



**AGENDA NOTES  
REGULAR MEETING  
6:30 P.M., TUESDAY, SEPTEMBER 6, 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.
3. Introduction of new city employees:
  - Dylon M. Wyatt - Police Dept
  - Dakota Wright - PW Refuse Division
  - Taber J. Bell - PW Water/Wastewater Division
4. Public Hearing for a Special Use Permit request from Trish Riney to move her current business, “Macy’s Place Dog Bath and Boutique,” to 122 South Kingshighway, currently zoned C-2 General Commercial. (copy)  
**Trish Riney would like to move her current dog grooming business to the building located at 122 S. Kingshighway. The business would like to expand to offer more services, for example, dog daycare, boarding and full time grooming services.**
5. Public Hearing for a Rezoning request from Austin Rentals, LLC and Walter Gawrych III to rezone property in Harvest Acres from R-2 Single Family Residential to R-5 General Residential to allow duplexes and multi-family dwellings. (copy)  
**Austin Rentals, LLC would like to rezone a portion of the property located off Hickory Lane. A portion of the land is currently zoned R-5 General Residential and a smaller portion is currently zoned R-2 Single Family Residential. The owners would like the entire tract to be zoned R-5 General Residential as R-5 allows for multi-family developments.**

### CONSENT AGENDA ITEMS

6. Approve minutes from meeting of August 16, 2016. (copy)
7. Approve bills for August, 2016. (copy)
8. Approve bids received for Furnaces and Central Air Units Project for the Water Treatment Plant and award to Lundy Heating and Cooling per recommendation of Water Plant Superintendent Jeremy Meyer – \$13,425.00. (copy)  
**This was a budgeted project for the water plant.**
9. Accept bids received for Ball Fields 4 & 5 Backstop and Fencing Project and award to Best Fencing, LLC per recommendation of Parks & Recreation Director Cadwell – \$27,250.00. (copy)  
**This is a budgeted project to improve the backstops at Fields 4 & 5 (along Huber Road). The work on Field 4, in particular, is being coordinated with the Field Improvement Committee and will include concrete seating areas for patrons and the DuraEdge infield (as is found on Field 8).**
10. Accept bids received for the Police Station Roofing Project and award to Zoellner Construction, Inc, per recommendation of Cochran Engineering - \$127,500.00. (copy)  
**This matter has been discussed with and conceptually approved by the Board in previous conversations. The Police Department's roof is in need of replacement and this project will install a standing seam metal roof. Staff propose that the new roof include a 20-year weather tight warranty. It should be noted, the roof must be replaced as it leaks badly. The cost of using metal instead of asphalt shingles amounts to about a \$46,000 difference.**
11. Accept bids received for the 2016 Supplemental Power Project - School Street Lift Station Generator and Water Treatment Plant Transfer Switches and award to Koch Electric, Inc. per recommendation of City Engineer Baer - \$60,242.70. (copy)  
**This will locate a permanent natural gas generator at the School Street lift station (the last we believe that requires a fixed generator) and two "plug and play" transfer switches at the water plant (one for the plant itself and a second for the intake).**
12. Approve plans and specifications for Liberty Street Water Line Project and authorize City Clerk to advertise for bids. (copy) (plans and specs available at meeting)  
**Several years ago, the city self-installed a water line along Highway 51. At that time, the line inadvertently crept outside the easement and now must be moved so that property can develop. Although unfortunate, this new line will have greater system impacts than the old line in light of the other water system improvements.**
13. Verify Receipt of Petition for Voluntary Annexation from Richard and Sherry Stark for property being described as part of a 6.24 acre tract recorded in Document 2013R01222 of the Perry County Deed Records and set public hearing for September 20, 2016, at 6:30 p.m. (copy)  
**The Starks have built a home on a property somewhat behind Keller Motors. They would like to annex into the City in order to access both the water and sewer utilities. Any main extension necessary will be at their cost.**

14. Review and approve request from Terri Thomas for Relay for Life fundraiser to collect on the Square on September 30, 2016. (copy)  
**The Perry County Memorial Hospital's team would again like to request permission to host a boot drive for their Relay for Life team. This collection will occur during the hours of 3pm and 7pm. This request has been shared with and approved by the Police Department.**
15. Review and approve request from PHS Athletic Director Steffens to hold a Glow Stroll Community Fun Run/Walk for Dru Hemman on Friday, September 16, 2016. (copy)  
**District #32 is organizing this event to coincide with the PHS vs. St. Vincent football game on September 16. This event will stay in and around the City Park/District #32 campus and occur late evening between the hours of 9pm and 11pm. Staff has no objections to this request.**
16. Accept master plan for Feltz Street Park as presented at the August 16, 2016, meeting. (copy) **Several input points were proposed as part of the Feltz Street Park redevelopment process. These included a meeting with the Park Board on July 13, the local neighborhood on July 27, and the general public and Board of Aldermen at our August 16 meeting. From here, SEMO RPC incorporated the suggestions into a final park design. At this point, staff presents the final version of the master plan for the Board of Aldermen's consideration and approval. Please note, this does not approve construction or purchasing of equipment, only the concept itself. Those approvals will come later, most likely during next fiscal year's budget.**

#### **END OF CONSENT AGENDA**

17. Decision regarding a Special Use Permit request from Trish Riney to move her current business, "Macy's Place Dog Bath and Boutique," to 122 South Kingshighway, currently zoned C-2 General Commercial.  
**See #4 above.**
18. Decision regarding a Rezoning request from Austin Rentals, LLC and Walter Gawrych III to rezone property in Harvest Acres from R-2 Single Family Residential to R-5 General Residential to allow duplexes and multi-family dwellings.  
**See #5 above.**
19. Review final design for Downtown Pavilion project and authorize Cochran Engineering to prepare plans and specifications for project. (copy)  
**Cochran has been busy incorporating the community's feedback into multiple options for us to consider. This final version includes some adjustments made based on previous community and Board input. Once this final version is approved, Cochran will begin the architectural design and engineering work necessary to take this project out for bid.**
20. Discussion regarding request from Tourism Director Erzfeld regarding Solar Eclipse awareness efforts. (copy)  
**Ms. Erzfeld has secured a donation from Main Street Signs for a sign designating the Bank of Missouri Soccer Complex as an official "eclipse viewing location." This would give her permission to work with park staff to locate such a sign in the soccer complex along Perryville Boulevard.**

21. Resolution No. 2016-05 – Adopting Policy for Employee Service Awards. (copy)  
**The Board has historically presented a small token of appreciation for service milestones. It came to light that there wasn't an official record of this practice so staff asks the Board to consider doing so by resolution. This will provide clear direction to staff going forward. Recognition begins with 5 years of service and continues on 5 year intervals, peaking at 50 years of service.**
22. Resolution No. 2016-06 – Accepting Voluntary Annexation from Richard and Sherry Stark. (copy) **See #13 above.**
23. Bill No. 5573 for Ordinance No. 5797 – Entering into an agreement with Missouri Highways and Transportation Commission relative to grading, drainage, and paving of TG Way to its intersection with Route AC – second reading and final passage. (copy)  
**This contract will give MoDOT permission to develop a small section of needed street between the current end of TG Way and its intersection with Route AC. This is made necessary because the new road itself shifted slightly north to avoid a sinkhole and storm water course. It has been reviewed and approved by City Attorney Tom Ludwig.**
24. Bill No. 5574 for Ordinance No. 5798 – Amending Title 10, Chapter 10.20 of the Code of Ordinances relative to Prohibited Parking Schedule (Grand Avenue at U.S. Highway 51) – second reading and final passage. (copy)  
**Due to a water course and a culvert under Grand Avenue, the street is somewhat narrow at this section. After review, the PD and engineer both agree to limit parking in the area which, for the most part, is probably unnecessary anyway.**
25. Bill No. 5575 for Ordinance No. 5799 – Entering into a Sludge Farm Crop Lease Agreement with Earl Miesner – second reading and final passage. (copy)  
**In 2012, and at the Board's direction, we first put the City's sludge farm out for bids. This 5-year contract will allow Mr. Miesner to make hay on the property and otherwise maintain the property.**
26. Bill No. 5576 for Ordinance No. 5800 - Entering into a contract with Cochran Engineering relative to City Hall Roof Project – second reading and final passage. (copy)  
**The Board will no doubt notice this design work is priced higher than the work on the PD's roof. There were several factors for this. The City Hall building is quite a bit older than the Police Department building so there are many unknowns there. There are no drawings to reference or get dimensions and other information from. This means Cochran will be spending additional time in the field to dimension, inspect, and record all of the existing conditions as they are. In addition, with the design of the parapet (barrier which is an extension of the wall at the edge of a roof, terrace, balcony, walkway or other structure), there will likely be additional details on the condition of the existing parapet and connecting it to the new roof. All this means there will be more details and drawings associated with the installation of the new roof at City Hall, at least when compared to the same project at the PD.**
27. Bill No. 5578 for Ordinance No. 5801 – Amending Title 17, Chapter 17.56 of the Code of Ordinances relative to Sign Content – second reading and final passage. (copy)  
**The Supreme Court's recent [decision](#) on municipal sign regulations will affect the way we do business here locally. It greatly impacts how we limit and control sign content. While this will provide more flexibility in regards to off-premise advertising and signs, staff still recommends limiting the frequency and location of such signs.**

28. Bill No. 5579 for Expedite Ordinance No. 5802 – Approving Special Use Permit request from Trish Riney to move her current business, “Macy’s Place Dog Bath and Boutique,” to 122 South Kingshighway, currently zoned C-2 General Commercial – first and second reading and final passage. (copy enclosed – may be read by title only)  
**See #4 above.**

29. Bill No. 5580 for Expedite Ordinance No. 5803 – Approving a Rezoning request from Austin Rentals, LLC and Walter Gawrych III to rezone property in Harvest Acres from R-2 Single Family Residential to R-5 General Residential to allow duplexes and multi-family dwellings – first and second reading and final passage. (copy enclosed – may be read by title only)  
**See #5 above.**

30. Bill No. 5581 for Emergency Ordinance No. 5804 – Entering into an agreement with Best Fencing, LLC relative to Ball Fields 4 & 5 Backstop and Fencing Project – first and second reading and final passage. (copy enclosed – may be read by title only)  
**This is a budgeted project to improve the backstops at Fields 4 & 5 (along Huber Road). The work on Field 4, in particular, is being coordinated with the Field Improvement Committee and will include concrete seating areas for patrons and the DuraEdge infield (as is found on Field 8).**

**It is presented as an emergency ordinance because staff would like to sow grass ASAP in an effort to ensure a nice stand for next season. This was not done during the reconstruction of Field #8 and it presented challenges at times.**

31. Bill No. 5582 for Emergency Ordinance No. 5805 – Entering into an agreement with Zoellner Construction Company, Inc., relative to Police Station Roofing Project – first and second reading and final passage. (copy enclosed – may be read by title only)  
**This matter has been discussed with and approved by the Board in previous conversations. The Police Department’s roof is in need of replacement and this project will install a standing seam metal roof with 20-year watertight warranty.**

**It is presented as an emergency ordinance because staff reported many substantial leaks during the August rains. By proceeding quickly, staff hopes to avoid additional damage to the insulation and interior walls and equipment. At this writing, staff does not have all the contractors' paperwork. Unless it is received by close of business on Tuesday, staff will recommend proceeding with only a first reading of the contract.**

32. Bill No. 5583 for Emergency Ordinance No. 5806 – Entering into an agreement with Spectra Tech relative to manhole lining – first and second reading and final passage. (copy enclosed – may be read by title only)  
**This year’s plan was to line several of our most porous manholes. Staff has worked with City Engineer Baer to develop a list of such manholes and the priority locations are presented here. This service is not available locally so staff proposes “piggy-backing” off of previously bid municipal projects which would allow the project to proceed without additional cost and time. This is similar to our approach to last year’s pipe lining and is allowable by purchasing policy since there are no local vendors.**

**It is presented as an emergency ordinance because the vendor has an opening right now in their schedule. Short of proceeding immediately, it will be scheduled to occur sometime after the first of the year. We know pipe lining is a priority**

**issue for the Board and, as such, present it here for emergency consideration. It is likely that additional manholes will be added during this project as staff continue their research of the matter. This shouldn't present a problem as the contact is based on per unit price.**

33. Bill No. 5584 for Ordinance – Entering into an agreement with Lundy Heating and Cooling relative to Furnaces and Central Air Units Project for the Water Treatment Plant Project – first reading. (copy enclosed – may be read by title only)  
**See #8 above.**
34. Bill No. 5585 for Ordinance – Entering into an agreement with Koch Electric, Inc., relative to 2016 Supplemental Power Project - School Street Lift Station Generator and Water Treatment Plant Transfer Switches – first reading. (copy enclosed – may be read by title only)  
**See #11 above.**
35. Bill No. 5585 for Ordinance – Entering into a First Extension Agreement with Gilster-Mary Lee Corporation – first reading. (copy enclosed – may be read by title only)  
**This will extend the City's current industrial gas rates (particularly the mega-user rate) for an additional 4 years.**
36. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
37. Report by City Administrator:
  - Airport Fuel
  - FAA Airport Name Change
  - Karst Documentary
  - Saturday Night Movies
  - LED Update
38. Report by City Engineer.
39. Report by City Attorney.
40. Board concerns and comments and any other non-action items.
41. Closed Session to discuss real estate matters in accordance with Section 610.021(2) RSMo.
42. Adjourn.