



Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, SEPTEMBER 6, 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 Police Dispatcher Julie Grammer.
4. Public Hearing for rezoning request from RT Perryville, LLC, to rezone a portion of his property from R-2 to a C-2 for outside trailer/vehicle parking with future self-storage buildings at 1105 North Perryville Boulevard. (copy)
RT Perryville, LLC, would like to rezone their property at 1105 North Perryville Boulevard for a future self-storage building. Although denied by P&Z as originally submitted, it was suggested the company instead file for a Special Use Permit which would allow for the same activities but use a different approval process. At this writing, we have not yet received that application

CONSENT AGENDA ITEMS

5. Approve minutes from meeting of August 16, 2022. (copy)
6. Approve bills for August 2022. (copy)
7. Approve Capital Improvement Plan for Fiscal Year 2022-23 to 2027-28. (copy)
This final Capital Improvement Plan (CIP) has been prepared by staff and is presented to the Board as a continued path forward for the City of Perryville. The approved CIP will lead staff directly into next year's budget preparation. Once approved, staff will begin engineering on projects slated for next year's budget (e.g.

street design). As proposed, staff has suggested the City obtain financing for a couple of larger, unusual projects. You will find this funding listed as "Certificate of Participation."

8. Approve Perryville Regional Airport Capital Improvement Plan 2022-2030. (copy)
This plan is put together by the City's engineers and reflects the airport needs, along with MoDOT and the FAA priorities. Once approved by the Board of Aldermen, it will be submitted to MoDOT prior to the December 1, 2022, due date.
9. Approve unbudgeted transfer from (101) General Fund to (308) Debt Service for 2021B WWTP Bond Semi-Annual Payment - \$55,000. (copy)
10. Approve Pay Application 6 for Zoellner Construction relative to Impound Building - \$66,480.38. (copy)
This is the sixth payment to Zoellner Construction for the Impound Building.
11. Approve Pay Application 1 for Zoellner Construction relative to Fire Station - \$67,348.37. (copy)
This is the first payment to Zoellner Construction for the new Fire Station.
12. Approve Amendment 2 from JEMA, LLC, relative to the Technical Education Facility - \$12,080.00 addition (copy)
This is associated with JEMA's design work for the new technical education facility and will provide updates to the mechanical and electrical drawings for the workcell areas. Although the approval must be done by the City of Perryville as we hold the contract, all associated expenses will actually be reimbursed by Ranken per our agreement. They have reviewed and approved this additional design work and expense.
13. Approve purchase of radio repeaters from JCS Communications per recommendation from Police Department - \$48,720 - \$51,120. (copy)
The budget included radios for the PD. After further review, the Chief has determined repeaters would be a better investment. Once installed in our cars, these repeaters will help provide for officer safety by increasing range and clarity of existing walkie-type, handheld radios that are assigned to our officers. This is a territorial-controlled item and is not available on the state bid. Staff has obtained quotes and is presenting those to the Board for review and approval.
14. Accept bids received for Perry Park Center Interior Flooring Project and award to Richardet Floor Covering, LLC per recommendation of Parks & Recreation Director Cadwell - \$101,160.00 plus \$2,850.00 alternate for a total of \$104,010.00. (copy)
Originally, the budget included the wholesale replacement of park center floors. After talking to the interior designer and seeking professional input, the better approach would be to do one level this year and the other next. This will allow us to paint the walls and then install the new floors on the main level, eliminating the possibility of one activity damaging the other (which would be the case if we did the floors this year and painted the walls next). Next year's CIP, as proposed above, includes the basement level floors and walls.
15. Accept bids received for Perry Park Center Interior Painting Project and award to Jerry Hotop Painting, LLC per recommendation of Parks & Recreation Director Cadwell - \$33,139.75. (copy)
See Item 14 above.

16. Approve Preliminary Plat of McNeece Place Subdivision. (copy)
Kenneth and Tammie Welker have requested approval of a preliminary plat for McNeece Place showing utility locations on the 1300 block of Old St. Mary's Road. This was approved by Planning and Zoning at their August meeting.
17. Authorize Mayor Riney to sign continued life insurance program with Anthem Life as part of employee insurance options. (copy)
This is somewhat a matter of formality as it has been previously reviewed and approved by the Board.
18. Approve proposed airport hangar rental agreement updates. (copy)
Here is the final version of the revised contract. These changes reflect the needs, desires and recommendations of the Airport Advisory Board. Once its final form is approved, staff will begin working with tenants to have new the newer versions signed by each tenant and then ratified by the Board of Aldermen.
19. Approve proposed building reimbursement program agreements. (copy)
Similar to above, this is the Board's final review of the proposed contract. With the Board's blessing, staff will continue to work towards the October 21 developer luncheon and presentation.
20. Approve bid specifications for Airport Snow Removal and authorize city staff to advertise for bids. (copy)
We would like to solicit bids for snow removal services at the Perryville Regional Airport. These specifications have been adjusted slightly based on observations and experiences from the last bid. Although last year's contract was eligible for renewal, we were advised gas prices have increased to the point we will need to rebid this work.
21. Acknowledge receipt of Transition Plan from SEMO Regional Planning Commission. (copy)
The City contracted with SEMO Regional Planning to provide their assistance with evaluation city sidewalks as they relate to ADA standards. Although staff is still working on their review of this information, it is being provided here to the Board of Aldermen for their concurrent review. Future budgets will provide for the City's efforts to address system inefficiencies.
22. Acknowledge receipt of MoDot's Notice of Award re 2022 Transportation Alternatives Program. (copy)
Similar to previous years, this will allow the City to continue to extend the Greenway Trail along Perryville Boulevard with the goal of this next phase being to connect to Highway 61 to the north and Edgemont to the south. This is significant as users will be able to get from the ballfields on Huber Road to Highway 61, to Highway 51, through the soccer park and splash pad, to Edgemont, and then all the way back to Main Street and the city's center without ever getting off a sidewalk/walking trail.
23. Approve request from City Clerk relative to destruction of records in accordance with the State of Missouri Municipal Records Retention Schedule. (copy)
This process is completed in accordance with state guidelines upon the Board's consent.

24. Approve Mayor's appointments for:
- (a) Planning and Zoning
Alexandria Lueders - appointment (alternate) (replacement for Jason Buchheit)
 - (b) Board of Adjustments
Paul Barber - appointment (alternate) (replacement for Newman Fair)

END OF CONSENT AGENDA

25. Discussion regarding the Rock Quarry Lift Station project. (copy)
Several years ago, staff brought our concerns to the Board of Aldermen regarding the age and condition of this lift station. City Engineers have worked with staff to propose three possible solutions, ranging in both scope and impact. Staff would like to discuss these solutions, all of which provide some level of relief, with the Board and determine how best to proceed.
26. Decision regarding rezoning request from RT Perryville, LLC, to rezone a portion of his property from R-2 to a C-2 for outside trailer/vehicle parking with future self-storage buildings at 1105 North Perryville Boulevard.
See Item 4 above.
27. Discussion relative to noise ordinance amendments. (copy)
A local resident recently commented on social media that the City's contractors are not observing our ordinances relating to construction work in that summer work, in particular, is beginning before the 7am start defined in ordinance. Staff would like to discuss this matter with the Board as it is very common for contractors to start earlier during summer month in order to avoid the afternoon heat. In fact, some activities, such as concrete work, are made more difficult during extreme heat or simply cannot be done.
28. Resolution 2022-10 – Supporting an application from RCH Development, Inc., for an affordable housing tax credit from the Missouri Housing Development Commission to construct a 40-unit development tentatively entitled “Sycamore Townhomes” on Sycamore Road. (copy)
We have done several similar resolutions in the past and this is a required step in the process. This project is being led by the Community Partnership of Southeast Missouri and includes support from a board range of community partners, including the hospital, school district and social service agencies. Ten of the proposed units will be free-market units, ten will be “set asides” with rent-supports paid by the Women’s Crisis Center and the SB-40 Board and the remaining 20 will include rent subsidies for those making up to 60% of Median Household Income (MHI).
29. Bill No. 6327 for Ordinance No. 6543 – Entering into an agreement with Koch Electric, Inc., relative to the 2022 Lift Station Generator Project - second reading and final passage. (copy)
This is a budgeted project to install new generators to replace the existing generators at two sewage lift stations (Welty & Show Me Shell).
30. Bill No. 6328 for Ordinance No. 6544 – Entering into an amended Memorandum of Understanding with the Missouri Department of Higher Education and Workforce

Development, Office of Operations, relative to construction of building for technical education programs - second reading and final passage. (copy)

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This addendum to our original agreement helps structure our funding for our P-TECh project. In short, it extends the funding mechanism for the City to utilize the remaining support funds from the State of Missouri.

31. Bill No. 6329 for Ordinance No. 6545 – Accepting an easement deed from Harold and Tracy Miller - second reading and final passage. (copy)
This will provide the needed easements for the project previously approved by the Board of Aldermen.
32. Bill No. 6330 for Ordinance No. 6546 – Entering into Amendment 1 with the Missouri Highways and Transportation Commission State Block Grant Agreement Project No. 20-063A-2 relative to Design Southeast Taxiway and East Apron Taxilane at the Perryville Regional Airport - second reading and final passage. (copy)
This is Amendment 1 to State Block Grant Agreement for Project 20-063A-2 (ramp improvements). This agreement from MoDOT totals \$4,298,165 for the Design Southeast Taxiway and East Apron Taxilane project. This work is expected to begin early next spring, although required materials will be ordered much sooner to ensure they arrive prior to the start.
33. Bill No. 6331 for Expedite Ordinance No. 6547 – Approving Final Plat of McNeece Place Subdivision - first and second reading and final passage. (copy enclosed - may be read by title only)
See Item 16 above.
34. Bill No. 6332 for Emergency Ordinance No. 6548 – Entering into an agreement with Todd C. Schilli and Tasha Schilli, SMS Investment Group, LLC, and Revocable Trust of Shannon M. Crump and Maria Ashley Crump relative to Subdivision Improvements - first and second reading and final passage. (copy enclosed - may be read by title only)
This contract is designed to address City ordinances which requires either: 1) all utilities to be installed prior to a subdivision; or, 2) an agreement be in place to do so. In this case, portions of the property in question along Perryville Boulevard lacks City sewer mains. This contract provides the buyers four years to design and install the sewer service or allows the City to install it and tax bill the property owners. For the most part, staff expects this problem to solve itself as the property will need utilities to develop but having this contract satisfies city ordinances.
35. Bill No. 6333 for Emergency Ordinance No. 6549 – Entering into a Memorandum of Understanding with Perry County School District No. 32 relative to observation of security cameras - first and second reading and final passage. (copy enclosed - may be read by title only)
This MOU clarifies the City’s responsibilities relating to the observation of new security cameras located throughout District #32’s campus. In short, this is a passive observation but the cameras’ availability will prove invaluable during an emergency or crisis situation.
36. Bill No. 6334 for Ordinance – Entering into an agreement with Richardet Floor Covering, LLC relative to Perry Park Center Interior Flooring Project - first reading. (copy enclosed - may be read by title only)
See Item 14 above.

37. Bill No. 6335 for Ordinance – Entering into an agreement with Jerry Hotop Painting, LLC relative to Perry Park Center Interior Painting Project - first reading. (copy enclosed - may be read by title only)
See Item 15 above.
38. Bill No. 6336 for Ordinance – Amending Title 16, Chapter 16.12 of the Code of Ordinances relative to “Subdivision Design Standards” - first reading. (copy enclosed - may be read by title only)
This was previously discussed with the Board of Aldermen and will add a new classification of “residential” streets, allowing developers to install a narrower 25’ concrete street, complete with roll curbs, in certain low-traffic situations. This change is expected to provide a savings in development costs and supports the City’s desire to encourage new subdivisions.
39. Committee Reports: Public Works, Public Safety, Finance, Economic Development, Sidewalk, and Liaison.
40. Report by City Administrator.
 - American Legion City of the Year (copy)
 - National Groundwater Protection Assn. (copy)
 - Thanksgiving Lunch (copy)
 - Violation Notification (copy)
 - Chester Bridge (copy)
 - City Budget 2022-23 ([link](#))
 - City of Perryville Street Evaluation (copy)
 - Perryville WW receives Journeyman Status (copy)
 - BOTS Event – September 16-17
 - Fall Cleanup – October 17-21 (copy)
 - Leaf Season – begins October 17
 - Utility Billing Kiosk (copy)
41. Report by City Engineer.
42. Report by City Attorney.
43. Board concerns and comments and any other non-action items.
44. Closed Session to discuss real estate matters in accordance with Section 610.021(2) RSMo; contractual matter in accordance with Section 610.021(9) RSMo; and litigation matters in accordance with Section 610.021(12) RSMo.
45. Bill No. 6337 for Emergency Ordinance No. 6550 – Approving Bois Brule Settlement Terms - first and second reading and final passage. (copy enclosed - may be read by title only)
46. Adjourn.

Attachments

- Table or Postpone Article
- Rankin MoExcels Application Ltr
- Parks & Rec Report

- Baer Engineering Inv.