



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, JANUARY 8, 2019**

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 special use permit request from Justin Barnes to build a self-storage facility on his property located at 1004 West St. Joseph Street. (copy)
Justin Barnes is requesting a special use permit to construct a three-unit self-storage building on his property located to the west of 1004 West St. Joseph Street. The building would be used for personal storage; however, in the future he would like to offer the space to store large RV’s and campers.

CONSENT AGENDA ITEMS

4. Approve minutes from meeting of December 18, 2018. (copy)
5. Approve bills for December 2018. (copy)
6. Approve Pay Estimate 2 to Clifton Excavating, LLC, relative to Sycamore Hills 3rd Addition Public Improvements Project - \$158,179.28. (copy)
The street construction is complete. When the sidewalks are finished, this project will be complete.
7. Approve Pay Estimate 1 to Control Technology Solutions (CTS) relative to Perry Park Center Energy Efficiency Project Phase 2 - \$192,673.20. (copy)
This first pay estimate is for 10% of the project and is required by our contract with CTS to mobilize the project.

8. Approve plans and specifications for National Guard Drive Water Main Extension Project and authorize staff to advertise for bids. (copy available at meeting)
The water budget includes money each year specific to necessary water line extensions. City Engineer Baer and Public Works Director Brown have identified a water main extension along National Guard Drive as the highest-need project for this cycle. This project will provide a “loop” for the existing lines, providing better service to the District #32 campus and surrounding residential neighborhoods. The Board authorized the City Engineer to begin designing this project at the December 4th meeting.
9. Approve specifications for Mowing Neighborhood Mini-Parks and authorize staff to advertise for bids. (copy)
Staff continues to believe contractual mowing of neighborhood parks to be a cost-effective and practical approach to this work. This contract varies slightly from those previously advertised. This structure will select a single contractor for five city parks as the sinkhole and cleanup work in Northdale in 2018 has left it suitable for a mowing contractor. Similar to 2017, we would like to also offer a second year, mutually agreed upon renewal option if the service is good.
10. Approve Evacuation Agreement with Independence Care Center and authorize City Administrator to execute agreement. (copy)
The nursing home is located directly across the street from the Park Center and they would like the City’s approval to bring residents to the park center if there would be an emergency evacuation for something such as a fire. Staff believe this would simply be the right thing to do but this agreement will make it official.

END OF CONSENT AGENDA

11. Decision regarding special use permit request from Justin Barnes to build a self-storage facility on his property located at 1004 West St. Joseph Street.
See Item 3 above.
12. Discussion regarding vacation of city alley into Knights of Columbus parking lot. (copy)
City Administration was unaware of this “alley” extending into the K of C Bowling Alley parking lot but we were asked by the K of C Board to consider vacating it. Staff agrees as it no longer serves any purpose to the City as an alley.
13. Bill No. 5885 for Ordinance No. 6106 - Amending Title 17, Chapter 17.20, Article I, Section 17.20.020 of the Code of Ordinances relative to Mobilehome Park District—Building or Premises – second reading and final passage. (copy)
The City of Perryville would like to update the Code of Ordinances to allow two-family and multi-family dwellings in an MH-1 Mobile Home Park District. This would provide an opportunity for mobile home parks to convert to multi-family and/or two-family dwellings. This has been requested by a property owner and staff agrees it would be an added benefit to property owners. This revised version now reflects the Board’s direction to disallow park expansion once the conversion to multifamily structures begins.
14. Bill No. 5886 for Ordinance No. 6107 – Entering into an agreement with CivicPlus relative to recreational programming for the Parks & Recreation Department – second reading and final passage. (copy)
This software will modernize the park system and allow for things like online league registration and facility rentals. This is a budgeted item.

15. Bill No. 5887 for Ordinance No. 6108 – Amending Title 2, Chapter 2.72 of the Code of Ordinances relative to Planning and Zoning Commission Membership Composition – second reading and final passage. (copy)
Staff has expressed concerns in reaching quorums at times for P&Z meetings. After consultation with the City Attorney, we recommend increasing the number to ten members, requiring four present for a quorum, and increasing the number of alternates to three.
16. Bill No. 5888 for Expedite Ordinance No. 6109 – Approving Grandview Village Third Final Plat – first and second reading and final passage. (copy enclosed – may be read by title only)
Brandon Williams would like to record the final plat of his Grandview Village 3rd Addition Subdivision. The improvements to the infrastructure are complete.
17. Bill No. 5889 for Expedite Ordinance No. 6110 - Approving special use permit request from Justin Barnes to build a self-storage facility on his property located at 1004 West St. Joseph Street – first and second reading and final passage. (copy enclosed – may be read by title only)
See Item 3 above.
18. Bill No. 5890 for Ordinance – Entering into t-hangar rental agreements with Robert Monia and Richard Post, Jr. – first reading. (copy enclosed – may be read by title only)
City hangars remain full.
19. Bill No. 5891 for Ordinance – Entering into an agreement with The Lamar Companies relative to natural gas billboard advertisement – first reading. (copy enclosed – may be read by title only)
This contract will allow the City to continue to promote natural gas safety in the Perryville Community. The Missouri Public Service Commission requires public education activities and historically Perryville has done the minimum amount required. The billboard is beyond the minimum standards required but staff believes it will continue to find favor with the PSC and extend our stellar reputation for providing natural gas safely to our customers.
20. Bill No. 5892 for Ordinance – Vacating all of Development Drive and a portion of Industrial Drive – first reading. (copy enclosed – may be read by title only)
TG's expansion has rendered this right-of-way unnecessary as city streets will never be built in this area.
21. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
22. Report by City Administrator:
 - Set Finance Committee Budget Meeting – Tuesday, January 29 at 5:00 p.m.
 - DNR Meeting
 - DMO Certification for Tourism Office (copy)
 - Purple Heart City Signs (copy)
 - Noise Ordinance re Signs
 - Park House Roof
23. Report by City Engineer.
24. Report by City Attorney.

25. Board concerns and comments and any other non-action items.
26. Closed Session to discuss security matters in accordance with Section 610.021(19) RSMo; real estate matters in accordance with Section 610.021(2) RSMo; and litigation matters in accordance with Section 610.021(12) RSMo.
27. Adjourn.