



THE CITY OF
PERRYVILLE
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Brent Buerck

**AGENDA NOTES
REGULAR MEETING
6:30 P.M., TUESDAY, APRIL 4, 2023**

Catalyst Center • 508 North Main 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 for a special use permit request from Dave Newell to allow a storage container on his property at 903 North Kingshighway. (copy)
Dave Newell, owner of Newell's Auto Body, is requesting approval of a special use permit to install a storage container behind his building.
4. Public hearing for a rezoning request from Dave Richardet to rezone property located between Alma Avenue and Edgemont Boulevard from R-2 (Single Family Residential) to R-5 (General Residential District). (copy)
Dave Richardet is requesting approval to rezone a small parcel on his property located between Alma Avenue and Edgemont Blvd from R-2 to R-5. This area was previously part of a larger request which was denied but, at the time, it was suggested he come back for this particular parcel.

CONSENT AGENDA ITEMS

5. Approve minutes from meeting of March 21, 2023. (copy)
6. Approve bills for March 2023. (copy)
7. Approve Pay Estimate 2 from Lappe Cement Finishing, Inc., relative to 2022 Street Improvements Project (Moulton) - \$432,425.87. (copy)
This invoice relates to the sidewalk and street reconstruction work along North Moulton Street (between St. Joseph Street and Drury Street).

8. Approve Pay Estimate 1 from Earth First Contractors, LLC, relative to Airport WWTP UV System - \$69,540.00. (copy)
This is a budgeted project that will add a UV System to the package plant at the Perryville Regional Airport, similar to what has been in place at the WWTP for several years, helping to ensure consistent treatment and allowing the City to meet permit violations.
9. Approve declaration of 2022 Residential Surplus Funds in the amount of \$86,553.26 relative to I55/Hwy 51 TIF and acknowledge that said funds were never collected by the TIF but were disbursed to the taxing entities by the County of Perry. (copy)
In accordance with our Tax Increment Financing (TIF) plans and agreements, all residential property taxes are declared as surplus and distributed to the taxing entities (instead of being collected by the TIF District). It is necessary for auditing purposes to have record of its being declared surplus by the Board of Aldermen, so it is presented here for Board approval.
10. Approve declaration of 2022 Residential Surplus Funds in the amount of \$874.00 relative to Downtown Perryville TIF and acknowledge that said funds were never collected by the TIF but were disbursed to the taxing entities by the County of Perry. (copy)
See Item 9 above.
11. Approve renewal of engagement with Beussink, Hey, Roe & Stroder, LLC for the 2022-23 auditing services. (copy)
This will extend the agreement with our auditors for another year at the \$27,000 (last year was \$25,000). The price could increase to \$30,000 if we need the single audit, based on the amount of federal funds expended.
12. Approve request from Public Works Director Layton to sell items on Purple Wave Auction site. (copy)
Staff has provided a memo listing surplus items that are ready for public auction.
13. Approve Project Information Form from Buddy Hellman d/b/a Winwood Enterprises, LLC, relative to Financial Reimbursement for New Construction to Builder/Homeowner Program – Kolbe Court. (copy)
This is for construction of a new duplex on Kolbe Court. The application meets the requirements of the New Construction to Builder/Homeowner Program.
14. Approve Preliminary Plat of Progress Way Subdivision. (copy)
Shannon and Ashley Crump are requesting approval of the preliminary and final plat of Progress Way Subdivision to separate into two lots.
15. Approve Preliminary Plat of SMS Fields Subdivision. (copy)
SMS Investments is requesting approval of the preliminary and final plat of SMS Fields Subdivision to separate the land into seventeen lots.
16. Approve Plans and Specifications for Sunset Drive. (copy available at meeting)
This is a budgeted project to replace the asphalt at this intersection that has fallen into poor repair in recent years.
17. Approve outdoor music request from AmVets Post 94 at 1203 West St. Joseph Street on April 29, 2023, from 7pm to 11pm. (copy)
This is a similar request to last year. The AmVets Post 94 would like to have music outdoor in their fenced patio. Similar to other events involving outside music, staff

would like to limit their request to 11 PM in respect to the residential neighborhood around them.

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18. Approve Downtown Activity request from Carisa Stark for 2023 Summer Events at the Warehouse Entertainment District (107 North Jackson Street). (copy)
Mary Jane Burgers & Brew is requesting permission to have outdoor music on a regular and reoccurring basis throughout the summer, showcasing local and regional talent, at The Warehouse. Similar to above, staff recommend limiting all such avenue to 11 PM.
19. Approve Spoils Application Request from Brett Obertini for 202 Cedar Street. (copy)
Mr. Obertini wants the spoils because his neighbor's old cistern is causing a hole to open up in his yard. Staff can deliver the spoils, but he will have to place them himself.
20. Acknowledge 2024 Eclipse Proclamation. (copy)
It is understood that any piece of dirt in the entire world can expect an eclipse once roughly every 400 years. It just so happens Perryville will enjoy two such phenomenon in the course of seven years. Mayor Riney's resolution acknowledges the significance of that event.

END OF CONSENT AGENDA

21. Decision regarding special use permit request from Dave Newell to allow a storage container on his property at 903 North Kingshighway.
See Item 3 above.
22. Bill No. 6398 for Ordinance No. 6615 – Amending Title 2, Chapter 2.40, Section 2.40.020 of the Code of Ordinances relative to Chief of Police-Authority-Responsibilities and Duties - second reading and final passage. (copy)
Previously, the code enforcement officer was hired and supervised by City Administration. In recent years, it has transitioned to a police department position, allowing the officer to cover shifts and better support the department's operations. This tweak to the ordinances recognizes this change. Additionally, efforts by the city attorney were made to remove gender references.
23. Bill No. 6399 for Ordinance No. 6616 – Entering into an agreement with KimHec Environmental Consulting relative to Pretreatment and NPDES Program Assistance - second reading and final passage. (copy)
This updates our long-standing agreement with KimHec Environmental for our industrial pre-treatment services.
24. Bill No. 6400 for Ordinance No. 6617 – Entering into a License for Encroachment with Robert and Michelle Patrick relative to encroachment upon city property - second reading and final passage. (copy)
This will allow the Patrick's private fence to encroach into a fringe area of City Park, near the ballfields on Huber Road.
25. Bill No. 6401 for Ordinance No. 6618 – Entering into an agreement with GIS Workshop, LLC d/b/a gWorks relative to service agreement and terms of service – second reading and final passage. (copy)
Our work order software company has been bought and this contract allows the new company to continue servicing the City of Perryville.

26. Bill No. 6402 for Ordinance No. 6619 – Entering into a Memorandum of Agreement with Commemorative Air Force Missouri Wing relative to Perryville Regional Airport Fly-In - second reading and final passage. (copy)
This contract will allow the Airport Advisory Board to bring a B-25 Mitchell to Perryville for their “Fly-In.” Included in the contract is the “promise” of no less than 10 rides on the plane being sold. Advisory Board members are currently working to promote this opportunity.
27. Bill No. 6403 for Expedite Ordinance No. 6620 – Approving a special use permit request from Dave Newell to allow a storage container on his property at 903 North Kingshighway - first and second reading and final passage. (copy enclosed - may be read by title only)
See Item 3 above.
28. Bill No. 6404 for Expedite Ordinance No. 6621 – Approving final plat of Wm. J. Barnwell 2nd Addition - first and second reading and final passage. (copy enclosed - may be read by title only)
William J. Barnwell Building Association, Inc. is requesting approval of Wm. J. Barnwell Second Addition to separate the KC Hall from the KC Bowling Alley.
29. Bill No. 6405 for Expedite Ordinance No. 6622 – Approving Final Plat of Progress Way Subdivision - first and second reading and final passage. (copy enclosed - may be read by title only)
See Item 14 above.
30. Bill No. 6406 for Expedite Ordinance No. 6623 – Approving Final Plat of SMS Fields Subdivision - first and second reading and final passage. (copy enclosed - may be read by title only)
See Item 15 above.
31. Bill No. 6407 for Ordinance – Amending the 2022-23 Budget - first reading. (copy enclosed - may be read by title only)
This will make official the budget transfers that were required throughout the year. All projects had prior approval of the Board but this is the collective result of those individual transfers.
32. Bill No. 6408 for Ordinance – Amending Section 2.88.915 of the Code of Ordinances relative to nepotism - first reading. (copy enclosed - may be read by title only)
Given recent challenges in hiring help, particularly at the Perry Park Center, the Board has requested we lift the restrictions on immediate family members working part time. As appropriate, it will allow for a deeper pool of potential employees to serve in positions such as lifeguards, umpires, and lawn .
33. Bill No. 6409 for Ordinance – Entering into a Financial Reimbursement Agreement with Gotto Investments, LLC, relative to new construction to builder - first reading. (copy enclosed - may be read by title only)
This is another application for the City’s Building Reimbursement Program. In this case, the builder is constructing a 3 bedroom, 2 bathroom house complete with a garage. NOTE: This is a new construction project and work has not yet begun.
34. Bill No. 6410 for Ordinance – Entering into a Financial Reimbursement Agreement with Buddy Hellman, d/b/a Winwood Enterprises, LLC, relative to new construction to builder (Kolbe Court) - first reading. (copy enclosed - may be read by title only)
See Item 13 above.

35. Committee Reports: Public Works, Public Safety, Finance, Sidewalk, Liaison, and Economic Development.
36. Report by City Administrator:
 - Perry County Visitor Profile (copy)
 - Airport Fly-In 2023 flyer (copy)
 - Article: Downtowns Have Always Evolved (copy)
37. Report by City Engineer.
38. Report by City Attorney.
39. Report by Chief of Police.
40. Board concerns and comments and any other non-action items.
41. Closed Session to discuss contractual matters in accordance with Section 610.021(9) RSMo.
42. Adjourn.

Additional Attachments:

- Parks & Rec Report (copy)
- Baer Engineering Invoice (copy)