



Brent Buerch

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, MAY 20, 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.
3. Employee Introduction –
 - Larry Jenneman – Parks Maintenance Technician

CONSENT AGENDA ITEMS

4. Approve minutes from the meetings of May 6, 2025. (copy)
5. Approve financial reports for April 2025. (copy)
6. Approve Purchase Order 1303981 from McQueen Emergency Group relative to battery rescue tools for the Fire Department - \$24,481.50. (copy)
These tools are coming to the City of Perryville at a steep discount as they were originally a store demo unit. That said, we have purchased such equipment in the past with great success and it comes with a full warranty. This was a planned purchase in this year's budget, but the total price exceeds \$20,000, requiring Board approval.

7. Approve Pay Estimate 2 from Zoellner Construction Company, relative to the Perry Park Center Interior Renovation project - \$103,817.87. (copy)
A “punch list” review is scheduled for May 19th. The majority of the work has been completed and what remains requires the delivery of a damaged door for the racquetball court.
8. Approve Pay Estimate 2 from Zellpro Crackfill Inc., relative to the Perry Park Center Parking Lot Improvements project – \$13,168.90. (copy)
This parking lot sealing project began last budget year and included the Board-suggested add alternate of sealing the areas that are in poor condition as previously discussed around the park center and the soccer park. Much of the crack-filling work was completed this past winter and the actual seal applied this spring.
9. Approve Pay Estimate 5 from Centermark Construction, LLC, relative to the Wastewater Treatment Plant Buildout (administrative building) project - \$15,922.51. (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. Approve Pay Estimate 15 from Zoellner Construction Company, relative to School Street Lift Station Improvement project - \$59,066.12. (copy)
This is a major project for the City and will replace and upsize the School Street Lift Station. A ribbon cutting ceremony occurred on May 16 and the Favier’s (next door neighbor) were present to cut the ribbon.
11. Acknowledge receipt of CHUBB’s Cost Estimate and Structural Engineering Report regarding the damage to city infrastructure from the March 14th tornado (copy)
This is the damage assessment completed by the City’s insurance company. Major repair work is being planned for Board consideration while smaller projects are being handled by staff.
12. Review and approve request from Public Works Director Layton to continue using part-time retired personnel until department vacancies are filled. (copy)
This process proved effective during the emergency response and staff request Board approval on an on-going PRN basis, using an “as needed, when needed” approach for part-time staff, mostly during staff shortages.
13. Review and accept legal opinion regarding Spot Zoning for 427 South Main Street (Whistler). (copy)
City Attorney Pistorio has opined that rezoning the parcel would not result in “Spot zoning.” The basis for this position may be found in the attached legal opinion. With that information, the Board is able to make a decision as to how this project may proceed (decision scheduled below).

14. Review and accept legal opinion regarding Grandfathering of Overtime Nutrition and Fitness Sign. (copy)
Similar to above, City Attorney Pistorio has reviewed this matter at the Board's request and opined that the sign in question violates city ordinances and is not a situation where "grandfathering" would apply. With this opinion, staff will continue our process of enforcing the existing ordinances unless advised by the Board of Aldermen to do otherwise.
15. Approve recommendation from Police Chief Hunt to amend GO-00-0601 of the Perryville Police Department Operations Manual regarding Evidence Disposal/Returns. (copy)
These proposed changes have been recommended by the Chief of Police. The changes are generally diminutive in nature and largely related to the new physical plant of the Justice Center or changed titles among administrative staff. Mostly for official documentation of an effective date, such general orders are placed on the Board's agenda and officially approved before being incorporated into the PD's policy manual.
16. Approve recommendation from Police Chief Hunt to amend GO-00-0801 of the Perryville Police Department Operations Manual regarding Statistical Reporting. (copy)
See #15 above.
17. Approve recommendation from Police Chief Hunt to amend GO-03-0301 of the Perryville Police Department Operations Manual regarding Public Education Classes/Presentations. (copy)
See #15 above.
18. Approve recommendation from Police Chief Hunt to amend GO-01-1006 of the Perryville Police Department Operations Manual regarding Tobacco Policy. (copy)
See #15 above.
19. Approve recommendation from Police Chief Hunt to amend GO-98-1001 of the Perryville Police Department Operations Manual regarding Written Orders, Procedures, and Memorandums. (copy)
See #15 above.
20. Approve recommendation from Police Chief Hunt to amend GO-99-1001 of the Perryville Police Department Operations Manual regarding Patrol Vehicle Maintenance Requests. (copy)
See #15 above.
21. Acknowledge the Police Department's receipt of the Board's request for traffic study of French Lane (copy)
The Police Department has studied the situation but haven't found a reason to recommend changes. Instead, they would like to continue their observation period over the summer months when the splashpad and playground will be busier. Provided this plan is accepted by the Board, an update should be expected come September or October.

22. Acknowledge response from MoDOT Director Hassinger regarding Streetlighting on the Don Welge Memorial Bridge. (copy)
MoDOT has responded with a written letter but also with an in-person meeting with the supervising engineer, Brian Bloodworth. MoDOT indicates a thorough assessment of the situation revealed nothing warranting streetlights along the bridge so they were not included, nor will they be added based on our written request.

END OF CONSENT AGENDA

23. Decision of a rezoning request from Janal Whistler to 427 South Main Street from R-2 (Single Family Residential) to R-5 (General Residential). (copy)
Ms. Whistler lost her house in the recent tornado. Instead of rebuilding a single-family home, she would like to build a duplex on the lot, living in one side and renting the other.
24. Discussion of CHUBB insurance claim findings and settlement regarding the March 14th tornado and use of design-build procurement. (copy)
Staff would like to discuss their plans for repairs with the Board of Aldermen, securing both Board input and blessing on a plan to proceed.
25. Discussion of storm damage and code enforcement compliance. (copy)
One of the harder decisions for staff relative to the storm cleanup is the timing and degree of code enforcement. Staff have been contacted by several concerned citizens expressing frustration at the lack of progress on their neighbor's property. Similar to the conversation regarding limb pick up and brush removal last meeting, staff will be seeking direction as to when and how we should return enforcing the City's nuisance codes.
26. Discussion of ETC Institute survey of citizens and businesses 2025. (copy)
The budget included plans to complete what will be our 4th citizen survey (\$15,000) as the Board has directed this process to be scheduled to occur every five years. New this year, we will also be surveying business and industry (\$7,000), with the intention of doing so on a county-wide basis. Industry's best practices suggest the City shorten our survey slightly from previous years with a goal of 5-6 pages. Once approved, staff will work with the ETC Institute to accomplish this.
27. Bill No. 6568 for Ordinance 6781– Accepting easement deed from Stonie's LLC – second reading and final passage. (copy)
This easement relates to watermain work done in the industrial park to serve Stonie's new warehouse. The work is already done, and the waterline is operational.
28. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
- Economic Development – St. Louis Region's Aerospace and Aviation Ecosystem Mapping (copy)

29. Report by City Administrator:
- Downtown Wi-Fi for Vendors
 - Mayfest Photo (copy)
 - Circle Fiber Installation
 - Well 4 Pump (copy)
 - 21 E St. Joseph St. Sidewalk (Copy)
 - Zoning Code Update (copy)
 - Sunscreen Dispensers (copy)
 - HAM Radio Equipment (link)
 - MPUA Member Spotlight: City of Perryville (copy)
 - Alma Ave Roundabout Notice to Proceed (copy)
 - Lifeguard Shortage (copy)
 - Leadership Perryville Government Day – May 20th at 9 a.m.
 - Ranken Southeast Advisory Board Meeting – June 11th at 8 a.m. (copy)
 - MML Annual Conference – Sept. 14th – 17th
 - Article: How Starter Homes can Shield Cities from the Housing Crisis (copy)
 - Article: Celebrating America's 250th Birthday (copy)
 - Article: Missouri Blue Shield Program (copy)
 - Article: Safe Haven Box Bill Funding Heads to Missouri Governor (copy)
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; and security matters in accordance with Section 610.021(19) RSMo.
35. Adjourn.
- Attachments:
- Parks & Recreation Report (copy)
 - Community Calendar – June 2025 (copy)