

February 24, 2025

JOURNAL OF THE BOARD OF ALDERMEN OF THE CITY OF PERRYVILLE, PERRY COUNTY, MISSOURI.

The Board of Aldermen of the City of Perryville, Perry County, Missouri, met at City Hall in said City on the above date pursuant to written call by the Mayor and served to the members of the Board of Aldermen. Present: Larry Riney, Mayor; Seth Amschler, Curt Buerck, Deanna Kline, Douglas K. Martin, Clint Rice, and David Schumer, Aldermen; and Lydia Rellergert, City Clerk; and Art Pistorio, City Attorney.

**CONSENT TO WAIVER NOTICE
AND HOLDING OF SPECIAL MEETING**

We, the undersigned, do hereby waive notice of time, place, and purpose of said special meeting of the Board of Aldermen, and do fix the date of Monday, February 24, 2025, and the time of 12:30 p.m. as the date and time, Perryville City Hall, 215 North West Street, Perryville, Missouri, as the place of said meeting.

We do, also, consent that any business may without notice be transacted at said meeting.

Seth Amschler

Curt Buerck

Deanna Kline

Douglas K. Martin

Clint Rice

David Schumer

Dated at Perryville, Missouri,
This 24th day of February, 2025.

Mayor Riney opens the meeting.

Alderman Buerck acknowledges the need for housing in the City, but shares he feels that the proposed resolution is not the best approach.

EDA Director Jones tells the Board that working with the City is not this developer's normal business model. She explains to the Board of Aldermen that the developer has looked for land in other areas within Perry County, however, little to no other land is available. She tells the Board that the developer's realtor has looked into other options such as Sereno and Brewer water districts before considering this proposed contract with the City.

Alderman Schumer asks staff if the contract commits the developer to constructing 120 units as proposed.

City Attorney Pistorio informs the Board of Aldermen that the contract does not commit the developer to constructing a set number of residential units.

Alderman Schumer asks whether this proposal was ever discussed in an open session of a Board of Aldermen meeting, an Economic Development Board meeting, or any other public board meetings.

EDA Director Jones tells the Board of Aldermen that she did mention this proposal to the Economic Development Board during their last meeting.

City Attorney Pistorio tells the Board of Aldermen that this current Board of Aldermen meeting is an open meeting, and it was posted to the public according to standards.

Alderman Schumer expresses that he feels this resolution is being rushed to be approved.

EDA Director Jones informs the Board of Aldermen that there is no sales contract, the developer has an offer placed on the land contingent on securing utility access and this offer expires on Wednesday, February 26th.

Alderman Schumer asks who negotiated the details of this resolution on behalf of the City.

Alderman Schumer tells the Board of Aldermen that the Public Works Director Layton, City Engineer Baer, and the Planning & Zoning Commission were not consulted regarding this proposal and the impact this addition could have on the existing sewer lines and lift station in the area.

Alderman Schumer asks if the City would be at all liable for building code compliance.

City Attorney Pistorio will inform the Board of Aldermen that the City will not be liable for building code compliance for the development if it is constructed outside the city limits.

Alderman Schumer emphasizes that the agreement does not include any commitment to actually developing the 120 units as promised and expresses concern that the developer could construct fewer units than the Board anticipates.

Alderman Schumer asks staff how many units the developer will need to build before utilities can be turned on.

City Attorney Pistorio tells the Board of Aldermen that the developer would need to build at least one unit before utilities would be turned on.

At this time, the Board of Aldermen discusses the procedures for developing a subdivision within city limits.

Alderman Schumer asks staff about the developer's options if the city does not offer utilities

EDA Director Jones tells the Board of Aldermen that she is unsure of other options for the developer at this time, but he could choose not to develop within Perry County.

At this time, the Board of Aldermen discusses the previous subsidy support the City has provided to other developers over the years.

Alderman Schumer makes a motion to postpone approval of Resolution 2025-20 regarding entering into an agreement with Cape Land and Development, LLC, relative to connection to municipal utilities until the next meeting to allow more public participation. Alderman Kline seconds the motion, and on a roll call showing the aye and nay vote showed as follows: Seth Amschler, aye; Curt Buerck, aye; Deanna Kline, aye; Douglas K. Martin, nay; Clint Rice, aye; David J. Schumer, aye. Totals: aye, 5; nay, 1; absent, 0.

There being no further business, it is upon motion by Alderman Schumer, seconded by Alderman Buerck, and on vote carried, ordered that the Board now adjourn until Tuesday, March 4, 2025, at 6:30 p.m., the regular meeting in course.

MAYOR

ATTEST:

CITY CLERK