



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, JULY 30, 2024**

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. Presentation of tenure award Dr. Chauncey C. Carron for 57 years of service as a Planning and Zoning Commission board member.
Dr. Carron and his family will join us that evening as the Mayor presents a certificate for a lifetime of volunteer service for the City of Perryville.
4. Public Hearing for 2024 Property Tax Rates. (copy)
This annual process will help establish the City's property tax rates for the upcoming years. The current rates were originally set on our best estimates of the debt service required for the new wastewater treatment plant. The current rate is falling short and staff is recommending a minor adjustment of .0005% to help close this gap. Please Note: This adjustment will simply satisfy our debt obligations for the wastewater treatment plant. It is not generating revenue for operating or capital expenses.

CONSENT AGENDA ITEMS

5. Approve minutes from meeting of July 16, 2024. (copy)
6. Approve bills for July 2024. (copy)

7. Approve Pay Estimate 5 from Zoellner Construction Company relative to School Street Lift Station Project - \$147,225.54. (copy)
This is a major project for the city and will replace and upsize the School Street lift station. Below, as part of the City Administrator's update, we provide an estimate of total costs for this multiyear project which officially began in 2018.
8. Approve Change Order #1 for Phase 2 of Lucas and Friends Backyard Adventure Playground Project. (copy)
This change order simply extends the timeframe for project completion to November 9th. This timeframe will better accommodate both contractor and volunteers' schedules.
9. Approve Request for Proposals regarding Lead Line Service Inventory Project financed through the Missouri DNR State Revolving Fund. (copy)
This inventory is federally required and is meant to identify lead service lines on private property. Although the regulations require the City to produce such an inventory, there is no requirement for homeowners to provide necessary access. This may potentially set up an awkward situation or two or, at the very least, incomplete reports for some communities.
10. 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. The majority of these vehicles are made available as new equipment has been added to the fleet, replacing the oldest and worst (mechanically speaking).
11. Acknowledge response from Bacon/Farmer/Workman Engineering relative to MoDot Alma Avenue-Route 51 Traffic Study. (copy)
After studying the intersection of Alma, our consultants determined the best course of action was to construct a roundabout. It will improve traffic flow and significantly reduce fatal accidents in that area. This project has been submitted to MoDOT for a 50/50 cost share.
12. Authorize the Police Department to conduct a study regarding a request for a "children at play" sign on Smith Street alley. (copy)
One of the Commissions shared the concern that a citizen would like a "children at play" sign on this alley
13. Approve Preliminary Plat for Glueck Family Minor Subdivision from JBD Development, LLC. (copy)
Jason Glueck, on behalf of JBD Development, LLC, has submitted Glueck Family Minor Subdivision to Planning & Zoning for approval. Mr. Glueck plans to build a tunnel carwash at 609 South Perryville Blvd. The Planning & Zoning Commission has reviewed this plat and recommends approval.

END OF CONSENT AGENDA

14. Resolution No. 2024-51 – Entering into a Real Estate Purchase and Sale Agreement with Perry County Sportsman Club relative to 300 West St. Joseph Street. (copy)
A title search is currently being conducted and this purchase agreement provides for a closing date prior to the end of September.
15. Resolution No. 2024-52 – Entering into a short-term rental agreement with ICM, Inc. relative to Hangar 7. (copy)
FAA instructed a pilot to emergency land at the airport. The aircraft has engine damage and the owner has requested permission to rent a hangar to complete repairs. This rental arrangement is month-to-month up to 12 months before the rent escalates significantly.
16. Resolution No. 2024-53 – Entering into a purchase option agreement with Erin Carroll. (copy)
This is a purchase option for city-owned industrial park property and provides Mr. Carroll a first right of refusal should another offer be made in coming years.
17. Resolution No. 2024-54 - Entering into a cost share agreement with SMS Investment Group, LLC; San Felipe Properties, LLC; Shannon M. Crump and Marie Ashley Crump; and Todd C. Schilli and Tasha Schilli relative to the Heimos sewer development. (copy)
This is for development along Vincentian Way. All sureties have been secured and the contract is now presented for Board adoption.
18. Approve promissory notes with SMS Investment Group, LLC, and Todd and Tasha Schilli and authorize Mayor Riney to execute notes. (copy)
Two property owners requested a promissory note for their portion of this lift station. Those are presented here for Board consideration and approval.
19. Bill No. 6517 for Ordinance No. 6732– Entering into a Transportation Enhancement Funds Program Agreement with Missouri Highways and Transportation Commission TAP-5000(011) – sidewalk on Vincentian Way from Edgemont Blvd. to Route – second reading and final passage. (copy)
This is the agreement with MoDot for the Vincentian Way trail from Edgemont to Route T.
20. Bill No. 6518 for Ordinance No. 6733 – Entering into a Transportation Enhancement Funds Program Agreement with Missouri Highways and Transportation Commission TAP-5013(002) – sidewalk on Edgemont Blvd. from MO Highway 51 to Vincentian Way – second reading and final passage. (copy)
This is the agreement with MoDot for the Edgemont Boulevard trail from Hwy 51 to Vincentian Way.
21. Bill No. 6519 for Ordinance No. 6734 – Entering into a Transportation Enhancement Funds Program Agreement with Missouri Highways and Transportation Commission TAP-5014(002) – sidewalk on Vincentian Way (f/k/a Alma Ave.) from McDonald’s Dr. to MO Highway 51 – second reading and final passage. (copy)
This is the agreement with MoDot for the Vincentian Way (formerly known as Alma Avenue) trail from McDonald’s Drive to Hwy 51.

22. Bill No. 6520 for Ordinance No. 6735– Amending Title 2 of the Code of Ordinances by adding Section 2.88.107 entitled “Communication for Employment Matters” – second reading and final passage. (copy)
This ordinance was developed by City Attorney Pistorio in an effort to best clarify how HR services are accessed and when it is appropriate to solicit direction from the City Attorney. In short, all matters should be brought to the attention of the HR Director who will solicit input from City Administration and the City Attorney as necessary.
23. Bill No. 6521 for Ordinance No. 6736 – Amending Title 2 of the Code of Ordinances by amending Section 2.88.980(C) entitled “Outside Employment” – second reading and final passage. (copy)
This minor tweak provides a little flexibility for secondary employment during an employee’s probation period, as approved by the City Administrator or Chief of Police, provided it will not interfere with city needs and operations.
24. Bill No. 6522 for Ordinance No. 6737 – Amending Title 5 of the Code of Ordinances by adding Section 5.41.030(O) entitled “Productivity Requirements– second reading and final passage. (copy)
This would require those staying in a homeless shelter to be engaged in productive activities, such as work, counseling, treatment, or volunteerism, for no less than 30 hours per week for the length of their stay.
25. Bill No. 6523 for Ordinance No. 6738 - Amending Title 10, Chapter 10.20 of the Code of Ordinances relative to Disabled Parking Schedule by removing designation at 950 West North Street – second reading and final passage. (copy)
This disabled parking designation was allowed in 2019 at a resident’s request. There is a new owner who does not need this designation and has requested that it be removed so his family can park in that spot.
26. Bill No. 6524 for Ordinance No. 6739– Amending Title 12 of the Code of Ordinances by adding Chapter 12.25 entitled “Prohibited Camping– second reading and final passage. (copy)
The Supreme Court recently overturned four decades of precedent, allowing cities to prohibit sleeping in parks and public areas. Staff worked quickly with City Attorney Pistorio to make this adjustment to City Ordinances and presents it here for Board consideration and approval.
27. Bill No. 6525 for Ordinance No. 6740– Approving amendment to 2024-25 Pay Plan - second reading and final passage. (copy)
This modification reclassifies the Desk Sergeant and Records Clerks positions.
28. Bill No. 6526 for Expedite Ordinance 6741 – Approving Final Plat of Glueck Family Minor Subdivision from JBD Development, LLC - first and second reading and final passage. (copy enclosed - may be read by title only) (copy)
See item 13 above
29. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
 - Economic Dev - Greater St. Louis Retail Incentive ([link](#))

30. Report by City Administrator:
 - Zoning Code Steering Committee
 - Back to School Sales Tax Weekend – Aug 2-4 ([link](#))
 - City Park Lighting Plan ([link](#))
 - G.L.O.V.E. ([link](#)) ([link](#))
 - Airport Development Property Map (copy)
 - University of Missouri Impact Data Sheet (copy)
 - Trunk Line Project (copy)
 - MoDOT Sidewalk Repairs ([link](#))
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; and contractual matters in accordance with Section 610.021(9) RSMo.
36. Adjourn.

Additional Attachments

- Parks & Rec Report (copy)
- Article: Splash Pads Make Waves Across Communities (copy)
- Article: Cities Are Cracking Down on Short-Term Rentals (copy)
- Article: Small Towns are Paying Remote Works to Move In (copy)
- Article: California Officials to Remove Homeless Encampments (copy)
- Baer Engineering Invoice (copy)