



AGENDA NOTES

REGULAR MEETING 6:30 P.M., TUESDAY, MAY 3, 2016

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 19, 2016. (copy)
4. Approve bills for April, 2016. (copy)
5. Approve Collector's Report for April, 2016; Supplement No. 5 for 2015; and Supplement No. 16 for 2014; and Supplement No. 25 for 2013. (copy)
This will be the final such report from the City of Perryville. Beginning in May, the city's taxes will be collected by the Perry County Collector in accordance with our contract.
6. Approve unbudgeted transfer from (101) General Revenue to (414) TIF 1 Hwy 51/61 - \$1,100,299.69. (copy)
This transfer covers the city's final payment for Route AC (MoDOT's industrial connector). Note in the City Treasurer's memo that the amount will be returned to General Revenue as soon as the funds are reimbursed by the EDA grant.

7. Approve Amendment 2 relative to the EDA Highway 51/61 Industrial Park Bypass grant - \$43,000.00 addition. (copy)
This amendment revises the scope and budget to include the relocation of utilities on Route AC.
8. Approve Pay Estimate 5 from Mike Light Cement Finishing, Inc., for the 2015 Sidewalk Improvement Project - \$26,445.96. (copy)
This relates to the work on the sidewalk expansion projects on Schindler Road, Main Street and Edgemont Boulevard.
9. Approve Pay Request 2 from Kiefner Brothers, Inc., for the Airport Fuel Facility Project - \$303,864.30. (copy)
This relates to the installation of the City's new fuel farm at the airport.
10. Approve Pay Request 1 to R.E. Pedrotti Co., Inc., relative to SCADA Modifications Project - \$1,753.00. (copy)
This is the 3rd task, as listed in order of priority by our engineers at Hurst-Rosche. These improvements are necessary for the City to operate by SCADA the proposed modified (two pressure) system. These improvements will enable the City to switch over to the two pressure system easily once all other tasks, like the addition of Tanks 4 and 6 and construction of PRV stations at Tanks 1 and 3, are completed.
11. Approve Pay Request 2 from R.E. Pedrotti Co., Inc., relative to SCADA Modifications Project - \$5,722.20. (copy)
See #10 above.
12. Approve bids received for the Route AC Water Main Relocation Project and award to Jokerst, Inc., per the recommendation of City Engineer Baer - \$35,733.00 (copy)
This project is to lower the water line for MoDot's industrial connector (Route AC). It has been reviewed and approved by both MoDOT and the EDA.
13. Approve request for bids to remove trees and stumps in the city parks and authorize City Clerk to advertise for requests. (copy)
The City has 11 dead trees and 4 additional stumps in the park we need to remove. Given the expected costs exceed \$500 and the possibility one of the aldermen could pursue this work, state law requires we advertise publicly for bids. The trees in the park have been marked for project clarity. Bids are due May 10, 2016.
14. Approve specifications for gasoline and diesel fuel and propane gas and authorize City Clerk to advertise for bids. (copy)
This is for a new two-year contract to provide fuel for all City vehicles and equipment. This requires a 24/7 gas station within City limits and also includes delivery to those places where we have on-site tanks (i.e. airport for tractor, public works & sewer plant). This bid is also for our propane gas needs.
15. Accept City Clerk Tracy Prost's Certification of the Petition for the Perryville Veterans Plaza Community Improvement District (CID). (copy)
City Clerk Tracy Prost has worked in concert with our public finance attorneys at Gilmore and Bell to review and certify the CID petition that was presented to the Board of Aldermen at our April 19 meeting.

END OF CONSENT AGENDA

16. Schedule public hearing date for Perryville Veterans Plaza Community Improvement District (CID) for June 7, 2016, at 6:30 p.m. (copy)
A required part of the CID process is a public hearing. In addition, proper notice must be published in a newspaper of general circulation in the City (Republic Monitor) once a week for two consecutive weeks prior to the week of the public hearing. This scheduled date will allow for that to occur.
17. Discussion relative to proposed concession stand policy. (copy)
This policy has been debated and revised by staff and the park board for literally years. Staff presents here the final version for the Board of Aldermen's consideration. At the last Park Board meeting, the policy was reviewed and unanimously approved.
18. Discussion relative to rezoning and special use permit application fees. (copy)
The current ordinance for rezoning includes a \$75 fee, along with the requirement the applicant address the envelopes and provide postage to notify the affected parties. Staff believes this is antiquated and cumbersome. Instead, we would like to raise the fee to \$100 and accept responsibility for addressing and mailing the letters. The end result, staff believes, would be easier on the applicant and appear more professional. This nominal increase in fees will, for the most part, cover the city's costs although there will be exceptions. For example, a recent matter regarding a special use permit cost of more than \$100 for newspaper publication fees alone.
19. Bill No. 5526 for Ordinance No. 5753 – Entering into an intergovernmental agreement with the County of Perry, Missouri, relative to approved sales tax – second reading and final passage. (copy)
In response to the April 5th vote to extend the park tax, the City and County have worked out an agreement for the continued operations and management of the Perry Park Center.
20. Bill No. 5527 for Ordinance No. 5754 – Amending Title 17, Chapter 17.13 of the Code of Ordinances relative to R-3 Family Residential District – second reading and final passage. (copy)
This continues a conversation previously started with the Board of Aldermen and, if approved, such changes would allow non-conforming mobile home parks to be seamlessly converted to new, multi-family developments. To accomplish this, staff proposes establishing a "+ 1" standard, where the developer could add one more unit than the existing number of mobile homes (allowing for duplex and multi-family development). This proposal received the unanimous support of the Planning and Zoning Commission.
21. Bill No. 5528 for Ordinance No. 5755 – Amending Title 12, Chapter 12.16 of the Code of Ordinances relative to park curfew - second reading and final passage. (copy)
The Board of Aldermen previously directed staff to adjust the park hours to an 11pm closing. Mr. Steve Keller and others spoke at a previous meeting and asked the Board to reconsider this decision. After considerable discussion, the Board decided to compromise with a closing time of 12 midnight. Note that the neighborhood parks will retain their 10:00 pm closing time.
22. Bill No. 5529 for Ordinance No. 5756 – Amending Title 12, Chapter 12.16 of the Code of Ordinances relative to park tennis courts – second reading and final passage. (copy)
Based on the Board's discussion regarding park hours and their expressed desire for consistent application of this ordinance, staff also suggest eliminating the "controlled area" provisions found in Ordinance 12.16.110 and instead simply prohibiting the use of improper equipment on the tennis courts.

23. Bill No. 5530 for Ordinance No. 5757 – Entering into a contract with the County of Perry, Perryville Development Corporation, and The Industrial Development Authority of Perry County, Missouri relative to renewal of cooperative agreement – second reading and final passage. (copy)
This will renew the City/County/IDA/PDC contract extension and has included language for funding for the Cultural Resource Management Office.
24. Bill No. 5531 for Ordinance No. 5758 – Accepting a general warranty deed from Perry County School District #32 – second reading and final passage. (copy)
Perry County District #32 has agreed to donate the property necessary to construct a new downtown water tower (#6). This tower will better serve the entire school campus and the downtown business district.
25. Bill No. 5532 for Ordinance No. 5759 – Accepting an easement deed from Perry County School District #32 – second reading and final passage. (copy)
This easement is part of the water tower project described above.
26. Bill No. 5533 for Ordinance No. 5760 – Entering into a contract with Fronabarger Concreters, Inc., relative to 2016 Grand Avenue Improvements Project – second reading and final passage. (copy)
It is staff's intention to coordinate this work with MoDot's resurfacing of Perryville Boulevard. This piece of the Grand Avenue project will begin at the intersection and continue east approximately one block. Next year, the project will continue from that point. Please note the redesigned intersection will include a left turn lane.
27. Bill No. 5534 for Ordinance – Amending Title 13, Chapter 13.08 and Chapter 13.24 of the Code of Ordinances relative to civil tampering penalty on water and natural gas – first reading. (copy enclosed – may be read by title only)
There are times each month the City must turn off the water at individual addresses when the customer refuses to pay their bill. There are a small number of customers who take it upon themselves to get into the meter pit and turn their water back on (even though they haven't paid their bill). This presents challenges for staff and adds significantly to our work process. There is currently no penalty through the billing process for this, and staff proposes adding a penalty of \$100 for those who turn on the water and \$250 for those who turn on the gas (please understand gas is much more dangerous and the Public Service Commission requires a proper leak check each time gas service is turned on).
28. Bill No. 5535 for Ordinance – Entering into a contract with Jokerst, Inc., relative to Route AC Water Main Relocation project – first reading. (copy enclosed – may be read by title only)
See #12 above.
29. Bill No. 5536 for Ordinance – Entering into a contract with Cochran relative to Downtown Pavilion/Bandstand design – first reading. (copy enclosed – may be read by title only)
At a previous meeting, EDA Director Scott Sattler presented the recommendations of the Downtown Revitalization Committee for the former Hoeckele lot downtown. Staff has received several responses from architectural firms and has selected Cochran Engineering as our consultant for this project. Cochran had far more experience with similar projects than the other firms that expressed interest and have recently completed similar pavilion projects in both Sullivan and Union. Once the contract is in place, staff will coordinate community meetings to solicit design input from the Chamber of Commerce, Downtown Revitalization Committee, and our general public.

30. Bill No. 5537 for Ordinance – Accepting a general warranty deed from Sam and Madhu, LLC for the placement of water tower #4 – first reading. (copy enclosed – may be read by title only)
This will finalize and make official the city's purchase of the necessary property for our water tower number four. The property has already been paid for and engineering is well underway.
31. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
32. Report by City Administrator:
 - Painting Park House Museum
 - Grotto Sculpin Progress Report (copy)
 - Police Station Roof
33. Report by City Engineer.
34. Report by City Attorney.
35. Board concerns and comments and any other non-action items.
36. Closed Session to discuss contractual matters in accordance with Section 610.021(9) RSMo.
37. Adjourn.