



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, OCTOBER 1, 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.

CONSENT AGENDA ITEMS

3. Approve minutes from meeting of September 17, 2024. (copy)
4. Approve bills for September 2024. (copy)
5. Approve Invoice 45842580 (Final) from Brda Electric, Inc., for municipal area network buildout and authorize payment of 55% of invoice - \$169,950.00. (copy)
The Metropolitan Area Network (MAN) creates a fiber ring connecting city and county buildings, providing efficiency and redundancy for the future of both levels of government. Forward Slash was our contracted IT provider, while Brda was the construction team. The construction cost is being divided with Perry County according to linear feet of service line. The new IT server room will be located in the hardened basement of the Perry County Joint Justice Center.
6. Approve Invoice 17037 from Forward Slash for municipal area network buildout - \$21,481.25 (copy)
See #5 above. This invoice is for Forward Slash’s work in designing and overseeing the construction of the MAN.

7. Approve Invoice 1 from Centermark Construction relative to Heimos Subdivision Public Utilities project - \$105,777.97 (copy)
This invoice relates to the design and construction management services for the waterline overbuilds as was previously discussed with the Board of Aldermen. As opposed to seeing this area develop with individual service lines, the City was able to apply those expenses to this project which will provide city mains for future development.
8. Approve Pay Estimate 7 from Zoellner Construction Company relative to the School Street Lift Station Force Main Replacement project - \$165,674.21. (copy)
This is a major project for the city and will replace and upsize the School Street lift station.
9. Approve Pay Estimate 5 from Millstone Weber, LLC, relative to the Runway Rehabilitation Project - \$2,584,451.83 (copy)
Millstone Weber has made quick work of a major project, completing all the concrete pours already at this writing. Temporary runway markers are in place and the runway is opening everyday around 4pm. There will continue to be intermittent closures as the rest of the project is buttoned up, including things like runway lights, grading, and seeding and strawing.
10. Acknowledge notice from MoDOT relative to award of Cost Share funds to construct a roundabout at Alma Avenue and Route 51. (copy)
This information was shared verbally with the Board at the last meeting, but is being placed here for official acceptance of the grant award for the intersection of Alma Avenue. Our consultants determined a roundabout will improve traffic flow and significantly reduce fatal accidents in that area. This project was accepted by MoDOT for a 50/50 cost share. The process to solicit qualifications is underway and Statement of Qualifications are due to the City on October 11th.
11. Acknowledge MoDOT's concurrence of award to Lappe Cement Finishing, Inc., for the Perryville Boulevard Shared Use Path – Phase III Project - \$171,882.80. (copy)
This is for the previously approved TAP project connecting the City's greenway along Perryville Boulevard to Kingshighway. It is an 80/20 match with the Missouri Highway Department. It was rebid due to MoDOT rejecting the previous bids as the first several bidders failed to meet the DBE (Disadvantaged Business Enterprise) goals MoDOT had in place for the project. At the last meeting, staff presented the lowest bidder, that bid has since been approved by MoDOT so it is here for an official record.
12. Approve Spoils Application Request from Brian Birchler – 1847 Highway B, Perryville. (copy)
This request has been considered by Public Works staff and found to be agreeable.
13. Approve Spoils Application Request from Edward Ross Bugger – 1853 Highway B, Perryville. (copy)
This request has been considered by Public Works staff and found to be agreeable.

14. Accept Project Information Form from Chris and Kristen Zahner relative to Financial Reimbursement for New Construction to Homeowner. (copy)
This is another application for the City's Building Reimbursement Program. In this case, the builder is constructing a 1,900 square foot home with 3 bedrooms, 2.5 bathrooms, with a 2-car garage, and a full-size walk-out basement.
15. Approve recommendation from EDA Director Crystal Jones to accept environmental site assessment services proposal from Koehler Engineering and Land Surveying, Inc., relative to the State of Missouri's Certified Site Program project. (copy)
The City of Perryville requested proposals for an Environmental Site Assessment (ESA) on 61 acres of city-owned industrial land for submission to the Missouri Certified Site Program. EDA Director Jones and her board reviewed those proposals and recommends the City proceed with Koehler, a known entity but also the lowest bidder.
16. Approve recommendation from Parks and Recreation Director Jim Cadwell to accept the Park Center South Campus Security Fence proposal from Bootheel Fence Company - \$24,915.00. (copy)
Staff is working to renovate the South 61 Maintenance buildings (Bailey property) to fit the Parks & Rec Maintenance team needs. We were uncertain what the cost for the fence would be and solicited bids from several companies. The received bids exceeded staff's purchasing limit of \$20,000 so it is being presented here for the Board to consider and approve.
17. Set public hearing date for rezoning request from Jerry Flentge to convert a barn into a self-storage facility located at 901 Edgemont Blvd. – October 15, 2024. (copy)
The Planning and Zoning Commission discussed this matter at its recent meeting. During discussion, they believed the rezoning, as requested, could negatively impact surrounding properties. Since the rezoning was not approved, the request for a special use permit for storage units was no longer possible, therefore, it was not considered by the Planning and Zoning Commission. The testimony of nearby residents suggested the proposed development should stay next to the east side of the property along Feltz St. and not toward the western portions of the property. The P&Z Commission's recommendation to deny was unanimous.

END OF CONSENT AGENDA

18. Resolution 2024-68 – Entering into a Financial Reimbursement for New Construction to Homeowner agreement with Chris and Kristen Zahner. (copy)
See item 14 above.
19. Resolution 2024-69 – Entering into an agreement with Lappe Cement Finishing, Inc., relative to Perryville Blvd. Shared Use Path – Phase III. (copy)
See item 11 above.
20. Resolution 2024-70 – Adopting the Perry County Multi-Jurisdictional Local Hazard Mitigation Plan. (copy)
This is a cross-jurisdictional plan for Perry County. The plan is developed by SEMO RPC at the direction of the Federal Emergency Management Agency (FEMA) and in

conjunction with the State Emergency Management Agency (SEMA). The plan, which included regional suggestions and input, identifies local hazards, geographic areas of concern, and ways for the community to mitigate potential damage during a disaster. Resolutions are due by week's end by participating jurisdictions.

21. Resolution 2024-71 – Entering into a severance agreement with Dispatcher Mary Angela Lamp. (copy)
This agreement provides for the approved severance for Ms. Lamp as she has agreed to stay with the City through the merger at which time she will resign.
22. Resolution 2024-72 – Entering into a retention agreement with Dispatcher Terri Murray and Dispatcher Kaitlyn Corke. (copy)
Similar to the above, except both Ms. Murray and Ms. Corke will remain with the City in alternate roles following the merger.
23. Bill No. 6536 for Emergency Ordinance No. 6749 – Vacating a roadway and utility easement deed relative to Heimos Subdivision - first and second reading and final passage. (copy enclosed - may be read by title only)
This ROW was rendered unnecessary as the Vincentians donated adjacent property for the construction of Vincentian Way. Our initial agreements included the promise to return unneeded ROW to the original owners if a better route was secured.
24. Approve Preliminary Plat of Schilli Subdivision. (copy)
Approve the preliminary plat of Schilli Subdivision in order to divide Lot 4 of Heimos Subdivision into Lot 4A and 4B. This plat was discussed with the aldermen in closed session at the previous meeting to confirm our contractual obligations. Confirming those have been satisfied, it is presented here for approval with the final plat to follow.
25. Bill No. 6534 for Expedite Ordinance No. 6750 – Approving Final Plat of Schilli Subdivision - first and second reading and final passage. (copy enclosed - may be read by title only)
See 23 and 24 above.
26. Bill No. 6537 for Ordinance – Authorizing the Issuance of a Revenue Anticipation Note relative to the State of Missouri Lead Service Line Inventory Loan Program – first reading. (copy enclosed – may be read by title only)
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. Staff was able to secure a partial grant totaling \$102,500 which will help offset some of these costs. The entire project was supposed to be done by October 2024 but was delayed in many communities, including Perryville, as the DNR grants were being processed and approved. We expect work to begin in short order once all these details are in place.

27. Bill No. 6538 for Ordinance - Entering into Amendment 2 to the Missouri Highways and Transportation Commission Amendment to State Block Grant Agreement 20-063A-1 relative to Airport Layout Plan Update - first reading. (copy enclosed - may be read by title only)
This project stems from our work with the FAA to reconstruct the runway. Although the first step was to update the Airport Layout Plan, the MoDOT paperwork was never received for City approval. This amendment makes official the funding agreement with MoDot for that already-completed work.
28. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
29. Report by City Administrator:
 - MAN Project Completion Update
 - Faherty House Historic Designation (copy) ([link](#))
 - LAGERS Hero Award – Tracy Prost
 - Leadership Missouri in Perryville – October 9-11th (copy)
 - Chamber Annual Dinner – October 17th at 5:30 p.m.
 - L.O.V. our Veterans Save the Date – March 15, 2025 (copy)
 - Behavioral Health Community Needs Assessment – October 10th at 11:30 a.m.
30. Report by City Engineer.
31. Report by City Attorney.
32. Report by Chief of Police.
33. Board concerns and comments and any other non-action items.
34. Closed Session to discuss real estate matters in accordance with Section 610.021(2) RSMo; contractual matter 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.
35. Adjourn.

Additional Attachments:

- Parks & Recreation Report (copy)
- Baer Engineering Invoice (copy)
- Charter Communications Update (copy)