



*Brent Buerck*

**AGENDA NOTES  
REGULAR MEETING  
6:30 P.M., TUESDAY, MAY 5, 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. Introduction of new employee –
  - Shane Bohnert – Street Maintenance Technician

**CONSENT AGENDA ITEMS**

4. Approve minutes from meeting of April 21, 2026. (copy)
5. Approve bills for April 2026. (copy)
6. Approve final payment to Diamond Fence, LLC, relative to the Terminal Area Fence project - \$6,637.50.  
**Aside from a few punch list items, all work has been completed and accepted. Staff requests permission to make final payment of the retainage once those items have been completed to our satisfaction.**
7. Approve Purchase Order 1304118 from Premium Mechanical and Automation, Inc. relative to Dectron Unit Repairs - \$92,545.00. (copy)  
**This price is unfortunately higher than the original verbal estimates. The reason for the cost difference was related to confirmation of the amount of freon required to recharge the units, originally estimated at 150 pounds (based on the incorrect sticker**

that was placed on the installed unit) when in reality the equipment requires 500 pounds. Sadly, this is a required repair to keep the machine operable and the pool useable.

8. Review and accept bids for the Parks Department Lawn Mower and award to Davis Farm Supplies per recommendation from Parks and Recreation Director Jim Cadwell - \$15,239.00. (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.**
9. Approve Downtown Revitalization Design Committee façade and structural grant application cycles for 2026-27 and authorize staff to advertise for applications. (copy)  
**In years' past, authorization to advertise for the downtown grant cycle was given through the budget process and then verbally confirmed with the Board of Aldermen. Going forward, staff will likely place the authorization request as an item on the consent agenda for the record.**
10. Acknowledge award of EDA grant for the Airframe and Powerplant Workforce Facility (Hangar 4 & 7 Renovations) project - \$2,876,048.00. (copy)  
**Much credit for this award should be given to EDA Director Crystal Jones who has worked long and hard to get this project across the finish line. As awarded, it is expected this will cover all but \$1 million or so of the original budget estimate, converting empty, unusable hangers into a high quality education space for Ranken's new A&P school, teaching and training aircraft mechanics and technicians from across the region.**
11. Acknowledge the addition of Communications Specialist position to the 2026-27 Pay Plan at Grade 6. (copy)  
**This is an official record of the update to the pay plan to include the new communications specialist position currently being advertised.**
12. Acknowledge receipt of Natural Gas Distribution Integrity Management Program Inspection Reports. (copy)  
**Our complements go to Public Works Director Jeff Layton and Gas Superintendent Jesse Whistler for their continued good work and leadership of the City's gas department, clearly reflected in the findings of the Public Service Commission.**
13. Acknowledge receipt of termination request from LEICA Geosystems, Inc., relative to the Smartnet North America Reference Network Station located at 209 North West Street. (copy)  
**For many years, this small GPS unit was placed in the emergency services warehouse building next to City Hall, supporting the GPS systems of farmers throughout the region. The device has been pulled (from what staff understands it was moved to a national retailer they have negotiated a contract with) and the contract with the City now terminated.**

14. Acknowledge receipt of a thank you note from the Senior Center Board relative to the City's assistance in plumbing repairs at the Community Center facility. (copy)  
**Repairs have been made and the Senior Center kitchen is fully operational.**
15. Approve request from Republic-Monitor to post banners on city property congratulating 2026 Senior classes. (copy)  
**As they have for the past several years, the newspaper would like to post signs throughout town to honor local graduates. Their request is to place four banners, one at the intersection of Edgemont and Perryville Boulevard near the water tower, another returning to the roundabout along Highway 61 (with plan B being an option to return to South Kingshighway near City Park), and the remaining banners will be on the courthouse lawn (with permission of the Perry County Commission).**
16. Approve Downtown Activity request from Carisa Stark for the 2026 Summer Events at the Warehouse Entertainment District at 207 N Jackson Street. (copy)  
**Similar to year's prior, Mary Jane Burgers & Brew is requesting permission to have outdoor music on a regular and reoccurring basis throughout the summer, showcasing local and regional talent, at the Warehouse. Staff recommend limiting all such activities to an 11 PM ending.**
17. Approve request from Bikers on the Square to host a stunt show at the 2026 Bikers on the Square for Veterans event – September 11-12, 2026. (copy)  
**Staff has received an official request by the Bikers on the Square committee to conduct a stunt show on the streets downtown at this year's event. Last year's event was held a stunt show without an issue but without permission from the Board. Aside from the temporary skid marks on the streets, staff has no concern with their request and will be sure to save any street painting downtown until after this event is held.**

### **END OF CONSENT AGENDA**

18. Discussion of Downtown Festival District. (copy)  
**Staff is noticing the City's original festival district is no longer fully capturing the event districts being requested. It is staff's intention to adjust the festival footprint and bring the Board back an ordinance approving the same in the near future. Included in the attachments are the current district's footprint and the proposed footprint extending the festival district significantly and, in that process, allowing much more flexibility for event planners.**
19. Discussion of data center permitting regulations. (copy)  
**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 discuss including special use permit conditions for all data centers and establish tiers based on data center size, where smaller developments continue to be allowed by right, medium-sized developments require notification of adjacent property owners and large (or hyper-scaled as they are commonly called) developments require a public hearing.**

20. Decision regarding a request by Janet Investments, LLC, for approval of a final plat for Janet Subdivision. (copy)  
**The is an older, double facing lot (meaning it fronts two city streets). Such lots are no longer allowed in the zoning code, and the owners would like to divide this particular lot into two separate lots, leaving the house on Walnut Street while creating the ability to build a new house on Spring Street.**
21. Resolution 2026-31 – Entering into an agreement Zoellner Construction Co., Inc. relative to the Perry Park Center Pool Building Masonry Repair Work project - \$118,859.00 (copy)  
**The City's project manager from Navigate Building Solution and staff concur with awarding this project to Zoellner who was the lowest bidder. In addition to the storm repairs, staff also recommend the city proceeds with the add alternate by correcting other cracks that were not otherwise related to last spring's tornado as doing so will fully secure the building.**
22. Resolution 2026-32 – Entering into an agreement with Schuessler Excavating, LLC, relative to the Delaney Street Utility Improvements project - \$488,136.00. (copy)  
**This project will address design weaknesses and storm system failures along this street, solving storm water issues for neighboring properties.**
23. Resolution 2026-33 – Entering into an agreement with Lappe Cement Finishing, Inc. relative to the Vincentian Way Shared Use Path (MoDOT 5000(011)) project - \$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.**
24. Resolution 2026-34 - Adopting Dress For Your Day Policy. (copy)  
**This policy was previously presented to the Board and has been reviewed by staff in its draft form. The end result will formalize a dress code, mostly for City Hall staff, providing structure to what has long been verbal direction and office norms. Upon adoption of this policy, staff will be given the flexibility to dress appropriately for their activities and meetings for any given day.**
25. Resolution 2026-35 – Entering into an Aviation Project Consultant agreement with Crawford, Murphy, and Tilly, Inc. relative to Project 26-063A-1 regarding general aviation apron expansion at the Perryville Regional Airport. (copy)  
**MoDOT has given the city approval to begin the design work on a replacement apron for the FBO side of the airport and this will give CMT engineers permission to get started.**
26. Bill No. 6645 for Expedited Ordinance 6858 – Approving final plat of R&M Subdivision – first and seconding readings and final passage. (copy enclosed – may be read by title only)  
**The Board heard from several members of the community at a previous meeting regarding this request to replat four lots, instead creating seven smaller lots that fully comply with the City's zoning ordinance. While four of these lots will have access off of Feltz Street, the remaining three would access their property off of Winkler Drive or if vacated off of Theresa Street. Staff is agreeable with this request and, if approved, will work to ensure all adjacent properties have access via easement and that the subdivision covenants foresee a process to maintain their private drive in the future. The P&Z Commission recommended approval of the request but only after making several changes to what had actually been requested (hence the legal opinion provided at the previous meeting). The Board is reminded**

**that the approval is the original request, not the modified version provided by P&Z Commission. Also included here is the signed agreement for maintenance of the vacated street by the adjoining owners. Upon Board approval, this agreement will be recorded so it is known to future property owners.**

27. Bill No. 6646 for Expedited Ordinance 6859 – Approving final plat of Janet Subdivison – first and seconding readings and final passage. (copy enclosed – may be read by title only)  
**See Item 20 above.**
28. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
  - Economic Development –
    - Opportunity Zone 2.0 (copy)
29. Report by City Administrator.
  - Tourism Report 2025 (copy)
  - Park Center Pool Roof Repairs Update
    - St. Vincent baseball and girls' soccer district games schedules (copy)
    - Skate Park Update (copy)
    - Turf Tank (copy)
    - Article – Missouri Governor signs bill to ban intoxicating hemp products in November (copy)
    - City Annual Audit – May 26-29, 2026
    - MAC Data Summit – Wednesday, June 17, 2026 (copy)
    - MNVM 5K Event Flyer – Saturday, July 18, 2026 (copy)
30. Report by City Engineer.
31. Report by City Attorney.
32. Report by Chief of Police.
33. Board concerns and comments and any other non-action items.
34. 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; and contractual matter in accordance with Section 610.021(9) RSMo.
35. Adjourn.

Attachments:

- Baer Engineering Invoices – April 2026 (copy)
- Parks and Recreation Report (copy)
- New Business Licenses – April 2026 (copy)