contractor's license provided that such firm has at least one (1) full-time employee who is designated by the firm as its representative and such designated representative satisfies one of the requirements of Section 635.010(B) of this Chapter. A designated representative must spend a minimum of thirty (30) hours per week carrying out meaningful supervision of the construction work of the firm. Whenever a building permit is issued in the name of the firm, the firm shall be subject to these regulations.

F. Failure To Obtain A License. It shall be unlawful for any person to engage in the construction contractor business without first obtaining a license as required by this Chapter. See Chapter 605.120 Penalties for Violations.

G. Appeal. Any decision of the Development Services Director or designated representative in the administration and enforcement of the Contractor's Licensing requirements contained in Section 635.010 of this Chapter may be appealed to the Board of Aldermen in accordance with Chapter 540 of the City Code.

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 _____, 2025, BY THE FOLLOWING VOTE:

DRAFT

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

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

DRAFT

Section 635.010. Contractor Licensing.

A. Purpose And Intent. The purpose of contractor licensing is to protect the public health, safety and welfare by assuring that those undertaking the construction, alteration, repair or demolition of structures are qualified to perform such services. It is further the intent that owner-occupants of single-family residential structures be permitted, without first obtaining a contractor's license, to perform work on such homeowner's residence.

B. License Classifications. There shall be five (5) separate classes of licenses authorized for contractors as provided:

1. Class A: General Contractor. Entitles the contractor to construct, remodel, repair and demolish any structure. Said contractor shall not engage in any mechanical (HVAC), plumbing or electrical services unless also licensed as a Class D Contractor.

2. Class B: Building Contractor. Entitles the contractor to construct, remodel, repair or demolish all structures not exceeding three (3) stories in height. Said contractor shall not engage in any mechanical (HVAC), plumbing or electrical services unless also licensed as a Class D Contractor.

3. Class C: Residential Contractor. Entitles the contractor to construct, remodel, repair and demolish any single-family, duplex, or townhouse structure and buildings accessory. Said contractor shall not engage in any mechanical (HVAC), plumbing or electrical services unless also licensed as a Class D Contractor.

4. Class D: Mechanical, Electrical And Plumbing Contractor. Entitles the contractor to perform mechanical (HVAC) services, plumbing services, or electrical contractor services. Said contractor shall be licensed for each trade in which they desire to perform work and shall not engage in any work entitled to a Class A, Class B, or Class C Contractor unless also properly licensed to perform said work.

5. Class E: Sub-contractor. Entitles the contractor to perform work for any Class A, Class B, Class C contractor provided the work is completed under the supervision of the building permit holder. Said contractor shall not perform work of any Class D contractor unless licensed as a Class D contractor. A Class E contractor may obtain a building permit for any work that does not require a Class A, Class B, Class C or Class D contractor to obtain a permit, such as a fence permit, deck permit, sign permit, roof permit, swimming pool permit, on-site sewage disposal permit, or demolition permit.

C. License Qualifications. Any individual or entity providing residential and/or commercial construction services, mechanical, plumbing or electrical contract or subcontract work within the City limits, in addition to all other requirements of this Chapter, shall satisfy one of the following requirements to obtain a contractor's license:

1. Obtain or possess and maintain a certificate of competency from a nationally recognized testing institution or other recognized equivalency to the satisfaction of the Building Official, with a seventy percent (70%) passing score; or

2. Hold a bachelor's degree in a field related to their license class as listed above from an accredited college or university; or

Downloaded from https://ecode360.com/RA6622 on 2025-10-14

Posted by Cama Suess 11/14/25 at 9:15am

3. Hold a valid contractor's license from Johnson County, Kansas or other municipality to the satisfaction of the Building Official where equivalency of licensing can be substantiated for the same category for which a license is requested from the City; or

4. Class D Electrical Contractors that hold a Missouri Division of Professional Registration license in accordance with 324.900 — 324.945 RSMo.

D. Renewal Of Licenses. A Contractor's License issued in accordance with Section 635.010(B) of this Chapter, shall expire on December 31st of the year. A contractor shall be entitled to renew such contractor's license upon satisfaction of the following requirements:

1. Submittal of documentation that the licensee had at least eight (8) continuing education credits (CEU) related to the trade for which the license was issued within the last twelve-month period. The Building Official is authorized to verify whether the submitted CEU's meet this requirement.

2. Any contractor whose license has been suspended for any Code-related violation must provide satisfactory evidence to the Building Official that the violation has been corrected in accordance with the applicable code.

3. A contractor whose primary office is not physically located in the City limits may declare a license as inactive at the time of license renewal by submitting a letter to the City Clerk indicating the desire to have the license placed on inactive status. If placed on inactive status by the City Clerk the contractor is not required to pay the license renewal fee until the time the contractor requests renewal of the license. No building permit or Certificate of Occupancy can be issued unless the contractor has a current license.

E. Firms/Designated Representative. A firm may obtain, in the firm's name, a contractor's license provided that such firm has at least one (1) full-time employee who is designated by the firm as its representative and such designated representative satisfies one of the requirements of Section 635.010(B) of this Chapter. A designated representative must spend a minimum of thirty (30) hours per week carrying out meaningful supervision of the construction work of the firm. Whenever a building permit is issued in the name of the firm, the firm shall be subject to these regulations.

F. Failure To Obtain A License. It shall be unlawful for any person to engage in the construction contractor business without first obtaining a license as required by this Chapter. See Chapter 605.120 Penalties for Violations.

G. Appeal. Any decision of the Development Services Director or designated representative in the administration and enforcement of the Contractor's Licensing requirements contained in Section 635.010 of this Chapter may be appealed to the Board of Aldermen in accordance with Chapter 540 of the City Code.

Downloaded from https://ecode360.com/RA6622 on 2025-10-14
Posted by Cama Suess 11/14/25 at 9:15am

BILL NO. 2025-22 **ORDINANCE NO.**

AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AMENDING CHAPTER 605, BUSINESS LICENSES, REGARDING CITY INSPECTIONS OF BUSINESSES.

Whereas, the City of Peculiar, Missouri, is a City of the fourth class and a political subdivision of the State of Missouri, organized and existing under the Constitution and laws of the states; and

Whereas, Chapter 605 of the City Code provides requirements, and regulations for the inspection of businesses located in Peculiar; and

Whereas, the Board of Aldermen desire to amend Section 605.070 of the City Code regarding inspections of businesses; and

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

SECTION 1: That Chapter 605, Business Licenses, Section 605.070 Inspection of Business, be amended in part by modifying paragraphs A - D as follows:

A. The City shall require the West Peculiar Fire Protection District and the Building Official and/or their designee to inspect the premises of all new businesses or businesses relocated to new locations or premises within the city limits, except those located within a residence, for compliance with the City's Building Code, Property Maintenance Code, and Fire Code before granting a new business license.

B. Existing businesses located within the city limits, except those located within a residence, shall also be inspected annually by the West Peculiar Fire Protection District and the Building Official and/or their designee. Nothing in this Section prevents the inspection of the premises of existing businesses more frequently if necessary to comply with other inspection requirements within this Section or Code and/or appropriate under the circumstances according to the judgement of the Building Official and/or their designee.

C. Any violations noted by the inspection shall be explained in writing and provided to the business license holder within five (5) business days of the inspection. Further, any violations shall be cause for rejection of an application for an annual business license until such violations are corrected and the correction is confirmed by the West Peculiar Fire Protection District and/or the City.

D. Failure to pass an inspection and/or refusal to allow the authorized representatives of the West Peculiar Fire Protection District and/or the City onto the premises for inspection shall be considered a violation of this Chapter.

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

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

Posted by Cama Suess 11/14/25 at 9:15am

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

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

Effective Date. The effective date of this Ordinance shall be the _____ day of _____, 2025.

First Reading:_____ Second Reading:_____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS _____ DAY OF _____, 2025, BY THE FOLLOWING VOTE:

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

APPROVED: ATTEST:

_____ _____

John Shatto, Mayor Cama Suess, Deputy City Clerk

Posted by Cama Suess 11/14/25 at 9:15am

Section 605.070. Inspection of Business. [Ord. No. 177 §7, 6-4-1973; Ord. No. 052008 §1, 5-20-2008; Ord. No. 01192023, 1-19-2023]

A. The City shall require ~~an inspection by~~ the West Peculiar Fire Protection District and the Building Official and/or their designee to inspect ~~of~~ the premises of all new businesses or businesses relocated to new locations or premises within the city limits, except those located within a residence, for compliance with the City's Building Code, ~~and~~ Property Maintenance Code, and Fire Code before granting a new business license.

B. Existing businesses located within the city limits, except those located within a residence, shall also be inspected annually by the West Peculiar Fire Protection District and the Building Official and/or their designee. Nothing in this Section prevents the inspection of the premises of existing businesses more frequently if necessary to comply with other inspection requirements within this Section or Code and/or appropriate under the circumstances according to the judgement of the ~~Codes Enforcement Officer~~ Building Official and/or their designee.

C. Any violations noted by the inspection shall be explained in writing and provided to the business license holder within five (5) business days of the inspection. Further, any violations shall be cause for rejection of an application for an annual business license until such violations are corrected and the correction is confirmed by the West Peculiar Fire Protection District and/or the City.

D. Failure to pass an inspection and/or refusal to allow the authorized representatives of the West Peculiar Fire Protection District and/or the City onto the premises for inspection shall be considered a violation of this Chapter.

Downloaded from https://ecode360.com/PE3399 on 2025-11-05

Posted by Cama Suess 11/14/25 at 9:15am

RESOLUTION 2025-68

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE APPOINTMENT OF SETH BASKETT TO THE PLANNING COMMISSION

WHEREAS, the Board of Aldermen have determined a need to appoint a member to the Planning Commission; and

WHEREAS, Seth Baskett meets the qualifications for appointment to this board; and

WHEREAS, said appointment carries a term of four (4) years commencing with the effective date of this resolution; and

WHEREAS, Mayor John Shatto recommends the appointment of Seth Baskett to the Planning Commission upon approval of the Board of Aldermen

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

Section 1. The Board of Aldermen approves the appointment of Seth Basket to the Planning Commission.

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

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 17TH DAY OF NOVEMBER, 2025.

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

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

Posted by Cama Suess 11/14/25 at 9:15am

City of Peculiar

Boards / Commissions Application Form

Thank you for your interest in serving on one of the City's Boards/Commissions. Volunteers are essential to ensure our City government is responsive to the needs of the community. Please help us place you on the most appropriate commission by completing this questionnaire, you may attach your resume or additional information as needed.

Boards / Commissions of Interest:

X Planning Commission _____ Parks & Recreation Board _____ Board of Adjustment _____ Peculiar Tree Board

Name: Seth Baskett **Home Phone**: 816-392-8679

Address: 22801 Nora Dodge Dr **Alternate Phone**: _____

City, State, Zip: Peculiar MO 64078 **Email Address**: sethbaskett@comcast.net

Ward: 1) _____ 2) _____ 3) _____ (*contact City Hall if you are unsure of your Ward*)

Education: (*Please mark the highest level completed*)

_____ High School (please list the High School you attended) _____

X College (please list College/University and Degree) Longview Comm College, Business

Current Employment:

Employer: Self - Construction **Position**: Owner / Operator

Address: Same **Work Phone**: Same

Have you previously served on a City Board or Commission? _____ Yes X No If Yes, please describe:

_____

Are you currently registered to vote in the City of Peculiar? X Yes _____ No

Why do you want to serve on this Board/Commission? To help improve the city & culture

Please describe any business or property interest which might place you in a conflict of interest situation should you be appointed to this Board/Commission. None

Are you related to any current member of the Board of Alderman? _____ Yes X No If Yes, please describe:

BOA Member Name: _____ *Relationship:* _____

Signature: Seth Baskett *Date:* 10/22/2025

Return Application to: City of Peculiar C/O City Clerk 250 South Main Street Peculiar, MO 64078

Posted by Cama Suess 11/14/25 at 9:15am

RESOLUTION 2025-64

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING THE APPOINTMENT OF _____TO THE PLANNING COMMISSION

WHEREAS, Chapter 430 of the Peculiar Municipal Code outlines and governs the City's Planning Commission; and

WHEREAS, Chapters 430.010 and 115.200 of the Peculiar Municipal Code along with RSMo 89.320 authorize the Mayor to make appointments and to fill vacancies to board committees with approval by the Board of Aldermen; and

WHEREAS, Alderman Zach Poland was appointed to the Planning Commission on April 21, 2025 for a one year term; and

WHEREAS, Alderman Zach Poland has expressed his desire to resign from his position on the Planning Commission; and

WHEREAS, Alderman _____ meets the qualifications for appointments to the Planning Commission as a resident of the City for at least one year, and a current Alderman; and

WHEREAS, Mayor John Shatto recommends the appointment of _____ as board liaison to the Planning Commission, upon approval of the Board of Aldermen

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

SECTION 1 - Appointment: The Board of Aldermen approves the appointment of _____ to the Planning Commission, as the board liaison, expiring upon the next board of Aldermen meeting, following the April 2026 Municipal Election.

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 20TH DAY OF NOVEMBER, 2025:

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

Posted by Cama Suess 11/14/25 at 9:15am

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

Posted by Cama Suess 11/14/25 at 9:15am

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)779-5212 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

To: Mayor and Board of Aldermen
From: City Staff
Date: 11/17/2025
Re: Resolution 2025-69 - Amend the approved contract with J's Southland Towing for tow services

GENERAL INFORMATION

Applicant: Don Shepard
Requested Actions: Passage of Resolution 2025-69
Purpose: Approval of amendment to existing contract and authorization of Interim City Administrator to enter into contract.

PROPOSAL

See "Requested Actions" above

PREVIOUS ACTIONS

1. The Board of Aldermen passed a resolution on 7/7/2025 to enter into contract with J's Southland Towing for the city's contracted towing service. That contract specified that no fees could be charged which were not specifically listed in the contract.

KEY ISSUES

1. The Police Department has added a Grappler Police Bumper system to one patrol car, with another to be added during this fiscal year. When this tool is used, the violator vehicle will need to have the grappler tether and net removed, which is within the ability of J's Southland, but will incur an additional fee, not included in the original contract.
2. When third parties (not the vehicle owners or customers) need to pick up a vehicle from the tow company, there are additional fees incurred that are not addressed in the current contract but it is somewhat left to interpretation as to whether the contracted agreement extends to those third parties
3. The towing company is required by Missouri Statute to send multiple certified letters to owners and leinholders of vehicles, to make a claim on the title of the vehicle, in the event it is never picked up. The current contract specifies that the tow company is responsible for collecting all required fees as required by law, but since it is not specifically spelled out in the fees section of the contract, there is question as to whether these can be charged.

STAFF COMMENTS AND SUGGESTIONS

This resolution simply amends exhibit C of the existing contract, and makes reference to a new exhibit D, prepared by J's Southland, to solve these above listed issues, and contain any potential fee that might arise, so we do not run into this issue again.

STAFF RECOMMENDATION

Staff recommends approval of the resolution.

ATTACHMENTS

Exhibit C (revised) of the towing contract
New exhibit D

RESOLUTION 2025-69

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY AND J'S SOUTHLAND FOR TOWING SERVICES WITHIN THE CITY OF PECULIAR.

WHEREAS, the City of Peculiar, Missouri (the "City") entered into contract with J's Southland Towing on July 7, 2025; and

WHEREAS, the City and J's Southland Towing mutually desire to amend the contract under exhibit C, pertaining to fees;

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 hereby approve the attached amended Exhibit C, along with the added Exhibit D for the remainder of the contract term, and authorizes the Interim City Administrator City to enter into the attached contract on behalf of the City, in substantially the same form.

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

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE THIS 17TH DAY OF NOVEMBER, 2025:

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

APPROVED:

_____
John Shatto, Mayor

ATTEST:

_____
Cama Suess, Deputy City Clerk

Posted by Cama Suess 11/14/25 at 9:15am

PART 5-FEES FOR CITY GENERATED TOWS:

1. The Contractor will not receive any monetary compensation from the City for providing towing or storage services to the public. The Contractor's compensation under the Contract will come from the collection of towing and storage fees from the vehicle's owner or the owner's agent. The Contractor is responsible for the collection of all fees, pursuant to all applicable laws.
2. Storage shall commence at the time the vehicle arrives at the Contractor's storage facility. Charges for vehicle storage shall be based on a daily rate. The daily rate extends from midnight to midnight of the following day.

PART 6-FEES FOR CITY OWNED VEHICLES

The City will pay Contractors Fees as outlined in the Contractors' proposal for the following:

1. Flat rate fee for the towing of City owned vehicles as requested by City Staff, including but not limited to, requests by Public Works or the Police Department to locations outside Cass County, Missouri.
2. Flat rate fee for the changing flat tires of City owned vehicles requested by City Staff, including but not limited to requests by Public Works or the Police Department in locations outside Cass County Missouri.
3. Flat rate fee for jump starting City owned vehicles outside Cass County, Missouri
4. Mileage charges for the above services outside Cass County, Missouri.
5. The Contractor shall provide, at no cost to the City services for City owned vehicles to include towing service to Police Station, Public Works, or repair shop if requested within Cass County.

EXHIBIT B

PRICING SCHEDULE

CONTRACT BETWEEN THE CITY OF PECULIAR AND J'S SOUTHLAND TOWING FOR TOWING SERVICES

The undersigned declares that he or she has carefully examined this contract and is thoroughly familiar with the contents thereof; is authorized to represent the proposing firm; and proposes to provide the towing services requested. **No additional or hidden fees will be permitted. The submitted fee schedule attached in Exhibit B shall be the only fees charged to customers for City of Peculiar Generated Tows.**

SERVICES	ANNUAL EST'D NO. VEHICLES	UNIT RATE
City Initiated Services (for City vehicles):		
Towing outside Cass County, Missouri (flat rate)		$75.00
Jump starting vehicle outside Cass Count, Missouri (flat rate)		$50.00
Mileage charge for above services outside Cass County		$5.00
Police Generated Tows (for citizen vehicles) within City Limits:		
Class A Tows (maximum $120 first hour/$5 per minute thereafter)	100	[Leave blank]
Class B Tows (maximum $250 first hour/$5 per minute thereafter)		
Class C Tows (maximum $400 first hour/$15 per minute thereafter)		
Class D Tows (maximum $595 first hour/$25 per minute thereafter)		
Police Generated Storage (per day):		
Motorcycles (maximum $65 per day)	10	[Leave blank]
Vehicles under 15 feet in length (maximum $65 per day)		
Vehicles 15-30 feet in length (maximum $125 per day)		
Vehicles over 30 feet in length (maximum $200 per day)		
Percentage mark-up from regular rate (per day) for covered storage.	125%	
Fee for owners to retrieve personal belongings from stored vehicles	$ Tow bill must be paid in full	
Any additional fees not listed above, please specify: See attached addendum sheet – Exhibit D (rev. 11/16/2025)		

Supplemental Services available for City owned vehicles not otherwise indicated above.

Service: Winching Class A	$150
Service: All other Winching	$200
Service: Tire Changes (small)	$85
Service: Lockout	$50

J's SOUTHLAND TOW SERVICE RAYMORE, MISSOURI
P.O Box 394~Raymore MO 64083~Central Dispatch 816-322-9990 Fax 816-322-9991

Administrative Fee Consist Of, but not limited to:
(20% Of Tow Bill)

1. Detailed digital photographs of accident scene
2. Downloading and storage of photos
3. Preparing detailed narrative from authorized personnel on scene, as needed
4. Preparing itemized invoice of all equipment used on scene
5. Preparing all information gathered to company billing agent for proper preparation of invoice
6. Interacting with operator of vehicle/owner/family at impound yard and escorting to view vehicle and retrieve belongings
7. Interacting with crash team investigators and escort same into impound yard
8. Interacting with insurance appraiser and escort same into impound yard
9. Interacting via telephone and/or email with insurance/private company
10. Emailing, mailing, and/or faxing recovery documents and photos to adjuster, police departments, investigators, and customers

Documentation Fee - Certified Letters *($125 Fee)*: Cost associated with certified letters sent out after the 3rd day of impound as required by the State of Missouri to notify owners and lienholders of impounded vehicles, sometimes consisting of multiple letters being sent.

3rd Party Outside Transport Fee *($275 Fee)*: When insurance, owner, or lienholder send a tow truck to retrieve a vehicle from impound, for liability reasons, J's Southland Tow Service requires the vehicle to be moved outside of impound and set on the roadway to be picked up by the outside transportation.

Grappler Removal Fee *($75 Fee)*: Removal of device used by the police department.

Quality and Experience is Only a Phone Call Away

Posted by Cama Suess 11/14/25 at 9:15am

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

CITY ADMINISTRATOR REPORT

To: Mayor & Board of Aldermen
From: Don Shepard
Date: November 16, 2025

GENERAL INFORMATION

Events/Activities/Projects:

- Scooters Coffee has broken ground and is hoping to open by Spring
- Downtown Broadway Christmas decorations have been installed for the upcoming Peculiar Night of Lights on 12/2/25. There is still electrical work to be done, and the tree will be assembled later this month.
- Street and curb repairs have begun throughout town!
- The stormwater issue on Sivley has been resolved and Public Works crews have replaced all of the stormwater pipe along Buckaroo, leading to Sivley. These repairs, representing phase 1 of this project, should alleviate a large amount of the flooding in the south end of the rodeo grounds. More repairs to abate further flooding issues in this area will follow, dependent upon weather
- The city will be switching from Microsoft technology platforms to Google Suite in January, 2026

Personnel / staffing:

- Building Inspector, Paul Skillman, continues to address longstanding inspection issues.
- Parks welcomed a new maintenance worker - Shawn Wisdom, who began on 10-22-25.
- There is still one open position in Parks yet to be filled, which will be opened in late Winter.
- Public Works welcomed a new maintenance worker - Dawson Miller, who began on 11-5-25.
- There is still at least one open position in Public Works yet to be filled.
- Three new police recruits are currently in the academy, and will graduate 12/10/25. They will then begin their field training.
- The PD will welcome a new part time employee, Cathy German, during the month of December. Cathy will primarily be managing property and evidence, as this is her specialty. She will also be assisting Mrs. Koehn when needed.

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												159,392.00
Diesel Fuel	17,827.00												17,827.00
Total Fuel	177,219.00	-	-	-	-	-	-	-	-	-	-	-	177,219.00
Motor Fuel Fee	1,772.19	-	-	-	-	-	-	-	-	-	-	-	1,772.19
Casey's General Stores # 2616													
87 Octane	143,612.00												143,612.00
Total Fuel	143,612.00	-	-	-	-	-	-	-	-	-	-	-	143,612.00
Motor Fuel Fee	1,436.12	-	-	-	-	-	-	-	-	-	-	-	1,436.12
Cosentino's Price Chopper													
87 Octane	42,353.90												42,353.90
89 Octane	2,329.40												2,329.40
91 Octane	4,336.50												4,336.50
Diesel Fuel	4,574.20												4,574.20
Total Fuel	53,594.00	-	-	-	-	-	-	-	-	-	-	-	53,594.00
Motor Fuel Fee	535.94	-	-	-	-	-	-	-	-	-	-	-	535.94
EATS Taxes Payable to TIF	(112.49)												(112.49)
City Motor Fuel Fee	423.45	-	-	-	-	-	-	-	-	-	-	-	423.45
Flying J Travel Plaza #672													
87 Octane	116,807.00												116,807.00
89 Octane	5,250.00												5,250.00
91 Octane	6,956.00												6,956.00
Diesel Fuel	518,249.00												518,249.00
Total Fuel	647,262.00	-	-	-	-	-	-	-	-	-	-	-	647,262.00
Motor Fuel Fee	6,472.62	-	-	-	-	-	-	-	-	-	-	-	6,472.62
Total Motor Fuel Fee per Month	10,104.38	-	-	-	-	-	-	-	-	-	-	-	10,104.38
Change from PM Revenues		(10,104.38)	-	-	-	-	-	-	-	-	-		
									-		Total Budgeted Revenues		107,000.00
											Budget Used		9.44%
											Remaining		90.56%

Posted by Cama Suess 11/14/25 at 9:15am

City of Peculiar, MO

Income Statement

Group Summary

For Fiscal: 2025-2026 Period Ending: 10/31/2025

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	212,658.13	212,658.13	3,791,831.87
Expense	3,640,175.00	3,690,175.00	319,305.19	319,305.19	3,370,869.81
Fund: 10 - General Fund Surplus (Deficit):	**364,315.00**	**314,315.00**	**(106,647.06)**	**(106,647.06)**	
Fund: 15 - Administrative Building Fund					
Revenue	28,500.00	28,500.00	2,375.00	2,375.00	26,125.00
Expense	28,500.00	28,500.00	2,367.77	2,367.77	26,132.23
Fund: 15 - Administrative Building Fund Surplus (Deficit):	**-**	**-**	**7.23**	**7.23**	
Fund: 16 - Public Works Building Fund					
Revenue	23,000.00	23,000.00	1,916.67	1,916.67	21,083.33
Expense	23,000.00	23,000.00	772.07	772.07	22,227.93
Fund: 16 - Public Works Building Fund Surplus (Deficit):	**-**	**-**	**1,144.60**	**1,144.60**	
Fund: 20 - Park Fund					
Revenue	425,455.00	425,455.00	35,809.79	35,809.79	389,645.21
Expense	409,850.00	409,850.00	22,594.20	22,594.20	387,255.80
Fund: 20 - Park Fund Surplus (Deficit):	**15,605.00**	**15,605.00**	**13,215.59**	**13,215.59**	
Fund: 21 - Road & Street Fund					
Revenue	551,000.00	551,000.00	37,290.08	37,290.08	513,709.92
Expense	518,600.00	518,600.00	25,740.05	25,740.05	492,859.95
Fund: 21 - Road & Street Fund Surplus (Deficit):	**32,400.00**	**32,400.00**	**11,550.03**	**11,550.03**	
Fund: 22 - Gasoline Tax Fund					
Revenue	455,000.00	455,000.00	41,642.22	41,642.22	413,357.78
Expense	433,240.00	433,240.00	64,384.66	64,384.66	368,855.34
Fund: 22 - Gasoline Tax Fund Surplus (Deficit):	**21,760.00**	**21,760.00**	**(22,742.44)**	**(22,742.44)**	
Fund: 30 - Capital Projects Fund					
Revenue	356,000.00	356,000.00	35,036.41	35,036.41	320,963.59
Expense	356,000.00	356,000.00	209,924.18	209,924.18	146,075.82
Fund: 30 - Capital Projects Fund Surplus (Deficit):	**-**	**-**	**(174,887.77)**	**(174,887.77)**	
Fund: 31 - East Growth Fund					
Revenue	18,000.00	18,000.00	0.08	0.08	17,999.92
Expense	18,000.00	18,000.00	-	-	18,000.00
Fund: 31 - East Growth Fund Surplus (Deficit):	**-**	**-**	**0.08**	**0.08**	
Fund: 32 - West Growth Fund					
Revenue	46,000.00	46,000.00	2,625.05	2,625.05	43,374.95
Expense	46,000.00	46,000.00	-	-	46,000.00
Fund: 32 - West Growth Fund Surplus (Deficit):	**-**	**-**	**2,625.05**	**2,625.05**	
Fund: 40 - Debt Service Fund					
Revenue	687,618.00	687,618.00	1,768.85	1,768.85	685,849.15
Expense	599,450.00	599,450.00	-	-	599,450.00

Fund: 40 - Debt Service Fund Surplus (Deficit):	**88,168.00**	**88,168.00**	**1,768.85**	**1,768.85**	
Fund: 50 - Enterprise-Water Fund					
Revenue	2,217,000.00	2,217,000.00	226,366.73	226,366.73	1,990,633.27
Expense	1,994,731.00	4,494,731.00	86,983.61	86,983.61	4,407,747.39
Fund: 50 - Enterprise-Water Fund Surplus (Deficit):	**222,269.00**	**(2,277,731.00)**	**139,383.12**	**139,383.12**	
Fund: 51 - Enterprise-Sewer Fund					
Revenue	2,798,330.00	2,798,330.00	200,545.94	200,545.94	2,597,784.06
Expense	5,497,695.00	5,497,695.00	77,431.83	77,431.83	5,420,263.17
Fund: 51 - Enterprise-Sewer Fund Surplus (Deficit):	**(2,699,365.00)**	**(2,699,365.00)**	**123,114.11**	**123,114.11**	
Fund: 52 - Enterprise-Trash Fund					
Revenue	500,000.00	500,000.00	39,691.50	39,691.50	460,308.50
Expense	493,900.00	493,900.00	39,413.59	39,413.59	454,486.41
Fund: 52 - Enterprise-Trash Fund Surplus (Deficit):	**6,100.00**	**6,100.00**	**277.91**	**277.91**	
Fund: 56 - Enterprise-Water & Sewer Construction Fund					
Revenue	3,442,000.00	3,442,000.00	15,285.10	15,285.10	3,426,714.90
Expense	3,442,000.00	3,442,000.00	85,781.30	85,781.30	3,356,218.70
Fund: 56 - Enterprise-Water & Sewer Construction Fund Surplus (Deficit):	-	-	**(70,496.20)**	**(70,496.20)**	

FY 2026

	October	November	December	Janurary	Feb	March	April	May	June	July	August	September	**Total**
General	70,072.40												**70,072.40**
General Fund - Use Tax	62,472.61												**62,472.61**
General Fund - PSST	31,429.83												**31,429.83**
Parks	35,036.03												**35,036.03**
Transportation	35,036.03												**35,036.03**
Capital Improvements	35,036.04												**35,036.04**
Total	**269,082.94**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**269,082.94**

FY 2026

	Q1	Q2	Q3	Q4	**Total**
General	70,072.40	-	-	-	**70,072.40**
General Fund - Use Tax	62,472.61	-	-	-	**62,472.61**
General Fund - PSST	31,429.83	-	-	-	**31,429.83**
Parks	35,036.03	-	-	-	**35,036.03**
Transportation	35,036.03	-	-	-	**35,036.03**
Capital Improvements	35,036.04	-	-	-	**35,036.04**
Total	**269,082.94**	**-**	**-**	**-**	**269,082.94**

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**

Posted by Cama Suess 11/14/25 at 9:15am

City Administrator's Report for 11-17-2025

Police Department Activity summation 10-20-2025 to 11-16-2025

Noteworthy happenings

- October 21, 22, and 23 - Chief Shepard instructed a field training officer course for Officers from Peculiar PD, Raymore PD, and Pleasant Hill PD.
- October 22 - Sgt. Chalmers attended a quarterly meeting of the Ray-Pec School District Safety Committee
- October 25 - Nearly all Officers assisted with the Harvest Moon Festival and Shred Event
- October 28 - Chief Shepard and Public Works Director Bruss attended a weather preparedness meeting of the Integrated Warning Team, in Lee's Summit, MO, presented by the National Weather Service, and NOAA.
- Throughout the month of October, quarterly firearms training was conducted with all officers, and all officers completed required qualifications on all PD firearms
- November 3 - Lt. Grabmiller began the Northwestern University School of Police Staff and Command, class #625. He will complete this very prestigious 22-week course in late April. Chief Shepard is an alum of this course (class #607).
- November 4 - Several Officers attended training for the newly installed Grappler Police Bumper system on one of the PD patrol cars.
- November 6 - A monthly test of the City's weather sirens was conducted, with all functioning.
- November 6 - The monthly PD supervisor and administration was held. Newly promoted Sergeants were trained on the operation and activation of the weather sirens.
- November 11, 12, 13 - Officers Nims and Lowrey attended training in McPherson, KS to become department instructors for less-lethal munitions and chemical agent deployments
- November 14 - Lt. Grabmiller and Sgt. Chalmers attended training from MOCSA regarding sexual assault case protocols

Police Blotter 10-13-25 to 11-9-25 (*Only lists police reports - not a comprehensive list of all incidents handled)

- October 13, 2025
  - 1735 hours Interstate 49 @ MM 168 – Motor Vehicle Accident
  - 1921 hours 100 Block of Shari Drive – Warrant Arrest
- October 14, 2025
  - 0731 hours State Route YY & Pointer Drive – Motor Vehicle Accident
  - 1537 hours 500 Block of Meadow View Circle – Paper Service
  - 1934 hours E. 211th Street @ Interstate 49 – Possess Paraphernalia
- October 15, 2025
  - 0111 hours Interstate 49 Ramp @ State Route J – Possess Paraphernalia
  - 1900 hours 200 Block of State Route C – Miscellaneous Information
  - 2234 hours NE Tudor Road (LSPD) – Warrant Arrest

- October 16, 2025
  - 1225 hours Interstate 49 @ MM 167 – Motor Vehicle Accident
  - 1708 hours 200 Block of Shari Drive – Domestic Disturbance
- October 17, 2025
  - 1120 hours 200 Block of N. Main Street – Paper Service
- October 18, 2025
  - 0002 hours State Route J @ Cindy Lane – Driving While Intoxicated
  - 1336 hours 21000 Block of S. East Outer Road – Stealing
  - 1616 hours 600 Block of E. South Street – Stealing
  - 1700 hours 200 Block of Shari Drive – Domestic Disturbance
  - 1928 hours 20000 Block of Harper Road – Warrant Arrest
- October 20, 2025
  - 0428 hours Interstate 49 @ MM 169 – Warrant Arrest
  - 1458 hours 200 Block of Shari Drive – Paper Service
  - 1527 hours 20000 Block of School Road – Stealing
  - 1708 hours State Route YY @ Harper Road – Motor Vehicle Accident
  - 2134 hours 700 Block of State Route J – Warrant Arrest
  - 2348 hours 700 Block of State Route J – Paper Service
- October 21, 2025
  - 0910 hours 200 Block of N. Main Street – Warrant Arrest
  - 1046 hours 200 Block of N. Main Street – Warrant Arrest
  - 1231 hours 11000 Block of E. 211th Street – Beyond Parental Control
  - 1343 hours Interstate 49 @ MM 172 – Assist Outside Agency
  - 1702 hours State Route YY @ Harper Road – Motor Vehicle Accident
- October 22, 2025
  - 1615 hours 500 Block of Schug Avenue – Operate Vehicle W/No Valid Driver License
  - 1826 hours E. 211th Street @ School Road – Warrant Arrest
  - 2251 hours 500 Block of Schug Avenue – Operate Vehicle W/No Valid Driver License
- October 23, 2025
  - 0213 hours 90 Block of W. 4th Street – Warrant Arrest
  - 0329 hours Interstate 49 Ramp @ State Route J – Driving While Suspended
  - 2144 hours Interstate 49 @ MM 166 – Driving While Intoxicated
  - 2157 hours 800 Block of Bridle Trail Lane – Property Damage
- October 24, 2025
  - 0509 hours State Route C @ Schug Avenue – Driving While Revoked
  - 0653 hours 10000 Block of 220th Street – Resisting Arrest
  - 1327 hours State Route YY @ Quail Ridge Road – Motor Vehicle Accident

    - 2252 hours 200 Block of Shari Drive – Domestic Assault
    - 2310 hours 100 Block of Shari Drive – Motor Vehicle Accident
- October 25, 2025
    - 1926 hours 21000 Block of Clairmont Street – Crisis Intervention
- October 26, 2025
    - 0128 hours Interstate 49 @ E. 211th Street – Motor Vehicle Accident
    - 0314 hours 22000 Block of S. Fox's Lane – Assault
    - 1217 hours Southcreek Court @ Westover Road – Motor Vehicle Accident
    - 1330 hours State Route J @ School Road – Motor Vehicle Accident
- October 27, 2025
    - 1446 hours 400 Block of E. Center Street – Sex Offense
    - 1810 hours 200 Block of S. Main Street – Miscellaneous Information
    - 1913 hours Interstate 49 @ MM 169 – Driving While Intoxicated / Resist Arrest
    - 1950 hours 700 Block of Twin Oaks Parkway – Lost Property
- October 29, 2025
    - 0158 hours 22000 Block of S. East Outer Road – Warrant Arrest
    - 0719 hours E. 211th Street @ School Road – Motor Vehicle Accident
    - 0923 hours 900 Block of Sicklebar Drive – Identity Theft
    - 2035 hours 800 Block of State Route J – Property Damage
- October 30, 2025
    - 1557 hours 11000 Block of Highview Road – Identity Theft
    - 1826 hours 700 Block of State Route J – Child Abuse / Neglect
- October 31, 2025
    - 1147 hours 200 Block of Shari Drive – Domestic Assault
    - 1258 hours 12000 Block of White Oak Street – Motor Vehicle Accident, Hit & Run
    - 1502 hours 100 Block of Jamar Drive – Domestic Assault
    - 2055 hours State Route J @ S. East Outer Road – Warrant Arrest
    - 2257 hours Quail Ridge Road @ Bobwhite Drive – Driving While Intoxicated
- November 01, 2025
    - 1926 hours 21000 Block of Clairmont Street – Crisis Intervention
    - 1447 hours 12000 Block of 211th Street – Motor Vehicle Accident, Hit & Run
    - 1946 hours 21000 Block of Murlo Circle – Warrant Arrest
    - 2309 hours Interstate 49 @ MM 169 – Motor Vehicle Accident
- November 02, 2025
    - 0118 hours 21000 Block of Gracie Drive – Miscellaneous Information

    - 1347 hours 22000 Block of Gracie Drive – Crisis Intervention
    - 2210 hours 900 Block of Harr Grove Road – Driving While Intoxicated
- November 03, 2025
    - 1551 hours 700 Block of E. South Street – Assist Outside Agency
    - 1902 hours 300 Block of W. 2nd Street – Domestic Disturbance
- November 04, 2025
    - 0743 hours 21000 Block of Pin Oak Lane – Warrant Arrest
- November 05, 2025
    - 0810 hours Peculiar Drive @ Peculiar Way – Recovered Property Report
    - 1255 hours 1900 Block of W. Foxwood Drive – Assist Outside Agency
    - 1503 hours Main Street @ State Route C – Warrant Arrest
    - 1832 hours 20000 Block of School Road – Driving While Intoxicated
- November 06, 2025
    - 0712 hours 900 Block of Gregory Street – Stealing
    - 0837 hours 12000 Block of Live Oak Circle – Stealing
    - 0845 hours 900 Block of Hurley Street – Property Damage / Stealing
    - 1529 hours 900 Block of Hurley Street - Stealing
- November 07, 2025
    - 1237 hours 100 Block of Shari Drive – Disturbance
    - 1934 hours State Route J @ Debbie Drive – Motor Vehicle Accident
    - 2000 hours Interstate 49 @ MM 167 – Motor Vehicle Accident / Warrant Arrest
- November 08, 2025
    - 1038 hours 600 Block of Arena Drive – Endanger Welfare of Child
    - 2221 hours 100 Block of W. North Street – Disorderly Conduct / Resist Arrest
- November 09, 2025
    - 1205 hours 100 Block of E. North Street – Property Damage / Resist Arrest

DEVELOPMENT SERVICES

Monthly Department Report (October 2025)

BUILDING PERMITS ACTIVITY

Type of Permit	October 2025	FY 2026 Total	2025 YTD	2025 Total
Detached Single-Family Residential	0	0	10	70
Attached Single-Family Residential	0	0	0	0
Residential Remodel/Repair	2	2	3	53
Multi-Family Residential (apartment)	0	0	0	0
Accessory Structures/Sheds	3	3	2	12
Decks	1	1	3	12
Roofs	1	1	7	43
Driveway/Sidewalk	1	1	0	1
Fence	5	5	3	52
Commercial – New, Additions, Alterations	2	2	0	14
Sign Permits	0	0	2	8
Temporary Signs	0	0	2	11
Investment	**October 2025**	**FY 2026 Total**	**2025 YTD**	**2025 Total**
Residential Permit Valuation (New Builds)	$104,095.21	$104,095.21	$2,334,859.55	$20,187,380.79
Commercial Permit Valuation	$203,850.00	$203,850.00	$0.00	$822,424.50

Posted by Cama Suess 11/14/25 at 9:15am

Building Construction Activity

- SCOOTERS HAD OBTAINED THEIR BUILDING PERMIT AND HOPE TO BREAK GROUND IN EARLY NOVEMBER.
- DR HORTON HAS BEGUN INITIAL DISCUSSION WITH PULLING PERMITS FOR TUSCANY 3.
- DR HORTON HAS ALSO SUBMITTED ANTI-MONOTONY PLANS FOR STAFF REVIEW FOR TUSCANY 3RD PLAT

Planning Activity

- City Staff has received a Rezoning Application to rezone property from General Commercial to Multi-Family located generally southwest of Willow Ln and S. Peculiar Dr.
- The Planning Commission forwarded their recommended of approval to the Board of Aldermen for Graham Gentry's Request on October 9, 2025.
- The Planning Commission discussed the draft of Chapter 400, Article 2 City Code.

Posted by Cama Suess 11/14/25 at 9:15am

CODE ENFORCEMENT DIVISION

Code Enforcement	October 2025	FY 2026 Total	2025 Total	2024 Total
~Code Enforcement Cases Opened	13	13	260	370
Total Violations	20	20	379	495
~ Accumulation of Rubbish	4	4	99	192
~ Weeds	3	3	80	61
~ Motor Vehicles	2	2	43	105
~ Parking on Property Zoned Residential	3	3	31	28
~ Protective Treatment	0	0	8	6
~ Dead, Diseased or Dangerous Trees	0	0	3	1
~ Work without a Permit	1	1	5	1
~ Vacant Structures and Land	0	0	3	2
~ Premises Identification	1	1	5	5
~ Exterior Walls	0	0	6	6
~ Roofs and Drainage	0	0	3	7
~ Handrails and Guardrails	1	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	26	0	179	N/A
~ Construction Permit Required	1	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	0	0	3	2
General Regulations	0	0	0	0
Accessory Structures in Residential	1	1	25	20
“R-E” Residential Estate	0	0	0	0
Paving Requirements	0	0	0	0
Stairways, Decks, Porches & Balconies	0	0	2	3
All Other Violations	0	0	2	7
Maintenance of Trees, or Lawns, Abutting	3	3	45	25

Posted by Cama Suess 11/14/25 at 9:15am

UPCOMING MEETINGS

(November 13, 2025) - PLANNING AND ZONING COMMISSION
• Cancelled Due to Lack of Business Items
(November 2025) – BOARD OF ALDERMAN MEETING
• Meadowbrook Lakes 1st Plat – Amended • Woodland Trails 1st Plat - Acceptance • Tuscany 4th Plat – Acceptance • Contractor Licensing – Chapter 635 • Inspection of Business – Chapter 605
(November 27, 2025) - BOARD OF ZONING ADJUSTMENT (BZA) MEETING
• Cancelled Due to Lack of Business Items

DEPARTMENT ACTIVITY & EVENTS

• Development Service Director, Dylan Eppert attended the South Kansas City Planner Meeting
• Development Services Director, Dylan Eppert attended the Chamber of Commerce Monthly Meeting.
• The Development Review Committee (DRC) met to discuss a new commercial project with an applicant for retail uses.
• Development Services Director, Dylan Eppert and Building Inspector, Paul Skillman attended the Ribbon Cutting for Alebay Craft Depot.
• Development Services Director, Dylan Eppert attended the Citizens Advisory Board meeting and provided an update with development in Peculiar.
• Building Inspector, Paul Skillman has started inspecting all brick and mortar businesses in the City limits of Peculiar.

Building Inspections Division

Inspection Type	October 2025	FY 2026 Total
Total Inspections	48	48
Footing	2	2
Foundation Wall	1	1
Ground Rough Plumbing	0	0
Sewer	0	0
Water Service	0	0
Building Rough	4	4
Plumbing Rough	4	4
Mechanical Rough	4	4
Electrical Rough	4	4
Electrical Service	3	3
Gas Test / Service	2	2
Final Inspection	6	6
Certificate of Occupancy	0	0
Deck	2	2
Fence	0	0
Roof	2	2
Water Heater	0	0
Pools	0	0
Solar	1	1
Business License Inspections	8	8
MBPC	0	0
Miscellaneous	5	5
Rental	0	0
Signs	0	0

Posted by Cama Suess 11/14/25 at 9:15am

Undeveloped Lots

City of Peculiar

October 2025

Residential Subdivisions		Light Industrial Subdivisions		Commercial Subdivisions	
Subdivision	**Available Lots**	**Subdivision**	**Available Lots**	**Subdivision**	**Available Lots**
Carriage Meadows	4	Bradley's Crossing	5	Bradley's Crossing	1
Copper Creek	22	Forest Scott Industrial Park	4	Irongate	8
Fox's Den	10	Kerr Industrial Park	10	Peculiar Junction	15
Frontier Estates	3	Peculiar Junction	3	Twin Oaks	4
Meadowbrook Lakes	44				
Tuscany 2nd Addition	6				
Tuscany 3rd Addition	33				
Tuscany 4th Addition	29				
Twin Oaks	3				
Woodland Trails	18				
Windmill County Estates	14				
Available Lots:	***186***	***Available Lots:***	***22***	***Available Lots:***	***28***

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

Last Update: November 13, 2025

Posted by Cama Suess 11/14/25 at 9:15am

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Monte Johnson

Development Services Director
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Lauber Municipal Law

Parks & Recreation Director
Jason Long

Municipal Offices
250 S. Main Street ~ Peculiar, MO 64078
Phone: (816)779-5212 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

Parks department is continuing moving pieces in place for the City Lake cleanup project. Cattail removal and shore cleanup will commence shortly. Also working with a company called Aspire2play for the playground. We're still exploring options for the restroom structure.

New parks associate, Shawn Wisdom is settling in, and our maintenance/janitorial services are off and running.

Talks continue with National Fitness Campaign to install a fitness court along the highline trail. (grants pending)

Jason Long
Parks and Recreation Director
250 S. Main Street
Peculiar, MO 64078
(816)779-2226
Fax (816)779-10004
Jlong@cityofpeculiar.com
www.cityofpeculiar.com

City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss

Development Services Director
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Scarborough Law Office

Parks & Recreation Director
Jason Long

Municipal Offices
250 S. Main Street ~ Peculiar, MO 64078
Phone: (816)779-2200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

Public Works Department Update

Public Works has had an exceptionally busy and productive month. Crews successfully removed and replaced 500 feet of damaged or unusable storm drain piping along Buckaroo and under Sivley, tying into the existing drop inlet, and ditching out the silted in ditchline to the East. This project also required the replacement of a concrete driveway that had to be removed to complete the work.

All work was completed in-house by our Public Works crews, with the exception of the concrete finishing, which was contracted to accelerate the process. By performing the majority of the work internally, the department achieved an estimated cost savings of $100,000 compared to contracting the entire project.

In preparation for this week's roadway overlays, crews also excavated and repaired two severely damaged areas on Sivley, digging down to stable material and backfilling with properly compacted fill. These efforts, along with the stabilization of the new storm drain trench, will help protect and extend the life of the new overlays. Beyond this major project, Public Works has remained highly productive across multiple areas:

- Cut and backfilled an area at the Police Department shooting range for new electrical installation.
- Coordinated a bore under a paved driveway to run electrical service for the upcoming Christmas Tree lighting.
- Repaired multiple major water line breaks and patched numerous potholes.
- Installed and set up a new brine system to enhance snow and ice removal operations.
- Continued mowing, weed control, inspections, locates, and water line taps.
- Managing and inspecting the street overlay projects funded by both last year's and this year's budgets.

As part of winter weather preparations, the department had GPS-based Plow Ops tracking systems on all plow trucks last week and conducted staff training on the new tool to improve route planning, operational efficiency and citizen awareness. On Friday, the team held its "Snow School", testing the new equipment and performing dry runs of plow routes to ensure they are ready for the first winter weather event.

It has been a highly productive and efficient month for the Public Works Department — a testament to the dedication and hard work of the entire team.

Posted by Cama Suess 11/14/25 at 9:15am