

TENTATIVE AGENDA

REGULAR CITY COUNCIL MEETING  
CITY HALL  
COUNCIL CHAMBERS  
105 E. CENTER ST., SIKESTON MO  
MONDAY, FEBRUARY 5, 2024  
5:00 P.M.

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. OPENING PRAYER
- IV. PLEDGE OF ALLEGIANCE
- V. APPROVAL OF CITY COUNCIL MINUTES
  - A. Regular Council Minutes January 8, 2024
  - B. Regular Council Minutes January 29, 2024
- VI. ACCEPTANCE OF BOARD AND COMMISSION MINUTES
  - A. LCRA November 20, 2023
  - B. P&Z December 12, 2023
  - C. Tourism Advisory Board November 28, 2023
- VII. ITEMS OF BUSINESS
  - A. 2<sup>nd</sup> Reading & Consideration, Bill #6334, Request to Approve Program Agreement TAP 5800 (107) Project
  - B. 2<sup>nd</sup> Reading & Consideration, Bill #6335, Request to Replat Magazine Trace on Baker Lane
  - C. 1<sup>st</sup> & 2<sup>nd</sup> Reading, Emergency Bill #6336, Remove Section 500.090, A38-Adopt Appendix Q, Tiny Homes
  - D. Award Bid 24-22, Lease Copier Machine for Community Development
  - E. Award Bid 24-23, Lease Large Format Printer for Community Development
  - F. Other Items as May Be Determined During the Course of the Meeting
- VIII. ADJOURNMENT

Dated this 31<sup>st</sup> day of January 2024.

*Rhonda Council*

Rhonda Council, City Clerk

**REGULAR CITY COUNCIL MEETING**  
**JANUARY 8, 2024**

The regular Sikeston City Council meeting of January 8, 2024 was called to order at 5:00 p.m. at City Hall located at 105 E. Center St., Sikeston. Present at the meeting were: Mayor Greg Turnbow, Vest Baker, Onethia Williams, John Leible, Tom Robison, Ryan Lindsey, and David Teachout. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Graham, City Clerk Rhonda Council, Finance Director Amanda Groves, HR Director Carrie Burgfeld, Public Works Director Jay Lancaster, Street Superintendent Brian Dial, Street Supervisor Darren Martin, Community Development Director Barry Blevins, Community Development Supervisor Bruce Copeland, Public Safety Director James McMillen, Capt. Ryan Smith and Capt. Derick Wheatley.

**APPROVAL OF CITY COUNCIL MINUTES**

City Council minutes of the regular meeting of November 27 and December 4, 2023 were presented for approval. Councilman Teachout moved to approve the minutes as presented. Councilman Robison seconded the motion and the following vote was recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

**ITEMS OF BUSINESS**

**Discussion: Closure Options for New Madrid Street & Legion Park Project**

The City of Sikeston was awarded project funding for the revitalization of Legion Park using American Rescue Plan Act (ARPA) funds through the Missouri Department of Economic Development. Options includes closing New Madrid Street at the intersection of Malone Avenue for safe passage for new playground equipment and the fountain. Since the grant was not awarded for the new playground, this issue is no longer a concern. Other options were to leave the street as is or consider options of traffic calming to slow traffic, install an improved crossing and still allow access. There were members of the community who were against closing the street, including Depot Vice President Larry Bohannon.

Councilman Teachout moved to leave the street as is with no changes. Upon further discussion, Councilman Leible amended the motion to include having options drawn up to include safety features in the street to slow down drivers. The motion was seconded by Councilman Robison, discussed and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

**1<sup>st</sup> Reading, Bill #6332, Request to Rezone 491 Davis Blvd. from IL (Light Industrial) to IH (Heavy Industrial)**

Councilman Baker moved for the first reading of Bill Number 6332. The motion was seconded by Councilman Leible and the following vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

City Counselor Graham presented the bill for reading. This bill as approved shall become Ordinance Number 6332 providing for the rezoning from "IL" Light Industrial to "IH" Heavy

Industrial Zone the following described real estate to -wit: 491 Davis Blvd. containing 2.03 acres, more or less, in Scott County, Missouri.

Council as indicated they would like an agreement from G. Copeland Enterprises, LLC to include a fence and sight barrier as a condition before approval of the ordinance would be granted.

1<sup>st</sup> Reading, Bill #6333, Amend Chapter 500, Article XV, Existing Building Code

Councilman Leible moved for the first reading of Bill Number 6333. The motion was seconded by Councilman Lindsey and the following vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

City Counselor Graham presented the bill for reading. This bill as approved shall become Ordinance Number 6333 and shall amend Title V, Chapter 500, Article XV, Section 500.1150 in the Municipal Code of the City of Sikeston, Missouri.

This is to make a correction of errors in the current code to replace reference of 2012 International Existing Building Code to 2018.

Position Statement Regarding Future I-57 Interchange Locations

In 2017 the U.S. Congress designated Highway 60 from Sikeston to Poplar Bluff, and Highway 67 from Poplar Bluff to Little Rock, Arkansas, as Future I-57. The City of Sikeston wholeheartedly supports the designation and the projects needed to upgrade portions of that route to interstate. The Missouri Department of Transportation (MoDOT) is currently undertaking a traffic study to explore potential improvements needed to provide access to Future I-57 from I-55 in Sikeston to just west of Morehouse, Missouri.

Staff requests Council approval of the "position statement" laying out the City's official position on where we believe interchanges should be built within the corridor currently being studied by MoDOT. We will use this statement to advocate with MoDOT and state and federal legislators for the City's position. In summary, the City's position is declared as follows:

*The City of Sikeston declares our support for interchanges on Highway 60/Future I-57 at Ingram Rd in Sikeston, near Route BB/FF (Brown Spur Rd) in New Madrid County, and near the City of Morehouse. The interchange at Ingram Road is needed immediately, and the other interchanges will be needed later, once Highway 60 is upgraded to Interstate 57 and existing at-grade crossings are closed.*

Councilman Robison moved for to approve the Position Statement regarding future interchange locations to include Highway 60/Future I-57 at Ingram Road in Sikeston, near Route BB/FF (Brown Spur Road) in New Madrid County and near the City of Morehouse. The motion was seconded by Councilman Lindsey and the following vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

Resolution 24-01-01, Surplus DPS Vehicle

## RESOLUTION 24-01-01

A RESOLUTION OF THE CITY OF SIKESTON, MISSOURI DECLARING CERTAIN EQUIPMENT, VEHICLES, AND ITEMS IN THE CITY'S INVENTORY TO BE SURPLUS PROPERTY AND AUTHORIZING ITS DISPOSAL.

WHEREAS, Certain equipment, vehicles, and items in the City's inventory, due to its age or state of disrepair can no longer adequately perform the day-to-day operations of the City; and

WHEREAS the City of Sikeston seeks to remove such items from its inventories to maximize operations, and while providing a safe and efficient environment for its employees.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIKESTON, MISSOURI AS FOLLOWS:

The item enumerated below is hereby declared surplus and the City Manager is directed to proceed with the removal of this item from City inventories by sale at public auction, sale by sealed bid, or when the item is no longer usable, by disposal.

Vehicle:

2013 Dodge Charger (Unit 96), VIN: 2C3CDXAT1DH720819

Councilman Teachout motioned to surplus one Department of Public Safety 2013 Dodge Charger, Unit 96. The motion was seconded by Councilman Leible, discussed and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

Authorization to Proceed with Regional Homeland Security Oversight Committee Grant Purchases

The Sikeston DPS applied for a grant to fund services required on the mobile command truck. The services applied for include an additional 12 months of Satellite service for the vehicle as well as 17 months of service for the Dejero Cellular Gateway. Sikeston DPS also applied for continued support with Instant Connect, which provides service to the land mobile radio interface program utilized by operators on the mobile command truck (computer-based dispatch software). The satellite and Dejero services will be purchased from PEAKE, which is the current service provider for a lot of communication services on the Mobile Command Truck. Sikeston DPS was approved through the local RHSOC for a grant in the amount of \$19,306.40.

Councilman Leible motioned to authorize Department of Public Safety to proceed with the utilization of funds from the Regional Homeland Security Oversight Committee Grant in the amount of \$19,306.40 for services on the mobile command truck which include 12 months of satellite service, 17 months of service for Dejero Cellular Gateway, support for mobile radio interference through Instant Connect for service to the land mobile radio interface program. The motion was seconded by Councilwoman Williams, discussed and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

Approve Purchase to Upgrade Nelson Systems 911 Recorder Equipment

The Department of Public Safety has utilized Nelson Systems as the recorder vendor since 2010. The system installed at that time is still functioning today however, the hardware used and some of the software systems are end-of-life. We anticipate another 10 plus years of service once this upgrade is completed. All existing recordings (phone lines and radio communications), currently dating back to December 2012, will be retained and available once the upgrade is completed. The cost of the upgrade is \$79,984.88. This quote contains a one-year warranty on all hardware and software. This has been presented to the Scott County Emergency Service 911 board. That board has agreed to fully reimburse the City of Sikeston for the \$79,984.88 by use of the 911 tax money. Sikeston DPS would then continue paying yearly for ongoing maintenance and warranties as we have for the last 10 years.

Councilman Baker motioned to approve the purchase to upgrade the Nelson Systems recorder equipment in the amount of \$79,984.88 which includes a one-year warranty on all hardware and software with the understanding that Scott County Emergency Service 911 Board will reimburse the City of Sikeston \$79,984.88 with 911 tax money and Sikeston DPS will pay annual maintenance and warranties. This motion was seconded by Councilman Leible, discussed and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

Resolution 24-01-02, Surplus of SCBA Fill Station

## RESOLUTION 24-01-02

A RESOLUTION OF THE CITY OF SIKESTON, MISSOURI DECLARING CERTAIN EQUIPMENT, VEHICLES, AND ITEMS IN THE CITY'S INVENTORY TO BE SURPLUS PROPERTY AND AUTHORIZING ITS DISPOSAL.

WHEREAS, Certain equipment, vehicles, and items in the City's inventory, due to its age or state of disrepair can no longer adequately perform the day-to-day operations of the City; and

WHEREAS the City of Sikeston seeks to remove such items from its inventories to maximize operations, and while providing a safe and efficient environment for its employees.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIKESTON, MISSOURI AS FOLLOWS:

The item enumerated below is hereby declared surplus and the City Manager is directed to proceed with the removal of this item from City inventories by sale at public auction, sale by sealed bid, or when the item is no longer usable, by disposal.

Vehicles:

1994 Bauer SCBA Bottle Fill Station

Councilman Leible motioned to surplus and donate the 1994 Bauer fill station to Morehouse Fire Department to help them finish their current project of getting a complete SCBA fill unit functional. The motion was seconded by Councilman Teachout, discussed and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

#### Receive 2023 Financial Audit

Every year, the city undergoes an independent audit of its financial statements by a certified public accountant. The audit of the Fiscal Year 2023 financials has been completed by Beussink, Hey, Roe & Stroeder, L.L.C., and is available for review by the City Council and the public. Hard copies of the audit will be available to the Council at the January 8<sup>th</sup> meeting and it is also posted at [https://www.sikeston.org/financial\\_and\\_annual\\_reports/index.php](https://www.sikeston.org/financial_and_annual_reports/index.php) for free 24/7 access by the public.

Some highlights of the financial statements and auditor's report include the following:

- From Page 1 of the audit - In the auditor's opinion, the City's financial statements "present fairly, in all material respects, the respective modified cash basis financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Sikeston, Missouri as of June 30, 2023, and the respective changes in modified cash basis financial position for the year then ended in accordance with the modified cash basis of accounting described in Note 1." (see p. 13).
- The audit "did not identify any deficiencies in internal control that we consider to be material weaknesses" (p. 40).
- Total expenditures exceeded revenues by approximately \$1.2 million (p. 8). This is primarily due to grant expenditures. Bond proceeds do not count as revenue. It is considered Another Financing Source.
- Fund Balance for all governmental funds decreased from \$21.9 million, to \$20.8 million. This is due to the repayment of bond debt and spending of ARPA funds.
- Long term debt was decreased by \$3.4 million (p. 25). The decrease is from the refunding of Special Obligations and Improvement Bonds.

The audit this year has a new Federal Compliance Section. Due to federal grant funds exceeding \$750,000, we were required to comply with a Single Audit. That report is at the back of the audit and begins on Page 42. On page 48 the following statement appears:

Auditee qualified as low-risk    \_\_\_ yes    x no

To qualify as low risk, we must undergo two consecutive single audits with no findings or discrepancies. This is our second Single Audit so we are automatically excluded from qualifying as low risk.

Councilman Baker motioned to receive the 2023 Financial Audit. The motion was seconded by Councilman Leible, discussed and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

#### Appointment to Scott County Extension Council

The term of the City's current appointee, Lori Caldwell, expires on February 28, 2024. Lori is eligible for a second term but does not seek reappointment. The Extension Council is comprised of elected and appointed citizens, and partners with Missouri's land-grant universities to deliver educational programs and research-based information to area residents. All appointees must be a resident of Sikeston in Scott County. Term: March 1, 2024 through February 28, 2026

Resource Bank Applicants: (Must be a resident of Sikeston)  
Camille Lancaster, 113 Holmes Dr.

Councilman Leible motioned to appoint Camille Lancaster to the Scott County Extension Council. The motion was seconded by Councilman Lindsey, discussed and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

#### Interim Appointment to Board of Municipal Utilities

City staff received notice from Steven Burch of his desire to resign as a member of the BMU Board. Mr. Burch's term will expire in October 2026, leaving his unexpired term to be filled.

There are six (6) resource bank applications on file: Diedre Peters, Missy Marshall, Yolanda Redd, Larry Hancock, Frankie Adams, Pershard Owens and Austin Curtis. Also received an additional application from Cal Crader.

Councilman Baker motioned to appoint Diedre Peters to fill the unexpired term of Steven Burch on the BMU Board with term effective immediately and expiring October 2026. The motion was seconded by Councilman Teachout, discussed and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Abstain, Lindsey Aye, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

#### Other Items:

Council heard from citizen Leisha Wilder who lives on a one-way street (300 block of Luther) and asked about getting it made into a two-way street. Wilder also asked if Council could reconsider the number of livestock a resident could own. Council asked to have the issue on the agenda for the next meeting.

As per RSMo 109.230(4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established the Secretary of State's office.

#### **ADJOURNMENT**

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

Baker Aye, Leible Aye, Robison Aye, Lindsey Aye, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

APPROVED:

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GREG TURNBOW, MAYOR

ATTEST:

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RHONDA COUNCIL, CITY CLERK

SEAL:

**REGULAR CITY COUNCIL MEETING**  
**JANUARY 29, 2024**

The regular Sikeston City Council meeting of January 29, 2024 was called to order at 5:00 p.m. at City Hall located at 105 E. Center St., Sikeston. Present at the meeting were: Mayor Greg Turnbow, Vest Baker, John Leible, Tom Robison, Onethia Williams and David Teachout. Councilman Ryan Lindsey was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Graham, City Clerk Rhonda Council, Finance Director Amanda Groves, Public Works Director Jay Lancaster, Street Superintendent Brian Dial, Street Supervisor Darren Martin, Community Development Director Barry Blevins, Public Safety Director James McMillen and Public Safety Captain Jon Broom.

**ITEMS OF BUSINESS**

Council heard from Scott County Presiding Commissioner Danny Tetley, who told those in attendance that the County was placing a ½ cent law enforcement sales tax on the April ballot. The tax, if approved by voters, would help fund all county departments.

Briefing: Review of Combined Total Livestock, Domestic Animals and Fowl Kept on Property

Council was briefed by Sikeston Department of Public Safety Captain Jon Broom on livestock, domestic animals, and fowl on properties. The City of Sikeston has a current ordinance in place, but citizens have reached out at council meetings and to council members about increasing the number of fowl allowed. Broom explained the ordinances in neighboring communities including the number of chickens allowed and proximity to neighbors. Council decided to form a committee of Broom, Council members David Teachout and Tom Robison and Sikeston Community Development Director Barry Blevins to come up with an ordinance update that will be brought before council at a future meeting.

Interim Appointment to Library Board

Library Board member Connie Thompson passed away December 2023 and her term set to expire June 2025 will need to be filled. The following applications are in our Resource Bank – Camille Lancaster, Susanne Chitwood and Jodi Glidewell.

Councilman Robison motioned to nominate Susanne Chitwood for interim appointment to Library Board with her term expiring June 2025. Councilman Leible seconded the motion and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Absent, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

Authorization for Department of Public Safety to Purchase Message Trailer & Board with State Homeland Security Program (SHSP) Grant

Sikeston Department of Public Safety applied for a FY2023 State Homeland Security Program (SHSP) grant through the Missouri Department of Public Safety for \$14,986.00 for a drone to be added to their technical rescue team. Sikeston DPS was awarded this grant but due to grant restrictions on Chinese manufactured drones they were not able to proceed with this purchase. After getting authorization to make a different purchase, it was determined that a Stalker MC360 message trailer with message board would benefit their department. The message board could alert residents to developing traffic issues or hazardous conditions on roadways. The cost of the message boards is \$19,250.00 which leaves a difference of \$4,264.00. Cost difference can be covered by available funds in their equipment budget.

Councilman Baker motioned to authorize Department of Public Safety to purchase the Stalker MC360 message trailer with message board in the amount of \$19,250.00 and covering the additional cost of \$4,264.00 with funds from their equipment budget. The motion was seconded by Councilwoman Williams, discussed and the following roll call vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Absent, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

2<sup>nd</sup> Reading & Consideration, Bill #6332, Request to Rezone 491 Davis Blvd. from IL (Light Industrial) to IH (Heavy Industrial)

Councilman Teachout moved for the second reading of Bill Number 6332. The motion was seconded by Councilwoman Williams and the following vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Absent, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

City Counselor Graham presented the bill for reading.

Bill Number 6332

Ordinance Number 6332

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6332 PROVIDING FOR THE REZONING FROM "IL" LIGHT INDUSTRIAL TO "IH" HEAVY INDUSTRIAL ZONE THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT: 491 DAVIS BLVD CONTAINING 2.03 ACRES, MORE OR LESS, SCOTT COUNTY, MISSOURI.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIKESTON, MISSOURI AS FOLLOWS:

SECTION I: This Ordinance shall not be codified in the City Municipal Code.

Section II: The Planning And Zoning Commission met on December 12, 2023 and voted to approve the rezoning from "IL" Light Industrial to "IH" Heavy Industrial the following described real estate to-wit: A tract of land lying and being in Lot 1 and Lot 2 of Outblock 34 in U.S.P.S. No. 625, Township 26 North, Range 13 East, Sikeston, Scott County, Missouri, and being more fully described by metes and bounds as follows: Commencing at the Northwest corner of Outblock 34, said point being at the intersection of the North line of U.S.P.S. No 625 and the East R/W Line of the St. Louis-San Francisco Railroad; thence N. 83°00' E. on and along the North line of U.S.P.S. No. 625 a distance of 250 feet to a point of beginning; thence continuing N. 83°00' E. on and along the North Line of U.S.P.S. No. 625 a distance of 293.30 feet to a point set in the West R/W Line of Davis Boulevard; thence S. 09°30' E. on and along said West R/W Line of Davis Boulevard a distance of 208.33 feet to a point; thence S. 71°36' W. a distance of 50 feet to a point; thence S. 07°36' E. a distance of 220 feet to a point set in the North R/W Line of North Street; thence S. 71°36' W. along said North R/W Line of North Street a distance of 8 feet to a point; thence N. 10°02'W. a distance of 160 feet to a point; thence S. 71°36'W. a distance 140 feet to a point; thence S. 10°02'E. a distance of 160 feet to a point set in the North R/W Line of North Street; thence S. 71°36'W. on and along said North R/W Line a distance of 89 feet to a point; thence N. 02°53'W. a distance of 375 feet to a point; thence N. 31°24'09"W. a distance of 121.69 feet to the point of beginning. Containing in all 2.03 acres, more or less. Subject to all easements, if any, affecting the same.

SECTION III: A plat of said real estate is marked as Exhibit "A" attached hereto and incorporated by reference.

SECTION IV: The above tract of land is hereby rezoned from “IL” Light Industrial to “IH” Heavy Industrial.

SECTION V: General Repealer Section: Any other ordinance or parts thereof inconsistent herewith, are hereby repealed.

SECTION VI: Severability: Should any part or parts of this ordinance be found or held to be invalid by any court of competent jurisdiction, the remaining part or parts shall be severable and shall continue in full force and effect.

SECTION VII: Record of Passage

- A. Bill Number 6332 was introduced and read the first time this 8<sup>th</sup> day of January 2024.
- B. Bill Number 6332 was read the second time and discussed on this 29<sup>th</sup> day of January 2024. Following discussion, Councilman Robison moved to table Bill Number 6332. The motion was seconded by Councilman Teachout, discussed and the following roll call vote was recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Absent, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being tabled.

G Copeland Enterprises recently purchased the land and has agreed to put up security lights and an 8-foot solid metal fence. Council would like a city ordinance making fences a requirement on certain businesses before approving the rezoning. There is also a question of an easement near the property and council unanimously approved tabling the matter until all issues are resolved.

2<sup>nd</sup> Reading & Consideration, Bill #6333, Amend Chapter 500, Article XV, Existing Building Code

Councilman Teachout moved for the second reading of Bill Number 6333. The motion was seconded by Councilman Leible and the following vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Absent, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

City Counselor Graham presented the bill for reading.

Bill Number 6333

Ordinance Number 6333

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6333 AND SHALL AMEND TITLE V, CHAPTER 500, ARTICLE XV, SECTION 500.1150 IN THE MUNICIPAL CODE OF THE CITY OF SIKESTON, MISSOURI.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIKESTON, MISSOURI AS FOLLOWS:

SECTION I: This Ordinance shall be codified in the City Municipal Code.

SECTION II: Title V– Chapter 505 – Article XV Existing Building Code shall be amended as follows:

**Section 500.1150. Adoption of Existing Building Code.**

A certain document, a copy of which is on file in the office of the City Clerk of the City of Sikeston, Missouri, being marked and designated as the "International Code Council," be and is hereby adopted as the Existing Building Code of the City of Sikeston in the State of Missouri for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the 2018 International Existing Building Code are hereby referred to, adopted and made a part thereof, as if fully set out in this Article with the additions, insertions, deletions and changes prescribed in Section 500.1160 of this Article.

SECTION III: General Repealer Section: Any ordinance or parts thereof inconsistent herewith are hereby repealed.

SECTION IV: Severability: Should any part or parts of this ordinance be found or held to be invalid by any court of competent jurisdiction, then the remaining part or parts shall be severable and shall continue in full force and effect.

SECTION V: Record of Passage:

SECTION VII: Record of Passage

- A. Bill Number 6333 was introduced and read the first time this 8<sup>th</sup> day of January 2024.
- B. Bill Number 6333 was read the second time and discussed on this 29<sup>th</sup> day of January 2024. Following discussion, Councilman Baker moved to approve Bill Number 6333. The motion was seconded by Councilman Teachout, discussed and the following roll call vote was recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Absent, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

- C. Ordinance 6333 shall be in full force and effect from and after Wednesday, February 28<sup>th</sup>, 2024.

1<sup>st</sup> Reading, Bill #6334, Request to Approve Program Agreement TAP 5800(017) Project

Councilman Teachout moved for the first reading of Bill Number 6334. The motion was seconded by Councilman Baker and the following vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Absent, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

City Counselor Graham presented the bill for reading. This bill as approved shall become Ordinance Number 6334 authorizing the Mayor to execute a contract between the City of Sikeston, Missouri and the Missouri Highways and Transportation Commission for Project #TAP-5800(017) for rail trail.

1<sup>st</sup> Reading, Bill #6335, Request to Replat Magazine Trace on Baker Lane

Councilman Teachout moved for the first reading of Bill Number 6335. The motion was seconded by Councilman Baker and the following vote recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Absent, Teachout Aye,  
Williams Aye, and Turnbow Aye, thereby being passed.

City Counselor Graham presented the bill for reading. This bill as approved shall become Ordinance Number 6335 providing for the approval to replat a tract of land containing 5.530 acres to be known as Magazine Trace re-plat in the County of Scott in the City of Sikeston, Missouri.

**ADJOURNMENT**

There being no further business before the City Council, Councilman Leible moved to adjourn. The motion was seconded by Councilwoman Williams and the following vote was recorded:

Baker Aye, Leible Aye, Robison Aye, Lindsey Absent, Teachout Aye, Williams Aye, and Turnbow Aye, thereby being passed.

APPROVED:

\_\_\_\_\_  
GREG TURNBOW, MAYOR

ATTEST:

\_\_\_\_\_  
RHONDA COUNCIL, CITY CLERK

SEAL:

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
CITY OF SIKESTON  
MEETING**

Monday, November 20, 2023  
11:30 a.m.

Council Chambers  
105 E. Center Street  
Sikeston, MO 63801

**MEETING MINUTES**

**I. MEETING CALLED TO ORDER**

Dan Marshall called the meeting to order at 11:40 am

**II. ROLL CALL**

Members Attending: Brenda Robinson-Echols, Clayton Driskill, Dan Marshall, Michael Harris

Members Absent: Carrie Lape

Council Liaison: John Leible

Staff Attending: Barry Blevins, Martin Evans, Jonathan Douglas, David Jenkins, Amy Gosnell, Sheila Leazenby

Guest Attending: None

**III. APPROVAL OF MINUTES**

Robinson-Echols made a motion to approve the minutes from the meeting of October 16, 2023. Harris seconded the motion. Motion carried unanimously.

**IV. BILLS AND COMMUNICATIONS**

Harris made the motion to approve the bills as follows:

A. David Crader Law Firm	- \$ 2,804.56
B. City of Sikeston (Mowing for October 2023)	- \$ 3,500.00
C. Mitchell Insurance (General Liability)-Previously paid	- \$ 735.00
D. Mitchell Insurance (Umbrella)-Previously paid	- \$ 1,033.00
E. Old Security Title Co. (Title Report)	- \$ 50.00
F. Dexter Bar-B-Que	- \$ 243.31

Robinson-Echols seconded the motion. Motion carried unanimously.

## V. LCRA BUSINESS:

### A. Report from Crader Law Firm

#### Sale Needing Approval:

130 Sixth – Bid from Paul Cohn for \$500.00. Mr. Cohen owns property south of this vacant lot (118 Sixth) and would like to place a community garden on this property. A motion was made by Driskill to accept the bid and Robinson-Echols seconded the motion. Motion carried unanimously.

#### Other Discussion Items:

#### Sale completed on the addresses listed below:

808 Wayne – Conveyed to Michael Grant for \$500.00 on October 16, 2023.

710 and 712 Lanning – Conveyed to Extended Property Holdings, LLC for \$2,000.00 on July 24, 2023. Documents have been signed, check is in escrow, waiting on commitment approval to record Deed. Should be completed this month.

622, 624 and 628 Lanning- Conveyed to Extended Property Holdings, LLC for \$3,000.00 on July 24, 2023. Documents have been signed, check is in escrow, waiting on commitment approval to record Deed. Should be completed this month.

#### Approved sale – waiting on buyers:

412-414 Dorothy – Bid from Amie Gardner for \$2,000.00. Approved in May 2023.

812 Wayne – Bid from Michael Grant for \$500.00. Crader spoke with Mr. Grant, he will close this transaction in November 2023.

#### Miscellaneous:

602 Vaughn – Property was purchased August 22, 2022, at the second offering tax sale. Will receive a Collector's Deed from the City and County in November 2023. An offer from Douglas and Tonia Blissett for \$500.00 and the Contract, Deed and Closing Statement will be finalized by the end of this year.

107 Alabama – An offer from Roy Bowden of \$500.00 is still pending and has not been voted on by the board.

The real estate taxes are due and will be paid by the end of the year.

### B. A Report from Barry Blevins

#### 511 Hart:

Blevins stated that this property has been demolished and David Bissell has interest in purchasing the property.

315 and 319 Daniel:

These properties have been offered as a gift if the LCRA will pay the taxes of \$897.08 total and as of October 16, 2023, the city showed no taxes or liens on these properties. Since that time a lien held by the Department of Revenue of \$5,000.00 or more has been discovered. Blevins will contact the property owner to request permission to speak with the Department of Revenue on their behalf to determine if the lien can be removed since it is being gifted to the city.

Ruth Street Compound:

Blevins stated that Mr. Byrd is now thinking the property is worth more than \$30,000.00. Blevins stated that Mr. Byrd has ask that the building inspectors not do any inspections of any of the buildings on the property. The City Manager, Jonathan Douglas, will move forward with the procedure of demolishing the buildings on this property by the end of this year.

Blevins stated that the clean up of the LCRA lots has been completed and an invoice will be forwarded.

Blevins stated that the tree removal, Bid #24-16, has been completed and all debris has been removed. Invoice to be forwarded.

Blevins stated that he has put in the plan for Capital Improvement to possibly budget \$100,000.00 for the purchase of a skid steer and dump trailer.

Marshall stated that there will be no board meeting in December of 2023.

The January 2024 LCRA board meeting was moved from Monday January 15, 2024, to Tuesday January 16, 2024, in observance of Martin Luther King's birthday.

The February 2024 LCRA board meeting was moved from Monday February 19, 2024, to Tuesday February 20, 2024, in observance of President's Day.

**ADJOURNMENT**

The next LCRA meeting will be on Tuesday, January 16, 2024, at 11:30 am in the Council Chambers. There being no further business to come before the Committee, a motion was made to adjourn. The motion was seconded and carried unanimously. The meeting was adjourned at 12:19 pm.

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Sheila Leazenby  
Community Development

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Dan Marshall  
LCRA Chairman

**Planning and Zoning Minutes**

**December 12, 2023**

**Sikeston City Hall**

**4:00 p.m. - Meeting**

**Roll Call:**

**Members Present:** Hancock, Jones, Lindsey, Murphy, Ozment, Teachout, Thornton, Watson

**Absent Members:** Marshall, Miller

**Other Staff Members Present:** Barry Blevins, Bruce Copeland, Amy Gosnell, Sheila Leazenby, David Jenkins

**Guests:** None

**APPROVAL OF MINUTES:**

Minutes of the October 10, 2023, meeting was presented for approval. A motion was made by Jones to approve the minutes. Thornton seconded the motion. Roll call vote was as follows:

Ayes: Jones, Lindsey, Murphy, Ozment, Teachout, Thornton, Watson, Hancock

Nays: None:

Motion Passed: 8 - 0

**ITEMS OF BUSINESS:**

1. A request from Lambert Engineering & Surveying on behalf of G Copeland Enterprises, LLC., for approval to rezone 491 Davis from IL (Light Industrial) zone to IH (Heavy Industrial) zone in the City of Sikeston, Scott County, Missouri. After discussion, a motion was made by Jones to approve as presented. Hancock seconded the motion. Roll Call vote was as follows:

Ayes: Lindsey, Murphy, Ozment, Teachout, Watson, Hancock, Jones

Nays: Thornton

Motion Passed: 7 - 1

**Adjournment:** There being no further business, a motion was made by Thornton to close the public hearing and adjourn. Jones seconded the motion. The motion was carried by unanimous vote. The meeting adjourned.

Respectfully submitted by:

Attested by:

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Sheila Leazenby  
Community Development

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Gary Ozment  
Chairman



**TOURISM ADVISORY BOARD MINUTES**  
Tuesday, November 28, 2023

The Tourism Advisory Board met November 28, 2023, at 8am. Attending: Onethia Williams, Shelley McTigue, Mandy Leible, John Leible, Logan Cude, Kelly Knight, and Derek Hale. Ex-officio members Jonathan Douglass, Jason Davis and Abbi Lindsey. Staff; Kathy Medley, Katie Merideth, Marcie Lawson, Taylor Deere.

**MINUTES**

The board reviewed the July 25, and September 26, 2023, minutes. Shelley McTigue made a motion to approve the minutes. The motion was seconded by John Leible. All were in favor, none opposed, and the motion carried.

**FINANCIAL REPORT**

Kathy Medley gave the financial report. The Profit & Loss statement for January-November 27, 2023, shows the net income of \$85,174.64, and the Balance Sheet shows total liabilities and equity at \$386,100.99. Logan Cude made a motion to approve the financial report. The motion was seconded by Mandy Leible. All were in favor, none opposed, and the motion carried.

**OPERATIONS REPORT**

Kathy Medley gave the operations report. The city's lodging tax collected as of August 2023, was \$168,209.80. The CVB applied for and received a \$24,364.50 Eclipse Grant from the Missouri Division of Tourism. The grant is a 50/50 match. Levene Associates have finalized the Rodeo Museum & Visitors Center design. Staff is working on the bid packet for construction. The Veterans Park Banner Project is completed. We've received great feedback from the community and veterans' organizations. Medley will complete the Missouri Humanities grant report by December 31. Mandy Leible made a motion to approve the Operations Report. The motion was seconded by Logan Cude. All were in favor, none opposed, and the motion carried.

**OLD BUSINESS**

Kathy Medley researched forming a 501(c)3 for the Rodeo Museum. She will work on finalizing the documents. A Rodeo Museum Board will be created along with committees as needed. PGAV Planners gave a presentation on a conference center feasibility study September 28. The cost is \$60,000 plus expenses. New Madrid County has offered to partner with the Sikeston CVB and split the expenses for the study. The Sikeston CVB budgeted \$30,000 in January 2023. The board reviewed the MOU from New Madrid County, and Technical Services Agreement from PGAV. Shelly McTigue made a motion to approve signing the MOU and Technical Services Agreement. The motion was seconded by John Leible. All were in favor, none opposed, and the motion carried.

Medley reported Governor's Conference on Tourism held October 4-6 in Cape Girardeau. Lambert's Café won the Governor's Hospitality Award of Excellence at the conference. Sikeston was well represented.

**NEW BUSINESS**

Kathy Medley will hold the annual Community Organizations meeting in November to set event dates for 2024. The board reviewed the 2024 budget draft. Income is projected to be \$307,869 and includes tourism tax receipts, grant reimbursement, event income and rodeo museum donations. The expenses are projected to be \$295,289. Expenses includes contracted services, one-time expense ARPA Tourism Grant match (\$50,000), Rodeo Museum (\$10,000), marketing, and operations. Revenue over expenditures is budgeted for \$12,580. Logan Cude made a motion to approve the 2024 budget. The motion was seconded by Shelley McTigue. All were in favor, none opposed, and the motion carried.

Approved and accepted this date:

A handwritten signature in blue ink, appearing to read "Onethia Williams", is written over a horizontal line.

Onethia Williams, Chairman, January 30, 2024

# Council Letter

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Date of Meeting 24-02-05

Originating Department: Public Works

To the Mayor and City Council:

Subject: 2<sup>nd</sup> Reading, Bill #6334, Authorization to Execute Program Agreement with MoDOT for TAP-5800(017) Project.

Action Options:

1. 2<sup>nd</sup> Reading & Approval Bill #6334 – MoDOT's Transportation Alternatives Program Agreement for project TAP-5800(017)
2. Other action the City Council deems appropriate.

Attachments:

1. Bill No. 6334
2. MoDOT Agreement

Background:

On August 23, 2023 The City made application to MoDOT's Transportation Alternatives Program to extend the rail trail along Linn St. On November 9, 2023 we received notification that our project was selected to receive funding. The total estimated project cost per our application is \$563,310.00 with a local match required of \$112,662.00. (20%)

To begin this project, we need to authorize the execution of the program agreement with MoDOT, and pass an enabling ordinance giving the Mayor authority to sign. Staff is recommending council authorize the execution of the program agreement and approve Bill #6334 for the enabling ordinance.

Staff seeks Council's approval of this bill.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6334 AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT BETWEEN THE CITY OF SIKESTON, MISSOURI AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR PROJECT# TAP – 5800(017) FOR RAIL TRAIL

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

SECTION I: This Ordinance shall not be codified in the City Municipal Code.

SECTION II: That the Agreement set forth on “Exhibit A” set forth the various responsibilities and liabilities of the parties regarding the Transportation Alternatives Program for Project# TAP – 5800(017), Rail Trail Project (Phase 4).

SECTION III: The Mayor and such other officials as may be necessary are hereby authorized, empowered and directed to execute any documents necessary and proper to effectuate the same and specifically “Exhibit A” which is attached hereto and incorporated by reference.

SECTION IV: General Repealer Section. Any ordinance or parts thereof inconsistent herewith are hereby repealed.

SECTION V: Severability. Should any part or parts of this ordinance be found or held to be invalid by any court of competent jurisdiction, the remaining part or parts shall be severable and shall continue in full force and effect.

SECTION VI: Record of Passage:

A. Bill Number 6334 was introduced to Council and read the first time this 29<sup>th</sup> day of January 2024.

B. Bill Number 6334 was read the second time this 5<sup>th</sup> day of February 2024, discussed and was voted as follows:

Baker \_\_\_\_\_, Leible \_\_\_\_\_, Robison \_\_\_\_\_,  
Lindsey \_\_\_\_\_, Teachout \_\_\_\_\_, Williams \_\_\_\_\_,  
and Turnbow \_\_\_\_\_,  
thereby being \_\_\_\_\_, becoming Ordinance 6334.

C. Ordinance 6334 shall be in full force and effect from and after March 6, 2024.

\_\_\_\_\_  
Greg Turnbow, Mayor

\_\_\_\_\_  
Approved as to Form  
Tabatha Graham, City Counselor

SEAL/ATTEST:

\_\_\_\_\_  
Rhonda Council, City Clerk

CCO Form: FS25  
Approved: 04/95 (MGB)  
Revised: 10/22 (MWH)  
Modified:

CFDA Number: 20.205  
CFDA Title: Highway Planning and Construction  
Award name/number: TAP – 5800(017)  
Award Year: 2024  
Federal Agency: Federal Highway Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION  
TRANSPORTATION ENHANCEMENTS FUNDS  
PROGRAM AGREEMENT**

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and City of Sikeston (hereinafter, "City").

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The United States Congress has authorized, in Infrastructure Investment and Jobs Act (IIJA); 23 U.S.C. §101, §106 §133; and §208 funds to be used for transportation enhancements activities. The purpose of this Agreement is to grant the use of such transportation enhancement funds to the City.

(2) LOCATION: The transportation enhancements funds which are the subject of this Agreement are for the project at the following location: Extending trail along Linn Street from Trailhead between Pine Street and Ingram Road to Campanella Drive.

The general location of the project is shown on attachment marked "Exhibit A" and incorporated herein by reference.

(3) REASONABLE PROGRESS POLICY: The project as described in this agreement is subject to the reasonable progress policy set forth in the Local Public Agency (LPA) Manual and the final deadline specified in Exhibit B attached hereto and incorporated herein by reference. In the event, the LPA Manual and the final deadline within Exhibit B conflict, the final deadline within Exhibit B controls. If the project is within a Transportation Management Area that has a reasonable progress policy in place, the project is subject to that policy. If the project is withdrawn for not meeting reasonable progress, the City agrees to repay the Commission for any progress payments made to the City for the project and agrees that the Commission may deduct progress payments

made to the City from future payments to the City. The City may not be eligible for future Transportation Enhancements Funds if the City does not meet the reasonable progress policy.

(4) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and the Missouri Department of Transportation (MoDOT or Department) employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(B) The City will require any contractor procured by the City to work under this Agreement:

1. To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

2. To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and MoDOT and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo. The City shall cause insurer to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(5) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the City and the Commission.

(6) COMMISSION REPRESENTATIVE: The Commission's District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(7) NONDISCRIMINATION ASSURANCE: With regard to work under this Agreement, the City agrees as follows:

(A) Civil Rights Statutes: The City shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §2000d and §2000e, *et seq.*), as well as any applicable titles of the "Americans with Disabilities Act" (42 U.S.C. §12101, *et seq.*). In addition, if the City is providing services or operating programs on behalf of the Department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".

(B) Administrative Rules: The City shall comply with the administrative rules of the United States Department of Transportation relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation (49 C.F.R. Part 21) which are herein incorporated by reference and made part of this Agreement.

(C) Nondiscrimination: The City shall not discriminate on grounds of the race, color, religion, creed, sex, disability, national origin, age or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The City shall not participate either directly or indirectly in the discrimination prohibited by 49 C.F.R. §21.5, including employment practices.

(D) Solicitations for Subcontracts, Including Procurements of Material and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the City. These apply to all solicitations either by competitive bidding or negotiation made by the City for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the City of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, creed, sex, disability or national origin, age or ancestry of any individual.

(E) Information and Reports: The City shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Commission or the United States Department of Transportation to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the City is in the exclusive possession of another who fails or refuses to furnish this information, the City shall so certify to the Commission or the United States Department of Transportation as appropriate and shall set forth what efforts it has made to obtain the information.

(F) Sanctions for Noncompliance: In the event the City fails to comply with the nondiscrimination provisions of this Agreement, the Commission shall impose such contract sanctions as it or the United States Department of Transportation may determine to be appropriate, including but not limited to:

1. Withholding of payments under this Agreement until the City complies; and/or
2. Cancellation, termination or suspension of this Agreement, in whole or in part, or both.

(G) Incorporation of Provisions: The City shall include the provisions of paragraph (7) of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, executive order, administrative rules or instructions issued by the Commission or the United States Department of Transportation. The City will take such action with respect to any subcontract or procurement as the Commission or the United States Department of Transportation may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the City becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the City may request the United States to enter into such litigation to protect the interests of the United States.

(8) ASSIGNMENT: The City shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Commission.

(9) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(10) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations by providing the City with written notice of cancellation. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the City.

(11) ACCESS TO RECORDS: The City and its contractors must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at no charge to the Federal Highway Administration (FHWA) and the Commission and/or their designees or representatives during the period of this Agreement and any extension, and for a period of three (3) years after the date on which the City receives reimbursement of their final invoice from the Commission.

(12) FEDERAL-AID PROVISIONS: Because responsibility for the performance of all functions or work contemplated as part of this project is assumed by the City, and the City may elect to construct part of the improvement contemplated by this Agreement with its own forces, a copy of Section II and Section III, as contained in the United States Department of Transportation Form Federal Highway Administration (FHWA) 1273 "Required Contract Provisions, Federal-Aid Construction Contracts," is attached and made a part of this Agreement as Exhibit C. Wherever the term "the contractor" or words of similar import appear in these sections, the term "the City" is to be substituted. The

City agrees to abide by and carry out the condition and obligations of "the contractor" as stated in Section II, Equal Opportunity, and Section III, Nonsegregated Facilities, as set out in Form FHWA 1273.

(13) ACQUISITION OF RIGHT OF WAY: With respect to the acquisition of right of way necessary for the completion of the project, City shall acquire any additional necessary right of way required for this project and in doing so agrees that it will comply with all applicable federal laws, rules and regulations, including 42 U.S.C. 4601-4655, the Uniform Relocation Assistance and Real Property Acquisition Act, as amended and any regulations promulgated in connection with the Act.

(14) MAINTENANCE OF DEVELOPMENT: The City shall maintain the herein contemplated improvements without any cost or expense to the Commission. All maintenance by the City shall be done for the safety of the general public and the esthetics of the area. In addition, if any sidewalk or bike trails are constructed on the Commission's right-of-way pursuant to this Agreement, the City shall inspect and maintain the sidewalk or bike trails constructed by this project in a condition reasonably safe to the public and, to the extent allowed by law, shall indemnify and hold the Commission harmless from any claims arising from the construction and maintenance of said sidewalk or bike trails. If the City fails to maintain the herein contemplated improvements, the Commission or its representatives, at the Commission's sole discretion shall notify the City in writing of the City's failure to maintain the improvement. If the City continues to fail in maintaining the improvement, the Commission may remove the herein contemplated improvement whether or not the improvement is located on the Commission's right of way. Any removal by the Commission shall be at the sole cost and expense of the City. Maintenance includes but is not limited to mowing and trimming between shrubs and other plantings that are part of the improvement.

(15) PLANS: The City shall prepare preliminary and final plans and specifications for the herein improvements. The plans and specifications shall be submitted to the Commission for the Commission's review and approval. The Commission has the discretion to require changes to any plans and specification prior to any approval by the Commission.

(16) REIMBURSEMENT: The cost of the contemplated improvements will be borne by the United States Government and by the City as follows:

(A) Any federal funds for project activities shall only be available for reimbursement of eligible costs which have been incurred by City. Any costs incurred by City prior to authorization from FHWA and notification to proceed from the Commission are **not** reimbursable costs. The federal share for this project will be 80 percent not to exceed \$450,648.00. The calculated federal share for seeking federal reimbursement of participating costs for the herein improvements will be determined by dividing the total federal funds applied to the project by the total participating costs. Any costs for the herein improvements which exceed any federal reimbursement or are not eligible for federal reimbursement shall be the sole responsibility of City. The Commission

shall not be responsible for any costs associated with the herein improvement unless specifically identified in this Agreement or subsequent written amendments.

(17) PROGRESS PAYMENTS: The City may request progress payments be made for the herein improvements as work progresses but not more than once every two weeks. Progress payments must be submitted monthly. The City shall repay any progress payments which involve ineligible costs.

(18) PROMPT PAYMENTS: Progress invoices submitted to MoDOT for reimbursement more than thirty (30) calendar days after the date of the vendor invoice shall also include documentation that the vendor was paid in full for the work identified in the progress invoice. Examples of proof of payment may include a letter or e-mail from the vendor, lien waiver or copies of cancelled checks. Reimbursement will not be made on these submittals until proof of payment is provided. Progress invoices submitted to MoDOT for reimbursement within thirty (30) calendar days of the date on the vendor invoice will be processed for reimbursement without proof of payment to the vendor. If the City has not paid the vendor prior to receiving reimbursement, the City must pay the vendor within two (2) business days of receipt of funds from MoDOT.

(19) PERMITS: The City shall secure any necessary approvals or permits from any federal or state agency as required for the completion of the herein improvements. If this improvement is on the right of way of the Commission, the City must secure a permit from the Commission prior to the start of any work on the right of way. The permits which may be required include, but are not limited to, environmental, architectural, historical or cultural requirements of federal or state law or regulation.

(20) INSPECTION OF IMPROVEMENTS AND RECORDS: The City shall assure that representatives of the Commission and FHWA shall have the privilege of inspecting and reviewing the work being done by the City's contractor and subcontractor on the herein project. The City shall also assure that its contractor, and all subcontractors, if any, maintain all books, documents, papers and other evidence pertaining to costs incurred in connection with the Transportation Enhancement Program Agreement, and make such materials available at such contractor's office at all reasonable times at no charge during this Agreement period, and for three (3) years from the date of final payment under this Agreement, for inspection by the Commission, FHWA or any authorized representatives of the Federal Government and the State of Missouri, and copies shall be furnished, upon request, to authorized representatives of the Commission, State, FHWA, or other Federal agencies.

(21) CREDIT FOR DONATIONS OF FUNDS, MATERIALS, OR SERVICES: A person may offer to donate funds, materials or services in connection with this project. Any donated funds, or the fair market value of any donated materials or services that are accepted and incorporated into this project shall be credited according to 23 U.S.C. §323.

(22) DISADVANTAGED BUSINESS ENTERPRISES (DBE): The Commission will advise the City of any required goals for participation by disadvantaged business

enterprises (DBEs) to be included in the City's proposal for the work to be performed. The City shall submit for Commission approval a DBE goal or plan. The City shall comply with the plan or goal that is approved by the Commission and all requirements of 49 C.F.R. Part 26, as amended.

(23) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(24) NOTICE TO BIDDERS: The City shall notify the prospective bidders that disadvantaged business enterprises shall be afforded full and affirmative opportunity to submit bids in response to the invitation and will not be discriminated against on grounds of race, color, sex, or national origin in consideration for an award.

(25) FINAL AUDIT: The Commission may, in its sole discretion, perform a final audit of project costs. The United States Government shall reimburse the City, through the Commission, any monies due. The City shall refund any overpayments as determined by the final audit.

(26) AUDIT REQUIREMENTS: If the City expend(s) seven hundred fifty thousand dollars (\$750,000) or more in a year in federal financial assistance it is required to have an independent annual audit conducted in accordance with 2 CFR Part 200. A copy of the audit report shall be submitted to MoDOT within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subject to the requirements of 2 CFR Part 200, if the City expend(s) less than seven hundred fifty thousand dollars (\$750,000) a year, the City may be exempt from auditing requirements for that year but records must be available for review or audit by applicable state and federal authorities.

(27) FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT OF 2006: The City shall comply with all reporting requirements of the Federal Funding Accountability and Transparency Act (FFATA) of 2006, as amended. This Agreement is subject to the award terms within 2 C.F.R. Part 170.

*[Remainder of Page Intentionally Left Blank]*

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this \_\_\_\_\_ (date).

Executed by the Commission this \_\_\_\_\_ (date).

MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

CITY OF SIKESTON

\_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

ATTEST:

ATTEST:

\_\_\_\_\_  
Secretary to the Commission

By \_\_\_\_\_

Title \_\_\_\_\_

Approved as to Form:

Approved as to Form:

\_\_\_\_\_  
Commission Counsel

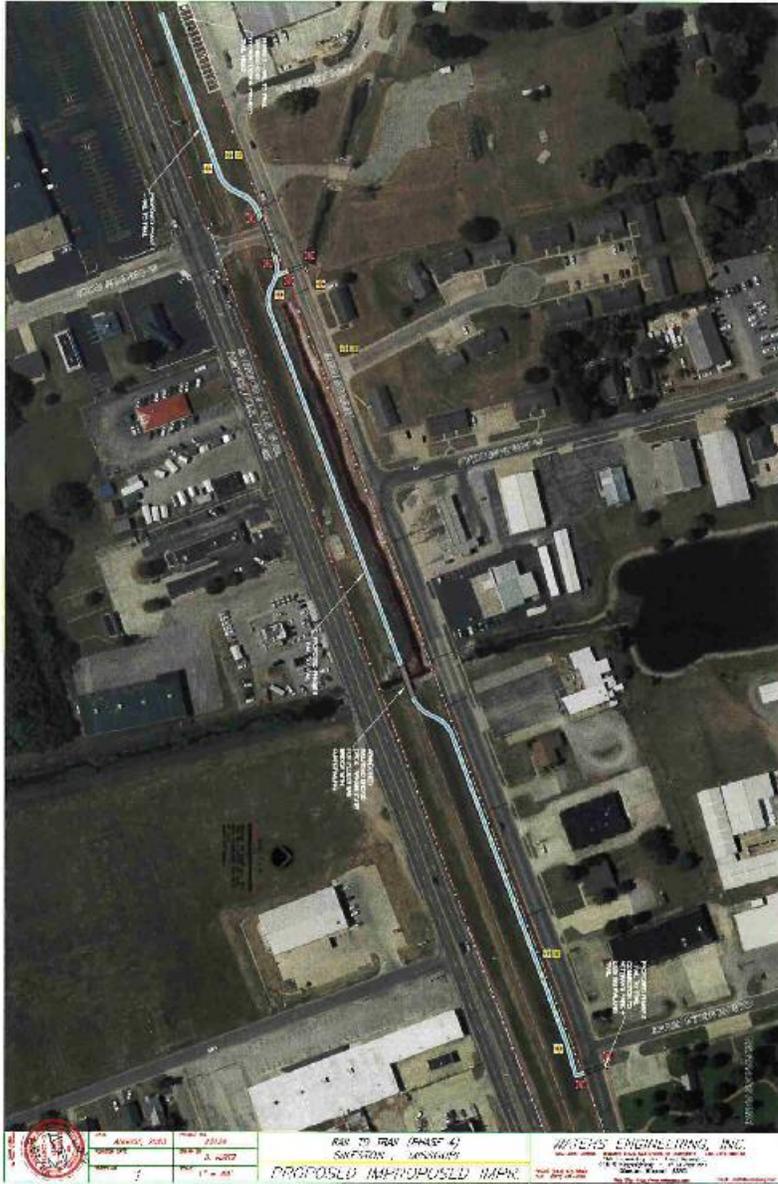
\_\_\_\_\_

Title \_\_\_\_\_

Ordinance No \_\_\_\_\_

# Exhibit A - Location of Project

ATTACHMENT B - PROJECT INFORMATION - LAYOUT



## Exhibit B – Project Schedule

Project Description: TAP-5800(017)

Construction of a new multi-use trail and ramps, new concrete ADA compliant entrances, drainage structures, striping and signing, and miscellaneous trail features in Sikeston, total length of improvement being 2100 linear feet.

<b>Task</b>	<b>Date</b>
Date funding is made available or allocated to recipient	11/1/2023
Solicitation for Professional Engineering Services (advertised)	Optional
Engineering Services Contract Approved	05/1/2024
Conceptual Study (if applicable)	Optional
Preliminary Plans Submittal	10/1/2024
Right-of-Way Plans Submittal (if Applicable)	11/1/2024
Plans, Specifications & Estimate (PS&E) Submittal	05/1/2025
Plans, Specifications & Estimate (PS&E) Approval	07/1/2025
Advertisement for Letting	08/1/2025
Bid Opening	09/1/2025
Construction Contract Award or Planning Study completed <b>(REQUIRED)</b>	10/1/2025

\*Note: the dates established in the schedule above will be used in the applicable ESC between the sponsor agency and consultant firm.

\*\*Schedule dates are approximate as the project schedule will be actively managed and issues mitigated through the project delivery process. The Award Date or Planning Study Date deliverable is not approximate and a Supplemental Agreement is required to modify this date.

Exhibit C - Required Contract Provisions  
Federal-Aid Construction Contracts

# Council Letter

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Date of Meeting: 24-02-05

Originating Department: Department of Community Development

To the Mayor and City Council:

Subject: 2<sup>nd</sup> Reading, Bill # 6335, Replat of 5.530 Acres, known as Magazine Trace Re-Plat

Attachment(s):

- 1. Bill # 6335
- 2. Plat

Action Options:

- 1. Conduct 2<sup>nd</sup> Reading and approve request.
- 2. Other action Council may deem appropriate.

Background:

Staff received a request from Lambert Engineering & Surveying, on behalf of Robin Chambers, to replat a tract of land, containing 5.530 acres, to be known as Magazine Trace Re-Plat, which is located on the North side of Baker Lane in the City of Sikeston, Missouri. The property is zoned R-2 Single Family Residential.

The Planning and Zoning committee met January 9, 2024 and passed a favorable recommendation to approve the subdivision request.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6335 PROVIDING FOR THE APPROVAL TO REPLAT A TRACT OF LAND, CONTAINING 5.530 ACRES, TO BE KNOWN AS MAGAZINE TRACE RE-PLAT IN THE COUNTY OF SCOTT IN THE CITY OF SIKESTON, MISSOURI.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIKESTON, MISSOURI AS FOLLOWS:

SECTION I: This Ordinance shall not be codified in the City Municipal Code.

SECTION II: The Planning and Zoning Commission met on January 9, 2024 and voted to approve the re-plat of Magazine Trace, the plat of which is attached hereto, marked Exhibit "A", and incorporated by reference and legally described as follows and known as Magazine Trace Re-Plat:

A PART OF LOT 1 OF OUTBLOCK 24 OF THE CITY OF SIKESTON, IN SCOTT COUNTY, MISSOURI AS RECORDED IN BOOK 02, PAGE 50 CONTAINING 5.530 ACRES (MORE OR LESS) DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF OUTBLOCK 24 OF THE CITY OF SIKESTON (1" IRON PIPE); THENCE N.81°06'13"E. ALONG THE NORTH LINE OF SAID LOT 1, 595.90 FEET TO A POINT IN THE WEST LINE OF A PARCEL OF GROUND RECORDED IN DOC. NO. 2013-5567; THENCE S.09°34'41"E. ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF PARCELS RECORDED IN BOOK 626, PAGE 527 AND BOOK 673, PAGE 906, 404.95 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LEN OF BAKER LANE; THENCE S.81°02'13"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, 594.02 FEET TO THE WEST LINE OF LOT 1 OF OUTBLOCK 24 OF THE CITY OF SIKESTON; THENCE N.09°50'39"W., ALONG SAID WEST LINE, 404.97 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, IF ANY, AFFECTING THE SAME.

SECTION III: Said plat and subdivision is accepted and approved subject to full compliance with all applicable building and other codes and the stormwater management plan.

SECTION IV: General Repealer Section: Any other ordinance or parts thereof inconsistent herewith, are hereby repealed.

SECTION V: Severability: Should any part or parts of this ordinance be found or held to be invalid by any court of competent jurisdiction, the remaining part or parts shall be severable and shall continue in full force and effect.

SECTION VII: Record of Passage

- A. Bill Number 6335 was introduced and read the first time this 29<sup>th</sup> day of January 2024.
- B. Bill Number 6335 was read the second time and discussed on this 5<sup>th</sup> day of February 2024 and was voted as follows:

Lindsey, \_\_\_\_\_, Baker, \_\_\_\_\_, Leible, \_\_\_\_\_, Robison, \_\_\_\_\_  
 Teachout, \_\_\_\_\_, Williams, \_\_\_\_\_, and Turnbow \_\_\_\_\_,  
 hereby being \_\_\_\_\_.

- C. Ordinance 6335 shall be in full force and effect from and after March 6, 2024.

\_\_\_\_\_  
Greg Turnbow, Mayor

\_\_\_\_\_  
Approved as to form  
Tabatha Graham, City Counselor

Seal / Attest:

\_\_\_\_\_  
Rhonda Council, City Clerk



## Council Letter

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Date of Meeting: 24-02-05

Originating Department: Community Development Department

To the Mayor and City Council:

Subject: First and Second Reading and Consideration, Emergency Bill 6336, Amending Title V, Chapter 500 Building Regulations, Article II Residential Code for One and Two-Family Dwellings

Attachment(s):

1. Bill 6336
2. Copy of Appendix Q
3. Tiny Home Basic Regulations
4. Copy of R-3 Zone from City Code

Action Options:

1. First and Second reading of Emergency Bill 6336
2. Other action Council may deem appropriate

Background:

Emergency Bill Number 6336 removes the word Adopt from the current language and changes it to Delete Appendix Q, Tiny Homes. With the review of this adoption into our code, our department feels this is not a plausible solution to meet the original intention of the use. We are asking for the removal of appendix Q, Tiny Homes, to be replaced at a later date with a better standard. The new regulations will be written by the Community Development Department.

Challenges posed by the current code on tiny homes include the following:

- Inspection of structures that are not regulated by the Missouri Public Service Commission. They would inspect manufactured homes and give a seal of approval.
- These homes are set to be built or placed in R-3 Manufactured Housing
- The quality of structures that are built and placed. Inspections of prebuilt to adopted code guidelines.
- No restrictions as to heat, air, and other equipment requirements.

Council's approval of the ordinance will be requested at the February, 5<sup>th</sup> 2023, meeting.

AN EMERGENCY ORDINANCE OF WHICH UPON APPROVAL SHALL BECOME ORDINANCE NUMBER 6336 AND SHALL AMEND TITLE V BUILDING AND CONSTRUCTION, CHAPTER 500 BUILDING REGULATION IN THE MUNICIPAL CODE OF THE CITY OF SIKESTON, MISSOURI.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIKESTON, MISSOURI, AS FOLLOWS:

SECTION I: This Ordinance shall be codified in the City Municipal Code.

SECTION II: Title V Building and Construction – Chapter 500 – Article II Residential Code for One and Two-family Dwellings shall be amended as follows:

Section 500.090 Additions, Insertions and Changes.

A. The following sections are hereby revised as follows:

38. Delete Appendix Q, Tiny Houses.

SECTION III: General Repealer Section. Any other ordinance or parts thereof inconsistent herewith, are hereby repealed.

SECTION IV: Severability. Should any part or parts of this ordinance be found or held to be invalid by any court of competent jurisdiction, the remaining part or parts shall be severable and shall continue in full force and effect.

SECTION V: Emergency Clause. This ordinance is adopted as an emergency measure in order to meet time restraints.

SECTION VI: Record of Passage

A. Bill Number 6336 was introduced and read the first time this 5<sup>th</sup> day of February 2024.

B. Bill Number 6336 was read the second time this 5<sup>th</sup> day of February 2024, and was voted as follows:

Lindsey, \_\_\_\_\_, Baker, \_\_\_\_\_, Leible, \_\_\_\_\_, Robison, \_\_\_\_\_  
Teachout, \_\_\_\_\_, Williams, \_\_\_\_\_, and Turnbow \_\_\_\_\_  
hereby being \_\_\_\_\_.

C. Ordinance 6336 shall be in full force and effect from and after February 5, 2024.

\_\_\_\_\_  
Greg Turnbow, Mayor

\_\_\_\_\_  
Approved as to form  
Tabatha Graham, City Counselor

Seal / Attest:

\_\_\_\_\_  
Rhonda Council, City Clerk

## APPENDIX Q TINY HOUSES

*This provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### User note:

**About this appendix:** [Appendix Q](#) relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

### SECTION AQ101 GENERAL

#### AQ101.1 Scope.

This appendix shall be applicable to *tiny houses* used as single dwelling units. *Tiny houses* shall comply with this code except as otherwise stated in this appendix.

### SECTION AQ102 DEFINITIONS

#### AQ102.1 General.

The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to [Chapter 2](#) of this code for general definitions.

**EGRESS ROOF ACCESS WINDOW.** A *skylight* or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of [Section R310.2](#).

**LANDING PLATFORM.** A landing provided as the top step of a stairway accessing a *loft*.

**LOFT.** A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

**TINY HOUSE.** A *dwelling* that is 400 square feet (37 m<sup>2</sup>) or less in floor area excluding *lofts*.

### SECTION AQ103 CEILING HEIGHT

## apps

#### AQ103.1 Minimum ceiling height.

*Habitable space* and hallways in *tiny houses* shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

**Exception:** Ceiling heights in *lofts* are permitted to be less than 6 feet 8 inches (2032 mm).

## SECTION AQ104

### LOFTS

#### **AQ104.1 Minimum loft area and dimensions.**

*Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of [Sections AQ104.1.1 through AQ104.1.3](#).

#### **AQ104.1.1 Minimum area.**

*Lofts* shall have a floor area of not less than 35 square feet (3.25 m<sup>2</sup>).

#### **AQ104.1.2 Minimum dimensions.**

*Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

#### **AQ104.1.3 Height effect on loft area.**

Portions of a *loft* with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

**Exception:** Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope), portions of a *loft* with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

#### **AQ104.2 Loft access.**

The access to and primary egress from *lofts* shall be of any type described in [Sections AQ104.2.1 through AQ104.2.4](#).

#### **AQ104.2.1 Stairways.**

Stairways accessing *lofts* shall comply with this code or with [Sections AQ104.2.1.1 through AQ104.2.1.5](#).

#### **AQ104.2.1.1 Width.**

Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

#### **AQ104.2.1.2 Headroom.**

The headroom in stairways accessing a *loft* shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

#### **AQ104.2.1.3 Treads and risers.**

Risers for stairs accessing a *loft* shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

#### **AQ104.2.1.4 Landing platforms.**

The top tread and riser of stairways accessing *lofts* shall be constructed as a *landing platform* where the *loft* ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the *loft*. The *landing platform* shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the *loft*, and 16 to 18 inches (406 to 457 mm) in height measured from the *landing platform* to the *loft* floor.

#### **AQ104.2.1.5 Handrails.**

Handrails shall comply with [Section R311.7.8](#).

#### **AQ104.2.1.6 Stairway guards.**

Guards at open sides of stairways shall comply with [Section R312.1](#).

#### **AQ104.2.2 Ladders.**

Ladders accessing *lofts* shall comply with [Sections AQ104.2.1](#) and [AQ104.2.2](#).

##### **AQ104.2.2.1 Size and capacity.**

Ladders accessing *lofts* shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within  $\frac{3}{8}$  inch (9.5 mm).

##### **AQ104.2.2.2 Incline.**

Ladders shall be installed at 70 to 80 degrees from horizontal.

#### **AQ104.2.3 Alternating tread devices.**

Alternating tread devices accessing *lofts* shall comply with [Sections R311.7.11.1](#) and [R311.7.11.2](#). The clear width at and below the handrails shall be not less than 20 inches (508 mm).

#### **AQ104.2.4 Ship's ladders.**

Ship's ladders accessing *lofts* shall comply with [Sections R311.7.12.1](#) and [R311.7.12.2](#). The clear width at and below handrails shall be not less than 20 inches (508 mm).

**AQ104.2.5 Loft Guards.**

*Loft* guards shall be located along the open side of *lofts*. *Loft* guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.

## **SECTION AQ105 EMERGENCY ESCAPE AND RESCUE OPENINGS**

**AQ105.1 General.**

*Tiny houses* shall meet the requirements of [Section R310](#) for emergency escape and rescue openings.

**Exception:** *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of [Section R310](#) where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the *loft* floor, provided the egress roof access window complies with the minimum opening area requirements of [Section R310.2.1](#).

# TINY HOMES

## BASIC REGULATIONS

1. TINY HOMES CAN BE LOCATED IN R-3 ZONE
2. TINY HOME IS 400 SQ FEET OR LESS
3. TINY HOUSE INTERIOR BUILDING REQUIREMENTS ARE 2018 IRC – APPENDIX Q
4. ZONING REGULATIONS – MUNICIPAL CODES – CHAPTER 405 ARTICLE VII DISTRICT REGULATIONS DIVISION 2 R-3 MANUFACTURED HOMES
5. TINY HOMES FOLLOWING THE SAME RULES AS A MANUFACTURED HOME
  - a. PERMANENT FOUNDATION, PERMANENT FOOTING
  - b. WATER & SEWER CONNECTED TO CITY
  - c. UNDERPINNING SHALL BE INSTALLED
6. SINGLE OWNERSHIP OF THE LOT AND THE HOME MUST BE DEMONSTRATED
7. ALL TINY HOMES ARE REQUIRED TO OBTAIN A PERMIT FROM THE CITY
  - a. COMPLETE PERMIT APPLICATION
  - b. PRE-FABRICATED HOMES – MUST SUBMIT MANUFACTURED SPECS & FLOOR PLAN
  - c. SITE BUILD HOMES – MUST SUBMIT FLOOR PLAN

# Title IV: Land Use

## Chapter 405 Zoning Regulations

### Article VII District regulations

#### Division 2 "R-3" Single-Family Residential Manufactured Home District

##### Section 405.480 Purpose.

[R.O. 2009 § 17.14.010; Ord. No. 5961 §§I, VI 8-25-2014; Ord. No. 6220, 4-26-2021]

It is the purpose and intent of this Chapter to allow the placement of Class A manufactured homes within this district to increase the options available for low to moderate income households in select residential areas of the City. The placement of manufactured housing would be permitted subject to the requirements and procedures set forth herein. Single ownership of the lot and manufactured housing unit must be demonstrated before a building permit will be issued, and in no case shall a manufactured home pad or lot be rented out in this district.

##### Section 405.490 Permitted Uses.

[R.O. 2009 § 17.14.020; Ord. No. 5961 §§I, VII 8-25-2014; Ord. No. 6220, 4-26-2021]

- A. In District "R-3," no building, structure or premises shall hereafter be erected, constructed, reconstructed or altered, located, or relocated except for one (1) or more of the following uses:
1. Any use permitted in Districts "R-1" or "R-2."
  2. Class A manufactured home unit as defined by this regulation, and installed per regulations established by the City of Sikeston, and the Missouri Public Service Commission.

##### Section 405.500 Conditional Uses.

[R.O. 2009 § 17.14.030; Ord. No. 5961 §§I, VIII 8-25-2014; Ord. No. 6220, 4-26-2021]

All conditional uses permitted in Districts "R-1" and "R-2" are also permitted in this district subject to the same provisions for application for placement or relocation of manufactured housing on appropriately zoned lots, review and

approval, except that the provisions for zero lot line construction will not be permitted for the installation or construction of manufactured housing.

#### Section 405.510 Height and Area Regulations.

[R.O. 2009 § 17.14.040; Ord. No. 6220, 4-26-2021]

- A. In District "R-3," the height and area regulations for District "R-2" shall apply to all conventionally built structures. The following additional height and area provisions shall apply to manufactured housing units hereafter erected, constructed, reconstructed or altered within this district. Also See Reference Table 450.1, set out as Exhibit A to this Ch. 405.
1. Yard and Area Regulations. Placement of the manufactured housing unit on a lot within this district shall be made only after the submission and approval of a site plan detailing the precise location of the housing unit in relation to all property lines, rights-of-way and easements. In no case will less than fifty percent (50%) of the lot be allocated for the placement of yards and open spaces in order to comply with the spirit and intent of yard and area requirements established for residential districts. The rulings and decisions of the City Zoning Officer in these matters are final except as provided for in Article V "Board of Adjustment" of this Chapter.
  2. Building Height. In District "R-3," no building manufactured housing unit shall hereafter be erected or structurally altered to exceed one (1) story or sixteen (16) feet in height.

#### Section 405.511 Foundation, Anchoring and Underpinning (Skirting) Requirements.

[Ord. No. 5961 §§I, IX, 8-25-2014; Ord. No. 6220, 4-26-2021]

- A. All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.
1. Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturer's specifications for support.
    - a. Pier pads are not permitted.
    - b. All footings shall have reinforced steel, as dictated by appropriate building codes.

- c. A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.
- B. Manufactured home anchors shall be embedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.
- C. Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.
  - 1. Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.
  - 2. Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed, and homes will not be approved for occupancy without appropriate venting.

# **Council Letter**

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Date of Meeting: 24-02-05

Originating Department: Community Development Department

To the Mayor and City Council:

Subject: Award, Bid # 24-22 for Lease of Photocopier

Attachment(s):

1. Bid Tabulation Sheet

Action Options:

1. Award, Bid # 24-22 for Lease of Photocopier
2. Other action Council may deem appropriate

Background:

Bids # 24-22 was issued on December 21, 2023, and due January 24, 2024, by 1:30pm. This will be a 60-month lease on the equipment. There were (3) bids received and opened. All (3) bids were reviewed by staff. Staff recommends the bid be awarded to Novatech, Inc. With regards to choices and cost, we went with one company for our machines. This is in reference to Bid 24-23 Lease of Large-Format Printer. We also currently have a machine serviced by the winning bidder. We also liked the make and model of the machines proposed in the bid packets. The cost associated with repair and supplies with our budgeted funds for this improvement was less than our adopted budget for this machine.

**CITY OF SIKESTON BID TABULATION SHEET**

**Bid # 24-22 – Lease of Photocopier**

**January 24, 2024**

VENDOR	COST
NovaTech	Sharp \$ 265.77 Per month 60 months \$ 145.77 Per month \$ 265.77 Per month w/maintenance agreement
Scheffer's	Canon \$ 217.15 per month 60 months <del>4000</del> \$ 4359.68
GFI Digital	Sharp \$ 191.21 Per month 60 months \$ 3578.40
GFI Digital	Ricoh \$ 219.88 per month 60 months \$ 5064.04

**CHAIRMAN:**

Barry

**RECORDER:**

Sheila

**VERIFIER:**

Amy

# **Council Letter**

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Date of Meeting: 24-02-05

Originating Department: Community Development Department

To the Mayor and City Council:

Subject: Award, Bid # 24-23 for Lease of Large-Format Printer

Attachment(s):

1. Bid Tabulation Sheet

Action Options:

1. Award, Bid # 24-23 for Large-Format Printer
2. Other action Council may deem appropriate

Background:

Bids # 24-23 was issued on December 22, 2023, and due January 24, 2024, by 1:30pm. This will be a 60-month lease on the equipment. There were (3) bids received and opened. All (3) bids were reviewed by staff. Staff recommends the bid be awarded to Novatech, Inc. With regards to choices and cost, we went with one company for our machines. This is in reference to Bid 24-22 Lease of Photocopier. We also currently have a machine serviced by the winning bidder. We also liked the make and model of the machines proposed in the bid packets. The cost associated with repair and supplies with our budgeted funds for this improvement was less than our adopted budget for this machine.

CITY OF SIKESTON BID TABULATION SHEET  
Bid # 24-23 – Lease of Large Format Printer

January 24, 2024

VENDOR	COST
NovaTech	Canon \$210.47 Per month 60 months
Scheffers	Canon \$298.58 per month 60 months \$10,036.54
GFI Digital	RICOH \$130.97 per month 60 months \$7858.15

**CHAIRMAN:**

Barry

**RECORDER:**

Shrila

**VERIFIER:**

Amy