



Brent Buerch

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, JULY 21, 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:
 - Austin Davis – Police Officer
4. Employees Service Awards:
 - **5 Year** Cody Hahs – Refuse Truck Driver
 - **10 Year** Gerald McCloud – Wastewater/Water Superintendent
 - **30 Year** Robert Brown – Water Plant Crew Leader

CONSENT AGENDA ITEMS

5. Approve holding Tuesday, August 4, 2026, Finance Committee and Board of Aldermen meetings at the Catalyst Center, 508 N. Main Street.
The next regular Board of Aldermen meeting corresponds with an election day, meaning the Council Chambers will be unavailable. Staff proposes moving the meeting to an alternate location, the Catalyst Center.
6. Approve minutes from meeting of July 7, 2026. (copy)
7. Approve financial reports for June 2026. (copy)
8. Set public hearing date for 2026 property tax rates – August 4, 2026, at 6:30 p.m. (copy)

This annual process helps establish the City's property tax rates for the upcoming year. At this time, staff does not anticipate an adjustment will be necessary and will be recommending the rates stay the same. Included among the Board's attachments are nearly 50 years of property tax history.

9. Approve Invoice 2026 Quarter 2 from Perry County, Missouri relative to the cost share of the Perry County Joint Justice Center - \$72,303.58. (copy)
This is a quarterly bill for the City's portion of dispatch services for the community.
10. Approve Pay Request 5 from Horner & Shifrin Inc., relative to Task Order 2 for technical services for a Creek Dam Structure Evaluation at the Perryville Water Treatment Plant - \$10,191.70. (copy)
The budget included an engineering study of the dam supporting the intake at the Water Plant. All is well and functions appropriately, but the structure is ageing and staff is looking for confirmation of its lifecycle, along with future improvements, if necessary, for the Capital Improvement Plan process.
11. Approve Purchase Order 1304093 from Clifton Excavating, LLC, for demolition and disposal of South Hwy 61 Parks Maintenance Building #2 damaged by the March 14-15, 2025, Tornado Event. (copy)
Now that the final insurance settlement has been reached, staff would like to request permission to move forward with demolishing this building as it was determined to be a complete loss by Navigate Building Solutions and contractors such as Zoellner Construction. In its place, staff would like to add a large, covered parking area for Parks Department equipment similar to an open carport like the one found at the Public Works complex. Once removed, staff will begin the process of securing quotes for the replacement structure. Quotes are being proposed as there are several companies that are able to build such a structure without the city first paying an architect for its design.
12. Approve Mayor's appointments for:
 - Park Board – 5 year term
 - o Kenny Stephenson
13. Review and approve specifications for Airport Snow Removal and authorize staff to advertise for bids. (copy)
Instead of renewing the current contract for a 2nd year, staff would like to start fresh and solicit bids for snow removal services at the Perryville Regional Airport. This work was last bid in 2025 and will again be set up for mutual renewals if all is going well.
14. Review and approve proposal from ATIS Elevator Inspections, LLC, relative to Perry Park Center elevator modernization services – \$17,775.00. (copy)
The City owns and operates a single elevator at the Perry Park Center. Given this, there is really limited in-house expertise, so staff asks permission to contract with an expert to help put specifications together for bid and then to later monitor and inspect the construction services. While unfamiliar to the City of Perryville, this particular firm was highly recommended by Navigate Building Solutions.

15. Approve recommendation from Chief Miller to adopt GO-26-0123 of the Perryville Police Department Operations Manual regarding Take-Home Vehicles. (copy)
This policy was first proposed by Police Chief Hunt but was delayed by the Board of Aldermen for the 2026 election of a new Police Chief. Police Chief Miller has done a very nice job of putting together a policy related to the proposed change of allowing Perryville police officers to take their city-issued vehicles cars home, even if they live outside of the city limits. It is understood to be a somewhat temporary program. Per previous discussions with the Board, this program is limited to the Police Department's ability to locate funding, which has been fully satisfied for the next two years through training money provided Immigration and Customs Enforcement. Should that federal funding support dry up, alternate means would need to be identified, or the program modified or even terminated.
16. Approve amendment to Perryville Regional Airport Standard Operating Procedures (SOP) regarding Downed Aircraft Response. (copy)
The next several items relate to the City's emergency responses at the Perryville Regional Airport. Upon Board approval, these standard operation procedures will be provided to St. Francois County Dispatch to clarify what happens and who gets contacted for each of several types of emergencies that mostly relate to airport operations.
17. Approve amendment to Perryville Regional Airport Standard Operating Procedures (SOP) regarding ELT Signal Response. (copy)
See item 16 above.
18. Approve amendment to Perryville Regional Airport Standard Operating Procedures (SOP) regarding Enclosed Flight Plan. (copy)
See item 16 above.
19. Approve amendment to Perryville Regional Airport Standard Operating Procedures (SOP) regarding MAYDAY Response. (copy)
See item 16 above.
20. Acknowledge staff letter authorizing a price of \$65,000 per acre for Certified Sites in Perryville Industrial Park. (copy)
This was previously discussed with the Board of Aldermen but will provide official record of establishing a per acre price for the Certified Sites Program through the Missouri Department of Economic Development.
21. Acknowledge staff letter regarding a warranty claim for the WWTP Influent Pump. (copy)
As great as the new WWTP is, staff is still not convinced the Variable Frequency Drives are operating as they were designed or intended. Staff have filed the attached warranty claim on the City's behalf and will continue efforts to bring this to a satisfactory conclusion, meaning these pumps are working as designed and intended.
22. Approve Invoice 475103 (FINAL) from Robinson Industrial and Heavy Contracting for the release of a portion of the retainage fee relative to the Wastewater Treatment Facility project - \$300,000.00. (copy)
It has been nearly three years since this project reached substantial completion and staff has been withholding this final payment until staff was satisfied with the pump

issue highlighted above. The City has now moved into a warranty claim and should release any final withholding. This doesn't mean the City is necessarily accepting the status quo but instead pivoting to a different approach to reach satisfaction.

23. Acknowledge staff letter to Don Fulford regarding the request for reduced sewer charges at Don's Ice. (copy)
This matter was discussed with the Board at the previous meeting and is being placed here for the Board's documentation and awareness.
24. Acknowledge letter from Director Martinez congratulating the city on its groundbreaking of the Airframe & Powerplant Maintenance workforce facility. (copy)
This was a very nice gesture following the groundbreaking for the City's new A&P school at the Perryville Regional Airport.
25. Acknowledge agreement between Perryville Optimist Soccer League and PCSD #32 and St. Vincent Schools regarding the use of Soccer Park concession stands during school related soccer games. (copy)
Recently the City gave permission to both schools to charge admission to their high school soccer games, if they so choose. The Optimist Club took this permission one step further, reaching an agreement on what this would look like in their own partnership, so it is being shared here for the Board's awareness.
26. Approve request from PCSD #32 to utilize noise cannons during home football games. (copy)
In times of old, pirates shot cannons. PCSD #32 would like to somewhat replicate this by using air cannons, shot once before home football games but also after touchdowns. They have requested Board of Aldermen support and approval as the noise will most certainly violate the City's noise standards.
27. Approve request from Knights of Columbus for use of trash trucks for the Missouri Knights of Columbus BBQ Cookoff event at the St. Vincent de Paul Parish Picnic Grounds – July 24-25, 2026. (copy)
The Knights of Columbus has requested support similar to what the City has provided to other community focused events in the past.
28. Approve Downtown Activity Request from Perry County Heritage Tourism, for the Twisted Cat Outdoor Fishing Tournament – August 29, 2026, at 1:00 p.m. – 7:00 p.m. (copy)
Heritage Tourism Director Erzfeld continues to work hard to promote all things Perryville and Perry County. Several years ago, she began courting this fishing tournament and past events have included over 50 teams originating from 12 different states. Although organizers eliminated several tour stops this year, Perryville remained a stop due to the quality of fish and the group's positive experiences in our community.

END OF CONSENT AGENDA

29. Decision regarding 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.

30. Discussion of CHUBB Insurance Supplemental Payment for March 14-15, 2025, Tornado Event claim - \$926,979.12. (copy)
Staff has worked through this process for over 16 months, and finally feel that we have reached a satisfactory conclusion with CHUBB insurance. This most recent payment more than doubled the original proposed settlement and the total insurance reimbursement now exceeds \$1.8 million. Assuming the Board is still in agreement, it is staff's intention to now work with FEMA to draw additional funds in the City's efforts to reduce the impact of future disasters, including a "super" roof for the Perry Park Center natatorium and steel light poles for ballfields, greatly increasing the wind loading and overall resiliency in the process.
31. Resolution 2026-41 – Entering into an agreement with Franks Produce, LLC, relative to irrigation metering. (copy)
This temporary agreement will allow Frank's Produce time to properly install irrigation meters to water their flowers and produce displayed outside.
32. Resolution 2026-42 – Entering into an agreement with ATIS Elevator Inspections, LLC, for Perry Park Center elevator modernization services – \$17,775.00. (copy)
See Item 14 above.
33. Resolution 2026-43 – Entering into an agreement with Ollis/Akers/Arney Insurance & Business Advisors relative to insurance brokerage services. (copy)
Three years ago, and after much research and several interviews, staff recommended entering into a contract with Ollis/Akers/Arney Insurance and Business Advisors as the City's insurance broker. From top to bottom, this organization has been first class, and staff would very much like to continue this relationship. Instead of renewal term of one year as originally proposed, for this renewal, staff instead recommend another 3-year contract with a subsequent 3-year renewal. All the main facets of the relationship remain and there has been an inflationary adjustment to cover the past three years.
34. Resolution 2026-44 – Entering into a development agreement with H Squared Monograms & More, relative to structural improvement grant at 15 S. Jackson Street. (copy)
The Committee recommended 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 we received during this cycle didn't fully align with the program's goals and guidelines as it would have simply replaced a roof on an existing business without producing net new jobs or income.
35. Bill No. 6663 for Ordinance 6876 – Amending Title 5, Chapter 5.04 relative to Business Licenses Generally. – second reading and final passage. (copy)
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.

36. Bill No. 6664 for Expedited Ordinance 6877 – Approving a conditional use permit request from Perryville Real Estate Holdings, LLC, to allow a skilled nursing facility at 1307 Brenda Avenue. – first and second readings and final passage. (copy enclosed – may be read by title only)
See Item 28 above.
37. Bill No. 6665 for Ordinance – Amending Title 5 of the Perryville Municipal Code by amending Chapter 5.47 Data Centers. – first reading. (copy enclosed – may be read by title only)
Staff previously presented the changes found in this ordinance and how it improves upon what is currently in place. As promised, this is the second version of the data center ordinance but promises not to be the last. Staff continue to research this matter, hoping to identify points of failure that have been experienced in other communities. For example, City Attorney Pistorio is looking to hone the portion regarding noise limitations, specifically how, where and when it is measured. Additionally, notes previously shared with the Board from staff's attendance at conferences and forums have also been incorporated. Again, this is not necessarily meant to be the "final" iteration of this municipal code but simply a step forward from where the City began and is meant to help ensure the City is in the best position to work through something like this as a community if/when the time comes.
38. Bill No. 6666 for Ordinance – Amending Title 6, Chapter 6.16 of the Perryville Municipal Code relating to livestock and fowl. – first reading. (copy enclosed – may be read by title only)
This came up at the last meeting and the Board asked staff to modify the existing ordinance to allow a limited amount of livestock in R-2 Districts, similar to what is already allowed in R-1.
39. Bill No. 6667 for Ordinance – Amending Title 17, Land Use Table of the Perryville Municipal Code relating to livestock and fowl. – first reading. (copy enclosed – may be read by title only)
This update is to the Land Use Table found in the zoning code and will reflect the changes mentioned in Item 38 above.
40. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
41. Report by City Administrator.
 - Sign Code
 - Realtor Round Table
 - Commencement of TimeClock Program
 - Downtown Venues for Connecting Entrepreneurial Communities (CEC) Conference (copy)
 - 209 S. Spring Street Nuisance Violation (copy)
 - Dectron Repairs (copy)
 - Downtown Plaza Sign Posts
 - Tom Moore Cave Visit (copy)
 - Perry County Heritage Tourism Promotional Video (link)
 - August 4, 2026, sample ballot (copy)

- Estimated impact of the proposed Tax Levy for PCSD #32 (copy)
- Purple Wave Auction Items Sold as of July 7, 2026 (copy)
- City of Festus, MO, Drone Show 2026 (link)
- Wall of Honor QR Code Sign (copy)
- Silver & Fit (link)
- Missouri Police Chief Association Command College Acceptance
- MML Data Center Conference Library (copy)
- Article: As Flying Taxis Approach, Cities Are Making Room (copy)
- Article: Data Center Backlash Spills into Missouri Primaries (copy)
- September 18, 2026, Board of Aldermen meeting conflict with Annual MML Conference
- RPC Annual Dinner – September 22, 2026, at 6:00 p.m.
- Alma Ave. Roundabout Project Tentative Bid Opening Date – Friday, October 23, 2026

42. Report by City Engineer.

43. Report by City Attorney.

44. Report by Chief of Police.

45. Board concerns and comments and any other non-action items.

46. 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 litigation matters in accordance with Section 610.021(12) RSMo.

47. 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:

- Parks and Recreation Report (copy)
- Community Calendar – August 2026 (copy)