



**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, AUGUST 16, 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. Presentation of Proclamation to members of the Perryville Fire Department commemorating their dedication and service to the citizens of Perryville. (copy)
4. Introduction of new city employee, Patrolman Dylon M. Wyatt.
5. Public Hearing for Downtown Pavilion Presentation by Cochran Engineering.
Cochran has been busy incorporating the community's feedback into multiple options for us to consider. This will be an "unveiling" of sorts for the Board of Aldermen and general public and the Board will ultimately be asked to determine which option is selected for final design.
6. Public hearing relative to Feltz Street Park Redevelopment.
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 now the general public and Board of Aldermen at our August 16 meeting. From here, SEMO RPC will incorporate the suggestions into a final park design.

CONSENT AGENDA ITEMS

7. Approve minutes from meeting of August 2, 2016. (copy)
8. Approve Financial Report for July, 2016. (copy)
9. Accept bids received for the 2016 Sludge Farm Crop Lease and award to Earl Miesner - \$5,200.00 annual rent. (copy)
In 2012, and at the Board's direction, we first put the City's sludge farm out for bids. The previous bid was \$5,600/year but Mr. Todd Ayars did not bid this time.
10. Approve estimate from Eastern Missouri Industries, Inc., relative to natural gas main bore in Lake Point Acres - \$20,800.00. (copy)
After researching the project, staff again recommends contracting this work out as a boring project. This is believed necessary because of the high number of driveways in the front yards and fences and landscaping in the backyards. Staff has confirmed all needed easements are in place and, if approved, it is believed natural gas will be available to this subdivision as early as this winter.
11. Approve specifications for Furnaces and Central Air Units Project for the Water Treatment Plant and authorize City Clerk to advertise for bids. (copy)
This was a budgeted project for the water plant.
12. Approve Request for Proposals for a Compressed Natural Gas (CNG) Time Fill Fueling Station and authorize staff to seek proposals. (copy)
This follows the conversation with the Board of Aldermen at our last meeting and paves the way for the City to purchase Natural Gas Vehicles (NGV) going forward at the Public Works Department.
13. Approve plans and specifications for the 2016 Supplemental Power Project - School Street Lift Station Generator and Water Treatment Plant Transfer Switches and authorize City Clerk to advertise for bids. (copy) (plans and specs available at meeting)
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).
14. Set Public Hearing date 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 – September 6, 2016, at 6:30 p.m. (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.
15. Set Public Hearing date 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 – September 6, 2016, at 6:30 p.m. (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.

16. Approve recommendation from Asst. Chief Jones relative to prohibited parking at the intersection of Grand Avenue and U.S. Highway 51. (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.
17. Approve proposed Civic Project list. (copy)
Several years ago, the Board asked staff to put together a volunteer project list for interested parties. Staff believed it was time to update that list and present it here for the Board's consideration and approval.

END OF CONSENT AGENDA

18. Presentation regarding the 2015-16 City Audit from Jeff Hay, of Kerber, Eck & Braeckel. (copy)
Mr. Hay will again present a "clean" audit to city leaders.
19. Discussion relative to rental property safety inspections. (copy)
At the last meeting, staff was directed to research possibilities for rental property inspections. Staff has put together a list of items intended to keep the conversation moving. Staff will be seeking direction from the Board of Aldermen on how best to proceed. It should be noted, it is staff's intention to put together a balanced plan that provides protection for the tenants but also the landlords and neighbors, so much as is possible. It is possible this could even include criminal charges for wanton and seemingly deliberate damage to property.
20. Discussion relative to amending sign ordinance. (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.
21. Discussion regarding an agreement with Missouri Highways and Transportation Commission relative to providing non-primary entitlement funds for reconstruction of t-hangar apron pavement and update/develop Exhibit A property line map. (copy)
MoDOT is requiring the city update its property ownership map and records regarding property acquisition (Exhibit A). In addition, the next project on the airport plan is to replace the deteriorating aprons around the T-Hangar building. The attached project budget is for asphalt replacement. The City's street policy specifies only concrete. Staff will seek direction from the Board as to whether or not the airport standards should be similar. If concrete is selected, this project will likely be delayed for one year.
22. Bill No. 5568 for Ordinance No. 5792 – Entering into an agreement with Taylormade Company regarding the 2016 Safety Playground Surface Project (Optimist Playground at Pavilion 20) – second reading and final passage. (copy)
We have been awarded a playground surface grant from the Missouri Department of Natural Resources (DNR). This grant will help fund a rubberized surface at the Optimist playground near Pavilion 20.
23. Bill No. 5569 for Ordinance No. 5793 – Readopting Title 2 of Chapter 2.48 of the Code of Ordinances regarding Personal Financial Disclosure – second reading and final passage. (copy)
This ordinance is adopted annually to accommodate the requirements of the Missouri Ethics Commission.

24. Bill No. 5570 for Ordinance No. 5794 - Establishing 2016-17 Property Tax Rate re Bond Indebtedness – second reading and final passage. (copy)

After discussion with the Mayor and the Board, staff is recommending no changes at this time.

25. Bill No. 5571 for Ordinance No. 5795 - Establishing 2016-17 Property Tax Rate re General Revenue and Park – second reading and final passage. (copy)

After discussion with the Mayor and the Board, staff is recommending no changes at this time.

26. Bill No. 5572 for Ordinance No. 5796 – Entering into a T-Hangar Rental Agreement with Chris Harbison – second reading and final passage. (copy)

Mr. Harbison would like to rent a space in the T-Hangars.

27. Bill No. 5573 for Ordinance – 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 – first reading. (copy enclosed – may be read by title only)

This contract will give MoDOT permission to improve 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.

28. Bill No. 5574 for Ordinance – Amending Title 10, Chapter 10.20 of the Code of Ordinances relative to Prohibited Parking Schedule (Grand Avenue at U.S. Highway 51) – first reading. (copy enclosed – may be read by title only)

See #16 above.

29. Bill No. 5575 for Ordinance – Entering into a Sludge Farm Crop Lease Agreement with Earl Miesner – first reading. (copy enclosed – may be read by title only)

See #9 above.

30. Bill No. 5576 for Ordinance - Entering into a contract with Cochran Engineering relative to City Hall Roof Project – first reading. (copy enclosed – may be read by title only)

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.

31. Bill No. 5577 for Ordinance – Entering into an agreement with Missouri Highways and Transportation Commission relative to providing non-primary entitlement funds for reconstruction of t-hangar apron pavement and update/develop Exhibit A property line map – first reading. (copy enclosed – may be read by title only)

See #21 above.

32. Bill No. 5578 for Ordinance – Amending Title 17, Chapter 17.56 of the Code of Ordinances relative to Sign Content – first reading. (copy enclosed – may be read by title only)
See #20 above.
33. Committee Reports: Public Works, Public Safety, Finance, Liaison, and Economic Development.
34. Report by City Administrator:
 - Humanitarian dinner (copy)
 - Batting Cage
 - Water/Waste Water Certifications (copy)
 - LED Street Lights
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 contract matters in accordance with Section 610.021(9) RSMo and real estate matters in accordance with Section 610.021(2) RSMo.
39. Adjourn.