



**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, FEBRUARY 3, 2026**

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. Perry County Emergency Management Direct Pat Naeger.

CONSENT AGENDA ITEMS

4. Approve minutes from meeting of January 20, 2026. (copy)
5. Approve bills for January 2026. (copy)
6. Approve Pay Estimate 3 (FINAL) from Earth First Contractors, LLC, relative to the Waterline Improvements - Schindler Rd. to Dowling Dr. project- \$12,000.00. (copy)
This was a budgeted project to improve the water distribution and fire flows to the residential area in the southeast section of the city. The work has been completed and accepted by the City's inspector, making it ready for final payment.
7. Approve Pay Estimate 4 (FINAL) from All Clear Pumping & Sewer, LLC, relative to the Lead Service Line Inventory project - \$19,900.00 (copy)
This inventory is federally required and is meant to identify lead service lines on private property. Staff was able to secure a partial grant totaling \$102,500 which helped offset some of the total costs.
8. Approve Purchase Order 1304079 from Core and Main LP relative the purchase of seven (7) alpha fire hydrants - \$23,660.68. (copy)

This is being presented to the Board for approval because the total price exceeds what staff may approve per the purchasing policy. The item is territorially controlled so staff is unable to secure competing quotes.

9. Approve Invoice 1 from Garland Company, Inc. relative to temporary roof repairs to S61 Maintenance Complex Buildings 1 and 3 - \$3,627.00. (copy)
These temporary repairs were necessary to tighten up the damaged roofs at the Parks Department's maintenance facilities, allowing staff to continue the reconstruction on the inside of the building and reducing additional damage to the building.
10. Review and approve bid specifications for Veteran's Memorial Field Scoreboard Replacement project. (copy)
This will replace the storm damaged scoreboard structure at VMF by constructing a new scoreboard adjacent to the current one. Once the new scoreboard is constructed, the old scoreboard may be picked up by the Biehle Social Club as approved for donation by the Board at the November 4, 2025, meeting.
11. Review and approve bid specifications for MoDOT TAP 5000(011) Vincentian Way Shared Use Path project, contingent on MoDOT's approval of plans. (copy available at meeting)
This is the next phase of the City's Green Way project. This particular section runs along Vincentian Way, beginning just South of Edgemont Blvd. to Highway T. This was a pivotal part of the agreement with the Vincentians relative to the development of that area and staff are excited that MoDOT is a funding partner in the project.
12. Review bids received for Airport Mowing Services 2026 and award bid to Welker Brother Landscaping, LLC, per recommendation of Public Works Director Layton - \$500 per mowing event. (copy)
Although the contractor is different, the price per cut was the same as previously awarded. Staff has previously worked with Welker Brothers and have no concerns about doing so again.
13. Set public hearing for proposed Fiscal Year 2026-27 City of Perryville Budget – Tuesday, February 17, 2026, at 6:30 p.m. (copy)
The budget has been reviewed in detail by the Finance Committee and is ready for its public hearing, the final step preceding its adoption in March.
14. Set public hearing for a rezoning request from Cape Land and Development, LLC (Brandon Williams), to rezone the property of approximately 13.0 acres on Huber Road from an I-2 to R-3 – Tuesday, March 3, 2026, at 6:30 p.m. (copy)
Mr. Williams has submitted his rezoning applications to P&Z for consideration at their February 25th meeting. Staff is asking the Board to schedule the rezoning public hearings at the Board of Aldermen meeting following the February P&Z meeting.
15. Set public hearing for a rezoning request from Cape Land and Development, LLC (Brandon Williams), to rezone the property of approximately 5.8 acres on Highway 61 from an I-2 to C-2 – Tuesday, March 3, 2026, at 6:30 p.m. (copy)
See Item 14 above.

16. Approve updates to Parks Department rental contracts regarding disposal of abandoned property. (copy)

At various times, those renting the Park Center or its theatre have left personal property behind. While this property is picked up, other times it has been abandoned and Parks Department staff, in their kindness, continue to store it, hoping the owners will eventually return. Instead, staff is now asking to clarify in the rental contract that such property will be held for 30 days and then disposed of or retained for City use.

17. Approve installation of an access ramp labor and materials at the Senior Center by Harold Skelton. (copy)

Mr. Skelton, and his team of volunteers, would like to purchase and install a ramp to improve access to the Community Center building for its use by patrons attending Senior Center activities, although once installed it may be used by anyone at that building. This is a unique approach to address a long-standing challenge at that building and staff have no objections to his project. The map provided shows the exact location of the ramp itself, which will be secured to the pavement by removable anchors.

18. Acknowledge staff entering into an agreement with Trutest Environmental Solutions, LLC, relative to asbestos material and lead based paint inspections at the Airport Hangar 4 and 7 - \$958.00. (copy)

This is required for the EDA grant which will help remodel Hangars 4 & 7 for future use as Ranken's A & P school. It is placed here for board awareness and posterity's sake.

19. Acknowledge staff's approval of Change Orders 1, 2, 3, 4, 5, and 6, from Sentinel Emergency Solutions relative to the purchase of a Rosenbauer Pumper/Tanker truck for the Fire Department. (copy)

Sentinel's work with Rosenbauer to hone and finalize the design and features on the City's new fire truck continue. To this end, staff has approved several change orders (e.g. interior color) without the knowledge of the Board. Although well-intentioned, we apologize that it had occurred without subsequent approval by the Board. This past week, several other change orders were required to secure the engine previously discussed with the Board of Aldermen (along with a credit for \$40,000). In this case, staff advises the Board of our intention to sign those change orders and return them to Sentinel ASAP. At this time, all six changes orders are being presented to the Board for their acknowledgement.

20. Acknowledge City Administrator Buerck's signature for a Managed Services MVR Monitoring Service Agreement with J.J. Keller & Associates, Inc. (copy)

This was previously discussed with the Board and will provide ongoing Motor Vehicle Monitoring for all primary drivers with the City of Perryville. This is required by our insurance company and helps ensure none of our employees have had their license suspended for driving violations.

21. Approve Festival Application for Temporary Outdoor Consumption Permit from Downtown Perryville Advancement for the 2026 Cruise In Events. (copy)

Alicia Wibbenmeyer has submitted these dates on behalf of Downtown Perryville Advancement, Inc. These events are similar to those requested and approved by the Board of Aldermen in years past.

END OF CONSENT AGENDA

22. Resolution 2026-11 – Entering into an updated facility use agreement with American Red Cross. (copy)
In October 2025, a similar document was approved for the Perry Park Center. This new agreement is specific to the Community Center (aka Senior Center). During the 2025 ice storm, staff learned this particular facility was better suited, mostly due to its smaller size, to serve as an overnight shelter for those without power. Staff requested and eventually received Red Cross support to operate that shelter, and it is staff's hope that having a facility use agreement will expedite such support at the point where it is necessary again in the future.

23. Resolution 2026-12 – Entering into a maintenance and repair agreement with Marcus Wayland AWOS Maintenance regarding the Perryville Regional Airport. (copy)
The City has had a contract with DBT Transportation Services for the past three years and it will expire this coming March. DBT was unable to secure pieces and parts necessary to repair the AWOS after the Fall 2024 lightning strike. After several months of unsuccessful negotiation with our insurance and then FAA, MoDOT suggested Mr. Wayland look at the AWOS and see if he could make the repairs (NOTE: MoDOT owns several of these across the State and Mr. Wayland is contracted to maintain and repair the state-owned equipment). Mr. Wayland came down and was able to make necessary repairs. Staff have since met with Mr. Wayland a second time and have determined him capable of performing this work on an ongoing basis and request aldermanic approval for him to do so.

24. Resolution 2026-13 – Approving amended Utility Main Extension for Single Family Residential Development policy. (copy)
In November the Board indicated they may consider installing lift stations, along with other city-owned infrastructure, in the future to help support and encourage development. This idea can be made official by updating existing City Policy (i.e. original Res. 2018-02) which provides the framework for city staff if/when such an opportunity arises. NOTE: The policy changes proposed have been noted for easy review by the Board of Aldermen.

25. Resolution 2026-14 – Supporting State Officials Banning Intoxicating Hemp Related Products. (copy)
See Item 33 below.

26. Bill No. 6621 for Ordinance 6834 – Amending the zoning map – second reading and final passage. (copy)
This is the final cherry-on-top of the two-year process, first to update the City's comprehensive plan and then to modernize the zoning code. As directed by the Board, Baer Engineering has reviewed the proposed map, measuring it against the existing map and future land use plan, and recommended changes as appropriate. These changes were formally presented to the Board of Aldermen and public during a public hearing held on January 6, 2026.

27. Bill No. 6622 for Ordinance 6835 – Accepting an easement deed from Perry County, Missouri, relative to the MoDOT TAP 5013(002) Edgemont Blvd. Shared Use Path project – second reading and final passage. (copy)

This easement will allow the City to add a connecting trail through the Mercy Convenient Care property, ultimately connecting Edgemont Blvd. to Vincentian Way.

28. Bill No. 6623 for Ordinance 6836 – Accepting an easement deed from Hoeckele 4, LLC, relative to the MoDOT TAP 5013(002) Edgemont Blvd. Shared Use Path project – second reading and final passage. (copy)

Similar to Item 27 above, this easement will extend that same trail through the Hoeckele's property, ultimately connecting Edgemont Blvd. to Vincentian Way.

29. Bill No. 6624 for Ordinance 6837 – Amending Title 9 of the Perryville Municipal Code by adding Chapter 9.25 relative to displacement of transient individuals. – second reading and final passage. (copy)

This was discussed at a previous meeting and is now presented as an ordinance for the Board's consideration. The language is based on a similar ordinance adopted by Joplin, Missouri. Although it is not currently a problem for Perryville, it has been for other communities and this would make it a violation for outside entities, including government agents, to simply drop off homeless individuals in Perryville.

30. Bill No. 6625 for Expedited Ordinance 6838 – Approving Final Plat of Crestview Place Subdivision (Gotto Investments, LLC). – first and second reading and final passage. (copy enclosed – may be read by title only)

Gotto Investments, LLC, is proposing a one-lot residential subdivision located on Blackberry Lane, “breaking” of a small piece from the 13 acres owned for the construction of a new home.

31. Bill No. 6626 for Ordinance – Amending Title 2, Chapter 2.88, Section 2.88.665 of the Perryville Municipal Code relative to employee service awards. – first reading. (copy enclosed – may be read by title only)

This was discussed with the Board previously and will update the schedule of awards for service provided by the Aldermen at significant tenure milestones (5-year increments).

32. Bill No. 6627 for Ordinance – Amending Title 2, Chapter 2.88, Section 2.88.715 of the Perryville Municipal Code relative to funeral leave. – first reading. (copy enclosed – may be read by title only)

This change clarifies how the City will interpret relationships, for purposes of funeral leave, that have previously been legally severed, for example a former mother-in-law or stepson.

33. Bill No. 6628 for Ordinance – Amending Title 5 of the Perryville Municipal Code by adding Chapter 5.13 relative to Hemp Derived Intoxicants and Kratom. – first reading. (copy enclosed – may be read by title only)

Although staff hope the State and Federal government eventually solve this problem for all communities (see article below in City Administrator's update), staff would prefer not to wait any longer for that process to occur. Among other things, this ordinance would limit the age of possession to 21-years-old and require such items not to be directly accessible to customers in a retail establishment. Staff propose that this ordinance will be effective immediately upon adoption but, in practice, will likely give 30 days for full compliance. Furthermore, staff propose that this ordinance notification to retail establishments from Chief Hunt and the Police Department as they will be the entity also enforcing these regulations.

34. Bill No. 6629 for Ordinance – Amending Title 5 of the Perryville Municipal Code by adding Chapter 5.47 relative to Data Centers. – first reading. (copy enclosed – may be read by title only)
This follows what staff has observed in other communities and the challenges that come when communities try to craft an ordinance and negotiate with a date center developer at the same time. Staff would like to take the best of the work other cities have done and pass our own ordinance, so the City is prepared if/when the time comes.
35. Bill No. 6629 for Ordinance – Amending Title 17 of the Perryville Municipal Code by adding language relative to Data Centers. – first reading. (copy enclosed – may be read by title only)
See Item 34 above.
36. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
37. Report by City Administrator.
 - EMC Insurance Tours
 - Article: Missouri Lawmakers Weigh Crackdown on Kratom Products (copy)
 - MoDNR warning for Fire Department Live Burn Training Exercise
 - How to prevent the “2nd Shovel” after a snowstorm (copy)
 - Board of Aldermen Meeting, February 17, 2026
38. Report by City Engineer.
39. Report by City Attorney.
40. Report by Chief of Police.
41. Board concerns and comments and any other non-action items.
42. Closed Session to discuss real estate matters in accordance with Section 610.021(2) RSMo; contractual matter in accordance with Section 610.021(9) RSMo; and security matters in accordance with Section 610.021(19) RSMo.
43. Adjourn.

Attachments:

- Baer Engineering Invoice – January 2026 (copy)
- Parks & Recreation Report (copy)
- Article: Warrenton Aldermen OK Data Center Complex (copy)