



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, FEBRUARY 2, 2021**

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.

CONSENT AGENDA ITEMS

3. Approve minutes from meeting of January 19, 2021. (copy)
4. Approve bills for January, 2021. (copy)
5. Approve Pay Request 4 (Final) to Burns & McDonnell relative to Water Treatment Plant Intake Study - \$2,053.47. (copy)
This invoice is for a budgeted project to review the intake structure at the water plant and propose solutions to address concerns with periodic blockages there. The full report is available at City Hall but staff has attached the summary here for Board review.
6. Approve recommendation to lease police vehicles from First State Community Bank at 2% interest rate. (copy)
This is a budgeted purchase for next fiscal year (FY2021-22). In this case, Bening Ford was able to beat the State of Missouri bid price by just under \$125/vehicle. As in the past, this PD vehicle purchase will be financed over the next three years, at which time we will upgrade another portion of our fleet. Preparing the purchase now ensures delivery and billing when the fiscal year rolls over.

7. Set public hearing date for proposed Fiscal Year 2021-22 City of Perryville Budget - February 16, 2021, at 6:30 p.m.
The budget has been reviewed in detail by the Finance Committee and is ready for its public hearing.
8. Approve request to place city hall interior doors on Purple Wave auction site. (copy)
Staff now presents items to the Board for online auction as they become available. This saves considerable time and effort to store items for an eventual auction. This was a budgeted project (last among the remodeling projects at City Hall) and replaced hollow city hall doors with solid core doors and hardware.
9. Approve bids for Mini-Park Mowing Project and award to Kester All Season Service per recommendation of Parks & Recreation Director Cadwell - \$720/per mow/5 parks. (copy)
Staff continues to believe contractual mowing of neighborhood parks to be a cost-effective and practical approach to this work. Similar to before, we would also like to offer a second year, mutually agreed upon renewal option if the service is good. Mr. Kester previously held this mowing bid and did a good job for the City.
10. Approve update to Yearly Rate Schedule 2020-21. (copy)
This is a minor update to the Rate Schedule and simply updates the schedule to match what the Board previously decided. In this case, the City's Street Policy was revised in 2015 with the full approval of the Board of Aldermen. In November, staff presented a minor conflict that was found in the City's ordinance. In short, it said the City would provide street inspection services during construction at our cost.
11. Approve Request for Proposals for Real Estate Broker Services regarding property on the corner of Grand and Perryville Boulevard and authorize staff to seek proposals. (copy)
Similar to the Zeno Mobile Home Park property, the city would like to sell its property at the intersection of Grand Avenue and Perryville Boulevard. This process will accept proposals from local realtors to establish the sales price, market and sell this property.
12. Approve recommendation to place Well #1 back into operation. (copy)
Several years ago, staff recommended closing Well #1 due to the ongoing presence of radionuclides. On a hunch, staff reopened and tested the well and found the concerns have dissipated to the point that MoDNR has approved our plans to reopen the well. This is great news and demonstrates the skill and commitment of W/WW Director Jeremy Meyer and Public Works Director Jeff Layton.
13. Approve procedure for posting messages on the Hwy 51/Edgemont Boulevard sign. (copy)
The new, high-quality LED screen will be controlled from the Perry Park Center (lifetime data is included) and will allow us to post notes for the Higher Education Center, natural gas education, public works warnings, along with events and activities at the Perry Park Center.
14. Approve request for traffic study at the corner of Bredall and Edwards Streets. (copy)
A concerned resident living at the corner of Edwards and Bredall has expressed safety concerns with parking at this intersection. As is normally done, staff would like to ask the PD to assess this matter and make a recommendation to the Board of Aldermen.

15. Approve Mayor's appointments for:

(a) Planning and Zoning – 4 year term

Patrick Sutterer - appointment (replacement for Kris Klaus)

(b) Board of Adjustments – 5 year term

Alison Sutterer - appointment (replacement for Connie Mahathath)

Brian L'Hote - appointment (alternate) (replacement for Stuart Prevallet)

END OF CONSENT AGENDA

16. Discussion regarding street and sidewalk construction relative to ADA requirements. (copy)
This issue of including sidewalks with the street design has come up periodically over the last several meetings (along with general costs of engineering). Staff has worked to research this matter and has offered our opinions regarding the same. The last meeting of the Board included staff presentations and aldermen debate. It is now incumbent on the Board of Aldermen to make the final determination as to how we proceed. The research and resources provided here have been previously shared with the Board via email and were found in the last agenda packet. It is the shared opinion of the City Administrator, City Attorney, and City Engineer that the City of Perryville should continue our practice of installing ADA compliant sidewalks during street construction/reconstruction. At the time of this writing, an ADA training session has been scheduled for staff and alderman alike. It is hoped this workshop will provide the final clarity necessary for the Board to make their determinations.

For simplicity's sake, staff has tried to break this subject down into several distinct decision points, several of which seem to have already been addressed by the Board. Those issues that appear to be resolved include:

- 1. Street reconstruction when sidewalks already exist** – At the last meeting, the Board seemed to reach a consensus that existing sidewalks should be improved and gaps filled when we reconstruct the adjoining street.
- 2. Street reconstruction when sidewalks do not exist and the City lacks the necessary right-of-way** – Similar to the item above, the Board seemed to reach a consensus that we would not install incomplete sidewalks where we lack the ROW (similar to what was done on Robb Street). Sidewalks would only be added if the City is able to secure all the ROW needed for a complete path.
- 3. New construction** – Previous action of the Board has suggested new streets should also include new sidewalks. These sidewalks would be done at the City's cost. Recent examples include: Edgemont, Red Bud Court; and Sycamore.

Staff believes the largest remaining issue the Board must still resolve is:

- 1. Street reconstruction when sidewalks do not exist but the City has necessary right-of-way** – As mentioned above, it is the opinion of staff that sidewalks should be installed when a street is either newly constructed or an existing street is reconstructed. It appears this opinion is not currently shared by all of the aldermen. In order to proceed with a resolution, this matter must be addressed, and the Board of Aldermen must provide direction as to how staff should proceed.

For posterity's sake, staff would recommend breaking each of the above items into a separate vote so the record and associated direction is clear. It is possible your city administrator has tried to oversimplify this matter or looked for consensus where none exists. We have reviewed the videos from the last meeting hoping to present this information accurately and concisely. At the end of the process, the only way to settle the matter may be for the Board to vote and allow a majority opinion to determine our course instead of the consensus we normally strive for.

17. Bill No. 6118 for Ordinance No. 6336 – Accepting an easement deed from Steele Properties, LLC – second reading and final passage. (copy)
The City lacked right-of-way along the Robb Street project but many property owners wanted sidewalks installed and were willing to donate the right-of-way. This is the final easement expected.
18. Bill No. 6119 for Ordinance No. 6337 – Entering into a T-Hangar Rental Agreement with Gary Rodely – second reading and final passage. (copy)
With Mr. Rodely and Mr. Martin's contracts, all hangars are again filled.
19. Bill No. 6120 for Expedite Ordinance No. 6338 – Accepting Plat for Live To Drill Subdivision – first and second reading and final passage. (copy enclosed – may be read by title only)
Todd Robinson would like the approval of the subdivision plat at 1004 North Main Street so that he can sell the building separate from the rest of the property.
20. Bill No. 6121 for Ordinance – Show Me Green Sales Tax Holiday for 2021 – first reading. (copy enclosed – may be read by title only)
In the past, the Board elected to have the City of Perryville participate in this event but also asked that we revisit it every year. Over 50 cities participated statewide in 2018 including several SE Missouri communities. Essentially, the City forgives its sales tax on “energy star” appliances during a seven-day period starting on April 19th and ending April 25th. This allows our citizens the opportunity to purchase these appliances without paying both City and State sales taxes. There is no obligation to participate but the Board has always chosen to do so in years past. More information can be found at: <http://dor.mo.gov/business/sales/taxholiday/green/>.
Right now, it is unclear if the State of Missouri will continue their practice of notifying the businesses of this change.
21. Bill No. 6122 for Ordinance – Approving a request for Voluntary Annexation from Missouri Highways and Transportation Commission – first reading. (copy enclosed – may be read by title only)
Previously discussed with the Board, this will provide clarity along Route AC/Veterans Parkway regarding which portions are in the City and which are in the County. In short, everything from Highway 51 to the Missouri National Veterans Memorial will now be within the City limits.
22. Bill No. 6123 for Ordinance – Entering into a T-Hangar Rental Agreement with Terry Martin – first reading. (copy enclosed - may be read by title only)
See Item 18 above.
23. Bill No. 6124 for Ordinance – Entering into an agreement with Kester All Season Service, LLC relative to Mowing Neighborhood Mini-Parks – first reading. (copy enclosed – may be read by title only)

See Item 9 above.

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24. Bill No. 6125 for Ordinance – Entering into a 5-year lease agreement with Federal Protection, Inc. relative to City Hall security – first reading. (copy enclosed – may be read by title only)
Staff proposes using a full-service lease option to provide ongoing security and monitoring for City Hall. In addition to traditional security features, this will convert City Hall entrances to “magnetic locks” and key fobs for access and provide system redundancy in the form of cellular service.
25. Bill No. 6126 for Ordinance – Accepting easement deeds from Perryville Country Club and Edward and Jamie Flores – first reading. (copy enclosed – may be read by title only)
This will allow City access to improve and maintain a large sinkhole that opened up on the perimeter of the golf course.
26. Bill No. 6127 for Ordinance – Entering into an agreement with Timmermann Group relative to Tourism Marketing Campaign – first reading. (copy enclosed – may be read by title only)
As previously discussed with the Board, this project will utilize a marketing firm to help promote Perryville, our superior quality of life (as evidenced by the City survey), and the availability of high-speed internet (grand announcement planned for February 5) to potential residents who are working remotely.
27. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
28. Report by City Administrator:
 - Board Appreciation Dinner set for Friday, Feb 12
 - Spectrum “Gig City” Announcement – Feb 5 (copy)
 - Charles Lindbergh Photo – Perryville 1923-24 (copy)
29. Report by City Engineer.
30. Report by City Attorney.
31. Board concerns and comments and any other non-action items.
32. 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 matters in accordance with Section 610.021(9) RSMo.
33. Adjourn.