



**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, SEPTEMBER 20, 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. Public Hearing relative to 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. (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.

CONSENT AGENDA ITEMS

4. Approve minutes from meeting of September 6, 2016. (copy)
5. Approve Financial Report for August, 2016. (copy)
6. Approve Pay Estimate 1 to Phoenix Fabricators & Erectors, Inc., relative to Construction of Tanks 4 and 6 - \$315,969.05. (copy)
This project includes the construction of a new, larger tank #4 near the interstate and the removal of current tank #4 near Wal-Mart. It also includes the construction of tank #6 near PCSD #32 (which will better serve downtown district and the area around the school's campus). This pay estimate covers a considerable amount of site and foundation work (in the form of footings).

7. Approve Change Order 1 from Cochran Engineering relative to City Hall Roof Project to include additional services – no change in cost. (copy)
Inadvertently, the final contract omitted Cochran's work with the City Hall fascia, flashings, and gutters. An astute Mayor noticed this and raised the issue to staff. It has been corrected here. This is a no cost change order as it was included in the original proposal from Cochran but omitted from the actual contract.
8. Approve Change Order 1 from Cochran Engineering relative to Police Station Roof Project to include additional services and time extension – \$5,000 (increase). (copy)
The original contract with Cochran was only for design services. Staff has asked them to provide inspection services at critical junctures of the project to ensure a quality finish. This change order utilizes a Time and Expense approach, coupled with a Not to Exceed amount. Cochran has estimated it would likely require two trips, one trip to look at the initial tear off to best determine what repairs are needed and another to inspect upon completion. It is estimated those initial two trips would be about \$1700. However, just in case they uncover larger concerns or we start having issues with the quality of the work, we capped the amount at \$5,000.00.
9. Approve request for Retail Liquor by Drink—Caterers (RBDC) license by Ralph T. Schamburg on behalf of Knights of Columbus for an event at Robinson's Event Center at 2411 Walters Lane, Perryville, Missouri, on November 9, 2016. (copy)
This liquor license is for the 2nd Annual Humanitarian of the Year Award which is hosted by the Perry County Community Foundation and takes place at Robinson Construction.
10. Approve bids received for Sewer Combination Truck and award bid to Coe Equipment per recommendation of Public Works Director Brown - \$333,524.58. (copy)
This critical piece of equipment is part of the City's FY16-17 budget. The specifications included, as an alternate, a trade-in value for the City's current truck. Staff included this as an alternate in order to preserve the option of taking the vehicle to auction if the trade-in value comes in lower than expected, which has occurred. Please see below.
11. Approve sale of current Vac-Con Truck
Regarding our current sewer combination truck, we have since had it "appraised" by the [Purple Wave](#) online auction company. Based on recent sales, they estimated it could bring \$60,000 to \$80,000 through their website instead of \$20,000 or so for a trade-in. Along with the request to purchase the new truck, staff would like permission to sell the old upon its delivery.
12. Set public hearing date for Special Use Permit request from Jerry and Hillary Childers to open a laundry service at their property located at 1104 West St. Joseph Street, currently zoned R-2 Single Family Residential – October 18, 2016, at 6:30 p.m.. (copy)
The Childers would like to pick up household laundry, bring it to their house, wash and fold it, and then return it to the owners. Their market customer would be the elderly, infirmed or otherwise housebound who are unable to do their own laundry. They have no plans for onsite customer visits or commercial equipment. It will be done through their own household laundry machines.

END OF CONSENT AGENDA

13. Discussion regarding regulations for chickens within the city limits. (copy)
At one time, staff remembers city ordinances limiting the number of chickens an individual could keep within the City limits of Perryville. Much to our chagrin, it no longer seems to be part of city ordinances. For the sake of clarity, staff proposes reestablishing limitations which would be based, in part, on lot size.
14. Approve Five Year Capital Improvement Plan FY 2017-18 to 2021-22. (copy)
This "kinder, gentler, and shorter" plan was designed at the Mayor's suggestion and will be presented to the Finance Committee at a special meeting the same evening as our Board meeting. This plan no longer represents a "wish list" of sorts for items needed, regardless of the prices or associated revenues. Instead, each year includes a finite amount of projected revenue and the planned projects now fit within that budget.
15. Distribution of forms for City Administrator's yearly evaluation.
This Administrator recently finished his 7th year of service to the Board of Alderman and the City of Perryville. Similar to other employees, the Mayor and Board, who supervise this position, must now evaluate the past year's performance and set goals for the next.
16. Bill No. 5584 for Ordinance No. 5807 – Entering into an agreement with Lundy Heating and Cooling relative to Furnaces and Central Air Units Project for the Water Treatment Plant Project – second reading and final passage. (copy)
This was a budgeted project for the water plant.
17. Bill No. 5585 for Ordinance No. 5808 – 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 – second reading and final passage. (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).
18. Bill No. 5586 for Ordinance No. 5809 – Entering into a First Extension Agreement with Gilster-Mary Lee Corporation – second reading and final passage. (copy)
This will extend the City's current industrial gas rates (particularly the mega-user rate) for an additional 4 years.
19. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
20. Report by City Administrator:
 - [RSMo 67.671](#) Proposed Legislation (copy)
 - CTS Perry Park Center Project
 - Miraculous Medal Restoration Campaign (copy)
 - LED Street Lights
 - Downtown Plaza
21. Report by City Engineer.
22. Report by City Attorney.
23. Board concerns and comments and any other non-action items.
24. Adjourn.