



**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, MAY 15, 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.
3. Presentation of the 2018 Melvin D. Niswonger “The MEL” Scholarships to Taylor Weber and Maci Hotop.
The Melvin D. Niswonger Perryville Public Works Legends Scholarship is a program funded by the annual Public Works Legends Banquet and the Melvin D. Niswonger family. This scholarship is for any Perry County student pursuing a higher education degree. This year we have two winners who will each receive a check for \$250.

About the scholarship...Melvin Niswonger was inducted into the Legends Hall of Fame in 2016 and to continue to salute his service and encourage others to learn about public works, this program was established. The goal for the program is to continue to expand both the number of awards and to increase the amount over time. The winners, in addition to the check, will have their names inscribed on the “MEL” plaque, which hangs in the Legends Hall.
4. Public hearing regarding request from VFW Fischer-Walter Memorial Post No. 4282 for a special use permit to expand their private club at 512 Thomas Street. (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.

CONSENT AGENDA ITEMS

5. Approve minutes from meeting of May 1, 2018. (copy)
6. Approve Financial Report for April, 2018. (copy)
7. Approve bids received for the 2018 Grand Avenue Street Improvement Project and award to Lappe Cement Finishing, Inc., per the recommendation of City Engineer Baer - \$800,000.00. (copy)
The reconstruction of Grand Avenue is a budgeted project and staff recommends awarding it to the lowest bidder, Lappe Cement.
8. Approve bids received for the sale of a lot in the 200 block of Edgemont and award bid to Jeremy Taylor-Unterreiner - \$1,500.00. (copy)
Mr. Taylor-Unterreiner previously spoke to the Board about his interest in acquiring this lot and was the highest bidder when the lot was recently posted.
9. Approve recommendation from Public Works Director Brown to purchase three trucks 1-ton trucks from the MoDot State Bid (one for the Gas Department and two for the Water Department) - \$172,347.16 (total). (copy)
This is a budgeted purchase. In this case, Bening Ford has agreed to meet the State bid price allowing the City to purchase the trucks locally. Knaphide, also through the state bid, will then install the utility beds and complete the NGV conversion.
10. Approve recommendation from Public Works Director Brown to accept quote from Perryville Outdoor Products to purchase two Cub Cadets UTVs - \$20,738.00 (total). (copy)
This item is a budgeted purchase for both the Water and Sewer Departments. The addition of a couple options (such as a rear window) has pushed the price above \$10,000 (which would normally have triggered bidding through Board-approved specifications) but staff recommends purchasing via quote nonetheless as they have already visited with local dealers to price suitable machines.
11. Approve specifications for a 2019 2-ton dump truck for the Gas Department and authorize City Clerk to advertise for bids. (copy)
This also is a budgeted purchase but the item is not available locally, nor has it been previously "state-bid." As such, staff has developed specifications for the proper truck and would ask the Board to approve our advertising for its purchase.
12. Approve Biosolids Land Application Request from Stephen Huber for property located at 2756 PCR 200. (copy)
This request has been reviewed and approved by staff.
13. Approve request from Parks & Recreation Director Cadwell to apply for a Non-Playground Tire Grant for picnic tables and benches. (copy)
This grant is supported with tire-collection fees and items are made of recycled rubber. Staff has historically pursued this opportunity for playground surfacing and tables with varying levels of success.

14. Approve additional auction items for June 2, 2018 auction at the Perryville Regional Airport. (copy)
Most of the aviation-specific equipment was sold at the Starman Brothers auction on April 20. In addition to the "stuff" that remains at the airport, staff recommends auctioning some city-owned items that have been retired since our last auction as opposed to storing them indefinitely. All items listed have been retired by the City and are best suited for public auction.
15. Authorize City Administrator's Signature on Financial Risk Management Agreement with Interstate Municipal Gas Agency. (copy)
The City has historically tried to secure favorable pricing on natural gas futures in an effort to maintain predictable gas rates for our customers. We have used a target of \$3 for the last several years. At this time, we have an opportunity to secure pricing for 50% of our purchase through winter 2023/2024. It is believed this target allows us to protect customers against large market increases but, at the same time, still realize the benefit of a lower rate should that occur.

END OF CONSENT AGENDA

16. Presentation by Public Works Director Brown regarding 2018 Water Line Upgrade Plan.
Public Works Director Brown previously presented an overview of his plan to upsize water lines using a dedicated public works team. Since that presentation, staff has worked to address the questions raised by the Board and will represent a second time as we seek Board approval to continue in this endeavor.
17. Bill No. 5809 for Ordinance No. 6030 – Amending Code of Ordinances relative to Tiny Homes and Shipping Container – second reading and final passage. (copy)
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).
18. Bill No. 5810 for Ordinance No. 6031 – Granting Quit Claim Deed for Edgemont Lot in 200 Block – second reading and final passage. (copy)
See #8 above. 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 were opened on May 9th.
19. Bill No. 5811 for Ordinance No. 6032 – Granting Quit Claim Deeds to property owners abutting excess right-of-way along the Edgemont Boulevard Extension – second reading and final passage. (copy)
These are remnants from the properties purchased to extend Edgemont Boulevard. This unneeded property will be given to adjoining property owners.
20. Bill No. 5812 for Ordinance No. 6033– Entering into hangar rental agreements with Lawrence Dauer, Wesley Bogar, and Everett Boehler – second reading and final passage. (copy)
After these leases, there will be one T-Hangar space available, along with one other space in the FBO Hangar.

21. Bill No. 5813 for Ordinance No. 6034 – Amending Title 16, Chapter 16.24, Section 16.24.050 of the Code of Ordinances relative to inspection fees – second reading and final passage. (copy)
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.
22. Bill No. 5814 for Ordinance No. 6035 – Entering into an agreement with the Perryville Optimist Club Association relative to the Tom Tomlinson Presentation Area upkeep – second reading and final passage. (copy)
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.
23. Bill No. 5815 for Ordinance No. 6036 – Entering into an agreement with Premier Air Center, LLC a/k/a West Star, relative to airport lease – second reading and final passage. (copy)
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.

Please note...the findings from the Phase I environmental analysis has lead West Star to initiate a Phase II study at their cost to establish an environmental baseline going forward. Section #41, titled "ENVIRONMENTAL INVESTIGATION" has been updated since the first reading to reflect this decision. City Attorney Ludwig and staff have negotiated through this change and found it acceptable.
24. Bill No. 5816 for Ordinance No. 6037 – 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 – second reading and final passage. (copy)
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.
25. Bill No. 5817 for Ordinance No. 6038 – 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 – second reading and final passage. (copy)
See # 24 above.

26. Bill No. 5818 for Ordinance No. 6039 – 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 – second reading and final passage. (copy)
See #24 above.
27. Bill No. 5819 for Ordinance – Approving request from VFW Fischer-Walter Memorial Post No. 4282 for a special use permit to expand their private club at 512 Thomas Street – first reading. (copy enclosed – may be read by title only)
See # 4 above.
28. Bill No. 5820 for Ordinance – Entering into an agreement with the St. Louis Science Center relative to extension of original agreement regarding storage of F-15 Aircraft – first reading. (copy enclosed – may be read by title only)
Sabreliner previously agreed to store this aircraft until the Science Center was ready for its display. This MOU allows for the continued storage at the airport until that space is otherwise necessary for the City or a new tenant. The plane has been moved into Building #3 by aid of West Star employees.
29. Bill No. 5821 for Ordinance – Entering into an agreement with Lappe Cement Finishing, Inc., relative to 2018 Grand Avenue Street Improvement Project – first reading. (copy enclosed – may be read by title only)
See #7 above. This project will reconstruct the portion of Grand Avenue between Blake and Waters. This design will remove the Grand Avenue stop sign at Blake Street as the Board previously directed and completes the sidewalk installation along Grand Avenue.
30. Bill No. 5822 for Ordinance – Entering into an agreement with Universal Film Exchanges, LLC relative to renewal of master license regarding movies at the Perry Park Center – first reading. (copy enclosed – may be read by title only)
This contract allows the City to continue to show Universal movies. This new Master License Agreement (MLA) supersedes the previous MLA we had in place with Universal. This new MLA will govern the theatrical licensing of all Universal releases going forward.
31. Bill No. 5823 for Ordinance – Entering into an agreement with Hoskins Environmental Consulting relative to engineering services for pretreatment program assistance – first reading. (copy enclosed – may be read by title only)
This renews and extends the work Ms. Hoskins does for the City relating primarily to the City's industrial pre-treatment program and the discharge analysis for the Cinque Hommes Creek and the proposed sewer treatment plant.
32. Bill No. 5824 for Ordinance – Amending Stop Sign Schedule by removing stop sign at the intersection of Chloe and Kelly – first reading. (copy enclosed – may be read by title only)
There is currently a stop sign at the intersection of Chloe and Kelly Streets. It is somewhat unusual in that neither of these streets actually cross at this point, and it does not appear that they ever will. It is simply a 90° turn and, as such, staff recommends removing the stop sign.
33. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.

34. Report by City Administrator:
 - Memorial Day Open House at Missouri's National Veterans Memorial (copy)
 - Atz Kilcher, star of "[Alaska the Last Frontier](#)" Concert at PPC – Aug 4 2018 (copy)
 - Water & Waste Water Rate Survey (copy)
 - Big Barn Across Missouri (copy)
 - Pesticide Collection – June 23, 2018 (copy)
 - Starman Airport Auction (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 contractual matters in accordance with Section 610.021(9) RSMo; and litigation matters in accordance with Section 610.021(12) RSMo.
39. Adjourn.