



TENTATIVE AGENDA
SPECIAL CITY COUNCIL MEETING
SIKESTON CITY HALL

Monday, February 29, 2016
11:30 A.M.

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. OPENING PRAYER
- IV. PUBLIC HEARING
60/61 TIF District 5-Year Compliance Hearing
- V. ITEMS OF BUSINESS
 - A. Discussion: Request to Change Street Name
 - B. Airport Terminal Building Update
 - C. Award Bid 16-18, Park Mowing Bids
 - D. 1st Reading, Bill #6012, Authorization to Install Stop Signs at the Intersection of S. Gladys & S. Prairie
 - E. Discussion: Spring City Council Meeting Calendar
 - F. Other Items As May Be Determined During the Course of the Meeting
- VI. EXECUTIVE SESSION
Litigation (RSMo 610.021(1))
Property (RSMo 610.021(2))
- VII. ADJOURNMENT

Dated this 24th day of February 2016



Carroll Couch, City Clerk

The City of Sikeston complies with ADA guidelines. Notify Linda Lowes at 471-2512 (TDD Available) to notify the City of any reasonable accommodation needed to participate in the City Council's Meeting.

Council Letter

Date of Meeting: 16-02-29

Originating Department: Administrative Services

To the Mayor and City Council:

Subject: TIF 5-Year Public Hearing 60/61 District

Attachments:

1. Public Hearing Summary

Action Options:

1. Action Council may deem appropriate

Background:

Section 99.865(3) requires a public hearing to be held every 5 years after adoption of a TIF redevelopment plan to determine if the project is making satisfactory progress. This public hearing satisfies that requirement.

CITY OF SIKESTON, MISSOURI

60/61 TIF DISTRICT

PUBLIC HEARING

RSMo. 99.865 requires a public hearing every five years after adoption of a TIF redevelopment plan. The purpose of the hearing is to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the project.

In 2000, the City of Sikeston approved a redevelopment agreement for the area located at the intersection of highways 60/61. The statutory period for authorization ends in June, 2023.

Four Corners Development

Four Corners Development was authorized \$ 4,882,000 for TIF reimbursable expenditures for the construction of public improvements. This included streets, storm water and sanitary sewer construction. The project was completed and all TIF related expenditures were reimbursed.

Colton's

Six Thirty Two Corporation (Colton's) was authorized \$ 431,262 for TIF reimbursable expenditures for construction of public improvements in October, 2012. As of February, 2016, \$ 100,967 has been reimbursed.

Holiday Inn Express

Select Sikeston Hospitality (Holiday Inn Express) was authorized \$ 475,000 for TIF reimbursable expenditures for construction of public improvements, in October 2012. As of February, 2016, \$ 46,667 has been reimbursed.

Council Letter

Date of Meeting: February 29, 2016

Originating Department: City Manager

To the Mayor and City Council:

Subject: Request to Rename Street in Honor of Dr. Martin Luther King

Attachment(s):

1. Request Letter

Action Options:

1. Briefing Only
2. Other Action Council May Deem Necessary

Background:

The city received the attached letter from And Justice For All, requesting that Main St be renamed in honor of Dr Martin Luther King. Larry McClellon, CEO of And Justice For All, plans to address the City Council regarding this request.



And Justice For All

Larry McClellon President/CEO & Founder (573)-380-5934
Bishop Nathaniel Green, Sr. Vice President (573) 625-2431
Pastor Gail Emanuel Jr. Vice President (573) 931-1814

The Road to

To City Manager, Mayor, and City Council of Sikeston, MO:

February 5, 2016

Approximately three weeks ago, I, Larry McClellon, CEO of And Justice For All, met with the City Manager of Sikeston, John Douglas, and Chief of Police. The purpose of the meeting was to discuss changing Main Street located here in Sikeston to Dr. Martin Luther King Drive as we know for many years. Sikeston has maintained a major racial divide which is not getting any better. There comes a time when as human beings we must come together and unite as one, regardless of the color of their skin or their nationality, because in the scope of things, Dr. Martin Luther King was for all people, all colors, all nationalities. We feel that asking for this street change is not asking too much. This is something that should have been addressed years ago. We feel that this will bridge the divide in our community. We also feel that the past is behind us, and we are focusing on the future. We invite the city to embark on this part of history with us.

We feel that if our children can be recognized on the basketball court, and in all other activities, that the name of a street would not only speak volumes, then history in the making would include all. That's what Dr. King represented.

We understand that this would be a major change and probably take the main stream officials out of their comfort zone. We say to you, you were chosen to make the tough decision after 47 years since Dr. King's assassination, among many others who sacrificed their lives to this sick world for a better place.

In closing, we ask the city officials a question. Have you ever wondered why when we watch the news you see people marching in unity to better their community, but you don't see it in Sikeston? It's time to come together; after all, people are watching this movement very close. We ask that you must be the judge in making your decision. It's time for the city of Sikeston to begin a healing process:

A bold, strong, and courageous decision to change Main Street to Dr. Martin Luther King Drive would be a major step in this healing process. We do believe after much research and soul searching that you will come to the right decision. It's time, it's time, it's time.

Sincerely,



CEO Larry McClellon – President
Bishop Nathaniel Green – Vice President
Pastor Audrey "Gail" Emmanuel – Jr. Vice President

Cc: City Manager, City Council, & City Mayor

We look for a reply within seven days.

OFFICERS:

Ashleigh Hope Treasurer
Connie Echols Human Resources

BOARD OF DIRECTORS:

Larry McClellon President/CEO/Founder
Bishop Nathaniel Green Sr. Vice President
Pastor Gail Emanuel Jr. Vice President
Lennis McFerren Sr. Advisory Board

MEMBERS:

Rose Green Event Coordinator
Robert Chalman Music Tech

Council Letter

Date of Meeting: 16-02-29

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: Briefing on Airport Terminal Project

Action Options:

1. Any action Council may deem appropriate

Background:

The airport terminal building project is quickly coming to a close. Below are some highlights regarding the terminal project.

Schedule

The project is currently getting completed ahead of schedule. We anticipated the schedule lasting until early April, however, we are now expecting the project to be complete in the next 2-3 weeks.

We held the final punch list inspection with the contractor (Zoellner Construction), the architect (Stephanie Ireland), and the engineer (Waters Engineering) on February 11, 2016. Final items are being completed at this time.

We also held a final walk-through with Hi-Tech Communications on February 23, 2016. We identified a few items that need to be addressed.

We are now trying to identify furniture needs and suppliers. We anticipate ordering furniture in the next week or so. We will still have some scope of work that will need to be completed at some time in the near future. This would include window coverings, interior design, landscaping and removal of the old terminal.

Budget

The base bid for this project received a low bid from Zoellner Construction for \$850,658.29. With modifications we have made to the project, we currently anticipate the final change order (see attached draft) decreasing the budget by \$15,267.58. This is due to underruns for parking lot issues including less asphalt than originally expected and eliminating the prime coat. There also was a duplicated cost in the budget for a sewer tap that was provided by BMU at no cost to the city. We also had some minor elements that were not originally including some extra exit signs and smoke detectors, and installing an antenna for the AWOS.

In addition to the building, we still have several items that need to be provided that are not a part of the general contract for the building. These would include furniture and appliances, window coverings, data and security features, extending BMU's fiber optic network to the site, landscaping, and removal of the old building.

We are currently attempting to negotiate a change order with Zoellner to add the removal of the old building to the project to capitalize on the savings from the draft final change order. These items we anticipate costing an additional \$105,000 to \$115,000 in addition to the base contract.

Furniture

We are currently having discussions with Missouri Vocational Enterprises (Missouri Prison System – where DPS bought furniture for new headquarters) to seek estimates for furniture for the bulk of the items. We are or will be talking to local vendors for some of the items such as the refrigerator for the kitchenette and the recliners for the pilot's lounge.

Dedication Plaque

We are currently attempting to design a dedication plaque for the building. A draft design is attached for your review and comment.

Dedication Ceremony

We are still trying to determine dates for a potential dedication, but we are going to seek having something in late March.

Transfer

We will be in discussions with Sikeston Aviation on the official transfer dates from the old building to the new building. Once moved over, we will begin the demolition of the old terminal.

Summary

I believe this project has gone well. Zoellner has proven to be a very reliable contractor providing excellent customer service. Currently, the project is going to be done ahead of schedule and under the budget of the contracted amount.

Our consultants, Stephanie Ireland and John Chittenden and their staff have been very good to work with on this project. They were very quick to respond to issues and handle all of our administrative needs.

MoDOT's staff has been invaluable. They have walked with us each step of this project, and came through with additional funding late in the game.

At this point, we will be working through the final phases to get turn this structure into a functional building that houses our airport operations.

DRAFT

CHANGE ORDER

SHEET NO. 1 of 1

SEQUENCE NO.: 1 (FINAL)

COUNTY: Scott

TO ZOELLNER CONSTRUCTION CO., INC. CONTRACTOR

AIRPORT: Sikeston Memorial Municipal

PROJECT NO.: 14-077B-1

YOU ARE HEREBY DIRECTED TO MAKE THE FOLLOWING CHANGES FROM THE CONTRACT:

1. DESCRIPTION AND REASON FOR CHANGE: (ATTACH SUPPLEMENTAL SHEETS IF REQUIRED)

- A. To adjust the quantity of Item 7 - Bituminous Mixture for quantity installed and density deductions per the attached.
- B. Bid Item 9 - Prime coat was not used due to not being mandatory with an overlying pavement over 3.75 inches thick, and the quantity for this item was changed to zero.
- C. Bid item 19, the 8" tapping sleeve and valve were installed by the Owner and this item is deleted.
- D. The lump sum price for Bid Item 13 - Terminal Building is changed in accordance with the attached Proposal Revisions PR#1 through PR#4.

2. ESTIMATE OF COST OF WORK AFFECTED BY THIS CHANGE ORDER.

(A) EST. LINE NO	(B) CONTRACT ITEM NO	(C) ITEM DESCRIPTION	(D) UNITS PREVIOUSLY PROVIDED FOR	(E) UNITS TO BE CONSTRUCTED	(F) UNITS OVERRUN, UNDERRUN, CONTINGENT	U N I T S	(G) CONTRACT OR AGREED UNIT PRICE	(H) AMOUNT OF OVERRUN OR PLUS CONTINGENT	(I) AMOUNT OF UNDERRUN OR MINUS CONTINGENT
7	401-8.1	Bituminous Mixture	690	623	-67	Ton	\$ 83.34		\$ (5,583.78)
9	MO-602.5.1	Bituminous Prime Coat	1,010	0	-1,010	Gal	\$ 5.63		\$ (5,686.30)
19	JSP-3.5	8" Tapping Sleeve with 8" Valve	1	0	-1	Ea	\$ 6,725.00		\$ (6,725.00)
13	JSP-1	Terminal Building - Proposal Revisions 1 thru 3							
		PR#1 - Revise Light Fixtures in Waiting Area							\$ (735.50)
		PR #2 - Add AWOS Antenna & Delete Cupola						\$ 1,298.00	
		PR #3 - Add Sill Flashings						\$ 1,129.00	
		PR#4 - Add Exit Sign & Smoke Detector						\$ 1,036.00	
TOTALS								\$ 3,463.00	\$(18,730.58)

3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PRICES, EXCEPT AS NOTED:

1. CONTRACT AMOUNT	\$850,658.29
2. OVERRUN THIS ORDER (H-I)	(\$15,267.58)
3. OVERRUN PREVIOUS (Line 4 on Prev. Order)	\$0.00
4. TOTAL OVERRUN TO DATE (2+3)	(\$15,267.58)
5. ADJUSTED CONTRACT AMOUNT (1+4)	\$835,390.71

4. COMMENTS:

THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO.

SUBMITTED - PROJECT ENGINEER	DATE
APPROVED - SPONSOR (CITY OF SIKESTON)	DATE
APPROVED - MoDOT AVIATION	DATE

ZOELLNER CONSTRUCTION CO., INC.
CONTRACTOR (Company Name)

SIGNATURE (Authorized Representative) DATE

2016
TERMINAL BUILDING

Sikeston Memorial Airport

City of Sikeston
Sikeston, Missouri

SIKESTON CITY COUNCIL

Steven Burch	Mayor
Bob Depro	Mayor Pro Tem / Member At Large
Ryan Merideth	Member At Large
Jon Gilmore	Member Ward 1
Gerald Settles	Member Ward 2
Karen Evans	Member Ward 3
Maude Harris	Member Ward 4

ADMINISTRATION

Jonathan Douglass	City Manager
Jay Lancaster	Director of Public Works

Architect	Ireland Architects, Inc.
Engineer	Waters Engineering, Inc.
Contractor	Zoellner Construction Co., Inc.

Built Through A Partnership With The
Missouri Department of Transportation

Amy Ludwig, Administrator of Aviation

Darrell Goth

Council Letter

Date of Meeting 16-02-29

Originating Department: Public Works

To the Mayor and City Council:

Subject: Bid Award 16-18, Parks Mowing

Attachments:

1. Bid Tabulation sheet for 16-18 w/ staff recommendations highlighted.

Action Options:

1. Award contractual mowing services as recommended by staff.
2. Other action the City Council deems appropriate.

Background:

Staff opened bids for contractual mowing services on Wednesday, February 17 for the 2016-2017 contract period. Ten mowing contractors responded. A bid tabulation sheet with the results is attached. A bid review committee consisting of Jay Lancaster, Dustin Care, and Chris Hart evaluated the bids. Staff's recommendations for the bid awards are highlighted on the bid tab sheet as follows. Amounts shown are per mowing prices.

Larry's Mow-Better, Larry Keller, Owner – Amory Park \$25; Clayton Park \$60; Roberta Rowe Park \$215; Rose Parkway ROW \$115

Model Lawns, Dakota Trevino, Owner- City Cemetery \$324.10; R.S. Matthews Park \$148.10; Industrial Park Retention Basins \$310.10; Tanglewood Blvd. Median \$54.50; Plantation Blvd. Median \$118.10

Young's Lawn Care, Leroy Young, Owner- Central Park \$55; Legion Park \$37.50; North End Park \$30; Allen Blvd. Median \$102.50; Davis Blvd. Median \$102.50; Broadway Median \$72.50

Custom Bush Hogging & Lawn Service, Kendall Ward, Owner- Union Pacific ROW \$400; Lincoln Memorial Park \$170

Hayes Lawn Service, Tyrone Hayes, Owner- Dudley Park \$ 80; Rotary Park \$150; Malone Park \$70; Mary Lou Montgomery Park \$65; Veteran's Park \$79

As recommended, the 22 contracts total \$60,140.40 per mowing season or \$120,280.80 for the term of the 2-year contract. This is an increase of \$458.20 per mowing season or \$917.40 for the term of the contract over the 2014 contract.

In addition, we requested bids from the vendors for an “emergency mowing” quote – an hourly rate to mow derelict properties on which Code Enforcement has received complaints with a response time of two business days. **Hayes Lawn Service** bid \$25 per hour and will be first on the call list. We also received a bids of \$29 per hour from Model Lawns and \$30 per hour from Custom Bush Hogging which will be second and third on the call list, respectively.

The majority of the packages include 21 mowings per year with a 10 day turnaround. Some of the more popular parks require weekly mowings.

With the exception of Custom Bush Hogging and Lawn Service, the other recommended contractors have not worked for the City before.

MOWING BID TABULATION SHEET, 16-18

	City Cemetery	Armory Park	Central Park	Dudley Park	Rotary Park	Clayton Park	Roberta Rowe Park	Legion Park	Malone Park	North End Park	Mary Lou Montgomery Park	Veterans Park	R.S. Matthews Park	Union Pacific ROW	Rose Parkway Blvd ROW	Industrial Park Retention Basins	Tanglewood Blvd. Median	Plantation Blvd Median	Allen Blvd Median	Davis Blvd Median	Broadway Median	Lincoln Memorial Park	Emergency Mowing
COX LAWN SERVICE	\$519.00	\$50.00	\$100.00	\$200.00	\$265.00	\$150.00	\$250.00	\$39.00	\$125.00	\$45.00	\$150.00	\$225.00	\$250.00	\$998.00	\$165.00	\$415.00	\$59.00	\$125.00	\$115.00	\$115.00	\$110.00	\$300.00	85.00/ HOUR
S & K LAWN CARE		\$30.00	\$70.00	\$110.00	\$210.00	\$75.00	\$75.00		\$95.00	\$35.00	\$95.00	\$110.00							\$130.00	\$130.00		\$220.00	
LARRY'S MOW-BETTER		\$25.00	\$60.00	\$90.00		\$60.00	\$215.00	\$45.00	\$75.00	\$30.00	\$75.00	\$100.00	\$205.00		\$115.00	\$460.00	\$75.00	\$125.00	\$125.00	\$125.00	\$75.00	\$190.00	30.00/ HOUR
MODEL LAWNS	\$324.10				\$138.10								\$148.10	\$400.00	\$200.00	\$310.10	\$54.50	\$118.10			\$75.00		29.00/ HOUR
YOUNG'S LAWN CARE	\$450.00	\$42.50	\$55.00	\$112.50	\$175.00	\$72.50	\$215.00	\$37.50	\$75.00	\$30.00	\$105.00	\$140.00	\$220.00	\$800.00	\$125.00	\$410.00	\$62.50	\$125.00	\$102.50	\$102.50	\$72.50	\$175.00	40.00/ HOUR
KEN WALTERS	\$520.00			\$100.00	\$190.00	\$70.00	\$195.00				\$75.00		\$195.00		\$120.00	\$415.00		\$130.00			\$90.00	\$175.00	
BLAKELY'S LAWN CARE		\$135.00	\$195.00			\$210.00		\$130.00	\$205.00	\$115.00										\$235.00	\$145.00		42.50/ HOUR
CUSTOM BUSHHOGGING & LAWN SERVICE	\$425.00	\$25.00	\$58.50	\$125.50	\$220.00	\$65.50	\$225.00	\$45.00	\$80.00	\$35.00	\$75.50	\$150.00	\$195.00	\$400.00				\$145.00			\$125.00	\$170.00	30.00/ HOUR
HAYES LAWN SERVICE		\$100.00	\$59.00	\$80.00	\$150.00				\$70.00		\$65.00	\$75.00											25.00/ HOUR
NEWTON LAWN CARE		\$53.00			\$525.00				\$150.00		\$170.00	\$175.00	\$500.00		\$250.00	\$785.00				\$175.00			50.00/ HOUR

CHAIRMAN: DUSTIN CARE

RECORDER: ANGIE KELLER

VERIFIER: CHRIS HART

Council Letter

Date of Meeting: 16-02-29

Originating Department: Public Works Department / Street Division

To the Mayor and City Council:

Subject: 1st Reading, Bill #6012, Amending City Code Title III, Chapter 300, Schedule III, Table III-A Stop Locations, Authorizing the Installation of Stop Signs on E. Gladys at S. Prairie

Attachment(s):

1. Bill #6012

Action Options:

1. 1st Reading of and briefing only. Council action will be requested on March 7, 2016.
2. Other action Council may deem appropriate

Background:

The Traffic Committee did meet on January 13, 2016 and voted favorably to amend the uniform traffic code by placing 4-way stop signs on E. Gladys at S. Prairie.

This was a request made by Leigha Knoepfel who lives at 310 E. Gladys.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6012 AND SHALL AMEND TITLE III, CHAPTER 300, SCHEDULE III, TABLE III-A OF THE UNIFORM TRAFFIC CODE ESTABLISHING ADDITIONAL TRAFFIC CONTROL MEASURES WITHIN 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: The Traffic Committee did meet on January 13, 2016, and pursuant to a vote recommended the installation of stop signs at the intersection of East Gladys and South Prairie to create a four-way stop.

SECTION III: Title III, Chapter 300, Schedule III, Table III-A-Stop Locations; shall be amended to include as follows:

<u>Stop Sign</u>	<u>Sign Location</u>	<u>Controlled Traffic Movement</u>
East Gladys at South Prairie	NW Corner	South
East Gladys at South Prairie	SE Corner	North
South Prairie at East Gladys	NE Corner	West
South Prairie at East Gladys	SW Corner	East

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, then the remaining part or parts shall be severable and shall continue in full force and effect.

SECTION VI: Record of Passage:

- A. Bill Number 6012 was introduced and read the first time this 29th day of February, 2016.
- B. Bill Number 6012 was read the second time and discussed on this 2nd day of March, 2016, and was voted as follows:

Harris _____, Gilmore _____, Evans _____, Depro _____,
 Settles _____, Merideth _____, and Burch _____,
 thereby being _____,

- C. Ordinance 6012 shall be in full force and effect from and after April 2, 2016.

STEVEN BURCH, Mayor

Approved as to Form:

CHARLES LEIBLE, City Counselor

SEAL/ATTEST:

CARROLL COUCH, City Clerk

Council Letter

Date of Meeting: February 29, 2016

Originating Department: City Manager

To the Mayor and City Council:

Subject: Spring 2016 City Council Meeting Schedule, including FY2017 Budget Process Calendar

Attachment(s):

1. Tentative Budget Process Calendar

Action Options:

1. Briefing Only
2. Other Action Council May Deem Necessary

Background:

City staff is beginning to prepare a Fiscal Year 2017 Budget for City Council consideration. The attached calendar (subject to change) outlines the process staff anticipates following. The calendar includes numerous opportunities for the City Council and the public to review and comment on the proposed budget. Final adoption of the budget by the City Council is anticipated on June 15, 2016. To accommodate the April City Council election and the city charter-required budget deadlines, the Spring City Council meeting schedule requires some departures from the typical meeting schedule. The proposed City Council Meeting schedule for the next few months follows:

Monday 3/7, 5:00 p.m.	Regular City Council Meeting
Thursday 3/18, 5:30 p.m. - CANCELED	Community Outreach Meeting
Monday 3/28, 11:30 a.m.	Special City Council Meeting
Monday 4/4, 5:00 p.m.	Regular City Council Meeting
Friday 4/15, 8:00 a.m.	City Council Reorganization Meeting
Thursday 4/21, 5:30 p.m.	Community Outreach Meeting – Budget
Monday 4/25, 11:30 a.m.	Special City Council Meeting
Monday 5/2, 5:00 p.m.	Regular City Council Meeting
Monday 5/16, 5:30 p.m.	Special City Council Meeting/Budget Hearing
Thursday 5/19, 5:30 p.m. - CANCELED	Community Outreach Meeting
Monday 5/30, 11:30 a.m. - CANCELED	Special City Council Meeting (Memorial Day)
Monday 6/6, 5:00 p.m.	Regular City Council Meeting
Wednesday 6/15, 5:00 p.m.	Special City Council Meeting (Final Budget Adoption)

Staff requests City Council review and input on the meeting dates and times above. Additionally, staff requests City Council direction regarding possible dates for a State of the City address and for a City Council Goal Setting Retreat.