



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, JULY 1, 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 June 17, 2025. (copy)
4. Approve bills for June 2025. (copy)
5. Approve Pay Estimate 2 FINAL from Lappe Cement Finishing, Inc., relative to the 2024 Parks Department Concrete Improvement project - \$25,592.50. (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).
6. Approve Pay Estimate 5 from Centermark Construction, LLC, relative to the Heimos Lift Station project - \$159,975.50. (copy)
Much progress has been made on the lift station in recent weeks. Staff continues to push for its' completion.
7. Approve Pay Estimate 5 from Jokerst, Inc., relative to the School Street Lift Station Force Main project - \$28,537.79. (copy)
This project will connect the new School Street lift station to the new trunkline.

8. Approve Pay Estimate 16 from Zoellner Construction Company, relative to School Street Lift Station Improvement project - \$140,183.44. (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.
9. Approve Mayor's appointments for:
 - Park Board – 5 year term
 - Chris Schemel
 - Wayne Pohlman
 - Planning and Zoning – 4 year term
 - Dennis House
 - Ron Courtois
 - **VACANT** - Alternate
 - Board of Adjustments – 5 year term
 - Ron Herman
 - Cablecast Board – 3 year term
 - Jennifer Streiler
 - Advisory Council PV Higher Ed Center – 3 year term
 - Jane Sparkman to replace Angie Prost
 - University of Missouri Extension Council - 3 year term
 - Sean Unterreiner
10. Review and approve project specifications for the Perry Park Center Aquatic Center Infrastructure Rehabilitation project and authorize staff to advertise for qualifications. (copy)
Proposed as a design building project, this process will allow the City to select a reputable contactor and architect team who will be responsible for both identifying and making all necessary repairs to the natatorium roof damaged in March's tornado.
11. Set public hearing date for a rezoning request from Jeffrey and Connie Gotto to rezone 1221 Grand Avenue from R-2 (Single Family Residential) to R-4 (Two Family Residential) – August 5, 2025, at 6:30 p.m. (copy)
The Gottos are requesting to rezone Lot No. 177, 178, & 179, located at 1221 Grand Ave from R-2 to R-4. Gotto Investments, LLC would like to build a duplex on each lot providing attainable housing options pending rezoning approval. The duplex floor plan has been provided and will conform to city standards with the side yard exception located in section 17.52.040 of the Perryville Municipal Code. These lots are currently surrounded by R-2 on three sides and R-4 zone with a duplex behind and adjacent to Lots 177, 178, and 179, along W. North Street.

12. Review and approve bids for the Downtown Events Pedestrian Crossing project and award to Lappe Cement Finishings, Inc., per the recommendation of City Engineer Baer - \$150,051.00. (copy)
This project has been periodically discussed with the Board as a way to expand Downtown's festival area. City Engineer Baer has put together a plan and staff has completed the bidding. In the meantime, the City will need to secure easements from both the American Tractor Museum and the American Legion.

We would ask the Board to make their approval contingent upon the city securing easement.
13. Approve request for a traffic study relative to street parking along Zeno Street between St. Joseph Street and Rosati Court.
A citizen living on Zeno Street has expressed concerns about vehicular parking on both sides. He said it is very difficult to get through if you meet an oncoming vehicle. As is tradition, we would ask the police department to perform a study on this area and complete a report.
14. Approve request from St. Vincent de Paul Parish for use of trash trucks for the Seminary Picnic – August 1-3, 2025. (copy)
This is an annual request for picnic support. Similar to other events, the picnic committee would like to utilize a trash truck during their event.
15. Approve Downtown Perryville's Wayfinding Kiosk Sign placement at the corner of Jackson Street and E Sainte Marie Street. (copy)
Alicia Wibbenmeyer secured this grant for a wayfinding kiosk sign downtown and has selected her preferred location. Once approved by the Board of Alderman, we will confirm any work on the interior side of the square is agreeable with the county commission as well.

END OF CONSENT AGENDA

16. Decision regarding a rezoning request from Jeffrey and Connie Gotto to rezone Lot 1 of Montenot Addition off Edgemont Boulevard from R-4 (Two Family Residential) to R-5 (General Residential). (copy)
The Gottos are requesting to rezone Lot 1, Montenot Addition off Edgemont from R-4 to R-5. Gotto Investments, LLC would like to build a triplex pending rezoning approval. Currently if rezoned R-5, the lot would not conform to city standards and would be considered spot zoning. Looking at the comprehensive plan map, this lot is planned to be rezoned medium density residential and would allow for a triplex providing additional housing and conforming to Perryville's comprehensive plan once adopted.
17. Resolution 2025-52 – Entering into a rental agreement with Brian Keath relative to rental of hangar space. (copy)
Mr. Keath will be renting T-hangar #2 on a month-to-month basis. This is a little bit unusual, but it was important. Through this agreement, the city was able to maintain near immediate access to the hangar as it is needed for our new A&P school.

18. Resolution 2025-53 – Entering into an agreement with Lappe Cement Finishings, Inc. relative to the Downtown Events Pedestrian Crossing project. (copy)
See Item 12 above.
19. Resolution 2025-54 - Entering into a memorandum of understanding with St. Vincent Schools relative to observation of security cameras. (copy)
This MOU clarifies the City’s responsibilities relating to the observation of security cameras located throughout St. Vincent Schools campus. In short, this is a passive observation, but the cameras’ availability will prove invaluable during an emergency or crisis situation.
20. Bill No. 6571 for Expedite Ordinance 6784 – Approving Final Plat of The Bank of Missouri 2nd Addition – first and second reading and final passage. (copy)
The Bank of Missouri is requesting approval of a final plat for The Bank of Missouri Second Addition in order to subdivide their one lot into two lots.
21. Bill No. 6572 for Expedite Ordinance 6785 – Approving Final Plat of Winwood Estates Eighth Addition – first and second reading and final passage. (copy)
Harold and Lynn Hellman are requesting approval of a final plat for Winwood Estates Eighth Addition in order to subdivide their property into five lots so they can build duplexes.
22. Bill No. 6573 for Ordinance - Amending Title 17, Chapter 44, Section 20 of the Perryville Municipal Code relative to special use regulations in heavy industrial districts – first reading. (copy enclosed – may be read by title only)
Staff is happy to report Ranken’s student body has grown to the point where additional instructors are needed. With this growth, the need for student housing is becoming more and more evident. The concept of housing adjacent to Ranken was part of PGAV’s zoning recommendations and staff propose moving this particular item ahead sooner than other changes. While scheduled for the first reading this evening, City Attorney Pistorio has proposed a public hearing occur at the next meeting before final adoption. Once approved, the city can release an RFP to see if there is private sector interest in development apartments at that location.
23. Bill No. 6574 for Ordinance – Accepting an easement deed from Machelle Crase – first reading. (copy enclosed – may be read by title only)
This easement is related to repairing a sinkhole on Ms. Crase’s property.
24. Bill No. 6575 for Ordinance – Entering into Amendment 2 to the Missouri Highways and Transportation Commission Amendment to State Block Grant Agreement 20-063A-2 relative to reconstruction of the southeast taxiway and east apron taxilane – first reading. (copy enclosed – may be read by title only)
This project grant expired April 1, 2024, and an amendment must be executed to extend the grant until September 30, 2025, or until the final RFR is paid. Staff is working with CMT to closeout this project.
25. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.

26. Report by City Administrator:
 - Safe Haven Baby Box Inspection
 - Tom Moore Cave Property
 - P&Z Findings
 - MNVM Flag Art (copy) (link)
 - St. Vincent Schools MOU for Cameras
 - Vincentian Way Trees
 - City Investment Portfolio
 - Street Department CIP (copy)
 - Computer Hardware Migration Update Rescheduled to July 11th
 - *Spring* Red Carpet Event – July 26th
 - Article: Trans-America Corridor representatives ask Cape Council (copy)
 27. Report by City Engineer.
 28. Report by City Attorney.
 - Zoning Code Update Approval Groups (copy)
 29. Report by Chief of Police.
 30. Board concerns and comments and any other non-action items.
 31. 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.
 32. Adjourn.
- Attachments:
- Baer Engineering Invoice (copy)
 - Parks & Recreation Report (copy)