

**SPECIAL CITY COUNCIL MEETING**  
**JANUARY 25, 2016**

**CALL TO ORDER/RECORD OF ATTENDANCE**

The special Sikeston City Council meeting of January 25, 2015 was called to order at 10:45 a.m., in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Steven Burch and Councilmen Bob Depro, Karen Evans, Jon Gilmore, Maude Harris, Ryan Merideth and Gerald Settles. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Chuck Leible, City Clerk Carroll Couch, and City Treasurer Karen Bailey.

**ADJOURNMENT INTO EXECUTIVE SESSION**

Councilman Gilmore moved to adjourn into executive session for the discussion of litigation and personnel [RSMO 610.021 (1 & 3)]. The motion was seconded by Councilman Merideth and the following roll call vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,  
Settles Aye, and Burch Aye, thereby being passed.

The City Council acknowledged completion of the city manager's annual evaluation. No further action was taken in executive session.

**ADJOURNMENT OUT OF EXECUTIVE SESSION**

Councilman Depro moved to adjourn from executive session. The motion was seconded by Councilman Merideth and the following roll call vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,  
Settles Aye, and Burch Aye, thereby being passed.

**CALL TO ORDER/RECORD OF ATTENDANCE**

The special Sikeston City Council meeting of January 25, 2015 was called to order at 11:30 a.m., in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Steven Burch and Councilmen Bob Depro, Karen Evans, Jon Gilmore, Maude Harris, Ryan Merideth and Gerald Settles. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Chuck Leible, City Clerk Carroll Couch, City Treasurer Karen Bailey, Governmental Services Director Linda Lowes, Public Works Director Jay Lancaster, Parks Director Dustin Care, Street Superintendent Brian Dial, Senior Building Official Collin Cecil, and Public Safety Captain Mike Williams.

**ITEMS OF BUSINESS**

**Briefing: Challenger Baseball Project**

Derrick Pullen, Executive Director of the SEMO Challenger Baseball, and Park Director Dustin Care briefed Council on the organization's on-going efforts to construct a baseball field for special-needs children near the skate park in the Sikeston Recreation Complex. The Cal

Ripken Foundation has approved the site, and construction is targeted to begin in July 2016. Donations are still being accepted for this project.

Bill Number 6009, BMU Rate Request

Councilman Depro moved for the first reading of Bill Number 6009. The motion was seconded by Councilman Settles and the following vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye,  
Merideth Aye, Settles Aye, and Burch Aye, thereby being passed.

Counselor Leible presented Bill Number 6009 for reading, a bill which upon adoption and passage shall become Ordinance Number 6009 authorizing and establishing electrical charges and rates for the City of Sikeston.

Rick Landers, General Manager of the BMU, was present to provide background on a proposed 15% electric rate increase. At present, BMU revenues are not sufficient to fund the electrical plant's debt service. Bonds sold to finance the plant include covenants that require the BMU to take action to remedy this revenue shortfall.

Approval of Resolution 16-01-01, Authorizing Engagement of PGAV and Preparation and Distribution of RFP

Resolution 16-01-01 authorizes engagement of PGAV as planning consultant, the distribution of requests for proposal, and calls to reconvene the TIF Commission. This begins the process of potentially approving the addition of a Hampton Inn in the 60 West TIF District per the request of Sikeston Development Co., LLC.

RESOLUTION #16-01-01

A RESOLUTION AUTHORIZING THE CITY OF SIKESTON, MISSOURI TO ENGAGE PECKHAM GUYTON ALBERS & VIETS, INC., AS PLANNING CONSULTANT, IN CONNECTION WITH A PROPOSED TAX INCREMENT FINANCING PROJECT; DISTRIBUTE A REQUEST FOR PROPOSALS RELATING TO SUCH PROJECT; AND RECONVENE THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF SIKESTON, MISSOURI TO REVIEW SUCH PROJECT.

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), authorizes municipalities to undertake redevelopment projects in blighted, conservation or economic development areas, as defined in the TIF Act; and

WHEREAS, the City desires to engage Peckham Guyton Albers & Viets, Inc. ("PGAV Planners") as planning consultant in connection with a proposed amendment to the Sikeston 60 West Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan Amendment") and a redevelopment project resulting therefrom (the "Redevelopment Project"); and

WHEREAS, the City wishes to distribute a request for proposals to assist in identifying a developer to undertake the Redevelopment Project; and

WHEREAS, the City wishes to reconvene the Tax Increment Financing Commission of the City of Sikeston, Missouri (the "TIF Commission") in connection with the review and consideration of the Redevelopment Plan Amendment and the Redevelopment Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIKESTON, MISSOURI, AS FOLLOWS:

Section 1. The City hereby engages PGAV Planners to serve as the City's planning consultant in accordance with the terms of the Agreement for Technical Services attached hereto as Exhibit B, which the Mayor is authorized to sign on behalf of the City and the City Clerk is authorized to attest thereto.

Section 2. The City Clerk is hereby directed to distribute and publish a request for proposals for the area described as "RPA 2" in the Sikeston 60 West Tax Increment Financing Redevelopment Plan.

Section 3. The TIF Commission is hereby reconvened for the purpose of holding a public hearing and making a recommendation with respect to the Redevelopment Plan Amendment and the Redevelopment Project.

Section 4. Record of Passage:

Read this 25<sup>th</sup> day of January 2016, Councilman Depro moved to approve Resolution 16-01-01. The motion was seconded by Councilman Harris, discussed and voted as follows:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye,  
Merideth Aye, Settles Aye, and Burch Aye, thereby being passed.

#### Temporary Sign Regulations

City Manager Jon Douglass briefed Council on the large number of portable and temporary signs being placed on City rights-of-way. A comprehensive review of the City's sign code is being conducted, and Council input is sought on what types of signage, if any, should be allowed on City property. Council will be re-visiting this topic during an upcoming study session.

#### FY2015 Audit

An independent audit of the City's FY-2015 financials has been completed, with no findings of significant deficiencies or material weaknesses. Council formally accepted the audit that was performed by Bucher, Essner and Miles, LLC. The full audit can be viewed on the City's website, [www.sikeston.org](http://www.sikeston.org).

#### Continuation of Sales Tax-Out of State Motorized Vehicles (Use Tax)

Currently the City collects sales tax of vehicles, trailers, boats and out-board motors purchased from outside Missouri. In 2012, the State Legislature enacted a law that will remove this sales tax which generates approximately \$165,000 annually, unless local voters decide otherwise. Councilman Depro moved for staff to prepare the required certification to bring this before Sikeston voters in August 2016. The motion was seconded by Councilman Merideth and the following roll call vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye, Settles Aye, and Burch Aye, thereby being passed.

Other Items

Council instructed staff to take no action on the Energy Star Sales Tax Exemption.

Residents in attendance asked what could be done about the local litter problem. They were advised to call Sikeston DPS, 471-4711 to report the license plate number and description of any vehicle from which litter is thrown.

Mr. Carl Hampton, president of Sikeston’s chapter of American Slave, Inc. presented an overview of his organization and their desire to put an end to cultural violence. Norris Shelton, National President of American Slaves, Inc., also addressed Council and asked them to visit the organization’s websites.

Council was briefed on efforts currently underway to acquire grant funding for maintenance and repair of the High School soccer field located in the Recreation Complex.

**ADJOURNMENT**

There being no further business before the City Council, Councilman Depro moved to adjourn. The motion was seconded by Councilman Merideth and the following roll call vote was recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye, Settles Aye, and Burch Aye, thereby being passed.

APPROVED:

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STEVEN BURCH, MAYOR

ATTEST:

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CARROLL L. COUCH, CITY CLERK

SEAL: