



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, APRIL 7, 2026**

Perryville Fire Station #2 • 650 N Perryville Blvd. • 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.

CONSENT AGENDA ITEMS

3. Approve minutes from meeting of March 17, 2026. (copy)
4. Approve bills for March 2026. (copy)
5. Approve invoices from Utility Safety and Design Inc. (USDI), relative to the replacement of Park Station and South Loop Station Gas Regulation Stations - \$201,791.91. (copy)
This item was previously shared with the Board via email as the project was finished and staff wanted to make sure the payment was made in the correct fiscal year. It was a 2025-26 budgeted project and had been completed to staff’s satisfaction.
6. Approve declaration of 2025 Residential Surplus Funds in the amount of \$1,261.05 relative to TIF #2 Downtown and Perryville Blvd. and acknowledge that said funds were never collected by the TIF but were disbursed to the taxing entities by the County of Perry. (copy)
In accordance with the City’s Tax Increment Financing (TIF) plans and agreements, all residential property taxes are declared as surplus and distributed to the taxing entities (instead of being collected by the TIF District). It is necessary for auditing purposes to have record of its being declared surplus by the Board of Aldermen, so it is presented here for Board approval.

7. Approve declaration of 2025 Residential Surplus Funds in the amount of \$115,351.96 relative to TIF #3 I55/Hwy 51 TIF and acknowledge that said funds were never collected by the TIF but were disbursed to the taxing entities by the County of Perry. (copy)
See Item 6 above.
8. Approve the revised definition found on the 2026-27 Fee Schedule. (copy)
This was brought to light as staff worked to estimated permit costs for a new commercial development. In this case, the Developer's plan provided a unique method of using a single "tap" of the City's water main to provide both the domestic water line (which is sent to the sewer) and the fire protection line (which is not). Although staff found it to be an acceptable plan, assessing the sewer connection charge proved problematic as it was not reflective of actual expected use. By adding this simple statement, we have clarified going forward that these connection fees should actually be based on the size of the domestic water line and not include sprinkler lines.
9. Review and accept bids for the Edgemont Blvd. Shared Use Path (MoDOT 5013(002)) & Vincentian Way Shared Use Path Phase II (MoDOT 5014(002)) projects and award to Putz Construction, LLC, per recommendation of City Engineer Baer, contingent on MoDOT's concurrence to award - \$204,063.90. (copy)
This portion of the work is an 80/20 grant with MoDOT and will provide connecting sidewalks in the vicinity of Frank's Produce and Hoeckele's Bakery.
10. Review and accept bids for Vincentian Way Shared Use Path (MoDOT 5000(011)) project and award to Lappe Cement Finshings, Inc. per recommendation of City Engineer Baer, contingent on MoDOT's concurrence to award - \$347,614.30. (copy)
This portion of the work is an 80/20 grant with MoDOT and will provide connecting trail from its current termination along Vincentian Way to T-Road.
11. Approve Parks and Recreation Department Lawn Mower bid specifications and authorize staff to advertise for bids. (copy)
This is a budgeted item and where the City will trade in a high hour lawn mower for a new lawn mower. Based on prior years, staff has found these prices have come in below staff's purchase limits. Instead of advertising bids, the plan next year is to solicit quotes locally and then present that information to the Board along with permission to trade in the older piece of equipment. The end result is expected to be the same for the City, except the amount of time and energy will be reduced by soliciting quotes as opposed to advertising bids.
12. Accept Mayor Riney's approval of recommendation from the members of the Fire Department to re-appoint Jeremy Triller as Fire Chief for the City of Perryville. (copy)
Chief Triller has served as Fire Chief since 2012 and was again elected unanimously by the members of the Fire Department to continue to serve as Fire Chief. He, along with others, will be officially sworn in at the next Board of Aldermen meeting.
13. Acknowledge City Administrator Buerck's approval of paint booth building repairs at the Perryville Regional Airport by West Star Aviation. (copy)
As was previously shared with the Board, the weight of snow earlier this year caused the collapse of this protective structure built around a small paint booth at the airport. West Star has worked with their insurance to rebuild it, and Robinson

Construction was selected to this work, however, the contract requires the City to approve major improvements to the leased property, so staff wanted to place it here for posterity's sake.

14. Acknowledge root cause analysis (RCA) from Sultzer relative to the Wastewater Treatment Plant pump. (copy)
Staff continues to work with the consultants and construction teams to determine what has caused the catastrophic failure of a couple pumps at the new WWTP. This has been a fairly drawn-out process, but staff believe we are getting closer to a solution, which would allow for final payment to be made. This attachment is the latest iteration of this process.
15. Approve outdoor music request from AMVETS Post 94 at 1203 West St. Joseph Street on April 25, 2026, from 7 p.m. to 11 p.m. (copy)
The AmVets Post 94 would again like to have music outdoors in their fenced patio. Similar to other events involving outside music, staff would like to limit their request to 11 PM in respect to the residential neighborhood around them.
16. Approve request from River Hills Antique Tractor Club for city trash services and traffic control support for its Old Timer's Day event – Saturday, May 16, 2026, 8:00 a.m. – 3:00 p.m. (copy)
This request for support is also similar to what has been done in the past for this and other similar events.
17. Approve request from Downtown Perryville Advancement to close streets and host a Fourth of July parade – July 2, 2026, 6:00 p.m. (copy)
New this year is an "America 250" parade, coinciding with the fire works show on July 2. Also unique is the parades route as it will actually be done in reverse, ending in the park for the fireworks show, instead of beginning there.
18. Approve request from First Community State Bank to host a Mobile Wellness and Food Pantry event at Bank of Missouri Soccer Park – Wednesday, July 8, 2026, from 8:00 a.m. to 3:00 p.m. (copy)
First State Community Bank would like to host a food distribution at the Soccer Park. This is a new event but has been designed to benefit the less fortunate of our community.
19. Approve request from Heroes for Kids to waive the Perry Park Center fee for the Comic Con event – July 18-19, 2026. (copy)
The City has historically waived fees for this non-profit event and recommend doing so again.

END OF CONSENT AGENDA

20. Discussion regarding a request by R&M Property Management, LLC (Ryan Robins), for approval of a final plat for R&M Subdivision. (copy)
This is being placed here for Board discussion and while the process of approving a final plat doesn't warrant a public hearing, staff understand several folks from the community are expected to offer their thoughts on this matter.
21. Discussion of industrial zoning of city owned property. (copy)

Staff recently learned two city-owned parcels in the industrial park are not industrial zones, but residential. Staff would like to request the Board's permission to rezone those parcels to better match what surrounds them (R-2 to I-2).

22. Resolution 2026-23 – Entering into an agreement with Southeast Regional Planning Commission (SEMO RPC) relative to the major street plan update. (copy)
This will allow the RPC to update the City's major street plan to coincide with the work previously done in the comprehensive plan.
23. Resolution 2026-24 – Entering into Task Order No. 4 with Navigate Building Solutions, LLC, relative to professional project consulting services regarding improvements to city facilities impacted by the March 14-15, 2025, tornado event. (copy)
This change order allows the City's construction manager to continue efforts to shepherd the City through the tornado repairs and reconstruction.
24. Resolution 2026-25 – Entering into an agreement with Brandon O. Williams Construction, LLC, relative to first amendment to contract for development of student housing. (copy)
This contract helps structure the commitments of both sides relative to the student/workforce housing project next to Ranken Technical College, reducing the property to 2 acres for Phase 1 while ensuring easement access to Phase 2.
25. Resolution 2026-26 - Entering into an agreement with Enterprise Bank & Trust relative to a mural on the Enterprise Bank & Trust building at 14 N. Jackson Street. (copy)
This agreement provides the City permission to install the next mural (designed to be a Semi-quincentennial nod to both America and banking) on the walls of the Enterprise Bank while also requiring Enterprise Bank to leave the mural for no less than 10 years to justify the City's investment.
26. Resolution 2026-27 – Entering into an agreement with Main and St. Joseph, LLC (Naismith Allen), relative to development of city parking lot. (copy)
This contract relates to the redevelopment of a small portion of City Parking lot (corner of Main Street and St. Joseph).
27. Resolution 2026-28 – Entering into an agreement for Professional Services with DROP Collaborative (KimHEC) relative to Pretreatment and NPDES Program Assistance. (copy)
DROP Collaborative (formerly KimHEC) has long been the City's pretreatment and industrial consultant. This contract extends our relationship with the firm and includes a rate adjustment as is done annually.
28. Bill No. 6641 for Ordinance 6854 – Amending the City of Perryville Prohibited Parking Schedule by removing the Police Station driveway (N Jackson St.). second reading and final passage. (copy)
The Board previously took action to sell the old police department building to the Community Counseling Center. It was recently brought to staff's attention that we hadn't removed the "no parking signs". This item will rectify that situation and remove those locations from the schedule of locations found in the City's prohibited parking ordinance.
29. Bill No. 6642 for Ordinance 6855 – Entering into a sidewalk improvements agreement with Missouri Highways and Transportation Commission relative to MoDOT TAP 5013(002) project. - second reading and final passage. (copy)

This is among the final steps required in the prework for beginning construction of this TAP project.

30. Bill No. 6643 for Ordinance 6856 – Amending the Perryville Municipal Code Title 13, Chapter 13.12, Section 13.12.070 relative to service connection or tap – charges. – second reading and final passage. (copy)
Staff reviews the fee schedule each fiscal year and propose changes based on actual costs for such services. Adjustments are generally based on increased material and equipment costs or labor adjustments.
31. Bill No. 6644 for Ordinance – Amending City Budget – Fiscal Year 2025-26 – first reading. (copy enclosed – may be read by title only)
This memo from City Treasurer Terbrack helps “true” up last year’s budget and predicted expenditures. She has provided brief details about each item for the Board’s information and to the Auditor’s satisfaction.
32. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
33. Report by City Administrator.
 - Circle Fiber
 - Perryville Senior Center sewer line repair invoice (copy)
 - Ranken Technical College presentation by Building Inspectors (copy)
 - Utility Billing Payment Options (copy)
 - Meteor at the Airport
 - City Insurance Renewal (copy)
 - St. Joseph Street Parking Lot Sculpture Pad
 - Data Center Articles
 - Article: The 60-40 Restaurant Rule is Breaking (copy)
 - Article: Chicago’s parking saga: what other cities can learn (copy)
 - Jefferson College Soccer Friendly – Saturday, April 18th
 - Sho Me Green Sales Tax – April 19th – 25th
34. Report by City Engineer.
35. Report by City Attorney.
36. Report by Chief of Police.
37. Board concerns and comments and any other non-action items.
38. 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.
39. Adjourn.

Attachments:

- Baer Engineering Invoice – March 2026 (copy)
- Parks and Recreation Report (copy)
- New Business Licenses – March 2026 (copy)
- Community Calendar – April 2026 (copy)
- Article: Why small municipalities have become cybercriminals' favorite prey (copy)
- Data center articles:
 - Article: Metrobloks announces plan for \$1.4B data center in Liberty (copy)
 - Article: 4 ways cities can shape data center impact (copy)
 - Article: Data Center Developers Eye Rural Missouri for Acreage (copy)
 - Article: Kansas City data centers and AI flip the script on job security (copy)
 - Article: Data center opponents speak for 10 hours at Franklin county meeting (copy)
 - Article: Festus reaches framework for data center deal (copy)