



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, JULY 7, 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. Public Hearing for a conditional use permit request from Perryville Real Estate Holdings, LLC, to allow a skilled nursing facility at 1307 Brenda Avenue. (copy)
Perryville Real Estate Holdings, LLC is requesting approval of a conditional use permit to allow the operation of an 80-bed skilled nursing facility at 1307 Brenda Avenue. The property is currently zoned R-4 (High-Density Residential) which allows nursing homes by way of a conditional use permit. The proposed facility will provide skilled nursing and long-term care services to residents with a focus on memory care. Staff understands the sale of the property is contingent on the approval of the conditional use permit. City staff have toured existing facilities and found them to be high-quality, and staff have submitted letters of support to the State of Missouri for the required licensing.

CONSENT AGENDA ITEMS

4. Approve minutes from meeting of June 16, 2026. (copy)
5. Approve bills for June 2026. (copy)
6. Approve Pay Request 1 from Mike Light Cement Finishing, Inc., relative to the Perryville Blvd. Shared Use Path IV MoDOT TAP 9900(148) project - \$123,471.05. (copy)
This is for the Miget Trail portion of the PATH project and will be an 80/20 cost-share project with MoDOT through their TAP program.

7. Approve Purchase Order 1304146 from Vanguard Truck Centers for the purchase of one 2027 Tandem Dump Truck - \$191,200.00. (copy)
This was a budgeted item (\$225,000). Staff is happy to report bids came in \$33,800 under budget and request permission to proceed with the purchase at this time.
8. Approve Invoice 2661 from Main Street Signs, LLC (Purchase Order 1304122), relative to the City of Perryville Wayfinding Signs project - \$57,830.75. (copy)
The City worked with partners to submit multiple applications through this program. As envisioned, Heritage Tourism signs are designed to encourage drivers to get off the highway into Perryville and the City's portion of signs will bring them deeper into the community. The City's total match for both applications is expected to be just under \$60,000 (50/50). Partial payment of 50% prior to beginning the project was paid on May 19, 2026, and this request is the remainder now that the project is completed. Shortly after install, one of these signs was hit by a car in an accident near Wal-Mart and staff are working with the driver's insurance for replacement.
9. Approve recommendation from the Downtown Revitalization Design Committee regarding submittal of façade and structural grant applications for the 2026-27 TIF Downtown Improvement Grants. (copy)
There were two structural grant applicants and the Committee recommended one for award. The Committee recommends awarding H Squared \$4,531.25 to remove failing concrete walkway and support beams and replace with wooden walkway and support beams and vinyl railing. The second application didn't fully align with the program's goals and guidelines. The second request was to replace a roof on an existing business without producing net new jobs or income.
10. Review and accepts bids received for the Perry Park Center Pool Building Roof Replacement project and award to Meinershagen Roofing & Sheet Metal per recommendation of Project Manager Ray Hutsel (Navigate Building Solutions). (copy)
Staff, in conjunction with Project Manager Hutsel, has worked through bids and recommend going with the regional company Meinershagen Roofing as they were thought to be the lowest and most responsive bids. Upon Board approval, staff will finalize plans forward with CUBB Insurance. It should be noted that there was another company the insurance brought forward that provided a lower cost, but they were located some distance away. It is possible the insurance will require the city to move forward with those numbers instead, so staff request some flexibility from the Board to vary should that be the case. As a reminder, it is still staff's intention to take this final number and negotiate with FEMA medication to install a "super roof" of sorts that will secure the city a 40-year warranty and be much more resilient for future storm events.
11. Review drawings and bid specifications for the Airframe and Powerplant Workforce Facility project and authorize staff to advertise for bids, contingent on approval from EDA. (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. In order to be ready for this moment, the City covered the architectural design costs and is ready to proceed with securing bids. All final documents will be shared with the EDA and will require their approval.

12. Approve Mayor's appointments for:

- Park Board – 5 year term
 - Nick Little

 - Planning and Zoning – 4 year term
 - Jason Buchheit
 - Patrick Sutterer
 - Randy Leible
 - Alex Armbruster (from Alternate to Member)
 - Brian Cooper (from Alternate to Member)
 - Luis Talamantes (from Alternate to Member)
- NOTE: This finalizes the Board's plan to convert all alternate members to full members, allowing for easier quorum during meetings.**
- Board of Adjustments – 5 year term
 - Brian L'Hote
 - Tyler Wengert (Alternate)
 - Dean Elder (Alternate)

 - Cablecast Board – 3 year term
 - Brenda Nelson

 - Perry County IDA Board – 6 year term
 - Francis E. Robinson

 - Perry County EDA Board – 2 year term
 - Seth Amschler
 - Larry Riney

 - Advisory Council PV Higher Ed Center – 3 year term
 - Frank Wideman

13. Approve request from Public Works Director Layton to sell surplus equipment and supplies on Purple Wave auction site. (copy)

Several items have reached the end of their serviceable life with the City and staff recommend these items are sold on the online auction site Purple Wave. These items include an enclosed trailer that was replaced with new trailer; ammo carrier trailer that is unserviceable; and an old tractor that was replaced by the recently purchased Kubota tractor.

14. Acknowledge staff's approval of Change Order 7, 8, 9, and 10 from Sentinel Emergency Solutions relative to the purchase of a Rosenbauer Pumper/Tanker truck for the Fire Department. (copy)
These minor change orders continue to finalize the Fire Department's preferences for the trucks final design. There is no price increase associated with these changes are paid for through a credit on the engine. Most minor in nature with the largest change being associated to removing the fifth seat from the cab of the truck and replacing it with an equipment cabinet. These changes required immediate approval and given their small nature. Staff signed the paperwork and already sent it to Sentinel to keep the manufacturing of the truck moving along.
15. Approve request from Girl Scout Lucy Allen to build and install 50 bluebird houses in city-wide parks for her Girl Scout Gold Award. (copy)
Ms. Allen would like to install bluebird houses throughout the city parks as part of her scout project. These houses require no staff maintenance and will simply deteriorate to the point of being removed in 8 to 10 years in the future.
16. Approve request from Girl Scout Clara Allen to install a Ga-Ga Ball Pit in City Park. (copy)
This is similar to a previous scout project in Feltz Park and will bring a new amenity to City Park. The construction material used should be similar to what was done for the Feltz Street Park Ga-Ga Pit project. This popular game should bring enjoyment for several years into the future.
17. Approve street closure request from Brockmiller Construction to close a portion of College Street between Campus Drive and Edwards Street – now through August 17, 2026. (copy)
District #32 would like to close the street during the demolition of the old high school that was damaged during last year's tornado. All homes in the area will still be accessible during the closure. The street closing will make for a faster and safer demolition process.

END OF CONSENT AGENDA

18. Discussion of MML/MAC Data Center Summit and Governor Kehoe's AI & Data Center Forum conferences. (copy)
Attached are City Administrator Buerck's final notes from the Data Center Summits he and EDA Director Jones and elected members of the Perry County Commission attended in June. Staff continue their efforts to learn everything about this changing industry to ensure the community stands ready for if/when an opportunity for such a business arises.
19. Resolution 2026-39 – Entering into an agreement and mortgage with Economic Development Administration (EDA) relative to the Airframe and Powerplant Workforce Facility project (Hangars 4 and 7), contingent on approval from EDA. (copy)
This agreement is part of the EDA's grant award process to secure the property to ensure the city is compliant going forward. City Attorney Pistorio has been involved throughout this process and has found the documents agreeable.

20. Resolution 2026-40 - Entering into a lease agreement with Ranken Technical College relative to Hangars 4 and 7 (A&P School Facility). (copy)
Staff has finalized negotiations with Ranken Technical College regarding a long-term lease agreement for Hangar 4 and 7 at the Perryville Regional Airport for their A&P school. This document was drafted to closely align with the timeframe for Ranken Technical College's other facility along Highway 51.
21. Bill No. 6660 for Ordinance 6873 – Amending Title 10, by adding Chapter 10.22 of the Perryville Municipal Code relative to Rights and Duties of Pedestrians and Motorist in Intersections – second reading. (copy)
Staff and City Attorney Pistorio have been watching similar ordinances in other communities and found them to be useful. These new rules are meant to help ensure pedestrian and motorist safety by not allowing people to sit, stand, or loiter in highway medians, rights-of-way, and roundabouts within city limits.
22. Bill No. 6661 for Ordinance 6874 – Amending Title 2, Chapter 2.88, Section 2.88.596 of the Perryville Municipal Code relative to Educational and job-related travel. – second reading. (copy)
This ordinance continues the Fire Department's efforts to update their policies. Currently, the ordinance allows any full-time city employee who is also a ranking officer at the fire department to attend fire training at the city's expense without the use of accrued paid time off (PTO) provided the absence from regular city duties is preapproved by their supervisor or department head and not unduly burdensome to city operations. This proposed change removes the requirement that the employee be a ranking member of the Fire Department, extending this opportunity to all personnel levels of the Fire Department. The change is being proposed to ensure higher levels of participation at such training courses.
23. Bill No. 6662 for Expedited Ordinance 6875 – Accepting a utility easement deed from M&M Property Holdings, LLC – first and second readings and final passage. (copy enclosed – may be read by title only)
This new sewer main is the final requirement in satisfying the City's agreement with developers of this area between Perryville Boulevard and Vincentian Way, helping ensure all tracts are properly served by City sewers. Once the easement is secured and the main installed, the City will clarify this being done with the Recorder of Deeds's office.
24. Bill No. 6663 for Ordinance – Amending Title 5, Chapter 5.04 relative to Business Licenses Generally. – first reading. (copy enclosed – may be read by title only)
This concept was presented to the Board roughly 18 months ago and will greatly streamline the City's business license process eliminating license fees for specifically identified businesses, many of which exist in the city ordinance are no longer part of today's economy, and instead creating a tiered system based on more general business types.
25. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.

26. Report by City Administrator.
- Public Works Schedule for Heat Advisory (copy)
 - Temporary Parking at the Airport for the Don Welge Bridge Grand Opening (copy)
 - Article Correction – PSC Investigating Perry County, Missouri Water Supplier After Reports of Sewage Backups (copy)
 - Code Enforcement v. Building Inspector Responsibilities (copy)
 - Archive Room Inventory Update (copy)
 - Roof Repairs to the Emergency Services Building at 209 North West Street (copy)
 - Purple Wave Auction Items Sold as of June 23, 2026 (copy)
 - Increasing Crime Coverage and Employee Bonds (copy)
 - Ryan Reed replaces Thomas Powers at MoDOT as Aviation Inspector (copy)
 - Volunteer Firefighter Shortage Strains Southeast Missouri Departments (link)
 - China’s Humanoid Robot Push is a National Security Wake-up Call for America (link)
 - Article: China Likely Behind Anti-Data Center Campaign in US: OpenAI (copy)
 - Article: OpenAI says China Launched Influence Campaign to Shape U.S. Attitudes on AI Data Centers (copy)
 - Article: Missouri Officials Outline Vision for AI, Data Center Development in the State (copy)
27. Report by City Engineer.
28. Report by City Attorney.
29. Report by Chief of Police.
30. Board concerns and comments and any other non-action items.
31. 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.
32. Adjourn.

For requests for accommodations related to a disability, please contact Lydia Rellergert, City Clerk at 573-547-2594 or email lydiarellergert@perryvillemo.gov.

Attachments:

- Baer Engineering Invoice – June 2026 (copy)
- New Business Licenses – June 2026 (copy)
- Parks and Recreation Report (copy)
- Events Calendar – July 2026 (copy)
- Article: Amazon Investing \$10 Billion in Montgomery County (copy)
- Article: \$25B in Investment in Missouri’s Montgomery County (copy)