



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, MAY 3, 2022**

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 city employee Breanne Brewer, Perry Park Center Operations Supervisor; and Sydney Cain, Police Department Dispatcher.
4. Presentation of the 2022 Melvin D. Niswonger “The MEL” Scholarships to Katelyn Sutterer and Claudia Otte.
This scholarship is privately funded by the Niswonger family and is done in honor of their father, who was a long-time Public Works Director here in Perryville. As such, the presentation has been done at the Aldermanic meeting.

CONSENT AGENDA ITEMS

5. Approve minutes from meeting of April 19, 2022. (copy)
6. Approve bills for April 2022. (copy)
7. Set Public Hearing date for a Special Use Permit request from Coast to Coast Signs relative to erection of a 22-foot pole sign at NAPA Auto Parts, 310 North Main Street – May 17, 2022 @ 6:30 p.m. (copy)
NAPA Auto would like approval of a special use permit to erect a 22’ pole sign at 310 N Main Street. This item was reviewed and recommended for approval by the Board of Planning and Zoning.

8. Approve Final Pay Application to Cotner Electric Company, Inc., relative to PPC Electric Service Upgrades (\$781.60) and Invoice 10890 for additional electrical assistance for generator testing (\$420.00) - \$1,201.60. (copy)
Although the Board did a direct purchase for the equipment, we have contracted with an electrician for its installation. Our engineers at Strickland were present and supervised the installation and testing. Everything, included the transfer switch, was tested and functioned as expected.
9. Approve Pay Application 2 to Zoellner Construction relative to Impound Building Project - \$101,418.85. (copy)
This is the second payment to Zoellner Construction for the Impound Building.
10. Approve Pay Request 1 to Earth First Contractors, LLC relative to Fire Station Utility Main Extension Project - \$95,124.64. (copy)
This is the contracted installation of water and sewer mains for the new fire station along Perryville Boulevard.
11. Approve Pay Application 1 to Meinershagen Roofing & Sheet Metal relative to Perry Park Center Roofing Project \$127,146.60. (copy)
This was likely Phase 1 of the Perry Park Center roof replacement as other portions will be tackled in future years. This portion was in the worse condition by far and was a source for frequent leaks, despite staff and contractor efforts to patch and repair the existing roof. This roof will carry a 30-year warranty.

NOTE: The estimated price for each of the first twenty years found in the base package averaged roughly \$6,213.80/year. By selecting the alternate option, we installed a higher quality material and added an additional 10 years of warranty coverage for the average price of \$2,840.50/year (for years 21-30).
12. Approve bids received for the Perry Park Center HVAC Maintenance and award to Premium Mechanical and Automation, Inc., per recommendation of Parks & Recreation Director Cadwell. (copy)
The existing contract was let in 2019, when everything was brand new and carried a full warranty. Premium Mechanical is our current vendor and, with this contract, will continue to provide ongoing maintenance and support with the HVAC systems at the Perry Park Center.
13. Approve plans and specifications for construction of Fire Station No. 2. (copy available for review at meeting)
Plans and specifications are ready for Board approval. Upon approval, Zoellner Construction will work to secure final bids and a greatest maximum price.
14. Approve Request for Downtown Activity from John K. Brown for the 4th Annual Fall Craft Fair & Festival – October 15, 2022. (copy)
Similar to last year, this event includes regional artisans and will again be located on North Jackson Street between Ste. Marie Street and Grand Avenue.
15. Confirm approval of AmVet's request for outdoor music on April 30, 2022, at 1203 West. St. Joseph Street from 6:30 p.m. to 11:00 p.m.
This request is somewhat like what was previously requested and approved for the Perryville Elks Lodge. Staff missed the last agenda but confirmed Board support via phone survey. This item will make that decision official and provide a record of it.

16. Approve Mayor's appointments for:

Perry County EDA Board – 2 year term

- Larry Riney** - appointment to fulfill remaining unexpired 2 year term of Ken Baer
Doug Martin - appointment to fulfill remaining unexpired 1 year term of Tom Guth

END OF CONSENT AGENDA

17. Discussion regarding sidewalks. (copy)
Staff has a couple of requests pending for sidewalk installation. Additionally, the Sidewalk Committee has a new chairman and members. Staff has provided the history on this issue for Board review and is looking for Board confirmation existing policies remain in place and such work may continue. It is staff's hope that final direction may be received and this issue settled so we have a consistent policy position going forward.
18. Resolution No. 2022-04 – Authorizing the filing of an application with the Missouri Department of Natural Resources, State Revolving Fund Program, for a loan under the Missouri Clean Water Law. (copy)
This will update the City's record at MoDNR to show Mayor Riney being the official signature necessary for all State Revolving Loan Fund (commonly referred to as SRF) paperwork going forward.
19. Bill No. 6289 for Ordinance 6506 – Entering into a Police Officer Training Employment Agreement with James Rhoden - second reading and final passage. (copy)
Mr. Rhoden will be the second Police Cadet hired under the Board's new Cadet Program. He is being brought in now for licensure and training and will be ready to fill a position being vacated due to another officer's retirement in August of this year.
20. Bill No. 6290 for Ordinance – Entering into an agreement with Premium Mechanical and Automation, Inc, relative to Perry Park Center HVAC Maintenance - first reading. (copy enclosed - may be read by title only)
See Item 12 above.
21. Bill No. 6291 for Ordinance – Accepting easements from property owners abutting a sinkhole in the 1000 block of West St. Joseph Street - first reading. (copy enclosed - may be read by title only)
This particular sinkhole is located adjacent to several properties and required separate easements from Brown Ventures, Inc.; Randall and Tamara Rellergert; Joshua and Daria Stevens; Virginia E. Werle; and Larry J. Winkler Living Trust and the Brenda K. Winkler Living Trust.
22. Bill No. 6292 for Ordinance – Entering into an agreement with Utility Safety & Design, Inc., relative to Engineering Model of Perryville Natural Gas System - first reading. (copy enclosed - may be read by title only)
This master plan was included in the budget a couple year's back and will help determine the future needs of the natural gas system. Although under contract at the time, the City's gas engineer resigned prior to the work being completed. As proposed, this project includes the following highlights:
- 1. Overall master plan for the City of Perryville's gas system, looking forward at least 10 years and considering changing sentiments for natural gas;**

2. Evaluate adding a 2nd take point;

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3. Consider our purchasing “storage” capacity;
4. Explore the possibility of adding the ability to blend propane with our natural gas if necessary;
5. Look at MDQ (Maximum Daily Quantity) to make sure it is at the right level, giving consideration for both industrial load and residential growth; and
6. Evaluate the City’s purchasing strategy to make sure we are still doing the best for our customers.

23. Bill No. 6293 for Ordinance – Entering into a T-Hangar Rental Agreement with Travis Brown - first reading. (copy enclosed - may be read by title only)
The recent closure of the private runway in Festus has resulted in a new tenant here in Perryville. It is thought that others are likely to follow.
24. Bill No. 6294 for Ordinance – Entering into an agreement with Jackson Street BrewCo, LLC, relative to the use of parking spaces for outdoor dining - first reading. (copy enclosed - may be read by title only)
This will allow Jackson Street BrewCo to add outside seating to a small area in front of their entrance, totaling 3 parking spaces. This will provide a great new amenity for residents and downtown visitors alike.
25. Bill No. 6295 for Ordinance – Entering into updated agreement with Baer Engineering, LLC - first reading. (copy enclosed - may be read by title only)
This will renew the annual contract with Baer Engineering, LLC as our City Engineer. City Engineer Baer reports labor market concerns similar to what everyone else is seeing. He has shown the proposed changes in hourly rates within the attached documents and will be prepared to answer specific questions the Board may have.
26. Committee Reports: Public Works, Public Safety, Finance, Liaison, Sidewalk, and Economic Development.
27. Report by City Administrator:
 - MML Southeast Regional Meeting – June 23
 - Chester Bridge
 - Rededication of Soccer Park Tom Tomlinson Presentation Area (copy)
 - Municipal Court Transition
 - Missouri Leadership (copy)
 - WWTP Violation (copy)
 - Cable Service
 - Film Friendly Perryville
 - EDA Director Crystal Jones – Meet and Greet – May 4 at Bank of Mo (4:30-6:30)
28. Report by City Engineer.
29. Report by City Attorney.
30. Board concerns and comments and any other non-action items.

31. Closed Session to discuss real estate matters in accordance with Section 610.021(2) RSMo; and contractual matter in accordance with Section 610.021(9) RSMo.
32. Adjourn.

Additional Attachments:

- Parks & Rec Report
- Baer Engineering Invoice