



*Brent Buerch*

**AGENDA NOTES  
REGULAR MEETING  
6:30 P.M., TUESDAY, JULY 15, 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. Introduction of new employees:
  - Gabe DeRousse – Police Cadet
  - Tyler Glueck – Police Cadet
4. Employee Service Awards:
  - **5 Year** Jacob Chotrow
  - **10 Year** James Cadwell
  - **10 Year** Misty Medlin
  - **10 Year** Terri Murray
  - **15 Year** Dustin Miller
  - **20 Year** Floyd Cox
  - **25 Year** Garrett Schott
5. Public Hearing for amending Title 17, Chapter 44, Section 20 of the Perryville Municipal Code relative to special use regulations in heavy industrial districts. (copy)  
**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 the Board has already had**

the first reading of this ordinance, City Attorney Pistorio has proposed a public hearing occur at tonight's meeting before final adoption. If approved, the City could release an RFP to see if there is private sector interest in developing apartments at that location.

6. Public Hearing 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). (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 to provide 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. P&Z recommended the approval of this request.**
7. Public Hearing for 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 to 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, which would provide additional housing and conform to Perryville's comprehensive plan, once adopted. P&Z recommended this request be denied as it doesn't comply with current ordinances, nor is there a viable remedy under existing codes.**

#### **CONSENT AGENDA ITEMS**

8. Approve rescheduling the August 5, 2025, Board of Aldermen meeting to July 29, 2025, at 6:30 p.m. and the Finance Committee meeting to July 29, 2025, at 6:00 p.m.  
**This was previously emailed as an option for the Board to consider. Several Aldermen, along with the City Administrator, are gone the evening of August 5th. July has five Tuesdays, presenting an easy solution for us to consider. Additionally, City Administrator Buerck requests permission to also miss the August 19<sup>th</sup> meeting (as he will be in Jefferson City that day and Kansas City for airport meetings the next day).**
9. Approve minutes from the meetings of July 1, 2025. (copy)
10. Approve financial reports for June 2025. (copy)
11. Set public hearing date for 2025 property tax rates – July 29, 2025, at 6:30 p.m. (copy)  
**This annual process helps establish the City's property tax rates for the upcoming year. AT this time, staff does not anticipate an adjustment will be necessary and will be recommending the rates stay the same.**

12. Approve Pay Estimate 4 FINAL from Zoellner Construction Company, relative to the Perry Park Center Interior Renovation project - \$12,721.13. (copy)  
**At this point, the work has been completed and accepted. Staff is very pleased with the finished project and the feedback from the users thus far has been overwhelmingly positive. This officially closes the project out as being complete.**
13. Approve Pay Estimate 5 FINAL from Lappe Cement Finishings, Inc., relative to the Perryville Boulevard Shared Use Path II TAP 5000(009) project - \$5,755.00. (copy)  
**This project extends a 10' wide sidewalk along Perryville Boulevard connecting the Bank of Missouri Soccer Park to Old St. Mary's Road. This extension was done as a cost share with MoDOT.**
14. Approve Change Order 1 to Zoellner Construction Company, relative to the Perry Park Center Interior Renovation project – credit of \$9,342.56. (copy)  
**See item #12 above.**
15. Review proposals and accept proposals for technical services for a Creek Dam Structure Evaluation at the Perryville Water Treatment Plant and award to Horner & Shifrin, Inc. (copy)  
**The budget included an engineering study of the dam supporting the intake at the Water Plant. All is well and functioning appropriately, but the structure is aging and staff is looking for confirmation of its lifecycle. Two firms responded and Public Works staff reviewed their proposals and are recommending Horner & Shifrin for this important task.**
16. Acknowledge agreement with 1930 Group regarding the rental of outdoor parking spaces in Downtown Perryville. (copy)  
**This came up at the last Board meeting, after a recent fire at the restaurant, Mr. Walters and his team have explored alternate smoker locations, hoping to move it further from the building. As proposed, it is an annual lease at \$150/parking space (with a limit of two).**
17. Approve plans and specifications for Perryville Boulevard Shared Use Path IV TAP 5000(011) and authorize staff to advertise for bids. (copy available at meeting)  
**This project with MoDOT is for the Vincentian Way trail from Edgemont to Route T. All prework has been completed and the project is ready for bid. Once finalized, right-of-way dedications will be presented to the Board following the path previously discussed.**
18. Approve plans and specifications for the Veteran Memorial Field Fencing & Dugout Replacement project and authorize staff to advertise for bids. (copy)  
**Volunteers from Robinson Construction helped staff put together plans to replace the Veterans Memorial Field fencing and dugouts destroyed by the tornado, preserving the nostalgic feel provided by the wood fencing.**
19. Approve Mayor's appointment of Brian Cooper as an alternate to Planning and Zoning for a four-year term.  
**Mr. Cooper was suggested by the Board of Aldermen for this position at our last meeting, filling the City's roster of Board positions for the coming year.**

20. Acknowledge summary of the City's response costs associated with Winter Storm Blair event in January 2025. (copy)  
**Staff is compiled documentation of the City's investment in recovering from Winter Storm Blair. At an appropriate time in the future, staff will present a similar accounting for our tornado response.**
21. Approve Festival Application for Temporary Outdoor Consumption Permit from Downtown Perryville Advancement, Inc., for the Taste of Perryville event – September 25, 2025, at 6 p.m. (copy)  
**This event will play very much like the previous "Farm-to-Table" dinners, with street closures running from 3 p.m. -10 p.m. along Jackson Street from St. Joseph to North Street.**
22. Acknowledge Perry County's approval of the placement of the Downtown Perryville's Wayfinding Kiosk Sign 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. This item was approved by the Board of Alderman at the last meeting, provided the County Commission was agreeable commission as well. The County's concurrence is presented here for the Board's record.**

#### **END OF CONSENT AGENDA**

23. Discussion of Police Chief Hunt's memorandum regarding rental unit inspections. (copy)  
**Chief Hunt has requested the Board consider adding an element of rental inspection to city codes. Staff is simply seeking direction from the Board as how best to proceed.**
24. Resolution 2025-55 – Entering into a Police Officer Training Employment Agreement with Tyler Glueck. (copy)  
**The City welcomes Mr. Glueck as one of our two newest Cadets. He will begin his academy training with the upcoming class starting in August.**
25. Resolution 2025-56 – Entering into an agreement with Buchheit Family Properties, LLC, relative to an easement deed and property improvements for 508 N. Main Street. (copy)  
**This important project will allow the City to significantly expand the footprint of downtown events and activities for the next 30 years.**
26. Resolution 2025-57 – Entering into an agreement with Moonier-Reddick Post Building Association d/b/a The American Legion Post 133, relative to an easement deed and property improvements for 98 Grand Avenue. (copy)  
**This contract provides the City will acquire an easement for a pedestrian walking bridge, connecting the downtown area to the large, vacant parking lot adjoining the American Tractor Museum.**
27. Bill No. 6573 for Ordinance 6786 - Amending Title 17, Chapter 44, Section 20 of the Perryville Municipal Code relative to special use regulations in heavy industrial districts – second reading and final passage. (copy)  
**See #5 above.**

28. Bill No. 6574 for Ordinance 6787– Accepting an easement deed from Machelie Crase – second reading and final passage. (copy)  
**This easement is related to repairing a sinkhole on Ms. Crase's property.**
29. Bill No. 6575 for Ordinance 6788– 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 – second reading and final passage. (copy)  
**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.**
30. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
31. Report by City Administrator:
  - Reserve Parking near Historic Courthouse (copy)
  - Perry County Emergency Management Summary of Tornado Event (copy)
  - PPC Aquatic Center Repairs update
  - Fall 2025 Trash Schedule (copy)
  - TG E-Waste Recycling Event – July 19<sup>th</sup> (copy)
  - Alma Avenue Roundabout Project Plans & Public Meeting – July 31, 2025, at 5 p.m. at PPC (copy)
  - Real Estate Closing for Thrift Store building – August 1, 2025
  - August 19<sup>th</sup> Board of Aldermen Meeting
  - RPC Annual Dinner – September 23, 2025, at 6 p.m.
  - Taste of Perryville Event – September 25, 2025, at 6 p.m.
32. Report by City Engineer.
33. Report by City Attorney.
  - District Regulations (copy)
  - Land Use and Lot Size (copy)
34. Report by Chief of Police.
35. Board concerns and comments and any other non-action items.
36. 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.
37. Adjourn.

Attachments:

- Parks & Recreation Report (copy)
- New Business Licenses Issued June 2025 (copy)
- Community Calendar – August 2025 (copy)
- FFA Letter (copy)