



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, August 15, 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. 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:
 - Pam Abernathy, Parks & Recreation Department Janitor;
 - Brian Walters, Police Officer; and
 - Jeff Zahner, Water/Wastewater Maintenance Technician.

CONSENT AGENDA ITEMS

4. Approve minutes from meeting of August 1, 2023. (copy)
5. Approve financial reports for July 2023. (copy)
6. Set Public Hearing date for Special Use Permit Request from DGOGPerryvillemo 05312023 d/b/a Dollar General Store – September 5, 2023 at 6:30 p.m. (copy)
This special use permit request would locate a Dollar General Store on South Kingshighway nearly across from Perryville Stave Mill.
7. Approve Pay Estimate 1 (Final) from Putz Construction, LLC, regarding Sunset Drive Improvements Project - \$89,107.70. (copy)
This is a budgeted project to replace the asphalt at this intersection that has fallen into poor repair in recent years.

8. Acknowledge staff approval to allow horses in the City Park for Brynlee's Birthday Bash Benefit – August 26, 2023. (copy)
Organizers of this event, a fundraiser for a two-year-old young lady in our community struggling with cancer, requested to include ponies. Staff worked quickly to approve the request so they could properly plan and organize but wanted to also make the Board aware of our action.
9. Approve request from Public Works Director Layton to sell vehicles, equipment, and supplies on Purple Wave Auction site. (copy)
Staff has provided a memo listing surplus items and why they are ready for public auction.
10. Approve bids received for the Parks & Recreation Department Exterior Painting Project and award to Jerry Hotop Painting, LLC, per recommendation of Parks & Recreation Director Cadwell - \$26,845.00. (copy)
Also a budgeted item, this will refresh the paint on the exterior soffits of the PPC to match what was recently done when the roof was partially replaced. This leads the way to the budgeted replacement of the building sign.
11. Approve Request for Downtown TIF Redevelopment Proposals re City Parking Lot. (copy)
This proposal seeks from private developers to better utilize City Parking Lot, making it a more productive asset to our downtown.
12. Approve plans to work with SEMO Regional Planning to submit a TEAP application to MoDot relative to a roundabout vs. traffic light study at Alma Avenue and Perryville Boulevard. (copy)
After discussion, MoDOT highly recommends we begin with a planning grant to best determine whether Alma's intersection should be developed as a roundabout or as a traffic signal. Staff will select a preapproved consultant to study the matter and bring back a recommendation, setting us up for a cost share opportunity next year with MoDOT.
13. Approve location of walls regarding Phase 3 for Wall of Honor in City Park. (copy)
Staff is happy to report both Phases 1 and 2 are built out and nearly every available panel is accounted for. The Perry County Military History Museum has requested to initiate their Phase 3 expansion by adding two additional wall locations at their current site.

END OF CONSENT AGENDA

14. Presentation by City Administrator regarding Perryville History.
This will be a brief accounting of facts, history, and enjoyed successes of our wonderful community and based on a presentation Buerck has previously done for other small groups.
15. Presentation by Chris Foeste of Circle Fiber.
Mr. Foeste has asked for an opportunity to present his company's plans to deliver fiber service to homes and neighborhoods throughout town.
16. Decision regarding morning unguarded swim rules. (copy)
This has been discussed previously with our insurance company, attorney, and Board of Aldermen. Staff would like permission to move this idea forward, at least on an interim basis, but only during hours that the building is open and supervised and only for conscientious adults who have acknowledged the change. Comments received to date have been provided for the Board's consideration.

17. Resolution No. 2023-06 – Entering into a Rental of T-Hangar Space agreement with Daniel Kammerer. (copy)
With the approval of this agreement, the t-hangar and FBO hangar spaces are completely filled.
18. Resolution No. 2023-07 – Entering into a Rental of T-Hangar Space agreement with Christopher Uding. (copy)
Mr. Uding has been subleasing a space in this hangar through Mr. Greg Gremminger. Our recently updated leases prohibit this activity, and we have been making an effort to have each owner under a separate hangar agreement so that we can keep better track of the renters and better enforce the rules and insurance requirements for all tenants. Staff is happy to say that this is the last such arrangement and all tenants are now compliant.
19. Resolution No. 2023-08 - Supporting an application from RCH Development, LLC, for funding to construction affordable housing for the workforce. (copy)
We have done several similar resolutions in the past and this is a required step in the process. This project is being led by our local hospital and includes support from a board range of community partners and social service agencies. Last year's application fell just short but our team is confident this year's chances are even better.
20. Bill No. 6462 for Ordinance No. 6679 – Readopting Title 2 of Chapter 2.48 of the Code of Ordinances regarding Personal Financial Disclosure – second reading and final passage. (copy)
This ordinance is adopted annually to accommodate the requirements of the Missouri Ethics Commission.
21. Bill No. 6463 for Ordinance No. 6680 – Entering into an agreement with Alliance Industrial Coatings relative to Perry Park Center Interior Painting Project Phase 2 - second reading and final passage. (copy)
The final piece of the Perry Park Center's remodel is to paint the lower level walls. Staff would like to enter into an agreement now, with the requirement that work not begin until September after the kids are back in school from summer break. Although the vendor is new to the City of Perryville, references have been verified (see attached) and staff recommends we proceed with the lowest bidder.
22. Bill No. 6464 for Emergency Ordinance No. 6681 - Establishing 2023-24 Property Tax Rate re General Revenue and Park - first and second reading and final passage. (copy enclosed - may be read by title only)
This annual process will help establish the City's tax rates for the upcoming year. At this time, no adjustment is recommended.
23. Bill No. 6465 for Emergency Ordinance No. 6682 - Establishing 2023-24 Property Tax Rate re Bond Indebtedness – first and second reading and final passage. (copy enclosed - may be read by title only)
This annual process will help establish the City's tax rates for the upcoming year. At this time, no adjustment is recommended.
24. Bill No. 6466 for Ordinance – Vacating a sinkhole easement deed from Immanuel Lutheran Church - first reading. (copy enclosed - may be read by title only)
This is somewhat of an unusual situation in that the city accepted an easement for a new sinkhole but actually found none when we went to make the improvements.

Albeit rare, this has happened before as sinkholes are far from an exact science. Given there is no sinkhole, we would like to now vacate the easement.

25. Bill No. 6467 for Ordinance – Adding Section 1.04.065 to the Code of Ordinances relative to Scrivener’s Errors and Contract Changes - first reading. (copy enclosed - may be read by title only)
City Attorney Pistorio did some research on what other cities do to better learn how they correct inconsequential errors that are found after the Board adopts an ordinance (e.g. misspellings, incorrect references, misnumbering, etc.). This ordinance will allow the City Attorney or City Clerk to correct such mistakes so long as the intention of the Board is not altered.
26. Bill No. 6468 for Ordinance – Amending Section 2.88.670 of the Code of Ordinances relative to Personnel Rules and Regulations regarding Employee Retirement Celebration – first reading. (copy enclosed - may be read by title only)
City ordinances provide for retirement celebrations but did not account for long-term employees passing away in service to the community prior to their retirement. This minor change will provide the family of an employee who passes away similar benefits to that of an employee who retires. NOTE: This came to light with Bill Jones’s untimely passing. Staff talked to Mayor Riney who approved our beginning this practice immediately, but we are asking to update the ordinance, so it is clear going forward.
27. Bill No. 6469 for Ordinance – Amending Section 5.04.020 and adding Chapter 5.41 to the Code of Ordinances relative to licensing for Firearms Ranges - first reading. (copy enclosed - may be read by title only)
The city has long enjoyed an indoor archery range. Although nothing is imminent, staff wanted to have an ordinance in place should an indoor shooting range decide to locate in town.
28. Bill No. 6470 for Ordinance – Amending Section 17.04.020 and Section 17.40.020 of the Code of Ordinances relative to zoning for Firearms Ranges - first reading. (copy enclosed - may be read by title only)
See Item 27 above.
29. Committee Reports: Public Works, Public Safety, Finance, Liaison, Sidewalk, and Economic Development.
30. Report by City Administrator:
 - Capital Improvement Plan
 - Hidden in Plain Sight (copy)
 - WWTP Ribbon Cutting Ceremony – Sep 21, 2023 at 2pm
 - Bulk Water Station
 - Article – State puts buying power to work for local governments ([link](#))
 - SEMO RPC Annual Dinner - 6:00 pm on Sep 25 at the Colonnade Room
 - Return of National Guard Engineering Castle – August 18th
 - History of the crosswalk at State and Rolla Streets. (copy)
31. Report by City Engineer.

32. Report by City Attorney.
33. Report by Chief of Police.
34. Board concerns and comments and any other non-action items.
35. 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; contractual matters in accordance with Section 610.021(9) RSMo; litigation matters in accordance with Section 610.021(12) RSMo; and security matters in accordance with Section 610.021(19) RSMo.
36. Bill No. 6471 for Emergency Ordinance No. 6683 – Entering into an insurance agreement with for 2023-24 employee health and life insurance - first and second reading and final passage. (copy enclosed - may be read by title only)
We have obtained final quotes for next year's health insurance and must now adopt this contact as an emergency ordinance in order to meet the timeframe required for payroll deductions.
37. Adjourn.

Additional Attachments:

- The Veregy Team (copy)
- Parks & Rec Report (copy)
- Ltrs in support of Missouri Housing application (copy)
- Mayor's broadband ltr (copy)
- Email concerning theater movie trailers (copy)
- AirBNB Article ([link](#))