



**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, MAY 1, 2018**

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 April 17, 2018. (copy)
4. Approve bills for April 2018. (copy)
5. Approve Invoice 1808 (Final) from Taylormade Company regarding Ball Field 2 & 3 Pour-In-Place Playground Project - \$24,247.50. (copy)
The new playground is now complete and the work has been accepted by staff.
6. Approve Pay Estimate 6 (Final) from Lappe Cement Finishing, Inc., for the Edgemont Boulevard Extension Project - \$6,752.98. (copy)
This relates to the work done on the Edgemont Extension project. The final payment was a small retainer kept to ensure the vegetation took.
7. Approve Invoice 28116003 to Larry Schmidt Truck Parts & Sales, Inc., relative to repairs to Oshkosh Fire Truck - \$41,535.48. (copy)
The City inherited 2 aircraft rescue and firefighting (ARFF) trucks when Sabreliner Aviation left. Staff reviewed the trucks and selected one to retain and one to auction as surplus property. The Oshkosh truck repairs totaled just over \$41,000. The money from the sale of the other truck will be applied to repairs on this truck and the fire department should have a good truck for many years to come.

8. Approve bids received for gasoline and diesel fuel and award to MFA Oil Company per the recommendation of City Clerk Prost. (copy)
This process occurs regularly every two years. MFA Oil was again the low bidder.
9. Approve bids received for propane and award to Landmark Gas Company per the recommendation of City Clerk Prost. (copy)
This process also occurs every two years. Landmark Gas was again the low bidder.
10. Approve Request for Qualifications (RFQ) from architectural/engineering firms for the Perry Park Center Concession Stand Project and authorize City Clerk to advertise for proposals. (copy)
This was a budgeted project. City staff would like to solicit RFQs for a design firm so the project can later be bid for construction.
11. Approve request from The Bank of Missouri to utilize picnic tables for their June 6th Community Appreciation event. (copy)
The Bank of Missouri hosts an annual community appreciation event in Perryville to thank customers and residents for their support throughout the Bank's nearly 130 years. Food and drink will be provided and the bank asks if it can utilize our event tables. Staff has no objection since it is a community-wide, free event open to all residents.
12. Approve auction at the Perryville Regional Airport on June 2, 2018. (copy)
Most of the aviation-specific equipment was sold at the Starman Brothers auction on April 20. Several items of a more general use remain and were recommended for a second, more local auction. Staff is working to negotiate an auction agreement.
13. Set public hearing date regarding request from VFW Fischer-Walter Memorial Post No. 4282 for a special use permit to expand their private club at 512 Thomas Street – May 15, 2018, at 6:30 p.m. (copy)
As a private club, the VFW is allowed to expand via special use permit as opposed to a full rezoning. We have shared this information with the neighbors and this public hearing is the next step in the process.

END OF CONSENT AGENDA

14. Discussion regarding election for 2018 Waste Water Treatment Plant bond issue. (copy)
Staff continues to work towards an August election for the new sewer plant. At this time, staff will provide a review of the details found in the election ordinance.
15. Bill No. 5804 for Ordinance No. 6025 – Accepting request for Voluntary Annexation from the City of Perryville, Missouri, for part of a 50 foot wide roadway known as Kiefner Street as recorded in Book 183, Page 747 of the Perry County Deed Records, containing .31 acres – second reading and final passage. (copy)
This essentially amounts to our cleaning up a previous oversight by staff. There is a small portion at the end of Kiefner that was never annexed into the city although the city constructed and maintains the street.

16. Bill No. 5805 for Ordinance No. 6026 – Accepting request for Voluntary Annexation from the City of Perryville, Missouri, and Aaron and Mark Roy for property described as part of a 3.10 acre tract as recorded in Document #2007R00380 of the Perry County Deed Records, containing 5,523 square feet – second reading and final passage. (copy)
Similar to above, this essentially amounts to our cleaning up a previous oversight by staff. There is a small portion of the street that was never annexed and this will accept that parcel into the city limits.
17. Bill No. 5806 for Ordinance No. 6027 – Accepting request for Voluntary Annexation from the Perryville Development Corporation for property described as part of a 100.0 acre tract as recorded in Document #2010R02153 of the Perry County Deed Records, containing 17.46 acres – second reading and final passage. (copy)
As part of our PDC contract, the Development Corporation property is annexed into the city so they will have access to city utilities in developing their property. This particular parcel is located along Veterans Memorial Parkway.
18. Bill No. 5807 for Ordinance No. 6028 – Amending Title 13, Chapter 13.16 of the Code of Ordinances relative to Sewer Connection Procedure – second reading and final passage. (copy)
The City continues to prioritize I&I issues by annually lining sewer mains. As a result, our contractor has notified us that a special sewer tap "tee" will be needed in order to maintain the integrity of the new lining. Currently, contractors are allowed to tap onto our sewer main and are only required to have the city inspect the work once installed. Similar to water lines, staff is instead requesting that all sewer connections now be performed by the City in order to ensure that the lined sewers are not damaged and new connections are uniform and to city standard. We propose that the sewer connection fees be modified to include the material and labor costs associated with this work.

The second point of concern for the Board was previously suggested language detailing backflow preventers "on a finished floor elevation below the elevation of the manhole cover of the next upstream manhole in the public sewer." This was removed from the ordinance as it is already required by regular building codes.
19. Bill No. 5808 for Ordinance No. 6029 – Amending contract with Perryville Development Corporation regarding housing – second reading and final passage. (copy)
This addendum to the City's contract with the Perryville Development Corporation would allow the two entities to share in the cost of residential development within the City of Perryville. The lots would then be sold and both parties would be reimbursed for their costs on a pro rata basis. Please note: this is similar to the City's contract regarding industrial development.
20. Bill No. 5809 for Ordinance – Amending Code of Ordinances relative to Tiny Homes and Shipping Container – first reading. (copy enclosed – may be read by title only)
These changes have been recommended by Planning and Zoning and will provide staff the ability to regulate both tiny homes and shipping containers (particularly when used as buildings).
21. Bill No. 5810 for Ordinance – Granting Quit Claim Deed for Edgemont Lot in 200 Block – first reading. (copy enclosed – may be read by title only)
This is an approximate 160 x 100 lot that remains after the completed construction of the Edgemont Boulevard extension. The City has no need for the lot and is selling to the highest bidder. Bids will be opened on May 9th.

22. Bill No. 5811 for Ordinance – Granting Quit Claim Deeds to property owners abutting excess right-of-way along the Edgemont Boulevard Extension – first reading. (copy enclosed – may be read by title only)
These are remnants from the properties purchased to extend Edgemont Boulevard. This unneeded property will be given to adjoining property owners.
23. Bill No. 5812 for Ordinance – Entering into hangar rental agreements with Lawrence Dauer, Wesley Bogar, and Everett Boehler – first reading. (copy enclosed – may be read by title only)
After these leases, there will be one T-Hangar space available, along with one other space in the FBO Hangar.
24. Bill No. 5813 for Ordinance – Amending Title 16, Chapter 16.24, Section 16.24.050 of the Code of Ordinances relative to inspection fees – first reading. (copy enclosed – may be read by title only)
The City's Street Policy was revised in 2015 with the full approval of the Board of Aldermen. Staff recently found a minor conflict in the City's ordinance so this change ensures both the ordinance and policy match. In short, it says the City will provide street inspection services during construction at our cost.
25. Bill No. 5814 for Ordinance – Entering into an agreement with the Perryville Optimist Club Association relative to the Tom Tomlinson Presentation Area upkeep – first reading. (copy enclosed – may be read by title only)
The City, Optimist Club, and Tomlinson family have long partnered to maintain the presentation area at the Bank of Missouri Soccer Park. The 5-year renewal includes a \$100 increase (now \$2,600/year). Park staff found this to be a good and fair agreement and recommends it continue.
26. Bill No. 5815 for Ordinance – Entering into an agreement with Premier Air Center, LLC a/k/a West Star, relative to airport lease – first reading. (copy enclosed – may be read by title only)
West Star Aviation will be leasing several of the City's buildings at the airport including Hangar 1, Building 1A, Hangar 8, and Hangar 11. The Company specializes in airframe repair and maintenance, engine repair and maintenance, major modifications, avionics installation and repair, interior refurbishment, paint, parts, surplus avionics sales, window repair and accessory services and has been recognized each of the last five years as the #1 Preferred MRO through the Professional Pilot PRASE Survey.
27. Bill No. 5816 for Ordinance – Calling an election on the proposition whether to issue \$12,370,000 principal amount of combined waterworks and sewerage system revenue bonds for the purpose of acquiring, constructing, improving and extending the City's combined waterworks and sewerage system, including the expansion and improvement of the Southeast Wastewater Treatment Facility and the acquisition of real estate and easements related thereto – first reading. (copy enclosed – may be read by title only)
The Bond election for the Wastewater Treatment Plant will actually require three separate ordinances and ballot issues. The entire process is similar to what was done in 1998 when the City passed the property tax levy and 3/8¢ sales tax to fund the City's water plant. The property tax levy, 3/8¢ sales tax, along with sewer rates are necessary to design, build and operate a new wastewater treatment plant. This is a critical investment as the current plant's antiquated design (first built in 1977) was never designed to treat for things such as metals, phosphorous and ammonia. Once approved, funding will be provided through the State of Missouri's State Revolving Fund.

28. Bill No. 5817 for Ordinance – Calling an election on the proposition whether to issue \$5,135,000 principal amount of general obligation bonds for the purpose of acquiring, constructing, improving and extending the City’s combined waterworks and sewerage system, including the expansion and improvement of the Southeast Wastewater Treatment Facility – first reading. (copy enclosed – may be read by title only).
[See # 27 above.](#)
29. Bill No. 5818 for Ordinance – Calling an election on the proposition whether to issue \$8,495,000 principal amount of sales tax revenue bonds and extend the imposition of the city’s existing sales tax of three-eighths of one percent to repay such bonds for the purpose of acquiring, constructing, improving and extending the City’s combined waterworks and sewerage system, including the expansion and improvement of the Southeast Wastewater Treatment Facility – first reading. (copy enclosed – may be read by title only)
[See #27 above.](#)
30. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
31. Report by City Administrator:
 - Building 3 Availability
 - Home Town Team (copy)
 - Chris Janson at the August 8 [Sikeston Bootheel Rodeo](#)
32. Report by City Engineer.
33. Report by City Attorney.
34. Board concerns and comments and any other non-action items.
35. Closed Session to discuss contractual matters in accordance with Section 610.021(9) RSMo; and real estate matters in accordance with Section 610.021(2) RSMo.
36. Adjourn.