



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, DECEMBER 7, 2021**

City Hall Council Chambers • 215 North West Street • Perryville, MO 63775

1. Call to order by Mayor – Pledge of Allegiance to the Flag and Invocation.
2. Citizen’s participation from floor – limited to 3 minutes per speaker. Any person, resident, or non-resident, wishing to address the Board of Aldermen may approach the podium and state their name, address, and comments. Non-residents are invited to speak first, followed by residents of the city. Although we are readily available outside our formal meetings, this will be your only opportunity to offer your thoughts during this evening’s meeting as comments from the floor will not be taken during the regular meeting. Although certainly welcome, you are not required to stay for the remainder of the meeting and may exit the Council Chambers in a quiet and respectful manner.
3. Introduction of new city employees - Police Department: Detective Ryan McLeary; and Public Works Water/Wastewater Maintenance Crew: Matthew Rellergert and Blake Dannemueller.

CONSENT AGENDA ITEMS

4. Approve minutes from meeting of November 16, 2021. (copy)
5. Approve bills for November 2021. (copy)
6. Approve Revised Capital Improvement Plan for Fiscal Year 2022-27. (copy)
This City’s Capital Improvement Plan (CIP) was presented last meeting, but staff noticed a few minor changes were necessary. These tweaks included moving the Impound Building up one year; adding the Technical College; proper accounting of general revenue expenses; adding a much-needed human resources software; and correcting a scrivener’s error on airport revenues. We also added a new line item to several accounts for “general maintenance and infrastructure improvements.” With staff apologies, it is being re-presented here for final approval. As mentioned before, the approved CIP will lead staff directly into next year’s budget preparation and, once approved, staff will begin working towards the implementation of projects slated for next year’s budget (e.g. street design).
7. Approve the Perry County EDA 2022 budget. (copy)
The EDA budget has been reviewed and approved by the EDA Board and is being presented to both the City of Perryville and Perry County.

8. Approve Pay Estimate 3 (Final) from Kluesner Construction, Inc., relative to McDonald's Drive Street Improvement Project - \$8,971.77. (copy)
All work has been completed and the street is again fully open.
9. Approve Pay Request 2 to Cotner Electric Company, Inc., relative to PPC Electric Service Upgrades - \$6,134.40. (copy)
This relates to work done for the new electrical panel and transfer switch at the park center.
10. Approve request for payment to John M. LaRose, Sr. Trust relative to completion of Downtown Façade Improvement Grant for property located at 17 North Main Street - \$10,000. (copy)
This payment relates to work done under the Downtown Façade Improvement program. Please take note when traveling Main Street as the new façades on both buildings truly look fabulous.
11. Approve request for 90-day extension of TIF Downtown Structural Improvement Grant for Khala Young d/b/a Juste Moi, LLC. (copy)
EDA Director Sattler has again requested a 90-day extension for Juste Moi's Downtown Grant. Staff understands this is due to material and contractor delays. As such, staff recommends granting the requested extension. This is the 3rd such extension for this project and likely the last as the City's fiscal year will roll over April 1. It is incumbent on the owner to finish the promised work within this timeframe.
12. Approve payment to Edmunds Gov Tech of 1/2 of Professional Services Implementation Fees for HR Software - \$4,000.00. (copy)
This item was mentioned above in the CIP description and is necessary as the current system lacks significant HR functions. This software will provide HR services for the entire city and interfaces with the City's LOGICS system, which is the IT backbone for the City of Perryville.
13. Approved proposed Parks & Recreation 2022 fee increase. (copy)
Occasionally these rates are adjusted in order for our fee structure to remain current. Changes are highlighted and have been reviewed extensively by staff prior to recommendation.
14. Approve request from Mark Meyer and Jackson Street Brew Co. to sell alcohol at the Perry Park Center during the Livin' Tale Trans-Siberian Orchestra Tribute – December 10, 2021. (copy)
This request would again allow alcohol to be sold at the Livin' Tale Concert (tribute band for the Trans-Siberian Orchestra).
15. Approve recommendation from Asst. Chief Jones to add a streetlight on a utility pole in the 100 block of Kiefner Street. (copy)
This originated as a citizen request to address a perceived dark spot along a wooded section of the city street.

16. Verify receipt of Petition for Voluntary Annexation from Missouri Highways and Transportation Commission for a portion of State Highway AC and set public hearing for 6:30 p.m. on December 21, 2021. (copy)
At long last, staff is ready to present this to the Board of Aldermen for consideration. This petition would annex the section of Route AC that remained in the County. This will greatly clarify who is responsible for the patrol and accidents in the area. Please note, there is no private property being annexed as part of this petition.
17. Verify receipt of Petition for Voluntary Annexation from the City of Perryville, Missouri, for a 5.37 acre tract as recorded in Document 2021R01107 of the Perry County Deed Records and set public hearing for 6:30 p.m. on December 21, 2021. (copy)
Similar to the item above, this item had been in the works for many years. This is an uneconomic remnant from MoDOT's work along Perryville Boulevard. MoDOT has elected to transfer ownership to the City, along with some deed restrictions designed to protect the nearby caves and sinkholes. This petition would annex the property into the city limits of Perryville.

END OF CONSENT AGENDA

18. Resolution No. 2021-11 – Accepting Voluntary Annexation from Missouri Highways and Transportation Commission for a portion of State Highway AC. (copy)
See Item 16 above.
19. Resolution No. 2021-12 – Accepting Voluntary Annexation from the City of Perryville, Missouri for a 5.37 acre tract as recorded in Document 2021R01107 of the Perry County Deed Records. (copy)
See Item 17 above.
20. Bill No. 6242 for Ordinance No. 6459 - Entering into an agreement with Zoellner Construction Co., Inc. relative to the Construction Manager At-Risk (CMAR) Services related to construction of the Fire Station - second reading and final passage. (copy)
We are pleased to recommend Zoellner Construction, who has been selected, in part, due to their extensive history with the City's architectural firm, Dille-Pollard, and their recent history of constructing buildings of a similar nature.
21. Bill No. 6243 for Ordinance No. 6460 - Entering into an agreement with Zoellner Construction Co., Inc. relative to the Construction Manager At-Risk (CMAR) Services related to construction of the Impound Facility - second reading and final passage. (copy)
We are pleased to recommend Zoellner Construction, who has been selected, in part, due to their extensive history with the City's architectural firm, Dille-Pollard, and their recent history of constructing buildings of a similar nature.
22. Bill No. 6244 for Ordinance No. 6461 – Approving Amendment 1 to Allgeier, Martin & Associates, Inc., agreement for Owner Representation Services for the Proposed Wastewater Treatment Facility - second reading and final passage. (copy)
This amendment will allow AMCE to process and certify payrolls associated with the WWTP construction.
23. Bill No. 6245 for Ordinance No. 6462 – Approve FBO Hangar Agreement with Gary Whitener - second reading and final passage. (copy)
Mr. Whitener recently moved into one of the t-hangars, but desires to move his airplane to the FBO hangar.

24. Bill No. 6246 for Ordinance No. 6463 – Accepting easement deed from Glenna Broeker - second reading and final passage. (copy)
Ms. Broeker paid to reconstruct part of the City’s water system so she could vacate an existing water main that split her property into two halves. This will accept the new easement while the following item vacates the old.
25. Bill No. 6247 for Ordinance No. 6464 – Granting a quit claim deed to Paul Monier - second reading and final passage. (copy)
This will vacate the existing City easement that previously contained a water main mentioned in the item above.
26. Bill No. 6248 for Ordinance No. 6465 – Entering into a Cooperative Agreement with County of Perry, Perryville Development Corporation, and The Industrial Development Authority of Perry County, Missouri, relative to economic development - second reading and final passage. (copy)
The current EDA contract is set to expire on December 31, 2021. This revised contract will extend the agreement and relationship among all four parties well into the future.
27. Bill No. 6249 for Ordinance No. 6466 – Entering into an agreement with Perryville Homes Real Estate, LLC relative to sale of city property - second reading and final passage. (copy)
The existing contract for the Layton property along the bypass expired. This will relist the property with the next realtor according to the City’s schedule which, in this case, is Perryville Homes.
28. Bill No. 6250 for Ordinance No. 6467 – Amending Section 10.20.060 of the Code of Ordinances relative to parking close to curb or edge of roadway - second reading and final passage. (copy)
The Police Department recently noted existing ordinances lacked clarity in addressing parking along streets without curbs. Department staff requested this ordinance be added to remedy the situation.
29. Bill No. 6251 for Ordinance No. 6468 – Entering into an agreement with Image Maker Marketing relative to production of a movie - second reading and final passage. (copy)
This opportunity was previously discussed with the Board and is presented now for approval. The first casting call was held on November 28th with budding actors/actresses reportedly coming from as far away as Texas. A follow-up audition was scheduled for the following weekend for several interested people.
30. Bill No. 6252 for Ordinance No. 6469 – Entering into an agreement with Hoeh & Pistorio, LLC relative to city attorney services - second reading and final passage. (copy)
As previously discussed with the Board, the Perryville-based law firm of Hoeh & Pistorio was recommended as the next city attorney for Perryville. This contract was modeled after the existing contract with the Ludwig law firm and is presented here for approval.
31. Bill No. 6253 for Emergency Ordinance No. 6470 – Amending Title 2 of the Code of Ordinances relative to compensation to city marshal - first and second reading and final passage. (copy enclosed - may be read by title only)
Staff nearly missed the window for the Board to consider the salary for the elected city marshal prior to next year’s election. Four years ago, the proposed salary included a 4% increase over the previous year's compensation and that salary remained constant

for the entire term. It is being presented as an emergency ordinance since the filing period began today (December 7). Staff will likely recommend this conversation begin in closed session as a personnel item.

32. Bill No. 6254 for Ordinance – Amending Section 2.88.700, Subsection C of the Code of Ordinances relative to personnel regulations regarding holidays - first reading. (copy enclosed - may be read by title only)
Police Administration realized the current ordinance didn't speak to police officers who were expected to work on Christmas or New Year's so staff has worked to correct this oversight. At the same time, staff has adjusted when the Christmas and New Year's holidays would be observed, using Mondays instead of Thursdays which will greatly reduce the impact on Ward 3 residents who saw their trash pickup days impacted this year.
33. Bill No. 6255 for Ordinance – Entering into a sale of real estate agreement with the Perryville Development Corporation relative to property for the Technical Education Facility - first reading. (copy enclosed - may be read by title only)
This purchase of six acres at the corner of Toohey Drive and Perryville Boulevard will provide for the future home of the new technical education facility.
34. Bill No. 6256 for Ordinance – Amending Chapter 10.20 of the Code of Ordinances relative to prohibited parking schedule (Brenda Avenue) - first reading. (copy enclosed - may be read by title only)
Parking concerns continue near the intersection of Brenda and Perryville Boulevard. Due to the nature of the street, the Police Department suggests shoring up the rules with an additional ordinance that would limit the parking of trucks more than one ton on both sides of the street.
35. Committee Reports: Public Works, Public Safety, Finance, Liaison, Sidewalk, and Economic Development.
36. Report by City Administrator:
 - Perryville School Superintendent Search (copy)
 - Fire Station Update (copy)
 - Tom Ludwig Retirement (copy)
 - Park Center Roof Repair
 - Well 1 Maintenance
 - GML named Illinois Manufacturer of the Year ([link](#))
 - Lift Free Trial Period running December 6- 23 (copy)
 - P&Z Special Meeting – December 14
 - Household Hazardous Waste Collection Event (copy)
 - WWTP Material Delays (copy)
37. Report by City Engineer.
38. Report by City Attorney.
39. Board concerns and comments and any other non-action items.

40. Closed Session to discuss contractual matter in accordance with Section 610.021(9) RSMo; real estate matters in accordance with Section 610.021(2) RSMo; personnel matters in accordance with Section 610.021(3) RSMo; and litigation matters in accordance with Section 610.021(12) RSMo.
41. Adjourn.