

**June 3, 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 in regular session pursuant to adjournment. Present: Larry Riney, Mayor; Seth Amschler, Curt Buerck, Deanna Kline, Kate Martin, and Clint Rice, Aldermen; Brent Buerck, City Administrator; Lydia Rellergert, City Clerk; and Art Pistorio, City Attorney. Absent: David J. Schumer, Alderman.

Mayor Riney opens the meeting with the Pledge of Allegiance and invocation.

Mayor Riney now asks for citizens' participation from the floor.

There being no one coming forth, Mayor Riney closes the citizens' participation portion of the meeting.

Introduction of new city employee:

**Larry Jenneman** – Parks Maintenance Technician

At this time, Mayor Riney opens a public hearing for the proposed updates to the Perryville Municipal Code Title 16 and Title 17 (zoning code).

City Administrator Buerck reminds the Board of Aldermen that staff anticipates presenting revisions to existing code sections as a single point of approval, while new items will be offered for à la carte adoption by the Board. He notes that the updates will most likely not go into effect until January 1, 2026, to allow staff time to prepare the necessary ordinances and complete any required rezonings. He also reminds the Board that the existing uses and structures will be grandfathered.

Cristen Hardin of PGAV Planners presents the proposed updates to Title 16 and Title 17 of the Perryville Municipal Code. She notes that the Planning & Zoning Commission has reviewed the proposed updates, provided feedback, and approved them with all recommended changes and that those changes have been incorporated into the version presented to the Board of Aldermen today. She reviews several new or updated sections such as land use regulations; flag lots; accessory buildings, use, and structure regulations; short term rentals; accessory dwelling units; and commercial development design regulations.

City Administrator Buerck informs the Board of Aldermen that staff has concerns regarding the proposed minimum pole width of 40 feet for flag lots, stating that it may be excessive and could potentially be reduced. He explains that the primary concern of staff is ensuring sufficient clearance for emergency service vehicles, particularly fire trucks. City Administrator Buerck recommends setting the minimum pole width for flag lots at 20 feet, contingent upon approval by the Fire Department.

After discussion, it is the consensus of the Board of Aldermen to set the minimum pole width for flag lots at 20 feet, contingent upon approval by the Fire Department.

Alderman Rice voices concern with city staffing capacity to enforce rental inspections, as well as the potential displacement of a resident as a result of enforcement. He recommends that rental properties be required to register, with inspections conducted only in response to a filed code complaint. Mayor Riney request staff discuss rental inspections with the Landlord Association to discuss rental inspections prior the adoption of any related ordinances.

There being no one else coming forth, Mayor Riney closes the public hearing for the proposed updates to the Perryville Municipal Code Title 16 and Title 17 (zoning code).

**CONSENT AGENDA ITEMS**

5. Approve minutes from the meetings of May 20, 2025.

6. Approve bills for May 2025.

At this time Alderman Rice, Chairman of the Finance Committee, presents the following bills and invoices for the month of May 2025, vendor checks numbered 131301-131521; 33 ACH transfers; payroll checks numbered: 659856-659862.

The following bills are presented to be paid for the month of May 2025. Board finds that \$529,194.36 is chargeable to and payable out of the General Revenue Account; \$45,476.55 is out of Airport; \$92,430.78 is out of Transportation Trust; \$262,967.90 is out of Perry Park Center; \$354.75 is out of Veterans Memorial; \$4,547.12 is out of TIF 2; \$24,107.86 is out of TIF 3; \$1,086.54 is out of Street Improvement; \$58,491.14 is out of Refuse; \$301,984.51 is out of CWSS; and \$295,501.86 is out of Gas Operation. The Board, upon investigation, found the sum to be \$1,616,143.37.

7. Approve Pay Estimate 1 from Lappe Cement Finishing, Inc., relative to the Star St. Sidewalk & Shared Use Path MoDOT TAP 9900(149) project - \$208,784.63.
8. Approve Pay Estimate 4 from Centermark Construction, LLC, relative to the Heimos Lift Station project - \$127,379.25.
9. Approve Pay Estimate 10 (FINAL) from Fronabarger Concreters, Inc., relative to Vincentian Way Extension Project - \$113,858.57.
10. Review and accept bids for the City of Perryville and Heritage Tourism wayfinding signs projects and award to Main Street Signs, LLC, per recommendation of Heritage Tourism Director Erzfeld. - \$115,661.50.
11. Review and approve Natural Gas Superintendent Whistler's Gas Service Installation Proposal for the Perryville Country Club.
12. Review and approve bid specifications for the Downtown Events Pedestrian Crossing and authorize staff to advertise for bids.
13. Approve Missouri Development Finance Board Tax Credit for Contribution Program application for 50% tax credits benefiting the Missouri National Veterans Memorial.
14. Acknowledge acceptance of Routeware, Inc. proposal for refuse optimization software.
15. Acknowledge AVIS Car Rental option at the Perryville Regional Airport.
16. Acknowledge updated Notice to Proceed to Bacon Workman Farmer Engineering regarding the Alma Avenue/Rte. 51 Roundabout project – May 1, 2025.
17. Acknowledge the use of Building Inspection Record and Certificate of Occupancy Inspection Checklist forms by the Building Inspection department.
18. Acknowledge City Attorney Pistorio's letter to Alanna Hellman regarding Overtime Nutrition and Fitness's rooftop sign.
19. Acknowledge the Parks and Recreation Department Tornado Damage Recovery and Repairs Priority List.
20. Acknowledge Purple Wave Auction items sold.
21. Acknowledge the Perryville Police Department's Blue Shield designation.

22. Approve Downtown Activity Request from Perry County Heritage Tourism regarding the Twisted Cat Outdoor Fishing Tournament – July 5, 2025.

### **END OF CONSENT AGENDA**

At this time, Mayor Riney asks if anyone has any questions or wishes to remove anything from the Consent Agenda.

Item 12 – City Engineer Baer reviews bid specifications and drawings for the Downtown Events Pedestrian Crossing. He notes that the design is a culvert with guardrails, not a bridge.

Item 19 – City Administrator Buerck outlines the planned procurement process for each project and notes that staff hope to provide a list identifying which projects include proposed upsizing or an expanded scope, with the goal of allowing similar infrastructure to age and be maintained together.

Alderman Amschler makes a motion to approve the Consent Agenda. Alderman Rice seconds the motion, and on vote the motion carries.

### **ORDINANCES:**

#### **FIRST READING:**

Alderman Amschler presents motion, seconded by Alderman Buerck, and on vote carried Bill No. 6569, amending Title 15 of the Perryville Municipal Code by adding Chapter 15.06 Certificate of Occupancy, is read for the first time by title only. The heading is as follows:

AN ORDINANCE AMENDING TITLE 15, OF THE PERRYVILLE MUNICIPAL CODE, BY ADDING CHAPTER 15.06 TO BE ENTITLED “CERTIFICATE OF OCCUPANCY”, AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

#### **Mayor Riney asks for Committee Reports.**

Mayor Riney asks Public Works Director Jeff Layton for an update on public works matters.

Public Works Director Layton informs the Board of Aldermen that staff will finish work on the Parkview Drive catch box. He also notes that yesterday, the surplus 2009 Chevy Impala and 2010 Ford Fusion sold on Purple Wave Auction.

#### **Mayor Riney asks for Staff Reports:**

City Administrator Report:

- **Restoration of District #32 Football Fields** - This notice regarding the football field project was sent last week to District #32 parents. The football field has long been in need of attention, but the need was made incredibly worse when glass was strewn across the playing surface during the tornado. The recent federal disaster declaration was much anticipated and will help greatly.

- **Insurance Record Keeping** - The City's new insurance is much more particular than previous companies regarding our fixed assets. The expectation is that staff keep an accurate and current roster of vehicles and equipment. In the past, Public Works mechanics were tasked with doing this for the city, but they may not always know the moment something new has been purchased or something old sold as surplus. We had an accident with a lawn mower which required a brand new deck to be purchased and, since it wasn't listed on the roster, probably will not be eligible for coverage. I have asked Paula, Lydia, and Gina to work on a plan where we can centralize this function at City Hall, providing service to all departments.

- **Vincentian Way Trail** - We have meeting next week with the Superior and his newly selected successor to finalize the trail path and secure easements, allowing for the connection of the trail to T Road.

- **Huey Helicopter Dedication Ceremony – July 12<sup>th</sup>** – This is something we have been working on for several years and will soon be unveiled at this special ceremony, likely featuring Missouri's Adjunct General (the leader of the National Guard). Side note, I had a meeting last week at the Missouri National Guard Headquarters which is named after Perryville's own Charlie Kiefner.

- **Sycamore/Whittenberg Project Transmission Line Project** – Citizens Electric Corporation continues to develop their plans for a new transmission line. Several years ago, staff worked with TG and Welkers to locate a utility easement along Route AC for this very purpose. TG and city staff would both like to see the current line located in this easement instead of adding additional easement right through the industrial park, taking up property that could be better used for industrial expansion and opportunity. It is our plan to try to push Citizens Electric this direction.

- **MML Conference Confirmations – September 14 – 17<sup>th</sup>** - Brent, Lydia, Paula, Dave & the Mayor have confirmed their plans to attend. All other rooms will be released but we wanted final confirmation before doing so.

- **Missouri Federal Disaster Declaration Approved for March 14<sup>th</sup> Tornado** - This was a huge step in recovering some of our expenses related to the tornado. There is nothing coming in regard to the ice storm.

- **Article: Woman Killed in Church Collapse** - This incident occurred in St. Louis and illustrates why we really shouldn't just open an official, designated storm shelter without it actually being designed to be a storm shelter.

- **Article: 50 Missouri Small Towns** - This was a new book just released for those interested in traveling Missouri. We were very excited to be one of the cities featured.

- **Article: A Church Wants A Homeless Shelter, Mayor Wants Space for Pickleball** - Just another interesting article in the world of city government.

- **Article: 100M Metro East Aircraft Maintenance Company Sold** - This relates to the recent sale of West Star and is shared for the Board's information. We do not expect to see any impacts from this sale.

- **Article: SEMO Industrial Park Announced as Missouri Certified Site** - Highlights the advantages of being a certified site, including increased visibility and marketing potential.

- **Starbucks** – Construction of Starbucks has resumed with a target opening date of August 1<sup>st</sup>.

- **Computer Hardware Migration** - We still have hardware in the old police department building that provides some of the "brains" for the City's computer infrastructure, most notable of which is our phones.

Since this will be a workday, the requested order of our restoration is:

1. City Hall
2. Perry Park Center
3. Perryville Public Works

#### 4. Perryville Police

- **Disaster Assistance** - FEMA has been in the community beginning their process of providing disaster assistance to those most affected by the tornado disaster. They will be setting up an office in the old courthouse downtown and have shared this flyer with more information available for those seeking assistance.

- **MEDC Award** – Brent Buerck was named Governmental Member of the Year 2024-25.

City Engineer Report:

- **Vincentian Way Trail Project** – MoDOT has approved the preliminary design, and staff will coordinate with MoDOT to secure any necessary right-of-way or easements. Staff plan to meet with the Vincentians sometime next week to discuss the project.

- **Perry County Joint Justice Center Sidewalk Project** – MoDOT is currently reviewing the preliminary design. Once approved, the next step will be to advertise the project for bids.

City Attorney Report: No Report.

Chief of Police Report:

Mayor Riney shares concern about after-hours use of the Downtown Plaza.

Alderman Buerck shares concern regarding the use of motorized vehicles on sidewalks.

#### **Mayor Riney asks for any Board concerns, comments, or other non-action items:**

Public Works Director Layton informs the Board of Aldermen that the contractor for the Heimos Lift Station project, Centermark Construction, LLC, has been notified that the pumps have been fabricated and are currently being tested, with delivery expected next week. He notes that the contractor is also still waiting on a valve.

There are no other Board concerns, comments, or other non-action items.

Now, at this time, upon motion by Alderman Buerck, seconded by Alderman Martin, it is ordered that the Board now convene into 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; contractual matter in accordance with Section 610.021(9) RSMo; and security matters in accordance with Section 610.021(19) RSMo. Roll call showed the aye and nay votes as follows: Seth Amschler, aye; Curt Buerck, aye; Deanna Kline, aye; Kate Martin, aye; Clint Rice, aye; David J. Schumer, absent. Totals: aye, five; nay, none; absent, one.

Following discussion and review, it is upon motion by Alderman Buerck, seconded by Alderman Amschler, that the Board now reconvenes into regular session for any business that might come forth. Roll call showed the aye and nay votes as follows: Seth Amschler, aye; Curt Buerck, aye; Deanna Kline, aye; Kate Martin, aye; Clint Rice, aye; David J. Schumer, absent. Totals: aye, five; nay, none; absent, one.

There being no further business, it is upon motion by Alderman Rice, second by Alderman Martin, and on vote carried, ordered that the Board now adjourn until Tuesday, June 17, 2025, at 6:30 p.m., the regular meeting in course.

MAYOR

ATTEST:

CITY CLERK