



Brent Buerch

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, OCTOBER 7, 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:
 - Bryan Cato – Building Inspector

CONSENT AGENDA ITEMS

4. Approve minutes from the meetings of September 17, 2025. (copy)
5. Approve bills for September 2025. (copy)
6. Approve Pay Estimate 2 from Lappe Cement Finishing, Inc., relative to the Star St. Sidewalk & Shared Use Path MoDOT TAP 9900(149) project - \$52,637.20. (copy)
It is an 80/20 match with Missouri Highway Department to continue the City's greenway. The concrete work is finished and seed has been sowed although handrails and more cosmetic elements remain.
7. Approve Pay Estimate 7 from Schuessler Excavating, LLC, for the Northeast Outfall Sewer Replacement project – Phase 3 - \$43,019.26. (copy)
This work relates to the final phase of the trunkline project.

8. Approve Change Order 1 from Millstone Weber, LLC, relative to the Runway Rehabilitation project – increase \$3,162.60 for lighting arrestors to the PAPI's. (copy)
The airport is a hotbed for lightning strikes. As such our engineers and contractors recommend installation of an arrestor system to protect our runway lighting.
9. Approve Change Order 1 from Diamond Fence, LLC, relative to the Terminal Area Fence project – increase \$13,070.00 for aluminum gates and two gate openers. (copy)
The competitive bids allowed an opportunity to upgrade to better and lighter fence gates. This work has been approved by MoDOT.
10. Review and approve bids received for the TAP 9900(148) Perryville Boulevard Shared Use Path IV Miget Trail project and award to Mike Light Cement Finishing, Inc., per recommendation of City Engineer Baer - \$247,719.25. (copy)
This project with MoDOT is for the trail from Miget Park Pavilion to Edgemont Boulevard. As a MoDOT project, it includes an 80/20 match on construction.
11. Review and approve bids received for the Veteran Memorial Field Dugout Repairs project and award to Zoellner Construction Company, per recommendation of Parks & Recreation Director Cadwell - \$90,200.00. (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 bid has been discussed with FEMA staff and is recommended for approval.
12. Review and approve quotes received for the Tree Limb Removal in City Parks project and award to D & T Landscaping & Tree Service, LLC, per recommendation of Parks & Recreation Director Cadwell - \$28,000.00. (copy)
This project garnered two quotes. Staff have discussed the project with both and are confident either could complete the work. This project has also been reviewed by FEMA and staff recommended proceeding with the award upon the contractor's written receipt of proof of worker's compensation insurance.
13. Approve bid specifications for gasoline and diesel fuel and authorize staff to advertise for bids. (copy)
This is for a new five-year contract to provide fuel for all City vehicles and equipment. This requires a 24/7 gas station within City limits and also includes delivery to those places where we have on-site tanks (i.e. airport for tractor, public works & sewer plant).
14. Approve request for proposals specifications for the Student Housing Development project and authorize staff to advertise for bids. (copy)
This project would help locate apartments for student housing and general rental adjacent to Ranken Technical College in the Industrial Park.
15. Approve request for proposals specifications for the City Downtown Parking Lot Redevelopment project and authorize staff to advertise for bids. (copy)
This proposal seeks from private developers to better utilize City Parking Lot, making it a more productive asset to our downtown. The previous project "timed out" and staff believe the time is right to try again.

16. Acknowledge Navigate Building Solutions, LLC, field reports regarding the emergency improvements to city facilities impacted by the March 14-15, 2025, tornado event. (copy)
These notes represent Navigate Building Solutions findings to date regarding the storm damage at Perry Park Center and City Park. Staff will continue to work with Navigate to bring projects to the Board for approval at the appropriate time.
17. Approve bid specifications for Parks Department Electrical Repair and Replacement Work project and authorize staff to advertise for bids. (copy)
In align with the item above, staff has worked with Navigate Building Solutions to identify electrical repairs necessary in the park and develop these specifications for bid. Items included here are the volleyball court lighting, Veteran Memorial Field pavilion electrical replacement, Armony Circle streetlight (reusing base), and Veteran Memorial Field outfield fence electrical and two add alternates of new Veteran Memorial Field pavilion electrical and Armony Circle streetlight (new base).
18. Set public hearing for updates to Title 5, 15, 16, 17, and 18 of the Perryville Municipal Code – November 4, 2025, at 6:30 p.m. (copy)
This public hearing is the next step in the updated zoning code adoption. In addition to the public hearing, staff proposes having the first reading on November 4th as well, allowing any necessary updates to be made prior to final adoption on November 18th.
19. Authorize Mayor Riney to sign continued life insurance program with Anthem Life as part of employee insurance options. (copy)
The City's life insurance policy for employees automatically renewed on October 1st at the levels previously approved by the Board. This renewal included an increase of an additional \$1 per employee per month.
20. Review and accept traffic study for along Zeno Street between St. Joseph Street and Rosati Court regarding street parking. (copy)
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. After the review, the Police Department recommends no changes be made. Although congested at times, they felt limiting parking would have a greater negative impact on those living in the neighborhood than the traffic challenges currently presented.
21. Review and accept traffic study for French Lane regarding parking. (copy)
The Police Department has studied the situation but haven't found a reason to recommend changes. Instead, they would like to continue their observation period over the summer months when the splash pad and playground will be busier. This area was observed over the summer months, and no changes are recommended at this time.
22. Acknowledge the Board's direction to suspend enforcement during code review.
During discussion at the previous meeting the Board unanimously agreed to suspend the enforcement of ordinances regarding rental properties to allow the City Attorney Pistorio time to draft a new ordinance merging existing ordinance with the Landlord Association agreement. This item serves as a note for prosperity's sake for if staff needs to review this direction in the future.

23. Acknowledge the City's Public Notice relative to the Department of Natural Resources Public Comment Period for the City of Perryville Proposed Pretreatment Program Modification. (copy)
This notice is statutorily required by the Department of Natural Resources and relates to the renewal of the permit at the Wastewater Treatment Plant.
24. Acknowledge MoDOT TAP 2025 Grant award for Perryville Boulevard Shared Use Path Phase V – TAP 9900(998). (copy)
This project will extend the trail across Highway 61 (to the Bank of Missouri's property) and then across Perryville Boulevard (to the Dollar Store's property) before continuing the path and connecting to the TG Trail. Although it is a shorter route, it is a significant, albeit complicated, project since it will provide safe crossings over two major highways. This project is matched 80/20 up to \$600,000, the remainder of which is the City's responsibility.
25. Acknowledge MoDOT TAP 2025 Grant rejection for Perryville Boulevard Sidewalk Connectors. (copy)
This smaller project provides necessary connections to grocery (Dollar Store) and education services (Ranken), which is expected to also eventually include housing. This project will also include a crossing for Highway 51 (from the existing TG Trail to Ranken's Campus). Having been a secondary project for this grant cycle, this project will become the priority project next year.
26. Acknowledge the updates to the Request for Downtown Activity application. (copy)
This application was updated requesting more details regarding electrical needs from the organizer.
27. Acknowledge the updates to the Board of Adjustment Variance/Notice of Appeal application. (copy)
This form has been updated to remove Ray Jackson's contact information, replacing it with the general contact details for the Building Department. Additionally, a new section has been added to include contractor contact information.
28. Approve request from Perry County Toy for Tots to place a collection box in the Perry Park Center from October 8 – December 1, 2025. (copy)
This drive was very successful last year. Like previous years, a large box would be placed at the Park Center's front foyer area for those wishing to donate and the collected toys would then be shared with those less fortunate.
29. Approve request from PHS 2026 Project Graduation Committee to hold a change collection fundraiser at the Downtown Square on Saturday, October 11, 2025, from 8:00 a.m. - 12:00 p.m. (copy)
This is an annual fundraiser for Project Graduation.
30. Approve request from Perry County "Shop-with-a-Cop" Program to hold their annual Stuff a Stocking fundraiser on Saturday, October 18, 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.

31. Approve request from Rotary Club of Perryville to host their annual Pennies for Polio fundraiser at the Downtown Square on Wednesday, October 22, 2025, from 2:45 p.m. – 5:30 p.m. (copy)
The local Rotary Club would like to host their annual penny drive around the downtown square for their work to support international efforts to eradicate polio.

END OF CONSENT AGENDA

32. Discussion of parking ticket fine schedule. (copy)
Police Department staff report the parking ticket fine schedule has been unchanged as long as they can remember, dating back to at least the late 90s. Staff would like to discuss the Board’s preferences for, at minimum, inflationary adjustments, while also reconsidering preferences for subsequent offenses.
33. Discussion of vehicle parking in grass. (copy)
The zoning review includes language to prohibit parking of vehicles in the front yards of homes but doesn’t restrict such parking in the side or rear yards. Staff would like to discuss this matter with the Board to ensure the final ordinance accurately reflects the Board’s preferences.
34. Discussion of Magnolia Street on street parking. (copy)
This has been an ongoing challenge for several years and City Attorney Pistorio has been tasked with evaluating the situation against state laws as this no longer appears to be a “no impact home business”. Recently, first responders have expressed concern with the limited line of sight for this area as they leave the Justice Center. As staff work towards a final recommendation, staff would like to first visit with the Board regarding their preferences.
35. Discussion of mobile home park conversion. (copy)
While at MML, an aldermen learned of this Kirksville program to convert a dilapidated mobile home park to a “tiny home” development, improving housing stock and creating a path to home ownership. Staff would like to discuss the program and see if the Board would like something similar incorporated into the City’s code.
36. Resolution 2025-68 – Entering into an agreement with American Red Cross relative to Facility Use Agreement. (copy)
City Attorney Pistorio has been asked to review both agreements, one of which confirms the Park Center is available as a shelter for major emergencies and one that provides lifeguard training and certification.
37. Resolution 2025-69 – Entering into an agreement with American Red Cross relative to Licensed Training Provider Agreement. (copy)
See Item 36 above.

38. Bill No. 6586 for Ordinance 6799 – Accepting an easement deed from The Clinton D. Rice and Kelsey E. Rice Qualified Spousal Trust Dated July 15, 2019 – second reading and final passage. (copy)
This easement relates to utility and storm water drainage work, delivering street water through adjoining neighbors into a wooded area behind the properties. Although the City long ago accepted the street and storm water system, we never acquired the easements necessary to complete the required improvements and repairs caused by street storm water overtime.
39. Bill No. 6587 for Ordinance 6800 – Accepting an easement deed from Honorable Michael J. Bullerdieck and Kathleen K. McKerrow – second reading and final passage. (copy)
This easement relates to utility and storm water drainage work, delivering street water through adjoining neighbors into a wooded area behind the properties. Although the City long ago accepted the street and storm water system, we never acquired the easements necessary to complete the required improvements and repairs caused by street storm water overtime.
40. Bill No. 6588 for Ordinance 6801 – Approving Final Plat of Harvest Way Subdivision – first and second reading and final passage. (copy enclosed – may be read by title only)
Mr. Dauster currently owns four smaller lots and would instead like to plat them into two larger lots to develop multi-family housing. The zoning for this property is already appropriate for a multi-family housing development.
41. Bill No. 6589 for Ordinance – Approving 2026-27 Police Pay Plan – first reading. (copy enclosed – may be read by title only)
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 PD employees. NOTE: There will not be a subsequent adjustment with the new fiscal year.
42. Bill No. 6590 for Ordinance – Entering into Aviation Consultant Supplemental Agreement No. 1 for Construction Services with Crawford, Murphy, & Tilly, Inc. – first reading. (copy enclosed – may be read by title only)
This construction inspection agreement relates to the Terminal Area Fence project at the airport currently underway.
43. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
44. Report by City Administrator.
 - Christmas in the Park
 - Jefferson City Magazine recognizes American Tractor Museum (copy)
 - MPUA recognizes Public Works Director Jeff Layton
 - ACPA National Award (copy)
 - Bikers on the Square Skid Marks (copy)
 - Key Control

- Lifeguard Staffing Update
- Article: St. Louis County Council to Consider Intoxicating Hemp Rules (copy)
- FEMA Tornado Damage Reporting Deadline – October 11, 2025
- PCJJC Dedication – Monday, October 13, 2025, at 2:00 p.m.
- Chamber of Commerce Annual Dinner – Thursday, October 16, 2025, at 5:30 p.m. (copy)
- Moore Cave Celebration – Friday, October 17, 2025, at 11:00 a.m. (copy)
- PHS and St. Vincent Homecoming Parades (copy)

45. Report by City Engineer.

46. Report by City Attorney.

47. Report by Chief of Police.

48. Board concerns and comments and any other non-action items.

49. 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 litigation matters in accordance with Section 610.021(12) RSMo.

50. Adjourn.

Attachments:

- New Business Licenses Issued September 2025 (copy)
- Baer Engineering Invoice September 2025 (copy)
- Parks & Recreation Report (copy)