

July 29, 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 David J. Schumer, Aldermen; Brent Buerck, City Administrator; Lydia Rellergert, City Clerk; and Art Pistorio, City Attorney. Absent: Clint Rice, 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 employees:

Cody Steiner – Water Maintenance Technician

At this time, Mayor Riney opens a public hearing for 2025 property tax rates.

City Administrator Buerck tells the Board of Aldermen that staff does not propose any adjustments to the property tax rates at this time.

There being no one else coming forth, Mayor Riney closes the public hearing for 2025 property tax rates.

CONSENT AGENDA ITEMS

5. Approve minutes from the meetings of July 15, 2025.

6. Approve bills for July 2025.

At this time Alderman Amschler, as a Member of the Finance Committee, presents the following bills and invoices for the month of July 2025, vendor checks numbered 131728 – 131810 and 131856 - 131984; 33 ACH transfers; payroll checks numbered: 659880-659898.

The following bills are presented to be paid for the month of July 2025. Board finds that \$553,266.98 is chargeable to and payable out of the General Revenue Account; \$41,949.99 is out of Airport; \$203,350.01 is out of Transportation Trust; \$256,776.89 is out of Perry Park Center; \$8,736.11 is out of TIF 2; \$49,834.93 is out of TIF 3; \$1,282.20 is out of Street Improvement; \$43,434.92 is out of Refuse; \$307,515.20 is out of CWSS; and \$162,278.12 is out of Gas Operation. The Board, upon investigation, found the sum to be \$1,628,425.35.

7. Approve Change Order 1 from Centermark Construction, LLC, relative to the Heimos Lift Station project - \$13,196.76 increase.

8. Acknowledge Purchase Order 1303752 to Knapheide for purchase of one dump truck bed for a Ford F-550 truck - \$14,657.00.

9. Approve Pay Estimate 6 from Centermark Construction, LLC, relative to the Heimos Lift Station project - \$18,196.76.

10. Change Order 3 from Lappe Cement Finishing, Inc., relative to the Star St. Sidewalk & Shared Use Path MoDOT TAP 9900(149) project - 30 day time extension.

11. Review and accept proposal from Navigate Building Solutions, LLC, relative to professional project consulting services regarding the City's tornado recovery projects.
12. Acknowledge Police Chief Hunt's letter of intent to retire at the end of his term in April 2026.
13. Acknowledge approval of the Letter of Agreement and execution of the Natural Gas Long Term Supply Agreement with Interstate Municipal Gas Agency (IMGA).
14. Acknowledge Notice of Award letter to Diamond Fence regarding Terminal Area Fence project at the Perryville Regional Airport.
15. Approve Perry County Heritage Tourism's Karst Sign placement at the Lindbergh Historical Marker.
16. Approve request from Immanuel Lutheran School 7th Grade to hold a boot drive around the Square on Friday, April 10th, 2026, at 4-7pm and Saturday, April 11th, 2026, at 10:30am -12:00pm to benefit Washington, D.C. Youth Trip.
17. Approve request from Perry County School District #32 for temporary sidewalk and street closures, along with the addition of a crosswalk section, as part of the ongoing tornado recovery efforts.

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 7 – Alderman Schumer asks for clarification regarding the payment to Centermark Construction, LLC, relative to the Heimos Lift Station project. City Administrator Buerck tells the Board of Aldermen that staff agreed to pay 50% of the design of the gravity sewer lines to ensure that sewer lines connect properly to the lift station system and reminds the Board that property owners are responsible for the installation of their own gravity sewer lines.

Item 11 – Alderman Amschler asks about the scope of work Navigate Building Solutions, LLC, will be performing. City Administrator Buerck informs the Board of Aldermen that the insurance company has paid out 220 hours at \$85.88 per an hour for a project manager to assist with overseeing the work completed under the March 14-15, 2025, Tornado Event claim. City Administrator Buerck notes that the project manager will be vital in addressing the Perry Park Center Aquatic Center's roof rehabilitation efforts.

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

At this time the Board of Aldermen discuss the rezoning request from Jeffrey and Connie Gotto to rezone 1221 Grand Avenue from R-2 (Single Family Residential) to R-4 (Two Family Residential).

After discussion, Alderman Schumer makes a motion to approve the rezoning request from Jeffrey and Connie Gotto to rezone 1221 Grand Avenue from R-2 (Single Family Residential) to R-4 (Two Family Residential). Motion is seconded by Alderman Buerck, an on vote carried.

At this time, the Board of Aldermen discuss the 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).

After discussion, Alderman Buerck makes a motion to approve the 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). Alderman Amschler seconds the motion. Roll call showing the aye and nay vote showed as follows: Seth Amschler, nay; Curt Buerck, nay; Deanna Kline, nay; Kate Martin, nay; Clint Rice, absent; David J. Schumer, nay. Totals: aye, none; nay, five; absent, one. The motion fails.

City Administrator Buerck reminds the Board of Aldermen that there is no reconsideration period for their rezoning decision; however, Jeffrey and Connie Gotto may resubmit the rezoning request after 24 months.

RESOLUTIONS:

After discussion and review, Alderman Buerck makes a motion to enter into an updated retainer agreement with Utility Safety & Design, Inc., relative to engineering services regarding the natural gas system. Motion is seconded by Alderman Martin, and on vote carried. Said Resolution is as follows:

RESOLUTION NO. 2025-59

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF PERRYVILLE, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY AND UTILITY SAFETY & DESIGN, INC. RELATIVE TO UPDATED RETAINER AGREEMENT; FURTHER SAID RESOLUTION SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

WHEREAS, the Mayor and Board of Aldermen have heretofore reviewed a contract attached hereto and incorporated herein as if fully set forth; and,

WHEREAS, the Mayor and Board of Aldermen of the City of Perryville, Missouri, deem it advisable to enter into said contract;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF PERRYVILLE, MISSOURI, AS FOLLOWS:

1. That the Mayor and Board of Aldermen of the City of Perryville approve the contract in its substantial form and incorporated herein as if fully set forth between the City of Perryville, a municipal corporation, and Utility Safety & Design, Inc. It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Perryville that the City enters into said contract.

2. That the Mayor be and he is hereby authorized and directed to execute said contract for and on behalf of the City of Perryville, Missouri.

3. That the City Clerk of the City of Perryville is hereby authorized and directed to attest the signature of the Mayor on the attached contract.

PASSED AND APPROVED this 29th day of July, 2025, by a vote of 5 ayes, 0 nays, 0 abstentions, and 1 absent.

ATTEST:
Lydia Rellergert, City Clerk

CITY OF PERRYVILLE, MISSOURI
By: Larry Riney, Mayor

Mayor Riney asks for Committee Reports.

Alderman Schumer, as Chairman of the Public Works Committee, asks staff for an update on public works matters.

Public Works Director Layton informs the Board of Aldermen that staff has issued a boil water advisory for Starbucks, Butterfield Ct., Montenot Blvd., and Alma Avenue apartments due to a water main break.

Alderman Buerck, as Chairman of the Public Safety Committee, asks staff for an update regarding hanging limbs in City Park.

City Administrator Buerck informs the Board of Aldermen that staff had rented a lift machine to remove hanging limbs.

Mayor Riney recommends that staff hire a third party contractor to complete the remaining removal of hanging limbs in City Park.

Alderman Martin, as Liaison of the Park Board, informs the Board of Aldermen that the First Act theatrical show hosted at the Perry Park Center was a success.

Alderman Amschler, as Chairman of the Economic Development Committee, asks EDA Director Jones for an update on economic development matters.

- **Business Surveys** - I have drafted a list of questions for the City's business survey and have shared those with the EDA Board. The EDA Board plans to review those at our meeting this week and we'll have some recommendations for the City in the next couple of weeks.

- **Business & Industry Appreciation Luncheon** - The EDA and Chamber have set the date of this luncheon for Monday, November 10th from 11:30 – 1 p.m. at Robinson Event Center. Please mark your calendars. We will now begin the process of identifying two local businesses to highlight during this event.

- **Chester Bridge Opening Celebration** - Planning continues for the celebration of the opening of the new bridge. The Perryville & Chester Development Corporation is leading that effort, with our next meeting planned to be held Tuesday, August 5th. The City is well represented in that group, with both the Mayor and Brent participating. Other people participating include the City of Chester, both Perry and Randolph County representatives, both Perryville and Chester Chambers, both the Perry County and Randolph County economic development directors, Ames Construction, and MoDOT.

Mayor Riney asks for Staff Reports:

City Administrator Report:

- **Safe Haven Baby Box Inspection** - All inspections have occurred, and we are nearly ready to officially open the Safe Haven Baby Box. The proposed date for the ceremonial blessing is Monday, August 18, 12:30 p.m. for Training, and 2:30 p.m. for the Box Blessing. We have inquired if those times could be swapped but wanted to let the Board know of the date should you be interested in attending.

- **Splash Pad Surfacing** - We have a possible donor for new splash pad surfacing. Staff is coordinating a meeting now but hope to have more information in the future. No guarantee but we are optimistic. This would be a really nice feature and more closely represents the changing industry standard.

- **Alma Avenue Roundabout Public Meeting – July 31st at 5 p.m.** - Just a reminder for anyone interested this public meeting will be at the Perry Park Center and uses an open house format. Aldermen are invited and encouraged to stop by, but I have no intention of staying for the entire meeting. Instead, wanting to show support for the meeting but not dominate the conversation, allowing questions to be directed to the engineering team instead.

- **Back To School Sales Tax Holiday – August 1st – 3rd** - This is an annual event for a statewide sales tax holiday. Locally, both Perryville and Perry County have opted into and will participate fully.

- **Pool Closure for Routine Maintenance– September 8th – 17th** - This is an annual process, occurring shortly after summer and the kids are back in school. Staff is currently working to host a Pup Plunge event prior to this closure. Staff just wanted the Board to know the dates and planned activities.

- **Article: Factories Were Pushed Out of Cities. Their Return Could Revive Downtowns.**

– This is an interesting article about downtown zoning.

- **Temporary Variance for District #32** - As mentioned above, the school is fast working to get ready for the upcoming school year, including temporary classrooms. Earlier, the Board “blessed” their plans for encroaching into City right-of-way. In a similar fashion, they are going to be encroaching into some of the traditional setbacks for buildings. As staff, we are comfortable allowing this without even a variance as the buildings are temporary and meant to get our kids back to school but wanted to let the Board know of our intentions.

- **Jason Smith Farm Tour** - It is time for Congressman Smith’s annual farm tour. Mayor Riney helped coordinate this year’s visit, which will be next week on Tuesday at Sauer Farms in Biehle. Regrettably, I am scheduled for vacation and will not be able to attend but it is exciting, nonetheless.

- **Government Minimum Wage** - Among other things, HB 567 did away with the requirement for part-time workers to be paid time off. At the same time, it now requires local governments to pay minimum wage where they were previously exempt. This is not a big deal for us as we had already decided to set our scales equal to minimum wage, but I wanted the Board to know it was no longer an option.

- **Zoning Code Update Work Sessions** - Rather than reviewing zoning code updates during regular Board of Aldermen meetings, staff is proposing to hold work sessions one hour prior to the scheduled meetings. These sessions would remain open to the public but would provide a defined end time for the Board. This first work session meeting will begin on August 19th at 5:30 p.m.

City Engineer Report:

- **Heimos Lift Station project** – The contractor is currently installing the gas line to the generator and completing electrical work. The manufacturer is scheduled to start up and evaluate the pumps the week of August 11th. Once the pumps pass inspection, the contractor will begin connecting the businesses to the lift station.

- **Miget Park Trail** – MoDOT is currently reviewing the plans, and once staff receives approval from MoDOT, the project will be advertised for bids.

- **PCJJC Sidewalk Trail project** – The County has requested concurrence from MoDOT to award the contract to Lappe Cement Finishings, Inc. Four bids were received, with the lowest coming in under the engineer’s cost estimate. Following MoDOT’s concurrence, a pre-construction meeting will be scheduled.

City Attorney Report:

City Attorney Pistorio reviews the Board’s recommended proposed land use districts as follows:

R1 Low Density: Single family housing;

R2 Low Density: Single family housing and two-unit housing on lots at least 100 feet wide, with a minimum of 5,000 square feet per unit and a required 30-foot front yard setback. Subdividing of two-unit housing will not be permitted;

R3 Medium Density: Single-family housing on 50-foot-wide lots with a 5,000 square foot minimum and a 25-foot front setback. Two-unit housing would be allowed at 3,750 square feet per unit with a 75-foot

lot width, and multi-family housing up to four units would be permitted on 75-foot-wide lots, requiring 10,000 square feet for a three-unit housing, with an additional 2,500 square feet required for a four-unit housing;

R4 High Density: Single-family housing requirements would remain the same as outlined in R3, while two-unit and multi-family housing requires a minimum of 75,000 square feet overall, with at least 2,500 square feet per unit. Multi-family housing with eight or more units, over multiple stories, must be on lots of at least 20,000 square feet. Proposed lot coverage standards are maintained, and multi-family housing units may be subdivided, with interior units requiring a minimum lot width of 25 feet, while end units must meet standard width and setback requirements.

Alderman Schumer emphasizes that multi-unit subdividing is only allowable in R4.

City Administrator Buerck informs the Board of Aldermen that staff will compile a list of previous zoning district decisions made by the Board and ensure those decisions are accurately reflected in the updated zoning district map.

After discussion, it is the consensus of the Board of Aldermen that the proposed land use districts are defined as previously described and that previous zoning district decisions made by the Board are accurately reflected in the updated zoning district map.

At this time, the Board of Aldermen review the proposed updates to the zoning code District Regulations and Subdivision (Title 16).

City Attorney Pistorio reviews modifications, clarifying that the Board of Aldermen retains the authority to approve or deny zoning items such as plats and flag lots, and that zoning requests must be accompanied by either as-built or preliminary plans.

Alderman Schumer notes that that proposed street design standards require intersections to be constructed one inch thicker than the adjoining streets; however, this does not reflect the City's current practice. He asks the Board to consider revising the proposed standard to reflect the City's current practice that an intersection thickness must match the thickest adjoining roadway.

After discussion, it is the consensus of the Board of Aldermen that proposed street design standards require intersections thickness to match the thickest adjoining roadway.

At this time, the Board of Aldermen discuss landscaping standards.

Alderman Amschler tells the Board that he believes façade requirements are appropriate for certain areas, such as the downtown district or along the by-pass.

Chief of Police Report: No Report.

Parks and Recreation Director Report: No Report.

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

Alderman Amschler tells the Board of Aldermen that he received a concern from a resident regarding the number of vape stores opening in Perryville.

At this time, the Board of Aldermen discusses marijuana dispensaries, vape stores as retail businesses, and the Police Department's efforts, including conducting regular walkthroughs, to ensure that each business is operating legally.

After discussion, it is the consensus of the Board of Aldermen that City Attorney Pistorio prepare a legal opinion regarding a license quota for vape stores.

Alderman Amschler tells the Board of Aldermen that he received a concern from a resident regarding service animals at the Perry Park Center.

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; and contractual matter in accordance with Section 610.021(9) 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, absent; David J. Schumer, aye. Totals: aye, five; nay, none; absent, one.

Following discussion and review, it is upon motion by Alderman Martin, 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, absent; David J. Schumer, aye. Totals: aye, five; nay, none; absent, one.

There being no further business, it is upon motion by Alderman Martin, second by Alderman Buerck, and on vote carried, ordered that the Board now adjourn until Tuesday, August 19, 2025, at 6:30 p.m., the regular meeting in course.

MAYOR

ATTEST:

CITY CLERK