



Brent Buerch

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, OCTOBER 21, 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. New Employee Introductions:
 - Shaun Campbell – Police Officer

CONSENT AGENDA ITEMS

4. Approve minutes from the meetings of October 7, 2025. (copy)
5. Approve financial reports for September 2025. (copy)
6. Approve Purchase Order 1304039 from DSS Chemical Company for coagulant for the water plant - \$22,422.40. (copy)
This item was discussed during the last finance meeting. Although originally expected to be below \$20,000, final pricing exceeded staff's limits of \$20,000, largely due to new tariffs. The chemicals have been received by the City already but the purchase price requires Board approval so it is being placed on this evening's agenda.
7. Approve 2025 Quarter 1 Invoice from Perry County relative to 911 Dispatch Services. (copy)

For various reasons, including City and County staff working to develop a repeatable process and format, bills have been delayed from the County Clerk's office. These expenses align with our contract with Perry County for shared dispatch services since the City and County now dispatch through St. Francois County 911. Several quarters are presented here this evening, but future billing should be expected on a quarterly basis.

8. Approve 2025 Quarter 2 Invoice from Perry County relative to 911 Dispatch Services. (copy)
See #7 above.
9. Approve 2025 Quarter 3 Invoice from Perry County relative to 911 Dispatch Services. (copy)
See #7 above.
10. Review and approve bids received for Perryville Regional Airport Snow Removal Services 2025-26 and award to Davis Brothers, per recommendation of Public Works Director Layton - \$90.00/hour. (copy)
Although the City will have a new contractor (the previous contractor was Welker's and they did bid again this cycle), Davis Brothers bid price is actually the same as the last time the City solicited in 2022.
11. Approve bid specifications for Parks Department Fence Replacement project and authorize staff to advertise for bids. (copy)
Several playing field fences in City Park were damaged by March's tornado, and the City has worked with Navigate Building Solutions to develop bid specifications, setting up a single contractor to repair all fences throughout the park.

NOTE: As was previously discussed, partially damaged fences will be completely replaced to ensure uniformity.
12. Approve proposal specifications for City-wide Fire & Intrusion Alarm Systems Services and authorize staff to advertise for proposals. (copy)
The City currently has three buildings (City Hall, Water Plant & Park Center) that have some combination of fire and security alarms, but there are also a couple other buildings we see potential benefits in having an alarm system. Additionally, there are currently multiple providers among City Departments for these services, which makes billing more difficult than necessary. This bid is being timed in such a way that, going forward, all services will be placed with a single vendor for an initial 5-year term (with a mutually agreed upon option for another 5 years).
13. Review and accept traffic study for along Magnolia Street regarding street parking. (copy)
Staff shared concerns from Justice Center Employees, including the County Emergency Management Director and a Police Captain, about line-of-sight deficiencies at this intersection. The Police Department was asked to review this area and provide a traffic study for that intersection. The suggested solution is to paint the curbs yellow at the intersection of West North and Magnolia Street, essentially pushing parking further off the corners.
14. Acknowledge City Attorney Pistorio's legal opinion regarding analysis of documents provided by Alderman Buerck. (copy)

As part of the landlord-tenant discussion at the last meeting, Alderman Buerck shared a Supreme Court case summary *King v. Moorehead*, which is the seminal case in Missouri that states every residential lease has an implied warranty of habitability. Staff asked City Attorney Pistorio to review the case and provide a legal opinion to degree it pertained to the matters at hand and what, if anything, needed to be accounted for in the City's ordinance. That opinion is being presented here for the Board's review.

15. Acknowledge all payments received from SMS Investment Group, LLC; San Felipe Properties, LLC; Shannon M. Crump and Marie Ashley Crump; and Todd C. Schilli and Tasha Schilli relative to the Heimos sewer development cost share agreement. (copy)
Previously, the Board entered into a contract with developers for the construction of a new lift station necessary for commercial development along Vincentian Way. This item is meant to simply document for the Board that all payments have been received and this particular contract has been fully satisfied.
16. Approve service project request from Jennifer Fritsche to allow local Girls Scouts to paint trash can bins at Miget Memorial Park. (copy)
Similar to what was done previously in other parks, the Girl Scouts would like to paint trash cans at Miget Memorial Park, making them more attractive for the community. Several examples of potential paint schemes are included in their request to give the Board an idea of what they might do.
17. Approve updated request from Perry County "Shop-with-a-Cop" Program to hold their annual Stuff a Sticking fundraiser on Saturday, November 1, 2025, from 8:00 a.m. – 12:00 p.m. at West St. Joseph and Perryville Boulevard intersection. (copy)
The Perry County "Shop-with-a-Cop" Program has requested permission to hold their annual Shop-with-a-Cop fundraiser at the intersection of Perryville Boulevard and St. Joseph Street. This was previously approved by the Board of Aldermen for October 18th but the potential for bad weather led them to request an alternate date.
18. Approve festival application for temporary outdoor consumption permit from Downtown Perryville Advancement, Inc. for the Downtown Perryville Fall Festival – Saturday, November 1, 2025, at 10:00 a.m. – 4 p.m. (copy)
This craft festival is sponsored and organized by Downtown Perryville Advancement and is expected to become an annual event for our community.
19. Approve request from Veteran of Foreign Wars (VFW) Auxiliary to host a change drive at the Downtown Square on Saturday, November 15, 2025, from 11:00 a.m. to 2:00 p.m. (copy)
This is the first known request by the VFW, but other nonprofit groups regularly host similar events around the Downtown Square.
20. Approve request from Perryville Chamber of Commerce to utilize the American Tractor Museum parking lot for Mayfest 2026-30 events. (copy)
This the first request from a partner to utilize the rear parking lot of the American Tractor Museum for a community event. Each of these dates will coincide with upcoming Mayfests between 2026-2030. Once approved by the Board of Aldermen, staff will notify the Buchheit Family, as is required per our agreement with them (as a reminder, we get six such events per year but must give six months' notice).

END OF CONSENT AGENDA

21. Resolution 2025-70 – Entering into an agreement with Rainbow Fireworks, Inc. relative to the 2026 Fireworks Show – July 2, 2026. (copy)
It was agreed this event would be scheduled to occur on July 2, 2026. It continues as a partnership between the City, County, and Heritage Tourism, with each entity contributing \$5,000. If successful, this vendor's contract may be extended for up to an additional three years if both sides are happy with the product.
22. Resolution 2025-71 – Entering into an agreement with Zoellner Construction Company, Inc. relative to the Veteran Memorial Field Dugout Repairs project. (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. Regrettably, the project generated a single bidder (despite multiple inquiries) and their bid was limited to the fence replacement only. Staff decoupled the projects and went out for a second bid, securing a single bidder for the dugout roof repairs. This contract has been discussed with FEMA staff and is recommended for approval.
23. Resolution 2025-72 – Entering into an agreement with Department of Transportation Federal Aviation Administration relative to a commissioning flight inspection of the PAPIs/REILs/MIRLS on the Runways 02/20 at the Perryville Regional Airport. (copy)
The Board considered and approved this matter at the last meeting, but it is placed here for an official record. This will cover the FAA's certification flight of the new runway lights.
24. Resolution 2025-73 – Entering into a tax credit agreement with Missouri Development Finance Board and the Missouri's National Veterans Memorial. (copy)
The City of Perryville was the required applicant for MNVM to receive tax credits for their next expansion. These credits are offered through MDFB and will provide \$1.5 million worth of sellable tax credits to raise \$3 million in donations for the proposed post traumatic stress memorial, bell tower, and other improvements. This will be a significant step forward for the MNVM campus and builds upon their current sidewalk and trail improvements.
25. Bill No. 6589 for Ordinance 6802 – Approving 2026-27 Police Pay Plan – second reading and final passage. (copy)
With the announced retirement of Chief Hunt, the City must soon provide the statutory announcement for the upcoming election cycle. The City worked with CBIZ to determine the market salary for the police chief and members of his administration. The Board will likely remember road officers were adjusted separately several years back, but administrative staff were not adjusted because the Chief's salary may only be changed at the point of an election. The proposed pay plan includes next year's 3.1% COLA adjustment for all Police Department employees. NOTE: There will not be a subsequent adjustment with the new fiscal year.
26. Bill No. 6590 for Ordinance 6803 – Entering into Aviation Consultant Supplemental Agreement No. 1 for Construction Services with Crawford, Murphy, & Tilly, Inc. – second reading and final passage. (copy)
This construction inspection agreement relates to the Terminal Area Fence project at the airport currently underway.

27. Bill No. 6591 for Emergency Ordinance 6804 – Amending Title 2 of the Perryville Municipal Code relative to Compensation to city marshal – first and second reading and final passage. (copy enclosed – may be read by title only)
Prior to each election, the Board of Aldermen must establish the salary for the city marshal (i.e. chief of police). Similar to item #25 above, the City worked with CBIZ to complete a market study for this and other positions in the City. This will establish the annual salary of \$102,458 for the position of city marshal. In addition, through this ordinance that position will be eligible for annual COLA adjustments equal to what the Board approves for all City staff.
28. Bill No. 6592 for Ordinance – Amending Title 5 of the Perryville Municipal Code by adding Chapter 5.45 relating to Rental Property Registration and Standards – first reading. (copy enclosed – may be read by title only)
The City Attorney has presented a complete draft of the proposed ordinance guiding the city through landlord and tenant relationships. Suggested changes and improvements have been incorporated and the Board is asked to thoroughly consider this matter again, making further suggestions for improvements at the meeting which will set up the 2nd and final reading for November 4, 2025, just seven weeks from start to finish from the original moratorium.
29. Bill No. 6593 for Ordinance – Amending Title 2, Chapter 2.40 of the Perryville Municipal Code relative to Authority – Responsibilities and duties of city marshal. – first reading. (copy enclosed – may be read by title only)
Along with setting the salary, the Board of Aldermen is responsible for establishing the job duties for the city marshal. The minor changes proposed here establishes the Board expectation that this is full-time employment for the Chief (with roughly 6 weeks' vacation per a year) and clarifies that building codes are enforced by the building department while nuisance codes continue under the purview of the city marshal.
30. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
31. Report by City Administrator.
- Citizen & Business Surveys
 - ACPA Presentation (copy)
 - Planning & Zoning Meetings
 - Governor Kehoe's Workforce of the Future (copy)
 - MNVM Dedication Ceremony – Sunday, October 26, 2025, at 2:00 p.m. (copy)
 - L.O.V. Our Veterans Event – Saturday, March 14, 2026 (copy)
 - Article: Torch lured business in Missouri with illegal video games, federal jury finds (copy)
 - Article: This fast-growing city in St. Charles County might pause some developments (copy)
 - Article: With Rental Registries, Cities Seek to Close Data Gap with Landlords (copy)
32. Report by City Engineer.
33. Report by City Attorney.

- Title 18: Sign Code (copy available separately)
- Magnolia Street Parking

34. Report by Chief of Police.

- 907 Blackberry Lane Update (copy)

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; contractual matter in accordance with Section 610.021(9) RSMo; litigation matters in accordance with Section 610.021(12) RSMo; and security matters in accordance with Section 610.021(19) RSMo.

37. Adjourn.

Attachments:

- IMGA Winter Operations Packet (copy)
- Ticket Report – September 2025 (copy)
- Navigate Building Solutions Tornado Recovery Reports (copy)
- Parks & Recreation Report (copy)
- Community Calendar – November 2025 (copy)