

March 3, 2026

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

Mayor Riney opens the meeting with the Pledge of Allegiance and invocation.

Mayor Riney now asks for citizens' participation from the floor.

Commissioner Keith Hoehn of 22473 Highway C, informs the Board of Aldermen that after discussing the car show with Katy's Liquor they plan to keep two driveways open to the store during the car show event on May 9, 2026.

There being no one else coming forth, Mayor Riney closes the citizens' participation portion of the meeting.

At this time, Police Captain Worthington presents the 2026 Officer of the Year award to Sergeant Joseph Goldsmith.

Mayor Riney now opens a 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.

Susan Tomlin, of 27 West St. Joseph Street, tells the Board of Aldermen she is with Layton and Southard, LLC, who is representing Brandon Williams and Cape Land and Development, LLC. She tells the Board that Mr. Williams has over 20 years of housing development experience in southeast Missouri and he is requesting a rezoning of the lot from I-2 to R-3 to build single family housing in Perryville. She notes that the homes will be two-to-three-bedroom homes, with two bathrooms and a garage. She expects sale prices to range from \$240,000 to \$290,000 per home.

Dennis House, of 207 Huber Road, tells the Board of Aldermen that he is against rezoning the land near his property from I-2 to R-3. Mr. House requests the rules and regulations for all zones. Mr. House tells the Board that he would like the developer to commit to only developing single-family homes and no rentals. Mr. House asks the Board if this rezoning request would create spot zoning. City Attorney Pistorio informs Mr. House that if the lot is subdivided as proposed, it will not create spot zoning.

Joanne House, of 207 Huber Road, tells the Board of Aldermen that she is against the rezoning of the land near her property from I-2 to R-3. She tells the Board she has visited subdivisions built by the developer and believes the streets are not wide enough for the Fire Department to access homes and is concerned of the minimal parking per home. Mrs. House requests copies of the house designs. She tells the Board that according to RE/MAX approximately 50% of housing in Perryville is rental property.

Tom Bierk, of 206 Huber Road, asks the Board if after the lot is subdivided if any lots will be available for purchase. Ms. Tomlin informs Mr. Buerck that historically Mr. Williams has developed all lots within a subdivision. Mr. Buerck requests the rules and regulations for all zones. He requests that the lot is developed as residential with larger lots.

Grace Zahner, of 406 Huber Road, tells the Board of Aldermen that she is against the rezoning of the land near her property from I-2 to R-3. She notes concern of the size of homes and traffic congestion as a result of minimal parking per home.

Kenny Hansen, of 923 Parkview Drive, tells the Board of Aldermen there is a demand for nice single family homes in Perryville. He notes concern of the quality of the proposed homes.

Betty Philips, of 402 Dowling Drive, reminds the Board of Aldermen that Planning and Zoning Commission had a split vote and Chairman Courtois broke the tie in favor of recommending the rezoning request for approval by the Board of Aldermen.

EDA Director Crystal Jones, of 508 North Main Street, tells the Board of Aldermen that the EDA Board supports the rezoning of approximately 13.0 acres on Huber Road from an I-2 to R-3. She reminds the Board that according to a housing study completed in 2025, the city needs 250 new homes. She also notes that in the ETC Institute Perry County, MO Business Survey 2025 only 25% of employers were satisfied with housing availability within the county.

County Clerk Jared Kutz, of 1023 Sunset Drive, tells the Board of Aldermen that he supports the rezoning of approximately 13.0 acres on Huber Road from an I-2 to R-3. He tells the Board that he feels that single family housing of all sizes are needed in Perryville. He notes that several homes throughout the city are built on lot sizes similar to what is being proposed and that some homes if built today would require a R-3 zone designation.

Presiding Commissioner Mike Sauer, of 15 W St. Maries Street, tells the Board of Aldermen that he supports the rezoning of approximately 13.0 acres on Huber Road from an I-2 to R-3. He tells the Board that he feels that single family housing of all sizes are needed in Perry County.

There being no one else coming forth, Mayor Riney closes the 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.

Mayor Riney now opens a 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.

Susan Tomlin, of 27 West St. Joseph Street, tells the Board of Aldermen that while the current zone would allow the development of a commercial store, Mr. Williams would like to rezone the lot to limit use.

Betty Phillips, of 402 Dowling Drive, tells the Board of Aldermen that she is against the rezoning of the land near Highway 61 from I-2 to C-2. She recommends the entire lot is developed for housing. She notes concern of storm drainage after this lot and the neighboring lot are developed.

There being no one else coming forth, Mayor Riney closes the 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.

CONSENT AGENDA ITEMS

6. Approve minutes from meeting of February 17, 2026.
7. Approve bills for February 2026.

At this time Alderman Rice, Chairman of the Finance Committee, presents the following bills and Invoices for the month of February 2026, vendor checks numbered 133348-133524; 34 ACH transfers; payroll checks numbered: 660057-660061.

The following bills are presented to be paid for the month of February 2026. Board finds that \$286,075.70 is chargeable to and payable out of the General Revenue Account; \$73,226.23 is out of Airport; \$40,636.13 is out of Transportation Trust; \$98,725.53 is out of Perry Park Center; \$142.77 is out of TIF 2; \$33,799.98 is out of TIF 3; \$4,286.04 is out of Street Improvement;

\$36,745.91 is out of Refuse; \$250,946.71 is out of CWSS; and \$807,336.90 is out of Gas Operation. The Board, upon investigation, found the sum to be \$1,632,471.90.

8. Approve quarterly principal and interest payment to UMB Bank re 2021A CWSS Revenue Bonds relative to WWTP Improvement project - \$163,900.32.
9. Approve semi-annual principal and interest payment to UMB Bank re 2021B General Obligation Bonds relative to WWTP Improvement project - \$136,162.94.
10. Approve quarterly principal and interest payment to UMB Bank re 2021C Capital Improvement Sales Tax Revenue Bonds relative to WWTP Improvement project - \$123,295.63.
11. Approve Pay Estimate 1 (FINAL) (Invoice 15535) from Pollock Landscaping, LLC, relative to the Veteran's Memorial Field Fencing Replacement project - \$56,913.16.
12. Approve Pay Estimate 2 (FINAL) from Zoellner Construction Co., Inc., relative to the Veteran's Memorial Field Dugout Repairs project- \$20,378.80.
13. Approve Purchase Order 1304092 from CMW Equipment relative to the purchase of one 2026 Volvo DD25B street roller - \$47,158.00.
14. Approve Purchase Order 1304091 from Davis Farm Supplies relative to the purchase of one Kubota tractor - \$51,763.22.
15. Approve request from Public Works Director Layton to sell surplus equipment and supplies on Purple Wave auction site.
16. Review bids and approve bids received for the Veteran's Memorial Field Scoreboard project and award to Pollock Landscaping, LLC, per recommendation of Parks and Recreation Director Cadwell.
17. Approve recommendation and reappointment of Steve Crawford to serve as a Director for the Perry Plaza Community Improvement District (CID) for a two year term, expiring March 3, 2028.
18. Approve recommendations and reappointments of Jacob Crawford, Jennifer Crawford, and John Crawford, to serve as Directors for the Perry Plaza Community Improvement District for a four year term, expiring March 3, 2030.
19. Approve recommendation from Fire Chief Triller to add the Privately Owned Vehicle Response to the Scene policy to the Perryville Fire Department Operations Manual.
20. Approve recommendation from Fire Chief Triller to add the Immediately Dangerous to Life of Health Air Monitoring policy to the Perryville Fire Department Operations Manual.
21. Approve recommendation from Fire Chief Triller to add the Release from Fire Calls policy to the Perryville Fire Department Operations Manual.
22. Approve recommendation from Fire Chief Triller to add the Use of Personal Protective Equipment (PPE) policy to the Perryville Fire Department Operations Manual.
23. Approve recommendation from Fire Chief Triller to add the Apparatus Staffing policy to the Perryville Fire Department Operations Manual.
24. Acknowledge the Police Department's participation in the Department of Homeland Security and Immigrations and Customs Enforcement Task Force Model under ERO 287(g).
25. Acknowledge PCSD #32 response to traffic concerns surrounding the high school campus.

26. Acknowledge staff's supplemental payment summary to CHUBB Insurance related to the March 14-15, 2025, tornado event.
27. Acknowledge receipt of MoDNR Findings of Compliance relative to Water Plant Sanitary Survey.
28. Acknowledge receipt of MoDNR Compliance Status Update notice relative to the Fire Department's live burn training event hosted on December 6, 2025, at 901 Edgemont Blvd.
29. Approve request from HiWay Rodders Car Club to close streets for May 9, 2026, car show.

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 17 & 18 – Alderman Buerck informs the staff that he has received several complaints regarding several trailer trucks parking at the Perry Plaza.

Item 24 – Alderman Martin asks that Item 24 is removed from the consent agenda for further discussion and a roll call vote.

Item 26 – Alderman Amschler asks staff if the supplement report shows that insurance company undervalued the March 14-15, 2025, tornado event, claim by almost \$1 million. City Clerk Rellergert confirms that according to professional estimates and actual costs to complete repairs, the City is requesting almost \$1 million in supplemental funding.

Alderman Buerck makes a motion to approve the Consent Agenda with the removal of Item 24. Alderman Rice seconds the motion, on vote the motion carries.

At this time, the Board of Aldermen discuss the Police Department's participation in the Department of Homeland Security and Immigrations and Customs Enforcement Task Force Model under ERO 287(g).

Police Captain Worthington informs the Board of Aldermen that the task force model program would require staff to process aliens with criminal charges and that two designated trained officers would be on stand-by for any local task force operations. He tells the Board that these requirements are already generally completed by staff and this program would provide funding support and additional training for two designated officers. He tells the Board that Police Administration is currently accepting interest statements from officers and hopes to have a decision on who are the two designated officers soon.

RESOLUTIONS:

After discussion and review, Alderman Buerck makes a motion to enter into an agreement with Southeast Missouri Pets relative to housing. Motion is seconded by Alderman Amschler, and on vote carried. Said Resolution is as follows:

RESOLUTION NO. 2026-18

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF PERRYVILLE, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY AND **SOUTHEAST MISSOURI PETS** RELATIVE TO **TURNKEY ANIMAL CONTROL OPERATION**; 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 **Southeast Missouri Pets**. 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 3rd day of March, 2026, by a vote of 6 ayes, 0 nays, 0 abstentions, and 0 absent.

ATTEST:
Lydia Rellergert, City Clerk

CITY OF PERRYVILLE, MISSOURI
By: Larry Riney, Mayor

After discussion and review, Alderman Schumer makes a motion to enter into an agreement with Welker Brothers Landscaping, LLC, relative to Airport Mowing Services 2026. Motion is seconded by Alderman Kline, and on vote carried. Said Resolution is as follows:

RESOLUTION NO. 2026-19

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF PERRYVILLE, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY AND **WELKER BROTHERS LANDSCAPING, LLC**, RELATIVE TO **AIRPORT MOWING SERVICES 2026**; 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 **Welker Brothers Landscaping, LLC**. 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 3rd day of March, 2026, by a vote of 6 ayes, 0 nays, 0 abstentions, and 0 absent.

ATTEST:
Lydia Rellergert, City Clerk

CITY OF PERRYVILLE, MISSOURI
By: Larry Riney, Mayor

ORDINANCES:

FIRST READING:

Alderman Amschler presents motion, seconded by Alderman Rice, and on vote carried Bill No. 6633, amending Title 2 of the Perryville Municipal Code by adding Chapter 2.70 relative to Public Records, is read for the first time by title only. The heading is as follows:

AN ORDINANCE AMENDING TITLE 2 OF THE PERRYVILLE MUNICIPAL CODE BY ADDING CHAPTER 2.70 – PUBLIC RECORDS AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

Alderman Buerck presents motion, seconded by Alderman Martin, and on vote carried Bill No. 6634, adopting City Budget for Fiscal Year 2026-2027, is read for the first time by title only. The heading is as follows:

AN ORDINANCE APPROVING THE 2026-27 BUDGET, AS AMENDED, FOR THE CITY OF PERRYVILLE, MISSOURI, AS MADE AND PROVIDED IN SECTION 67.010, ET SEQ., RSMO, 2000.

Mayor Riney asks for Committee Reports.

Alderman Schumer, as Chairman of the Public Works Committee, congratulates staff on the 2025 MRWA Wastewater System of the Year award.

Public Works Director Layton informs the Board of Aldermen that the spring clean-up event will be April 20 -24, 2026.

Alderman Martin, as a member of the Liaison Committee, asks Parks & Recreation Director Cadwell for an update on parks and recreation matters.

Parks & Recreation Director Cadwell requests approval to dispose of surplus supplies on Purple Wave auction site.

Alderman Amschler makes a motion to approve disposal of Parks and Recreation Department surplus items. Motion is seconded by Alderman Schumer, and on vote carried.

Parks & Recreation Director Cadwell informs the Board that the Veteran's Memorial Field Dugout Replacement, Veteran's Memorial Field Fence Repair, and City Park Electrical Repair projects are underway. He invites the Board to the Perry Park Center Fitness Center ribbon cutting event on Wednesday, March 11, 2026, at 12:15 p.m.

Alderman Amschler asks EDA Director Jones for an update on economic development matters.

- Downtown Perryville Strategic Planning - Missouri Main Street will be in Perryville this week to begin the process of helping us create a strategic plan for Downtown. This process is being paid by a grant received from Missouri Main Street and match funding from the Perryville Development Corporation.
- Wayfinding Signs - Main Street Signs has a meeting with MoDOT next week to discuss locations for the City's wayfinding signs that will be installed around the city to direct visitors to our

attractions and businesses. Staff is hoping to get MoDOT approval soon and plan to have those signs installed by end of May 2026.

Mayor Riney asks for Staff Reports:

City Administrator Report:

- Chamber March Membership Meeting – Thursday, March 19, 2026, 5:00 p.m.
- Spring Clean-up Week – April 20-24, 2026
- Article – Missouri House offers tepid endorsement of gambling expansion

City Engineer Report:

- Edgemont Blvd. Shared Use Path MoDOT TAP 5013(002) & Vincentian Way Shared Use Path Phase II MoDOT TAP 5014(002) – These two trails will be bid as one project. The plans are approved by MoDOT. The bid opening is scheduled for Wednesday, March 25, 2026, at 10:00 a.m.

- Vincentian Way Shared Use Path Phase I MoDOT TAP 5000 (011) - The plans are pending approval by MoDOT.

- PCJJC Sidewalk Trail Project – The contractor will begin work this week.

- Miget Park Trail Project – The construction start date is pending weather conditions, but the contractor is expected to begin in April 2026.

- 2025 Generators Project – The contractor has begun work on the inside electrical panel at Fire Station #1.

City Attorney Report: No report.

Chief of Police Report:

Police Captain Worthington informs the Board of Aldermen that officers have begun making contact and enforcing the hemp-derived intoxicants and Kratom regulations. He presents the Police Department's February 2026 reports and arrest summary.

Alderman Martin asks if code enforcement citations are listed under other citations. Police Captain Worthington confirms that code enforcement citations are listed under other citations.

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

Alderman Martin asks staff if storage containers are allowed near the intersection of Highway 51 and Highway 61.

Alderman Amschler informs staff that a speed limit sign along St. Joseph Street near St. Vincent Schools is not working.

Alderman Buerck asks staff to use the street sweeper truck to sweep Bruce Street and check the catch box.

There are no other Board concerns, comments, or other non-action items.

There being no further business, it is upon motion by Alderman Schumer, second by Alderman Buerck, and on vote carried, ordered that the Board now adjourn until Tuesday, March 17, 2026, at 6:30 p.m., the regular meeting in course.

MAYOR

ATTEST:

CITY CLERK