



Brent Buerch

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, MARCH 18, 2025**

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 the meetings of March 4, 2025. (copy)
4. Approve financial reports for February 2025. (copy)
5. Approve quarterly principal and interest payment to UMB Bank re 2021A CWSS Revenue Bonds relative to WWTP Improvement project - \$162,786.42. (copy)
This relates to the repayment of the WWTP bonds.
6. Approve semi-annual principal and interest payment to UMB Bank re 2021B General Obligation Bonds relative to WWTP Improvement project - \$134,734.94. (copy)
This relates to the repayment of the WWTP bonds.
7. Approve quarterly principal and interest payment to UMB Bank re 2021C Capital Improvement Sales Tax Revenue Bonds relative to WWTP Improvement project - \$120,767.49. (copy)
This relates to the repayment of the WWTP bonds.

8. Approve Pay Estimate 1 from Lappe Cement Finishing, Inc., relative to the 2024 Parks Department Concrete Improvement project - \$86,535.50. (copy)
This project consisted of four small concrete projects in the current year's budget (i.e. basketball court, sidewalk connecting bathroom to pickleball court, handicap parking spot at Pavillion #10, and a handicap spot on the lower gravel parking lot at the soccer complex).
9. Approve Pay Estimate 3 from Centermark Construction, LLC, relative to the Wastewater Treatment Plant Buildout (administrative building) project - \$153,708.86. (copy)
This portion of the work at the new Wastewater Treatment plant was removed from the original scope as we were pushing the limits of our budget given the supply chain struggles and inflationary increases during COVID construction projects. The intention was always to come back later with a smaller construction project to finish the inside of the laboratory and office spaces. This project is part of this year's budget and was set up to be winter work for somebody. The initial estimates for the lab/office area were pushing \$1 million but, by working on a more efficient redesign with our architect and putting that design out as a small, standalone project, we were able to save upwards of \$650,000.
10. Review and accept bids received for Perryville City Hall Plan Review Office Renovation project and award to Franklin Contracting, Co., per recommendation of Dille Pollard Architecture - \$39,186.00. (copy)
This project was previously discussed with the Board and is part of next year's budget. This project will divide our "warehouse" space at City Hall into a storage area for files and an office for the Building Inspection department.

NOTE: As previously discussed, staff plan to work with the retired City Clerk to review and organize existing files, ensuring only those that are required are actually retained.
11. Review specifications for HVAC maintenance services for the Perry Park Center and authorize staff to advertise for bids. (copy)
Every three years, the City publicly bids the Perr Park Center HVAC maintenance contract. The Board will likely remember the building is large and the system is complicated, requiring regular maintenance and attention. This has, thus far, proven to be the most effective way of keeping the system functional.
12. Review and accept the updates to the Sidewalk Improvement Plan. (copy)
Staff was asked to identify their priorities for sidewalk maintenance for the upcoming year. Similar to the sinkhole list, Public Works staff compiled this list which is subject to change should conditions or priorities change significantly, however, we feel it is a good list for the coming year.
13. Review and approve sinkhole priorities list for 2025-26. (copy)
This process is completed annually and identifies sinkhole priorities for the coming year. The list is updated each year based on changing conditions and priorities and is nearly always longer than the City expects to complete in a single year. The list is subject to change as new sinkholes open up or conditions change significantly, but it serves to document our game plan and help direct our activities for the coming year.

14. Approve the update to the Water Rate Schedule to increase the fee for tapping onto 4", 6", and 8" lines to \$585.00 and to charge for residential meter testing based on quotes. (copy)
This annual process establishes our rate schedule for the coming year.
15. Approve the update to the Sewer Rate Schedule. (copy)
This annual process establishes our rate schedule for the coming year.
16. Approve the update to Natural Gas Rate Schedule to charge for meter testing based on quotes. (copy)
This annual process establishes our rate schedule for the coming year.
17. Approve the update to the Refuse Rate Schedule to increase the fee for bulk trash pick-up services to \$15.00 per item and to establish a 90-day time restriction for scheduling the pick-up from the date of ticket purchase. (copy)
This annual process establishes our rate schedule for the coming year.
18. Approve the update to Building Permit and Planning & Zoning Rate Schedule to include a \$25.00 fee for certificate of occupancy. (copy)
This annual process establishes our rate schedule for the coming year.
19. Approve request for payment to Select Capital Group, LLC, relative to completion of Downtown Façade Improvement Grant at 5 N Main Street. (copy)
This fiscal year's grant cycle had a single applicant for the property that used to house Friendly Furniture. The work identified through the grant process has been completed. EDA Director Jones has reviewed the associated receipts and recommends payment.
20. Approve request from St. Vincent Catholic Schools to hang light pole banners along St. Joseph Street and Rosati Street. (copy)
St. Vincent Schools has previously done a similar project, installing banners along a small portion of St. Joseph Street celebrating the school's catholic education.
21. Approve Festival Application for Temporary Outdoor Consumption Permit from the Perryville Chamber of Commerce for Mayfest 2025 – May 7-10, 2025. (copy)
The Chamber requests a festival permit which will allow downtown establishments to sell alcoholic beverages to patrons who may then choose to take them outside into the Mayfest venue. This also includes permission to sell alcohol on the street. Note that live music will end at 11pm.
22. Approve request from HiWay Rodders Car Club to close streets for May 10, 2025, car show. (copy)
This is an annual event associated with the Chamber's Mayfest event and is supported by the Knights of Columbus. They are requesting that St. Joseph Street be closed from Shelby to West Street and South Church Street and South Shelby Street would be closed on either side of the KC parking lot. The closure would run from 7am to 4pm.

23. Acknowledge Military Kids Day – Purple Up! Proclamation. (copy)
This special day is sponsored by the American Legion Ladies auxiliary and meant to honor and acknowledge the children of service members and their sacrifice and support as their parents serve our great country.

END OF CONSENT AGENDA

24. Resolution 2025-33 – Entering into a sale agreement with Cite Aviation, LLC, relative to the purchase of the Sabreliner 65, N329Z, aircraft. (copy)
This will officially transfer ownership of the Sabreliner jet that has been stored at Perryville Regional Airport for over a decade. The timing of this transfer is important as it will be used by Ranken at their new A&P school to teach and train students. In exchange for the jet and its engines, the City negotiated to return approximately ½ of the rent collected in recent years.
25. Resolution 2025-34 – Entering into an agreement with the Bank of Missouri relative to 2025-2030 banking services. (copy)
Historically, every five years, we ask for proposals from the local banks to provide our banking needs. Again, Bank of Missouri submitted the most attractive proposal to the City of Perryville and staff recommend they continue to provide our banking services.
26. Resolution 2025-35 – Entering into a Natural Gas Long Term Supply agreement with Interstate Municipal Gas Agency (IMGA). (copy)
This is a Natural gas prepayment, this time involving Municipal Gas Authority of Georgia (MGAG), that will allow municipalities to lock in long-term, discounted natural gas supplies through bonds, offering stability and reducing price volatility. This is something the City previously tried to secure from roughly 2010-2016 but the market never materialized for us. During a recent meeting with MPUA, the city learned of an opportunity that is expected to close in relatively short order. We worked quickly to coordinate with IMGA (our buyer) and MGAG. We are excited to present this opportunity to the Board for consideration and approval.
27. Resolution 2025-36 – Entering into a letter of agreement with Interstate Municipal Gas Agency (IMGA). (copy)
This is the 2nd piece required for natural gas prepayment. At this time, the discount is being estimated because the actual discount will be paid out both monthly and annually. For example, a 65 cent “total” discount may have a monthly discount of 57 cents, coupled with an annual discount of 8 cents. The annual discount piece is estimated because any costs that arise may have to be paid from this piece which could cause the annual discount to fall below 8 cents. MGAG has said that they have never diminished their annual discount, so they expect it to be unlikely that it will happen. However, it is a condition of all prepay agreements so, while it seems unusual to us, it is common practice in municipal gas operations.
28. Resolution 2025-37 – Amending Paperless Government Policy. (copy)
The current policy is over 12 years old and needs some minor adjustments to remain current. The general concept is unchanged, but details have been notated for Board’s review. This policy also allows for exceptions with the approval of the City Administrator, something that was missing from the original policy.

29. Resolution 2025-38 – Entering into a lease agreement with Perry County Historical Society relative to 601 Freedom Park Drive (Park House). (copy)
This contract will replace the lease agreement previously in place for the “Park House” Museum building. The current contract dates to December 2011 and no longer reflected current times. This proposed contract is for 5 years, with a subsequent 5-year renewal, followed by annual renewals in perpetuity or until changed by either party.
30. Resolution 2025-39 – Entering into an agreement with Perry County relative to operations of the Perry County Joint Justice Center. (copy)
This contract replaces the contract previously in place for the Joint Justice Center building’s construction. It includes a rather long prelude intended to help summarize and detail the process that brought us to the point of a joint, city-county operations center. It also details how certain past expenses, and all future costs will be paid.
31. Bill No. 6565 for Ordinance 6778– Adopting City Budget Fiscal Year 2025-26 – second reading and final passage. (copy)
The budget has been reviewed in detail by the Finance Committee and is ready for final adoption.
- NOTE: The Budget has been amended slightly by adding several projects that have already been approved for the current fiscal year that will not be completed prior to months end. City Treasurer Terbrack has provided a memo detailing the items we are carrying over. Making this adjustment now simply saves a budget amendment later.**
32. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
33. Report by City Administrator:
- City Insurance
 - Sam Barber Tour (copy)
 - TG Trail Start/Finish Lines updates (copy)
 - Parks & Recreation Report Highlights (copy)
 - MOM Prom MOU (copy)
 - Perry Park Center Interior Renovation project update (copy)
 - Blue Shield Program (link)
 - Chamber of Commerce meeting – March 20th at 5 p.m. (copy)
 - Perry County Joint Justice Center Grand Opening – March 22nd at 10 a.m. (copy)
 - Spring Clean Up Week – April 21 -25, 2025 (copy)
 - Sentinel Facility Tour – April 29 (link)
34. Report by City Engineer.
35. Report by City Attorney.
36. Report by Chief of Police.
37. Board concerns and comments and any other non-action items.

38. 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 matter in accordance with Section 610.021(9) RSMo.
39. Adjourn.

Attachments:

- Community Calendar – April 2025 (copy)
- Parks & Recreation Report (copy)