



**AGENDA NOTES  
REGULAR MEETING  
6:30 P.M., TUESDAY, JULY 5, 2022**

*Brent Buerck*

**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. Public Hearing for a Special Use Permit request from Kimberly Hager relative to home occupation at 9 Rambling Hills Road. (copy)  
**Kimberly Hager is requesting a special use permit to operate a massage business at 9 Rambling Hills Road. As proposed, this would include a small addition to her house for clients. NOTE: On August 28, and assuming it becomes law, [Missouri House Bill 2593](#) will make it much more difficult for cities to regulate home-based businesses going forward.**

**CONSENT AGENDA ITEMS**

4. Approve minutes from meeting of June 21, 2022. (copy)
5. Approve bills for June 2022. (copy)
6. Approve Change Order 1 (Invoice 3518) from Dille Pollard relative to architectural/engineering design of Fire Station - \$14,113.75. (copy)  
**There were some additional fees when we modified the design of the fire station, moving from a plain metal building to the more attractive, modern building design ultimately approved by the Board. This will cover those additional design costs.**
7. Approve Change Order 1 from Dille Pollard relative to Perryville Impound Facility. (copy available at meeting)  
**This change order addresses several unknowns that arose in the construction of our impound building/fire station. This includes items like poor soil, foundation remnants from previous buildings, and additional quantity of rock for the over-**

excavation of footings that were unknown to us. Additionally, we have asked for some minor, staff-driven changes such as a sealed concrete floor in the offices instead of VCT (Vinyl Composite Tile), a backflow preventer (required by code but originally assumed to be provided by the City), air drops and electrical outlets for the needed air hoses at the fire department.

8. Approve Pay Application 5 (Final) to Insituform Technologies USA, Inc., relative to 2020 Trenchless Sewer Main Rehabilitation – \$25,661.60. (copy)  
**Contracted work has been completed and accepted on the Trenchless Sewer Main Rehabilitation. The contractor was brought back and redid the areas of initial concern. Their work is now finished and this is the remainder of the contracted amount.**
9. Approve recommendation from EDA Director Jones, on behalf of the Perryville Downtown Revitalization Committee, for 2022-23 Downtown Façade and Structural Grant Applications. (copy)  
**Several applications were received and reviewed. The Downtown Revitalization Committee prioritized the top three applications which are presented here for Board approval. If Board approves, the contract ordinances are set below for first reading, and work may begin after the final reading on July 19th.**
10. Approve placement of “Children at Play” signs on Country Lake Drive. (copy)  
**The Board previously asked the Police Department to explore the need for “Children at Play” signs in the Country Lake neighborhood. Their recommendation is attached.**
11. Acknowledge submittal of 2022 TAP Grant Application to MoDot. (copy)  
**Per Board’s direction at our June 7<sup>th</sup> meeting, this grant application has been submitted to MoDOT for review for the Transportation Alternatives Program (TAP). This continues our efforts to extend the Greenway Trail along Perryville Boulevard.**
12. Approve Mayor’s appointments for:  
**Upon Mayor Riney’s recommendation, staff confirmed all parties are interested in reappointment. We currently have an *alternate* position on both the Board of Planning & Zoning and the Board of Adjustments. Staff will continue to work to find candidates for those positions but wanted to get the full members appointed in July as their terms were expiring.**
  - (a) Planning and Zoning – 4 year term  
**Jason Buchheit** - appointment (moved from alternate) (replacement for Dennis House)  
**Patrick Sutterer** - reappointment  
**Randy Leible** - reappointment
  - (b) Board of Adjustments – 5 year term  
**Alison Porter** - reappointment
  - (c) Airport Advisory Board – 3 year term  
**Greg Gremminger** - reappointment  
**Rick Schemel** - reappointment  
**Larry Dauer** - reappointment

- (d) IDA Board – 3 year term  
**Gail Zoellner** - reappointment
- (e) Cablecast Board – 3 year term  
**Jennifer Streiler** - reappointment
- (f) Higher Ed Advisory Council – 3 year term  
**Joanie Robinson** - reappointment
- (g) University of Missouri Extension Council – 3 year term  
**Sean Unterreiner** - reappointment

**END OF CONSENT AGENDA**

- 13. Decision regarding Special Use Permit request from Kimberly Hager relative to home occupation at 9 Rambling Hills Road.  
**See Item 3 above.**
- 14. Resolution 2022-08 – Policy for Park-Sponsored Physical Activities During Extreme Heat and/or Humidity. (copy)  
**Staff asks the Board to consider and approve this policy related to heat-related cancellations of City-run leagues, particularly baseball and softball.**
- 15. Bill No. 6306 for Ordinance 6523 – Entering into a T-Hangar agreement with Leon Basler - second reading and final passage. (copy)  
**The recent closure of the private runway in Festus has resulted in several new tenants here in Perryville. We are now nearing capacity at the airport.**
- 16. Bill No. 6307 for Ordinance No. 6524 – Entering into an agreement with Emery Sapp & Sons, Inc, relative to the Perryville Regional Airport Reconstruct Southeast Taxiway and East Apron Taxilane: Additive Alternate Reconstruct Southwest Taxiway Project - second reading and final passage. (copy)  
**Despite our efforts to promote this project, the City received a single bid. The good thing is that Emery Sapp & Sons, Inc. (ESS) is a very good contractor and highly qualified for this project. ESS was also the contractor when Route AC was completed just a couple years back. MoDOT and the FAA have reviewed and approved this final bid and now it is time for the City to do the same. NOTE: This project is projected to be completely funded by MoDOT. That said, the FAA’s review took several months to complete and actually exceeded the bid limit of 90 days. Staff is currently working through this issue with MoDOT and expect to have it resolved by the next meeting. As such, it will likely require the City dedicate a small amount of our non-primary entitlement money to cover a 10% match on the overage (estimated at around \$6,500). NOTE: The City of Perryville is allotted \$150,000 each year to maintain our airport. This money is held by MoDOT and may only be used on certain MoDOT-approved projects, including this one. This project is not expected to require any city-generated funds at this time.**
- 17. Bill No. 6308 for Ordinance No. 6525 – Entering into Aviation Consultant Supplemental Agreement No. 2 for Construction Services with Crawford, Murphy & Tilly - second reading and final passage. (copy)  
**See Item 16 above.**

18. Bill No. 6309 for Expedite Ordinance No. 6526 – Accepting the Consolidation Plat of Progress Center - first and second reading and final passage. (copy enclosed - may be read by title only)  
**This is a request for a plat consolidation to remove old existing lot lines within boundaries of Progress Center Subdivision. This site is owned by the grocery store chain, ALDI. Planning & Zoning approved this request.**
19. Bill No. 6310 for Expedite Ordinance No. 6528 – Accepting the Final Plat of Moonier-Reddick Subdivision - first and second reading and final passage. (copy enclosed - may be read by title only)  
**The Moonier-Reddick Post Building Association is asking for a minor subdivision to facilitate the sale of the Colonnade building. It has been suggested this property will be used by the St. Vincent Thrift Store. Planning & Zoning approved this request.**
20. Bill No. 6311 for Ordinance – Accepting the Final Plat of Deer Run Minor Subdivision - first reading. (copy enclosed - may be read by title only)  
**Cynthia Garza is requesting approval of Deer Run Minor Subdivision to facilitate the sale of a homesite at 705 Hillcrest Dr. Although approved by P&Z, staff recommends the Board of Aldermen withhold its approval until Ms. Garza demonstrates and documents the property is served by City utilities.**
21. Bill No. 6312 for Ordinance – Approving Special Use Permit request from Kimberly Hager relative to home occupation at 9 Rambling Hills Road - first reading. (copy enclosed - may be read by title only)  
**See Item 3 above.**
22. Bill No. 6313 for Ordinance – Entering into a development agreement with Garrett and Lillian Prevallet, d/b/a Petunia & Lilly’s Flower Shop, relative to façade improvement grant at 119 North Jackson Street - first reading. (copy enclosed - may be read by title only)  
**See Item 9 above.**
23. Bill No. 6314 for Ordinance – Entering into a development agreement with SMS Investment Group relative to façade improvement grant at 101 and 103 West St. Joseph Street - first reading. (copy enclosed - may be read by title only)  
**See Item 9 above.**
24. Bill No. 6315 for Ordinance – Entering into a development agreement with Aaron and Lezlie Meyer, d/b/a The Beauty Room, relative to structural improvement grant at 7 North Main Street - first reading. (copy enclosed - may be read by title only)  
**See Item 9 above.**
25. Bill No. 6316 for Ordinance – Entering into a T-Hangar agreement with Cardinal Flyers, LLC - first reading. (copy enclosed - may be read by title only)  
**See Item 15 above.**
26. Bill No. 6317 for Ordinance – Amending the Stop Sign Schedule by removing stop sign on the north side of Pine Street at its intersection with Rand Avenue - first reading. (copy enclosed - may be read by title only)  
**Many years ago, the City vacated an existing alley adjoining Rand (across the street from Pine Street). That said, we left the stop sign in place until it was no longer thought necessary. That time has come, and staff has pulled the stop sign and this will remove it officially from our Stop Sign Schedule.**

27. Bill No. 6318 for Ordinance – Accepting general warranty deed from Prost Implement, LLC - first reading. (copy enclosed - may be read by title only)  
**This will purchase the small tract of property between the exiting public works office and the property where the new impound is located. Staff is planning to locate the new salt storage shed on this property with accessibility from the Public Works side.**
28. Committee Reports: Public Works, Public Safety, Finance, Economic Development, Sidewalk, and Liaison.
29. Report by City Administrator:
  - Installation of Downtown Streetlights
  - WWTP SRF Supplemental Application (copy)
  - Limb Pickup
  - P-TECh Construction
  - Downtown Plaza Electronic Signs
  - [Grande Voiture Du Missouri](#) – [American Legion 40 + 8](#) City of the Year
  - Missouri Public Utilities Alliance (MPUA) Board Appointment (copy)
30. Report by City Engineer.
31. Report by City Attorney.
32. Board concerns and comments and any other non-action items.
33. Closed Session to contractual matters in accordance with Section 610.021(3) RSMo.
34. Adjourn.

Additional Information:

- T Mobile Grant Letter of Support
- Parks & Recreation Report
- Baer Engineering Invoice