



Brent Buerck

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

Police Station Training Room • 120 North Jackson Street • Perryville, MO 63775

1. Call to order by Mayor – Pledge of Allegiance to the Flag and Invocation.
2. ADA Transition Plan Virtual Webinar – Melissa Anderson, ADA Program Analyst, FHWA Office of Civil Rights, Washington, DC.
As directed by the Board at the last meeting, staff secured an expert for our April 6th meeting to discuss ADA Transition planning. Ms. Melissa Anderson has agreed to join our group via web meeting. She was the presenter at the ADA training several of the aldermen recently attended at City Hall. At the time, the group found her both knowledgeable and creditable. Additionally, those who didn't attend that day's sessions indicated support for her positions at our meeting later than evening. She was asked to focus on transition plans, including things like:
 - **Are they required?**
 - **Who are they required for?**
 - **What is the purpose and benefit of such plans?**
 - **What happens if we choose not to do one?****Ms. Anderson indicated her supervisor and another colleague were interested and may even join the call as well. For planning purposes, I have suggested this would take approximately 15 minutes or so.**
3. 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

4. Approve minutes from meeting of March 16, 2021. (copy)
5. Approve bills for March 2021. (copy)

6. Approve Pay Request 4 from Zoellner Construction Company relative to Perry Park Center Locker Room Improvement Project - \$48,313.80. (copy)
This project included 3 new offices, family change rooms, private showers and changing stalls, new bathroom stalls, and storage closets. In addition, a counter, mirror, outlets and wall-mounted hair dryers were included in the redesign of the women's locker room.
7. Approve Change Order 1 to Robinson Industrial and Heavy Contracting and HDR re Wastewater Treatment Facility Improvements – 90 day time extension. (copy)
This change order is from the Design Build Team of Robinson Industrial & Heavy Contracting (RiHC) and HDR requesting a 90-day extension for the new Wastewater Treatment Plant project. As the Board knows, there are lots of moving pieces in this project and this request for additional time was expected and had been previously discussed with the project team.
8. Approve repairs to Well 1 by Flynn Well Drilling - \$31,194.70. (copy)
Staff previously advised that the radionuclides at Well #1 have subsided and the well is ready to reopen. As it was shuttered for several years, staff will need professional help repairing everything in our reopening process. Staff sought different bids for this work and Flynn was brought in to do an initial assessment. This project will replace parts of the well casing, several fittings and check valves, and install a new motor. Staff recommends continuing with Flynn for the repairs.
9. Approve declaration of 2020 Residential Surplus Funds in the amount of \$73,722.38 relative to I55/Hwy 51 TIF and acknowledge that said funds were never collected by the TIF but were disbursed to the taxing entities by the County of Perry. (copy)
In accordance with our Tax Increment Financing (TIF) plans and agreements, all residential property taxes are declared as surplus and distributed to the taxing entities (instead of being collected by the TIF District). It is necessary for auditing purposes to have record of its being declared surplus by the Board of Aldermen, so it is presented here for your approval.
10. Approve declaration of 2020 Residential Surplus Funds in the amount of \$407.00 relative to Downtown Perryville TIF and acknowledge that said funds were never collected by the TIF but were disbursed to the taxing entities by the County of Perry. (copy)
See Item 9 above.
11. Approve renewal of engagement with Beussink, Hey, Roe & Stroder, LLC for the 2020-21 auditing services. (copy)
This will extend the agreement with our auditors for another year.
12. Approve Perry Park Center Covid 19 Plan Update – Phase 9. (copy)
This latest phase eliminates the requirement for staff to wear masks and the practice of requiring temperature checks for both employees and visitors. Both changes included the caveat “if cases go up and schools are no longer in session, we will go back . . .” With these adjustments, operations have largely returned to their pre-pandemic status.

13. Approve results from local real estate agency draw.
As previously discussed, we drew names to create an order for the City to determine which realtor it will contract with when city property goes to market. This will be implemented first with the current property located at the corner of Grand Avenue and Perryville Boulevard and continue for any future property the city plans to sell. The drawing outcome was:
 1. American Homes
 2. Perryville Homes
 3. Preferred Realty
 4. Re/Max
 5. Coldwell Bankers**Our intention is to offer a 5% commission and 6-month listing each time.**
14. Approve request from Heritage Tourism Director Erzfled to place Wing Trail art on the restroom walls at Miget Memorial Park. (copy)
This is a project Director Erzfled has been working on for some time with multiple partners; including, Downtown Revitalization, Perry County EDA, the Chamber of Commerce, and the Perry County Community Foundation. The project would locate a set of wings on different walls throughout town, each presenting a unique photo opportunity for visitors and residents alike. This particular request is to use the external walls of the City's bathroom at Miget Memorial Park (between Lucas & Friends playground and the Splash Pad). Director Erzfled would work with professional artists to complete the paintings and cover all associated costs. To fully appreciate and visualize this request, please see the SAMPLES provided in the attachment. In time, other sets of wings would be located around town on different buildings (many of which are privately owned).
15. Approve request from AmVets Post 94 to include music in their outdoor event to be held on Saturday, May 1, 2021, from 7:00 p.m. to 11:00 p.m. (copy)
This is a new request that would cap off an already full day in Perryville, given that the Home Brew Block Party is scheduled downtown that afternoon, along with our Downtown Cruise-In. This request is somewhat like what was previously requested and approved for the Perryville Elks Lodge.
16. Approve request from Hiway Rodders Car Club to close streets for the Mayfest Car Show on May 8, 2021. (copy)
This is an annual event associated with the Chamber's Mayfest and supported by the Knights of Columbus. South Church Street and South Shelby Street would be closed on May 8th from 7am to 4pm. They are also requesting that St. Joseph Street be closed from Shelby to West Street. (Note that the Board has already approved the Chamber's request to close St. Joseph at West Street through the Square.)
17. Accept recommendation from City Engineer Tim Baer for Citizens Electric to relocate streetlights at the intersection of Walters Lane and Industrial Drive. (copy)
There is no cost to the city for this work made necessary by TG's expanded stamping building as it falls under our existing contract with CEC. All that is needed in order to proceed is Board approval.
18. Approve request for a streetlight study regarding the addition of a streetlight on Sycamore Road near its intersection with Redbud Court.

Staff recently received a request for a streetlight at the intersection of Redbud and Sycamore Road. Upon Board approval, the Police Department will initiate a study of that area.

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19. Approve request from the Perry County Community Task Force to paint trash cans located in city parks. (copy)
This is a repeat of a community service project previously completed by the Task Force's staff and students. These cans have become a personal favorite of the City Administrator and shows little things can make a big improvement.
20. Approve items for Purple Wave auction. (copy)
These items are no longer of use to the City and are ready to be "surplused" upon Board approval.

END OF CONSENT AGENDA

21. Discussion regarding the sidewalk portion of the Street Policy. (copy)
As requested at the last meeting, staff has suggested several different options for the Board to consider, adding some flexibility to the sidewalk requirements of the Street Policy. In summary, these options included:
- 1. Standing Aldermanic Sidewalk Committee comprised of an alderman from each ward;**
 - 2. Aldermanic Sidewalk Committee comprised of only the aldermen serving the affected ward;**
 - 3. Ad Hoc Aldermanic Sidewalk Committee appointed annually but comprised of one alderman from each ward; or**
 - 4. Ad Hoc Aldermanic Sidewalk Committee appointed annually but comprised of only the aldermen serving the affected ward.**
22. Bill No. 6144 for Ordinance No. 6362 – Entering into an agreement with KimHEC regarding consultant services for Pretreatment Program and NPDES Permit Assistance – second reading and final passage. (copy)
KimHEC is a long-standing and trusted partner assisting the City with our industrial pretreatment program. This will renew her contract for another year although her hourly rates remained unchanged.
23. Bill No. 6145 for Ordinance No. 6363 – Accepting an easement from Brad and Lisa Worrell relative to Robb Street – second reading and final passage. (copy)
The City lacked right-of-way along Robb Street project but many property owners wanted sidewalks installed and were willing to donate the right-of-way. This is the final easement for this project.
24. Bill No. 6146 for Ordinance – Entering into an agreement with Southeast Missouri Regional Planning and Economic Development Commission relative to Sidewalk ADA Self-Assessment – first reading. (copy enclosed – may be read by title only)
This item was tabled at the March 16th meeting so the Board could learn more about transition plans. The contract with SEMO RPC would provide their assistance with evaluating city sidewalks while city staff will complete the self-assessment on buildings.
25. Bill No. 6147 for Ordinance No 6364 – Entering into an agreement with County of Perry, Missouri, relative to Justice Center Intergovernmental Agreement – second reading and final passage. (copy)

This contract is being presented in its final form, after several negotiations with Perry County. Those changes have been highlighted here for the Board's review, but the principal points of the original contract remain unchanged. It has been adopted by the County Commission and is now presented to the Mayor and Aldermen for the same.

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26. Bill No. 6148 for Expedite Ordinance No. 6365 - Approving the final plat of Lauck's Second, a Minor Subdivision – first and second reading and final passage. (copy enclosed – may be read by title only)
Matthew and Jennifer Lauck would like approval to replat their subdivision in order to separate property from their residence at 1107 Hume Street.
27. Bill No. 6149 for Expedite Ordinance No. 6366 - Approving the final plat of Wm. J. Barnwell Addition – first and second reading and final passage. (copy enclosed – may be read by title only)
Patrick Sutterer, on behalf of William J. Barnwell Building Association, would like approval to replat two pad sites on the north side of the Knights of Columbus hall fronting W. Saint Joseph Street on their property located at 31 Church Street. Both sites are proposed for commercial redevelopment.
28. Bill No. 6150 for Ordinance – Amending Title 2, Chapter 2.88, Article 9 of the Code of Ordinances relative to amending the Personnel Rules and Regulations regarding nepotism and family members same department – first reading. (copy enclosed – may be read by title only)
This situation has come up occasionally over the years and it would be nice to have it clarified as a policy. The goal is to reduce interfamily conflicts in the workplace by limiting immediate family members from working in the same department. It does permit the Board of Aldermen to allow for exceptions with good cause.
29. Bill No. 6151 for Ordinance – Entering into an agreement with Strickland Engineering relative to electrical design of Perry Park Center electrical service renovation – first reading. (copy enclosed – may be read by title only)
Strickland Engineering has finished their analysis of the Perry Park Center's electrical panel and are now ready to begin installation. Given the small cost difference between refurbishing and new equipment, staff highly recommends proceeding with full replacement.
30. Bill No. 6152 for Ordinance – Entering into an agreement with Dille Pollard Architecture relative to consulting services for Perry Park Center roof repairs – first reading. (copy enclosed – may be read by title only)
Dille Pollard is wholly familiar with the Perry Park Center, having designed both the concession stand and locker room remodels. This time, staff would like them to design Phase 1 of the roof replacement that was previously discussed with the Board. The plan is to spec out a product by GAF, EverGuard Extreme® TPO 70-mil Membrane (or equivalent). This is a high-quality, long-life product designed for flat roofs. More information may be found [here](#).
31. Bill No. 6153 for Ordinance – Entering into an agreement with American Homes Realty, Inc., relative to sale of city property at 351 North Perryville Boulevard – first reading. (copy enclosed – may be read by title only)
See #13 above.

32. Bill No. 6154 for Ordinance – Amending Title 10, Chapter 10.20 of the Code of Ordinances relative to event parking and emergency or disaster parking – first reading. (copy enclosed – may be read by title only)
Provided here is the proposed event parking and emergency or disaster parking ordinance to clarify parking for downtown events and similar activities. It was developed by City Attorney Ludwig with input and approval from the Police

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Department. It is staff's hope a little structure will help eliminate parking conflicts prior to and during events.

33. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
34. Report by City Administrator:
- L-A-D Foundation 2020 Annual Report (copy)
 - Covid Vaccine Clinic (copy)
 - Sewer Shed Report (link)
 - 2021 Spring Cleaning (copy)
 - Web Filtering
 - MoDot TAP Grant Award (copy)
 - Perry County Elections @ Perry Park Center (copy)
 - Chamber of Commerce Business to Business Expo – April 22, 2021 (copy)
35. Report by City Engineer.
36. Report by City Attorney.
37. Board concerns and comments and any other non-action items.
38. Closed Session to discuss real estate matters in accordance with Section 610.021(2) RSMo; and contractual matters in accordance with Section 610.021(9) RSMo.
39. Adjourn.

Additional Attachments:

- Retail Trade Analysis for Southeast Mo
- Parks & Rec Report
- Baer Engineering Invoice
- Charter Communications Update