



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, APRIL 18, 2023**

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. Canvass vote of April 4, 2023, City Election – Certification of Election by County Clerk Jared Kutz will be read by City Attorney Pistorio. (copy)
3. Administer Oath of Office to newly elected Board of Aldermen by City Clerk.
Our newly-elected aldermen will be sworn into office by City Clerk Tracy Prost.
4. Reconvene with newly elected members of the Board of Aldermen.
5. Election of a President of the Board of Aldermen.
6. Appointment of the following 2023-24 standing Council Committees:
a) Public Works; b) Public Safety; c) Finance; d) Liaison; e) Sidewalk; f) Economic Dev
7. Selection of Board member to serve on Planning & Zoning Commission.
8. 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.

CONSENT AGENDA ITEMS

9. Approve minutes from meeting of April 4, 2023. (copy)
10. Approve Financial Reports for March, 2023. (copy)

11. Approve Pay Application 31 from Robinson Industrial and Heavy Contracting and HDR for the WWTP Facility Improvement Project - \$386,332.11. (copy)
This invoice relates to the construction work being done at the new Wastewater Treatment Plan.
12. Approve Pay Application 1 to Kiefner Bros. Inc. relative to Perry Park Center Interior Improvements - \$16,033.15. (copy)
These updates will allow for afterhours access to the park center's weight room and is expected to be done by the first of June.
13. Approve Invoice 549011 to Robinson Industrial, Heavy & Commercial Contracting, Inc., relative to Technical Education Facility - \$477,256.99. (copy)
This invoice relates to work being done on the new Perryville Technical Education Campus. This, and other future invoices, will be paid by the City but reimbursed in full by Ranken.
14. Approve Change Order 1 to Robinson Industrial, Heavy & Commercial Contracting, Inc., relative to Technical Education Facility - \$14,035.00 - deduction. (copy)
This will document the changes made by Ranken to the technical center and these deductions were made in an effort to keep the project within budget and were made necessary due to previous additions (such as a 2nd welding class).
15. Approve Pay Application 8 from Zoellner Construction Co., Inc. relative to Fire Department Project - \$118,464.20. (copy)
This payment is to Zoellner Construction for the new Fire Station located along Perryville Boulevard.
16. Approve Change Order 3 to Zoellner Construction Co., Inc., relative to Fire Department Project - \$5,063.42 increase. (copy)
During a recent inspection, staff noticed the need for several small items, including a concrete patio area outside the picture window (outside gathering space but we were also concerned about mowing so close to the windows), additional outlets in the day room (to better accommodate this electric world), and cabinets in the laundry room.
17. Acknowledge City Administrator Buerck approval of Proposal Request 7 relative to Fire Station Project - \$6,307.56. (copy)
Our final review identified a few more minor adjustments to the original design including sewer clean out covers, an additional pour for the patio area and a concrete sidewalk connecting the front and rear of the building on the Citizen's Electric side (There is a considerable slope on this side of the building and there were concerns about pushing the water that close to the building and having staff walk in muddy areas. This will allow staff to traverse the entire building on concrete).
18. Approve recommendation from Parks & Recreation Director Cadwell to accept proposal from Richardet Floor Covering for labor and materials to complete the flooring installation in the lower level of the Perry Park Center. (copy)
Flooring materials were purchased last budget year (October 2022) to ensure the basement floors would match the materials used upstairs. RFC was our only bidder on the upstairs project. Staff approached them and asked for a labor quote for the installation of the material previously purchased. This price is below the threshold

allowed for staff approval, but we wanted the Board to be aware the project would be starting soon. Later this year (and after the construction mentioned above is finished), we will bid the painting work.

19. Approve recommendation from Parks & Recreation Director Cadwell to accept bids for the Pickleball/Courts Project and award to Gunner Energy Corp., d/b/a General Acrylics - \$25,740.00. (copy)
This is somewhat unusual as we are working to also promote a project that will paint a pickleball court for our neighbors in the City of Frohna. Our thought is the combined project may draw more interest and better bids for both cities' projects (after the bid opening, Frohna estimated saving nearly \$5,000 over previous project bids). In summary, this will place three outside courts in the City Park, one in Feltz Street Park, and one in the city limits of Frohna (they will be responsible for their own contracting and all associated costs).
20. Approve Festival Application for Temporary Outdoor Consumption Permit from Robynne Duvall for the Laid Back on I-55 Truck Show scheduled for August 18-19, 2023. (copy)
This "Laid Back on I-55 Truck Show" event was approved at the March 21st meeting. This application is for the outdoor consumption portion of the event.
21. Approve request from Republic-Monitor to post banners on city property congratulating 2023 Senior classes. (copy)
As they have for the past three years, the newspaper would like to post signs at the Main Street/Highway 61 roundabout, Edgemont/Highway 51 intersection, and courthouse lawn near St. Joseph Street's intersection with Jackson Street in order to honor local graduates.
22. Authorize Mayor Riney to sign "Local Government Certification" for St. Vincent DePaul Society grant application relative to an addition to their property at the corner of Grand and North Jackson Streets. (copy)
The Saint Vincent DePaul Society is working towards a grant to remodel part of the "Colonnade Room" building they previously purchased from the American Legion. In order to proceed, they will need the city to sign a portion of their grant application indicating that the city is okay with their proposed project. Although the application suggests this location could eventually house a thrift store, there has been no indication they will be vacating their current city-owned location.
23. Approve traffic study memorandum from Major William Jones regarding Edgemont Boulevard and Perryville Boulevard. (copy)
Previously, the Board had requested the PD study a citizen's concern regarding traffic in these areas. At this time, the PD is not recommending changes.
24. Approve Mayor's Appointment:
Planning and Zoning – 4 year term
Dennis House - appointment (to fulfill unexpired term of Seth Amschler 2025)
Prior to his appointment as a city alderman, Mr. House served several years as a member of the Planning and Zoning Commission and has agreed to do so again.

END OF CONSENT AGENDA

25. Discussion regarding final plat of SMS Fields Subdivision. (copy)
This was presented to the Board at the last meeting with a recommendation for approval from P&Z. At that time, Alderman Schumer expressed concerns about sewer service to all of the proposed plats and a revised plan was approved by the Board of Aldermen, contingent on it being acceptable and replated by Mr. Stark.
- The proposed plat was shared with Mr. Stark and he indicated it would not work for him. Mr. Stark shared his opinion that the City's contract with him and others covers his request and asked that we reconsider our position. City Attorney Pistorio reviewed the contract and concurs with Mr. Stark. He believes the City is protected and the ordinance requirements have been met (as the City previously accepted this contract in lieu of installed sewer mains or even a cashier's check or letter of credit equal to the estimated expenses). By contract, the property owners have until October 2026 to address sewer service to this property. At this time and with consideration given for Attorney Pistorio's legal counsel, staff recommends the Board reconsider the original plat and approve it as proposed.**
26. Discussion regarding downtown light pole installation. (copy)
The newly installed lights look great and work very well. That said, their installation wasn't without challenge. The previous lights had "floating" collars that adjusted to the surrounding terrain. This worked very well but allowed water into the base, likely contributing to the failure of several poles. The new poles have a tightly welded, fixed collar, eliminating water issues, but now must be retrofitted somewhat to provide a final "to-grade" installation. City Attorney Baer has been studying this issue since their installation and presented his thoughts and opinions. City staff is capable of doing the work and will complete it intermittently should the Board decide to proceed with the reconstruction as suggested.
27. Resolution 2023-02 – Amending the Water and Sewer Rate Schedule and Establishing the Refuse Rate Schedule. (copy)
During the budget review, the Finance Committee asked staff to look at utility rates and make an adjustment given the period of hyper-inflation we are experiencing. This resolution increases water, sewer, and refuse rates this year by 5% and then returns to an annual adjustment of 3% for future years.
28. Bill No. 6407 for Ordinance No. 6624 – Amending the 2022-23 Budget - second reading and final passage. (copy)
This will make official the budget transfers that were required throughout the year. All projects had prior approval of the Board but this is the collective result of those individual transfers.
29. Bill No. 6408 for Ordinance No. 6625 – Amending Section 2.88.915 of the Code of Ordinances relative to nepotism - second reading and final passage. (copy)
Given recent challenges in hiring help, particularly at the Perry Park Center, the Board has requested we lift the restrictions on immediate family members working part time. As appropriate, it will allow for a deeper pool of potential employees to serve in positions such as lifeguards, umpires, and lawn.
30. Bill No. 6409 for Ordinance No. 6626 – Entering into a Financial Reimbursement Agreement with Gotto Investments, LLC, relative to new construction to builder (805 Crestview Lane) - second reading and final passage. (copy)

This is another application for the City's Building Reimbursement Program. In this case, the builder is constructing a 3 bedroom, 2 bathroom house complete with a garage. NOTE: This is a new construction project and work has not yet begun.

31. Bill No. 6410 for Ordinance No. 6627 – Entering into a Financial Reimbursement Agreement with Buddy Hellman, d/b/a Winwood Enterprises, LLC, relative to new construction to builder (Kolbe Court) - second reading and final passage. (copy)
This is for construction of a new duplex on Kolbe Court. The application meets the requirements of the New Construction to Builder/Homeowner Program.
32. Bill No. 6411 for Ordinance – Amending Section 8.16.100 of the Code of Ordinances relative to garbage and solid waste collection fees - first reading. (copy enclosed - may be read by title only)
This will simply change the City ordinances so any adjustments to the refuse rates will mirror the process used for water and sewer rates (i.e. resolution). The ordinances were previously established at different times and used different processes to set rates. This will just make everything uniform going forward.
33. Bill No. 6412 for Ordinance – Amending Section 13.08.060 of the Code of Ordinances relative to meter and security deposits - first reading. (copy enclosed - may be read by title only)
The deposits were last adjusted in 2004 and, as one would expect, are no longer sufficient to cover many of the final bills we are seeing when an account is closed. As such, staff recommends adjusting the rates upwards by \$15.
34. Bill No. 6413 for Ordinance – Amending Section 2.88.700 of the Code of Ordinances relative to Personnel Regulations regarding Holidays - first reading. (copy enclosed - may be read by title only)
There was some confusion among staff as to how to interpret the current rules for irregular shifts (such as 10 or 12-hour). The Board's original intention, as staff understood it, was to allow for ½ day of holiday pay on Good Friday (when all shifts were 8 hours long) so that portion of the ordinance has been rewritten to make this intention clear (4 hours of holiday pay).
35. Bill No. 6414 for Ordinance – Entering into an amended agreement with Baer Engineering, LLC., relative to engineering services - first reading. (copy enclosed - may be read by title only)
This will renew the annual contract with Baer Engineering, LLC as our City Engineer. Going forward, City Engineer Baer has proposed future rate adjustments occur at the same COLA rate the Board of Aldermen approves for its own staff. Staff agrees with this change as it will greatly simplify our process annually.
36. Bill No. 6415 for Ordinance – Entering into an agreement with Interstate Municipal Gas Agency relative to amendment to natural gas all requirements sales agreement - first reading. (copy enclosed - may be read by title only)
This is the first increase to the IMGA management fee since the agency was first formed in 1990. The City of Perryville sits on the Board of Directors for IMGA and Administrator Buerck had a part in the approval of this change. In their review, the Board of Directors found it to be reasonable and necessary at this time.

37. Bill No. 6416 for Ordinance – Entering into an agreement with Gunner Energy Corp, d/b/a General Acrylics relative to Pickleball/Sport Courts Project - first reading. (copy enclosed - may be read by title only)
See Item 19 above.

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38. Bill No. 6417 for Ordinance – Entering into an agreement with Ames Construction, Inc., relative to leasing property at Perryville Regional Airport - first reading. (copy enclosed - may be read by title only)

This item was previously discussed with the Board and will allow the design/build team for the Chester Bridge to rent space at the airport for their offices for the duration of this project. (expected to be upwards of four years) They have been given permission to get on site and begin staging their offices as we work to finalize the contract.

39. Committee Reports: Public Works, Public Safety, Finance, Liaison, Sidewalk, and Economic Development.

40. Report by City Administrator:

- Clean Water Commission Variance Approval
- ISO Reassessment
- Outside Park Security Cameras
- MML Events (copy)
- Insight Site Selection Meeting
- Washington, Missouri Visit
- Solar Eclipse April 8, 2024 (copy) ([link](#))
- Giant Eclipse Glasses and pyrotechnics show ([link](#))
- Airport Runway PreBid Conference (copy)
- City Staff and Aldermen Photos
- Missouri Nonpoint Source Management Forum Presentation (copy)
- Total Phosphorus Limitations (copy)
- PCMH Coalition on Substance Abuse - April 27 @ 2pm (copy)
- Perry County Community Foundation Event – Apr 27 @ 12:00 noon (copy)
- Veryable Luncheon – May 2 @ 11:30am (copy)
- Airport Fly-In - May 20 (copy)
- *Business View* Magazine Article (copy) ([link](#))
- Article – *America Has Too Much Parking* (copy)
- Article – *Zoning Changes Have Small Impact on Housing Supply* (copy)

41. Report by City Engineer.

42. Report by City Attorney.

43. Report by Chief of Police.

44. Board concerns and comments and any other non-action items.

45. Closed Session to discuss real estate matters in accordance with Section 610.021(2) RSMo; personnel matters in accordance with Section 610.021(3) RSMo; and contractual matters in accordance with Section 610.021(9) RSMo.

46. Adjourn.

Additional Attachments:

- Parks & Rec Report (copy)