



*Brent Buerck*

**AGENDA NOTES  
REGULAR MEETING  
6:30 P.M., TUESDAY, JULY 19, 2022**

**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 July 5, 2022. (copy)
4. Approve financial reports for June 2022. (copy)
5. Set Public Hearing date for 2022 Property Tax Rates – August 2, 2022, at 6:30 p.m. (copy)  
**This annual process will help establish the City's tax rates for the upcoming year. At this time, staff does not anticipate an adjustment will be necessary and will be recommending the rates stay the same.**
6. Set Public Hearing date for 2022 Land and Water Conservation Fund Grant application relative to Phase 2 of the Lucas and Friends Backyard Adventure Playground. (copy)  
**This is a required step in the LWCF application process and will allow community input into the completing phase of the Lucas and Friends playground.**
7. Approve Pay Application 22 from Robinson Industrial and Heavy Contracting and HDR for the WWTP Facility Improvement Project - \$1,512,509.95. (copy)  
**This invoice is from the Design Build Team of Robinson Industrial & Heavy Contracting (RiHC) and HDR for work related to the new Wastewater Treatment Plant.**

8. Approve Pay Application 4 to Zoellner Construction relative to Impound Building Project - \$221,508.06. (copy)

**This is the fourth payment to Zoellner Construction for the Impound Building.**

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9. Approve Pay Estimate 6 from Lappe Cement Finishing, Inc., relative to NE Outfall Sewer Replacement – Phase 2 - \$152,243.01 (copy)

**This is the second phase of the new sewer trunk line which delivers sewage to the WWTP from the city limits.**

10. Approve quote from Durkin relative to repairs to lagoon pump station repairs at the WWTP - \$24,857.11. (copy)

**This will replace the lagoon's pump station, which was a budgeted item. At the same time, we would like the contractor to program everything to match the programming at the new plant. In this case, it just so happens that the low bidder for the equipment is also the programmer for all the new equipment at the sewer plant so we would like to do everything at the same time. Unfortunately, the combination of this work will push the price over the \$20,000 threshold allowed for staff-only approval so it is presented here for Board consideration.**

11. Approve specifications for the 2022 Lift Stations Generators. (copy available at meeting)

**This is to install new generators to replace the existing generators at two sewage lift stations.**

12. Approve specifications for the 2022 Perry Park Center Interior Flooring project. (copy)

**Originally, the budget included the wholesale replacement of park center floors. After talking to the interior designer and seeking professional input, the better approach would be to do one level this year and the other next. This will allow us to paint the walls and then install the new floors on the main level, eliminating the possibility of one activity damaging the other (which would be the case if we did the floors this year and painted the walls next). Upon Board approval, next year's CIP will include the basement level floors and walls instead of painting the walls throughout the building (as it currently shows).**

13. Approve specifications for the 2022 Perry Park Center Interior Painting project. (copy)

**See Item 12 above.**

14. Approve Schindler Road Parking Study recommendation from Assistant Chief Bill Jones. (copy)

**Major Jones found some incongruencies in the parking ordinances relating to Schindler Road. This ordinance cleans this up and summarizes everything in a more concise manner. In short, parking will continue to be limited around the public school campus (i.e. north side of Schindler Road for its entirety between its intersection with State Street and its intersection with Huber Road and the south side of Schindler Road for its entirety between its intersection with State Street and its intersection with Charles Drive.) NOTE: This does not change the Board's previous direction but clears up known errors in the language.**

15. Approve Rambling Hills Road Parking Study recommendation from Assistant Chief Bill Jones. (copy)

**This parking study was requested by the Board during the public meeting for the massage parlor in Rambling Hills Subdivision. Major Jones does indeed recommend parking restrictions be marked around the corner in question.**

16. Accept appraisal from Seabaugh Appraisal & Consulting relative to utility easements. (copy)  
**Around 2015, the Board obtained an appraisal to aid in our efforts to obtain easements. Since that appraisal is several years old, it was time to update the pricing structure. Upon Board approval, this appraisal will set the easement prices going forward, just like what had been done previously.**

**END OF CONSENT AGENDA**

17. Bill No. 6307 for Ordinance No. 6526 – Entering into an agreement with Emery Sapp & Sons, Inc, relative to the Perryville Regional Airport Reconstruct Southeast Taxiway and East Apron Taxilane: Additive Alternate Reconstruct Southwest Taxiway Project - second reading and final passage. (copy)  
**Despite our efforts to promote this project, the City received a single bid. The good thing is that Emery Sapp & Sons, Inc. (ESS) is a very good contractor and highly qualified for this project. ESS was also the contractor when Route AC was completed just a couple years back. MoDOT and the FAA have reviewed and approved this final bid and now it is time for the City to do the same. After much discussion, MoDOT has confirmed that this project will require the City contribute an estimated \$6,390 (of the contracted \$3,891,808.50).**
18. Bill No. 6308 for Ordinance No. 6527 – Entering into Aviation Consultant Supplemental Agreement No. 2 for Construction Services with Crawford, Murphy & Tilly - second reading and final passage. (copy)  
**See Item 17 above.**
19. Bill No. 6311 for Ordinance No. 6528 – Accepting the Final Plat of Deer Run Minor Subdivision - second reading and final passage. (copy)  
**At this time, City Administrator Buerck, although not present this evening, recommends the Board deny this request until said property is either served by city utilities or has acquired the necessary easements for city utility service in accordance with city ordinances.**
20. Bill No. 6312 for Ordinance No. 6529 – Approving Special Use Permit request from Kimberly Hager relative to home occupation at 9 Rambling Hills Road - second reading and final passage. (copy)  
**Kimberly Hager is requesting a special use permit to operate a massage business at 9 Rambling Hills Road. As proposed, this would include a small addition to her house for clients. NOTE: On August 28, and assuming it becomes law, [Missouri House Bill 1662](#) will make it much more difficult for cities to regulate home-based businesses going forward.**
21. Bill No. 6313 for Ordinance No. 6530 – Entering into a development agreement with Garrett and Lillian Prevallet, d/b/a Petunia & Lilly's Flower Shop, relative to façade improvement grant at 119 North Jackson Street - second reading and final passage. (copy)  
**Several applications were received and reviewed. The Downtown Revitalization Committee prioritized the top three applications which are presented here for Board approval. If Board approves, the contract ordinances are set below for first reading, and work may begin after the final reading on July 19th.**

22. Bill No. 6314 for Ordinance No. 6531 – Entering into a development agreement with SMS Investment Group relative to façade improvement grant at 101 and 103 West St. Joseph Street - second reading and final passage. (copy)  
**See Item 21 above.**
23. Bill No. 6315 for Ordinance No. 6532 – Entering into a development agreement with Aaron and Lezlie Meyer, d/b/a The Beauty Room, relative to structural improvement grant at 7 North Main Street - second reading and final passage. (copy)  
**See Item 21 above.**
24. Bill No. 6316 for Ordinance No. 6533 – Entering into a T-Hangar agreement with Cardinal Flyers, LLC - second reading and final passage. (copy)  
**The recent closure of the private runway in Festus has resulted in several new tenants here in Perryville. We are now nearing capacity at the airport.**
25. Bill No. 6317 for Ordinance No. 6534 – Amending the Stop Sign Schedule by removing stop sign on the north side of Pine Street at its intersection with Rand Avenue - second reading and final passage. (copy)  
**Many years ago, the City vacated an existing alley adjoining Rand (across the street from Pine Street). That said, we left the stop sign in place until it was no longer thought necessary. That time has come, and staff has pulled the stop sign and this will remove it officially from our Stop Sign Schedule.**
26. Bill No. 6318 for Ordinance No. 6535 – Accepting general warranty deed from Prost Implement, LLC - second reading and final passage. (copy)  
**This purchases the small tract of property between the existing public works office and the property where the new impound is located. Staff is planning to locate the new salt storage shed on this property with accessibility from the Public Works side.**
27. Bill No. 6319 for Ordinance – Accepting an easement deed from Roger and Amy Naeger - first reading. (copy enclosed - may be read by title only)  
**This easement is necessary for the City to improve a sinkhole located on the property.**
28. Bill No. 6320 for Ordinance – Amending Title 5, Chapter 5.04 and Title 17, Chapter 17.04 of the Code of Ordinances relative to No-impact, Home-based Businesses - first reading. (copy enclosed - may be read by title only)  
**Changes to the State of Missouri laws necessitated modifications to the City ordinances regulating home-based businesses. The City Attorney drafted the attached ordinance to comply with the new law which will officially take effect on August 28, 2022.**
29. Committee Reports: Public Works, Public Safety, Finance, Economic Development, Sidewalk, and Liaison.
30. Report by City Administrator.
31. Report by City Engineer.
32. Report by City Attorney.

33. Board concerns and comments and any other non-action items.
34. Closed Session to litigation matters in accordance with Section 610.021(12) RSMo.
35. Adjourn.

Additional Attachments:

- Alan Morris Retirement Party Invitation
- Cave Rescue Training
- Parks & Rec Report