

TENTATIVE AGENDASPECIAL CITY COUNCIL MEETING
SIKESTON CITY HALLMonday, March 2, 2020
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 27, 2020
 - B. Regular Council Minutes February 3, 2020
- VI. APPROVAL OF BOARDS AND COMMISSION MINUTES
 - A. Housing Authority October 28, 2019
 - B. Housing Authority December 9, 2019
 - C. Housing Authority December 13, 2019
- VII. ITEMS OF BUSINESS
 - A. Amending Sikeston Public Housing Authority Supplemental Police Services
 - B. Award Mowing Contracts
 - C. 2nd Reading & Consideration, Bill #6183, Request for the Abandonment of John and Inez Avenues in the City of Sikeston
 - D. 2nd Reading & Consideration, Bill #6184, Request to Rezone Lots 1-15 in Block 2 and all of Block 1 in Felker-Sharp Addition from "R-1" Single Family Residential to "C-3" Highway Commercial
 - E. 2nd Reading & Consideration, Bill #6185, Request to Replat Lots 1-15 in Block 2 and all of Block 1 in Felker-Sharp Addition
 - F. 1st Reading, Bill #6187, Authorization for Alcohol Considered as a Conditional Use in C-1 Zoning
 - G. Update: Repairs to Roof of Stallcup Building
 - H. Other Items as May Be Determined During the Course of the Meeting

VIII. ADJOURNMENT INTO EXECUTIVE SESSION

Property (RSMo 610.021(2))

IX. ADJOURNMENT

Dated this 26th day of February 2020

Rhonda Council

Rhonda Council, Deputy City Clerk

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

REGULAR CITY COUNCIL MEETING
JANUARY 27, 2020

The regular Sikeston City Council meeting of January 27, 2020 was called to order at 7:30 a.m. in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Steven Burch and Councilmembers Brian Self, Ryan Merideth, Karen Evans, Gerald Settles and Onethia Williams. Councilman Brandon Sparks was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Thurman, City Clerk Carroll Couch, City Treasurer Karen Bailey, Deputy City Clerk Rhonda Council, Public Works Director Jay Lancaster, Public Works Superintendent Brian Dial, Parks Director Dustin Care, Public Safety Captain Ryan Smith, Code Enforcement Manager Lorenzo Ware and City Collector Vicky Lewis.

ITEMS OF BUSINESS

Authorization to Approve Airport Terminal Area Update

Staff would like to submit an official terminal area plan update to Missouri Department of Transportation (MoDOT) Aviation. Waters Engineering conducted a study and met with stakeholders of the airport, showing them plans with different alternatives along with project recommendations and costs. In presenting this information to MoDOT, this will update our terminal area plan with MoDOT and inform them of our interest and intention to seek 90% grant funding for the Phase 1 project to make apron modifications and purchase a new fuel system.

Councilman Settles motioned to authorize the submission of the terminal area plan narrative report to MoDOT Aviation. The motion was seconded by Councilwoman Williams, discussed and the following roll call vote was recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Briefing - Stallcup Building Roof Repairs

An update was given on the repairs to the Stallcup Building. The wall has been repaired and contractors have advised that the roof repairs are more than expected. Instead of repairs to 10' of the roof from the back of the building, it is at least 20'. Options include a temporary fix of the roof, which would last 2-3 years at the cost of \$8,500, or completely replace the roof. Estimates to completely replace the roof range from \$30,000-\$40,000. Council would like to get more information before making a final decision.

3rd Reading, Bill #6177, Rental Lighting Rate

Councilman Self moved for the third reading of Bill Number 6177. The motion was seconded by Councilman Evans and the following vote recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

City Counselor Thurman presented the bill for reading.

BILL Number 6177

ORDINANCE Number 6177

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6177 AND SHALL AMEND CHAPTER 705 AND ESTABLISH SECTION 705.050, RENTAL LIGHT RATE, OF THE CITY CODE OF THE CITY OF SIKESTON, MISSOURI.

WHEREAS, the Board of Municipal Utilities (BMU) recently solicited the help of a nationally known rates consultant to review all of BMU's rates for accuracy and adequacy, and

WHEREAS, while BMU's Rental Light Rates were a part of that review, at the time of the review they did not include a rate to cover LED lights, and

WHEREAS, BMU recently added the LED light data and developed the associated rates.

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

SECTION I: This Ordinance shall be codified in Title VII, Chapter 705 of the Sikeston Municipal Code.

SECTION II: Section 705.050 is hereby established and shall read as follows:

Section 705.050. Rental Light Rate.

A. Installation Fees. The Board of Municipal Utilities (BMU) shall require the customer to pay a \$50.00 connection fee in advance for a new installation. The BMU shall require the customer to pay a \$50.00 conversion fee in advance to convert from a high pressure sodium or mercury vapor light to an LED light if the existing light is not in need of repair.

B. Payment. Bills rendered monthly and are due and payable within 10 days from the date of billing. Any monthly bills not paid by the 20th of the month shall be assessed a 5% add-on penalty charge and be subject to disconnection. The customer, in order to be reconnected, must pay all bills for electric service together with any applicable reconnection charges.

C. Tax Clause. Bills computed under this rate are NOT subject to any increase because of municipal taxes. Donations in free street lighting, electricity and other services are made by the BMU to the City of Sikeston in lieu of taxes.

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:

- A. Bill Number 6177 was introduced and read the first time this 2nd day of December 2019.
- B. Bill Number 6177 was read the second time this 6th day of January 2020.
- C. Bill Number 6177 was read the third time and discussed on this 27th day of January 2020. Mark Hensley, resident of Sikeston, commented on lighting issues in his neighborhood on the north side of Sikeston. Following discussion, Councilman Settles moved to approve Bill Number 6177. The motion was seconded by Councilman Merideth, discussed and the following roll call vote was recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

- D. Upon passage by a majority of the Council, this Bill shall become Ordinance 6177 and shall be in full force and effect from and after February 26, 2020.

3rd Reading, Bill #6165, Utility Vehicles

Councilman Self moved for the third reading of Bill Number 6165. The motion was seconded by Councilman Merideth and the following vote recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

City Counselor Thurman presented the bill for reading.

BILL Number 6165

ORDINANCE Number 6165

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6165 AND SHALL AMEND CHAPTER 340 "MISCELLANEOUS DRIVING RULES" OF THE SIKESTON MUNICIPAL CODE OF THE CITY OF SIKESTON, MISSOURI.

NOW THEREFORE: Be It Ordained by the Council of the City of Sikeston as follows:

SECTION I: This Ordinance shall be codified in the Municipal Code of the City of Sikeston, Missouri.

SECTION II: Chapter 340, Section 340.110 is amended to read as follows:

Chapter 340, Section 340.110. Utility Vehicles, Operation on Highway and in Streams or Rivers Prohibited - Exceptions - Passengers Prohibited - Violations, Penalty

- A. No person shall operate a utility vehicle, as defined in Section 300.010 of this Title, upon the highways of this City or State, except as follows:
1. Utility vehicles owned and operated by a governmental entity for official use;
 2. Utility vehicles operated for agricultural purposes or industrial on-premises purposes between the official sunrise and sunset on the day of operation, unless equipped with proper lighting;
 3. Utility vehicles operated by handicapped persons for short distances occasionally only on the State's secondary roads when operated between the hours of sunrise and sunset;
 4. Utility vehicles shall be permitted by the City and operated in accordance with Sections 340.111 and 340.113.
- B. No person shall operate a utility vehicle within any stream or river in this City or State, except that utility vehicles may be operated within waterways which flow within the boundaries of land which a utility vehicle operator owns, or for agricultural purposes within the boundaries of land which a utility vehicle operator owns or has permission to be upon, or for the purpose of fording such stream or river of this City or State at such road crossings as are customary or part of the highway system. All Law Enforcement Officials shall enforce the provisions of this Subsection within the geographic area of their jurisdiction.
- C. A person operating a utility vehicle on a highway pursuant to an exception covered in this Section shall have a valid operator's or chauffeur's license, except that a handicapped

person operating such vehicle under Subsection (A)(3) of this Section shall not be required to have passed an examination for the operation of a motorcycle, and the vehicle shall be operated at speeds of less than forty-five (45) miles per hour.

D. No persons shall operate a utility vehicle:

1. In any careless way so as to endanger the person or property of another; or
2. While under the influence of alcohol or any controlled substance.

E. A violation of this Section shall be an ordinance violation. (RSMo. §304.032, 2013)

Section III. Section 340.111 is hereby established and shall read as follows:

Chapter 340, Section 340.111. Operation of Utility Vehicles on Public City Streets; When Permitted; Exemptions

A. A utility vehicle may be operated upon the public City streets of Sikeston, but not State or Federal highways, other than for purposes of crossing the same. Every person operating a utility vehicle shall be granted all the rights and shall be subject to all the duties applicable to the driver of any other motor vehicle except as to the special regulations in this chapter and except as to those provisions which by their nature can have no application.

B. The operator of a utility vehicle shall observe all traffic laws and local ordinances regarding the rules of the road. A utility vehicle may be operated on all public City streets with posted speeds of forty-five (45) miles per hour or less. The provisions of this Subsection shall not prohibit a utility vehicle from crossing a street or highway with a posted speed limit of up to forty-five (45) miles per hour at an intersection.

C. Utility vehicles shall be exempt from the requirements of RSMo. Sections 307.350 to 307.402 for purposes of titling and registration.

D. Every operator of a utility vehicle shall maintain financial responsibility on such utility vehicle as required by RSMo. Chapter 303 if the utility vehicle is to be operated upon public streets.

E. Each person operating a utility vehicle on public streets shall possess a valid driver's license issued pursuant to RSMo. Chapter 302 and be 18 years of age or older.

F. Unless they are equipped to do so, there can be no passengers riding on these vehicles. If they are equipped, the following shall apply:

- Children less than 4 years old or less than 40 pounds must be in an appropriate child safety seat. (RSMo 307.179)
- Children ages 4 through 7 who weigh at least 40 pounds must be in an appropriate child safety seat or booster seat unless they are 80 pounds or 4'9" tall. (RSMo 307.179)
- Children 8 and over or weighing at least 80 pounds or at least 4'9" tall are required to be secured by a safety belt or buckled into an appropriate booster seat. (RSMo 307.179).

All passengers, under the age of 18, must wear an approved Department of Transportation helmet while riding.

The utility vehicle shall not be operated with more occupants than the number for which it was designed.

G. Each vehicle must have seatbelts in good working condition. The number of passengers on the utility vehicle shall not exceed the number of operating seatbelts.

H. The operation of Go Carts, Golf Carts, and All Terrain Vehicles/ATVs is prohibited on city streets and highways in the City of Sikeston.

SECTION IV: Section 340.112 is hereby established and shall read as follows:

Section 340.112. Application for and Proof of Registration of Utility Vehicles

A. Utility vehicles operating on public streets under the jurisdiction of the City of Sikeston shall be registered with the City Clerk for the City of Sikeston.

1. Each application for registration shall include:

- a. Basic identifying information for the utility vehicle (make, model, color and such other identifying information as the City Clerk deems advisable);
- b. The name and address of the owner of the utility vehicle;
- c. A copy of proof of financial responsibility via Certificate of Insurance.

2. A proof of registration issued by the City of Sikeston in the form of a receipt for registration and an identification sticker shall constitute all permits required from the City of Sikeston. The proof of registration shall be kept in the utility vehicle at all times of operation on a public street, and the current registration sticker shall be conspicuously displayed on the rear exterior of the utility vehicle.

- a. Registration and operation of utility vehicles in the City of Sikeston shall be restricted to residents of the City of Sikeston.
- b. Registrations must be renewed annually.

3. The City of Sikeston may charge registration fees as follows:

- a. Fifteen dollars (\$15) for each one-year utility vehicle registration plus a \$10 processing fee.

4. The utility vehicles must meet the following requirements and the registrant must sign and certify that such requirements have been met and are fully functional and operational:

- a. The brakes are operational;
- b. The parking brake (if equipped) is operational;
- c. The steering column is operational;
- d. The utility vehicle has not less than four (4) wheels;
- e. There is not less than two thirty-seconds (2/32) inch of tread depth remaining on each tire, there are no visible tire threads or cords showing and there is no visible rubber separation.
- f. All items listed in Section 340.113 1-5.

SECTION V: Section 340.113 is hereby established and shall read as follows:

Section 340.113. Equipment Required on Utility Vehicles

A. UTVs operated on public streets shall be manufactured and equipped in accordance with the requirements of Missouri Revised Statutes Chapter 304, Section 304.029, and, in any case, will minimally be equipped with the following:

1. Turn Signals;
2. Headlamps;
3. Tail lamps;
4. Stop lamps;
5. Reflex reflectors: one red on each side as far to the rear as practicable, and one red on the rear; and
6. An exterior mirror mounted on the driver's side of the vehicle and either an exterior mirror mounted on the passenger's side of the vehicle or an interior mirror.

B. Anyone found violating these requirements will have their permit revoked for one year and may be subject to applicable criminal charges.

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

SECTION VII: 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 VIII: Record of Passage

A. Bill Number 6165 was introduced and read the first time this 2nd day of December 2019.

B. Bill Number 6165 was read the second time the 6th day of January 2020.

C. Bill Number 6165 was read the third time and discussed on this 27th day of January 2020. Following discussion, Councilman Settles moved to approve Bill Number 6165. The motion was seconded by Councilman Merideth, discussed and the following roll call vote was recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

D. Upon passage by a majority of the Council, this Bill shall become Ordinance 6165 and shall be in full force and effect from and after February 26, 2020.

2nd Reading, Bill #6166, Sale of Fireworks

Councilman Merideth moved for the second reading of Bill Number 6166. The motion was seconded by Councilman Self and the following vote recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

City Counselor Thurman presented the bill for reading.

BILL Number 6166

ORDINANCE Number 6166

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6166 AND SHALL AMEND ARTICLE IV, CHAPTER 210, OF THE CITY CODE ESTABLISHING OFFENSES 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: Article IV, Chapter 210, Section 210.560 – Fireworks; shall be amended to read as follows:

A. It is unlawful for any person to willfully or promiscuously fire or shoot off or to set off, use, burn, explode or fire off any firecrackers, fireworks, torpedoes, bombs, rockets, pinwheels, fire balloons, Roman candles, or other fireworks of like kind or nature within the City.

B. The firing and shooting of fireworks as herein described shall at all times be prohibited in and on the public places within the City unless a permit shall first have been secured from the Department of Public Safety authorizing such activity at a given place and time by the sponsoring organization.

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:

A. Bill Number 6166 was introduced and read the first time this 6th day of January 2020.

B. Bill Number 6166 was read the second time and discussed on this 27th day of January 2020. Following discussion, Councilman Self moved to approve Bill Number 6166 with the condition that staff create an additional ordinance for the use of fireworks in the City of Sikeston. The motion was seconded by Councilman Williams, discussed and the following roll call vote was recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

C. Upon passage by a majority of the Council, this Bill shall become Ordinance 6166 and shall be in full force and effect from and after February 26, 2020.

2nd Reading, Bill #6179, Amending Hours of Operation for Entertainment/Amusement Businesses

Councilman Settles moved for the second reading of Bill Number 6179. The motion was seconded by Councilman Self and the following vote recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

City Counselor Thurman presented the bill for reading.

BILL Number 6179

ORDINANCE Number 6179

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6179 AND SHALL AMEND TITLE VI OF THE CITY CODE OF THE CITY OF SIKESTON, MISSOURI, REGARDING BUSINESS LICENSING.

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

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

SECTION II: Section 610.090 is hereby amended and shall read as follows:

Section 610.090 Rules.

A. Any amusement or entertainment conducted pursuant to this Chapter shall comply with the following rules:

1. Hours of operation shall be limited from 9:00 A.M. to 12:00 A.M. (midnight) Sundays through Thursdays, and from 9:00 A.M. to 1:30 A.M. on Fridays, Saturdays, and holidays. No re-entry shall be allowed after 1:00 A.M.
2. Adequate restroom facilities shall be provided on the premises of such amusement or entertainment.
3. All electrical wiring and lighting must be approved by the City Engineer, Building Inspector or their representative.
4. Adequate facilities for the disposal of trash and debris shall be provided on the premises.
5. The premises shall be inspected prior to operation by the Director of Public Safety or his/her representative to determine that the requirements of this Chapter and any other ordinance of the City applicable to public rooms and buildings have been complied with.
6. The area of premises where such amusement or entertainment is conducted shall be cleaned and policed after the cessation of such amusement or entertainment and all trash, litter and debris shall be removed.
7. Adequate licensed security must be provided at the cost of the event/business owner for any event that extends past 11:00 P.M.

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:

- A. Bill Number 6179 was introduced and read the first time this 6th day of January 2020.
- B. Bill Number 6179 was read the second time and discussed on this 27th day of January 2020. Following discussion, Councilman Merideth moved to approve Bill Number 6179. The motion was seconded by Councilman Self, discussed and the following roll call vote was recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

- C. Upon passage by a majority of the Council, this Bill shall become Ordinance 6179 and shall be in full force and effect from and after February 26, 2020.

2nd Reading, Emergency Bill #6180, 60 West TIF

Councilman Merideth moved for the second reading of Bill Number 6180. The motion was seconded by Councilman Settles and the following vote recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

City Counselor Thurman presented the bill for reading.

BILL NO. 6180

ORDINANCE NO. 6180

AN EMERGENCY ORDINANCE APPROVING A FIRST AMENDMENT TO INTERGOVERNMENTAL COOPERATION AGREEMENT, SECOND AMENDED AND RESTATED REDEVELOPMENT AGREEMENT AND AMENDED AND RESTATED PARCEL DEVELOPMENT AGREEMENT IN CONNECTION WITH THE SIKESTON 60 WEST TAX INCREMENT FINANCING REDEVELOPMENT PLAN.

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

WHEREAS, pursuant to Ordinance No. 5973, adopted on January 5, 2015, the City Council approved "The Sikeston 60 West Tax Increment Financing Redevelopment Plan" (as subsequently amended, the "Redevelopment Plan") and designated the redevelopment area described therein (the "Redevelopment Area") as a "redevelopment area" pursuant to the Act; and

WHEREAS, the City and New Madrid County (the "County") are parties an Intergovernmental Cooperation Agreement dated as of May 6, 2015 (the "Existing Cooperation Agreement") relating to the funding of certain "Infrastructure Improvements" benefiting the Redevelopment Area;

WHEREAS, the City, Sikeston Development Co., LLC ("SDC"), and Cotton Ridge Development Co., LLC ("CRD") are parties to a certain Amended and Restated Redevelopment Agreement dated as of _____, 2016, as amended by the First Amendment to Amended and Restated Redevelopment Agreement with respect to the portion of the Redevelopment Area described in the Redevelopment Plan as "RPA 1" (the "Existing RPA 1 Redevelopment Agreement");

WHEREAS, CRD, SDC, Rosewood Vanguard Corp. (the "Sub-Developer") and the City are parties to a certain Parcel Development Agreement (Watami Sushi and Hibachi Steakhouse II)

dated as of _____, 2017 relating to certain rights under the Existing RPA 1 Redevelopment Agreement (the "Existing Parcel Development Agreement"); and
WHEREAS, the parties to the Existing Cooperation Agreement, the Existing RPA 1 Redevelopment Agreement and the Existing Parcel Development Agreement desire to make certain revisions to those documents to revise the allocation of the TIF Revenues therein;

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

Section 1. The City Council finds and determines that it is necessary and desirable to enter into the following agreements (collectively, the "Amended Agreements"):

- (a) First Amendment to Intergovernmental Agreement between the City and the County, in substantially the form attached hereto as Exhibit A;
- (b) Second Amended and Restated Redevelopment Agreement among the City, SDC and CRD, in substantially the form attached hereto as Exhibit B; and
- (c) Amended and Restated Parcel Development Agreement among CRD, SDC, the Sub-Developer and the City, in substantially the form attached hereto as Exhibit C.

The Mayor is hereby authorized and directed to execute the Amended Agreements on behalf of the City. The City Clerk is hereby authorized and directed to attest to the Amended Agreements and to affix the seal of the City thereto. The Amended Agreements shall be in substantially the forms attached to this Ordinance, which Amended Agreements are hereby approved by the City Council, with such changes therein as shall be approved by the officers of the City executing the same.

Section 2. The officers, agents and employees of the City are hereby authorized and directed to execute all documents and take such steps as they deem necessary and advisable in order to carry out and perform the purpose of this Ordinance.

Section 3. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that: (i) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void ones; and (ii) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4. Emergency Clause. This ordinance is adopted as an emergency measure so that the effective date corresponds with distribution schedules for the affected tax increment financing revenues.

Section 5. Record of Passage:

- A. Emergency Bill Number 6180 was introduced and read the first time this 6th day of January 2020.
- B. Emergency Bill Number 6180 was read the second time and discussed on this 27th day of January 2020. Following discussion, Councilman Settles moved to approve Bill Number 6180. The motion was seconded by Councilman Merideth, discussed and the following roll call vote was recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

- C. Upon passage by a majority of the Council, this Bill shall become Ordinance 6180 and shall be in full force and effect immediately.

1st Reading, Bill #6181, Rental Registration & Inspection Program

Councilman Merideth moved for the first reading of Bill Number 6181. The motion was seconded by Councilman Self and the following vote recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

City Counselor Thurman presented the bill for reading. This bill as approved shall become Ordinance Number 6181 and shall amend Title V, Chapter 510, Rental Property Minimum Housing Quality Standards in the Municipal Code of the City of Sikeston, Missouri.

City Counselor Thurman left at 8:30 a.m.

Purchase Surplus Highway Patrol Vehicle

The Department of Public Safety seeks to purchase one used AWD Highway Patrol 2015 Dodge Charger in the amount of \$15,300 plus an additional \$900.00 for emergency and K9 specific equipment, bringing the total cost to \$16,200.00.

Councilman Self motioned to authorize the purchase of one used AWD Highway Patrol 2015 Dodge Charge equipped with emergency and K9 specific equipment, in the amount of \$16,200.00. The motion was seconded by Councilman Merideth, discussed and the following roll call vote was recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Authorization for Proposal for Recreation Complex/Bootheel Golf Course Master Plan

The Parks and Recreation Department seeks approval to select Gateway Design Studio to design a conceptual layout of the Recreation Complex/Bootheel Golf Course Master Plan.

After reviewing proposal from four landscape architecture firms, Gateway Design Studio was selected due to the familiarity of working with this firm on the first phase of the Cotton Belt Trail. The budget for the Master Plan was \$25,000 and in agreeance with Gateway Design Studio, the fee for the project will not exceed \$30,000. The additional costs will be covered by other unused funds in Parks' maintenance and operations budget.

Councilman Settles motioned to approve the selection of Gateway Design Studio to design the conceptual layout of the Recreation Complex/Bootheel Golf Course Master Plan in an amount not to exceed \$30,000.00. The motion was seconded by Councilman Merideth, discussed and the following roll call vote was recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Other Items

No items presented.

ADJOURNMENT INTO EXECUTIVE SESSION

There being no further business before the City Council, Councilman Merideth moved to adjourn into executive session for discussion of litigation. The motion was seconded by Councilman Self and the following roll call vote was recorded:

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Mayor Burch called the executive session to order. Present were: Councilmembers Brian Self, Karen Evans, Onethia Williams, Gerald Settles and Ryan Merideth. Staff in attendance were: City Manager Jonathan Douglass, City Clerk Carroll Couch, City Treasurer Karen Bailey and Deputy City Clerk Rhonda Council. Also present was Attorney Joe Blanton.

No action was taken in executive session for litigation.

ADJOURNMENT OUT OF EXECUTIVE SESSION

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

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

ADJOURNMENT

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

Sparks Absent, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

APPROVED:

STEVEN BURCH, MAYOR

ATTEST:

CARROLL L. COUCH, CITY CLERK

SEAL:

REGULAR CITY COUNCIL MEETING
FEBRUARY 3, 2020

The regular Sikeston City Council meeting of January 6, 2020 was called to order at 5:00 p.m. in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Pro Tem Karen Evans and Councilmembers Brian Self, Ryan Merideth, Gerald Settles, Brandon Sparks and Onethia Williams. Mayor Steven Burch was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Thurman, City Clerk Carroll Couch, City Treasurer Karen Bailey, Deputy City Clerk Rhonda Council, Public Works Director Jay Lancaster, Public Works Superintendent Brian Dial, Street Supervisor Darren Martin, Airport Manager Chris Hart, Public Safety Captains Ryan Smith and Austin Henley, Public Safety Detective Ben Quick, Code Enforcement Manager Lorenzo Ware and City Collector Vicky Lewis.

APPROVAL OF CITY COUNCIL MINUTES

City Council minutes of January 6, 2020 were presented for approval. Councilman Sparks moved to approve the minutes as presented. Councilman Self seconded the motion and the following roll call vote was recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Absent, thereby being passed.

ACCEPTANCE OF BOARD AND COMMISSION MINUTES

None were presented.

PRESENTATION

American Legion Henry Meldrum Post 114 presented the City of Sikeston and the Parks & Recreation Department with a plaque and Letters of Appreciation for the City's continuous support of the Veterans in this community.

ITEMS OF BUSINESS

Amending Sikeston Public Housing Authority Supplemental Police Services

Sikeston Public Housing Authority seeks to amend their agreement with the City of Sikeston for provision of supplemental police services for 20 hours per week at the cost of \$19,580 per year (salary only). Previous agreements included salary, FICA, the City's cost for employee benefits such as health and life insurance, workers compensation insurance, retirement and annual uniform allowance totaling \$74,669.33. Council would like to possibly seek to negotiate this agreement with the Housing Authority and get more information before making a final decision.

2nd Reading, Bill #6181, Rental Registration & Inspection Program

Councilman Merideth moved for the second reading of Bill Number 6181. The motion was seconded by Councilman Sparks and the following vote recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Absent, thereby being passed.

City Counselor Thurman presented the bill for reading.

BILL Number 6181**ORDINANCE Number 6181**

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6181 AND SHALL AMEND TITLE V, CHAPTER 510, RENTAL PROPERTY MINIMUM HOUSING QUALITY STANDARDS 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: Chapter 510 Rental Property Minimum Housing Quality Standards shall be amended to read as follows:

Section 510.010. Generally.

The City Council of the City of Sikeston, Missouri, has found it to be in the best interest of its citizens to preserve the quality of its housing inventory and to protect its neighborhoods from neglect and deterioration which act as a threat to health, safety and the welfare of its people and places.

Section 510.020. Definitions.

As used in this Chapter, the following terms shall have these prescribed meanings:

IPMC

International Property Maintenance Code

IFC

International Fire Code

OCCUPANT

Any person living or sleeping in a building or having possession of a space within a building.

OPERATOR

Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER

See "PROPERTY OWNER".

PERSON

An individual, corporation, partnership or any other group acting as a unit.

PREMISES

A lot, plot or parcel of land including any structures thereon.

PROPERTY OWNER

Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the State, County or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor

or administrator of the estate of such person if ordered to take possession of real property by a court.

RENTAL PROPERTY

Any premise(s) that is not occupied by the owner including those premises that are subject to agreements providing for contracts for deeds, including both vacant and occupied units.

TENANT

A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

Section 510.030. Compliance Standards.

- A. All residential rental units must conform to Housing Quality Standards (HQS) established by the U.S. Department of Housing and Urban Development as well as the following sections of the IPMC and IFC:
 - 1) 302.3 IPMC
 - 2) 302.7 IPMC
 - 3) 304.3 IPMC
 - 4) 704 IPMC
 - 5) 602.2 IPMC
 - 6) 908.7 IFC
 - 7) 908.7.1 IFC

Section 510.040. Inspection Personnel/Administration.

- A. Inspections of residential rental property shall be conducted by staff designated by the City Manager as Rental Housing Inspectors. The Rental Housing Inspector duties of these employees shall be independent of and may be in addition to other duties of said employees. Rental Housing Inspectors shall inspect residential rental property to ensure compliance with this Chapter.
- B. Rental Housing Inspectors shall have the authority to enter into and inspect residential rental properties at any time with the consent of the property owner, operator, or occupant, or pursuant to any warrant.
- C. The City Manager is directed to develop any appropriate forms, applications and other materials in order to accommodate this Chapter.
- D. The City shall annually send a letter to all known residential rental unit physical addresses informing tenants of the provisions of this Chapter.

Section 510.050. Registration Fees and Procedures.

- A. All property owners of residential rental property shall be required to fill out and submit a Landlord Registration Form on or before the effective date of the ordinance enacting this chapter, then annually on or before January thirty-first (31st) of each year, with the appropriate fee for the rental property or properties as designated in this Chapter.
- B. The Landlord Registration Form shall contain owner and operator contact information, the physical address of the residential rental property or properties, and any other information deemed necessary by the City Manager.

- C. The property owner shall submit said application to the City Planning and Development Office together with the Landlord Registration Fee which shall be as follows:
 - 1) Fifty dollars (\$50.00) total if the property owner is registering 25 or fewer rental units, or;
 - 2) One hundred dollars (\$100.00) total if the property owner is registering more than 25 rental units.
- D. Failure to timely submit a completed Landlord Registration Form with the requisite fees set by this Chapter will result in the property owner being found in violation of this Chapter and subject to a fine of not less than five hundred dollars (\$500.00).

Section 510.060. Inspections, Enforcement, Correction of Violations, and Penalties.

- A. Interior inspections of residential rental properties shall take place at the request of the property owner, operator, or occupant, or pursuant to any warrant. No regular schedule of required inspections is established by this Chapter.
- B. Exterior inspections of residential rental properties shall take place on a complaint basis or upon self-initiated activity by Planning and Development staff, per the same basis and procedures as any other private property in the City, regardless of owner- or renter-occupied status.
- C. The property owner shall have thirty (30) days within which to correct violations of the Compliance Standards defined in Section 510.030, unless the violations present an immediate and serious threat to the life and health of the occupant(s), as determined by the City Manager, in which case immediate correction of the violations shall be required or the property shall be condemned as unfit for occupation. The City Manager's determination shall be stayed only by judicial injunction.
- D. Failure by the property owner to remedy violations within the time frames defined in Section 510.060(C) shall result in the filing of a complaint. Convictions on said charges will result in a minimum fine of one hundred dollars (\$100.00) for every thirty (30) days or portion thereof the violation goes un-remedied, up to a maximum fine of five hundred (\$500.00).

Section 510.070. Appeals Board.

- A. Any violation of this Chapter, except violations that present an immediate and serious threat to the life and health of the occupant(s) as determined by the City Manager per Section 510.060(C), may be appealed to the City of Sikeston Board of Appeals, within 10 days of the date the notice of violation is mailed to the property owner.
- B. Enforcement of this Chapter shall be stayed until any properly filed appeal is pending before the Board of Appeals.
- C. Meetings of the Board of Appeals will be called upon receipt of a completed Board of Appeals Application Form or at the direction of the Chairperson of said Board.
- D. Notice of meetings of the Board of Appeals will be posted at City Hall with the members receiving first class mail notice of same.
- E. Meetings will be conducted as soon after filing an appeal as is reasonably possible.

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:

- A. Bill Number 6181 was introduced and read the first time this 27th day of January 2020.
- B. Bill Number 6181 was read the second time and discussed on this 3rd day of February 2020. Following discussion, Councilman Merideth moved to approve Bill Number 6181. The motion was seconded by Councilman Sparks, discussed and the following roll call vote was recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Absent, thereby being passed.

- C. Upon passage by a majority of the Council, this Bill shall become Ordinance 6181 and shall be in full force and effect from and after April 3, 2020.

Approve Airport Farm Lease

Staff released a request for proposals for a 3-year, fixed term cash farm lease of 103.61 acres located adjacent to the Sikeston Municipal Memorial Airport for the term of March 1, 2020 through December 31, 2023. Half the rent shall be paid on or before April 1 and the remainder paid prior to December 1 of each year.

Three proposals were received:

- 1.) Pete Wimberley dba Wimberley Farms- \$5,000.00
- 2.) T & B Wade Farms- \$5,665.00
- 3.) N. Farms, LLC- \$10,464.61

Councilman Settles motioned to award the bid to N. Farms (Newman Farms), LLC in the amount of \$10,464.61. The motion was seconded by Councilwoman Williams, discussed and the following roll call vote was recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Absent, thereby being passed.

1st Reading, Bill #6182, Allowing the Use of Fireworks in the City of Sikeston

Councilman Settles moved for the first reading of Bill Number 6182. The motion was seconded by Councilman Merideth and the following vote recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Absent, thereby being passed.

Counselor Thurman presented the bill for reading. This bill as approved shall become Ordinance Number 6182 and shall amend Article IV, Chapter 210 of the City Code establishing offenses within the City of Sikeston, Missouri.

On January 27th the City Council adopted Ordinance Number 6166, changing the Sikeston City Code to allow the sale of fireworks within the city limits. The ordinance made no change to the existing ban on the shooting of fireworks within city limits. During the meeting several City Council members asked that the staff bring back an agenda item for the City Council to discuss allowing the shooting of fireworks. Bill Number 6182 is an update to the bill considered in June and July of 2019, which was ultimately tabled.

Receive Annual Financial FY2019 Audit

Every year, the city undergoes an independent audit of its financial statements by a certified public accountant. The audit of the Fiscal Year 2019 financials has been completed by Essner, Miles, and Modde L.L.C. and is available for review by the City Council and the public.

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

- In the auditor's opinion, the City's financial statements "present fairly, in all material respects, the respective financial position" of the city's funds (see p.2).
- The audit "did not identify any deficiencies in internal controls that we consider to be material weaknesses" (p.113).
- The audit also notes "no transactions entered into by the City of Sikeston during the year for which there is a lack of authoritative guidance or consensus," (cover letter).
- Net position increased by \$76,000, or 0.23% during the year (p.4).
- Capital assets were acquired at a cost of \$1.37 million during the year. These were primarily comprised of improvements at the Recreation Complex, improvements on the Cotton Belt Trail (rail-trail), and vehicles (pp.1, 48-50, 62).
- Long term debt was decreased by \$352,000 (pp.1, 14).
- Combined ending fund balances increased by \$360,000 over the previous year (pp.5, 22).
- Total expenditures were under appropriations (i.e. under budget) by approximately \$116,000 (p.12).

Other Items

Missouri Department of Transportation (MoDOT) needs access to an easement on Route ZZ west of the Industrial Park which is owned by the City of Sikeston. The City would like to grant MoDOT access to this easement.

Councilman Sparks motioned to approve granting the easement to MoDOT. The motion was seconded by Councilwoman Williams, discussed and the following roll call vote was recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Absent, thereby being passed.

ADJOURNMENT INTO EXECUTIVE SESSION

There being no further business before the City Council, Councilman Self moved to adjourn into executive session per RSMo 610.021(18) – Disclosure would impair the public governmental body's ability to protect the security or safety of persons, and the public interest in non-disclosure outweighs the public interest in disclosure. The motion was seconded by Councilman Sparks and the following roll call vote was recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Absent, thereby being passed.

FEBRUARY 3, 2020

Mayor Pro Tem Evans called the executive session to order. Present were: Councilmembers Brian Self, Onethia Williams, Gerald Settles, Ryan Merideth and Brandon Sparks. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Thurman, City Clerk Carroll Couch, City Treasurer Karen Bailey, Deputy City Clerk Rhonda Council, Public Works Director Jay Lancaster, Public Safety Director James McMillen and DPS Captains Ryan Smith, Austin Henley and Detective Ben Quick.

No action was taken in executive session.

ADJOURNMENT OUT OF EXECUTIVE SESSION

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

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Absent, thereby being passed.

ADJOURNMENT

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

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Absent, thereby being passed.

APPROVED:

STEVEN BURCH, MAYOR

ATTEST:

CARROLL L. COUCH, CITY CLERK

SEAL:

**MINUTES OF THE
HOUSING AUTHORITY OF THE
CITY OF SIKESTON, MISSOURI**

HELD ON THE 28th DAY OF OCTOBER 2019

On the 28th day of October 2019, at 12:00 Noon, the Board of Commissioners of the Housing Authority of the City of Sikeston, Missouri met in the monthly session at the Housing Authority Office Building in Sikeston, Missouri.

The Meeting was called to order and upon roll call, the following members of the Body were present:

Present: Commissioners Harry Howard, Tim Mitchell and Chairman John Leible

Absent: Commissioner Alice Tharp, Britt McConnell and Council Liaison Onethia Williams

Also Present: Executive Director Doug Friend

Being a quorum present, the following business was transacted:

The minutes of the September 9th meeting of the Board of Commissioners were presented for approval. On a motion from Commissioner Tim Mitchell, seconded by Commissioner Harry Howard the motion approved unanimously.

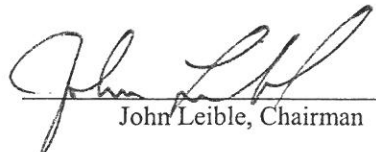
Motion duly made by Commissioner Harry Howard to pay the bills as presented September/October 2019, seconded by Commissioner Tim Mitchell. Motion carried unanimously.

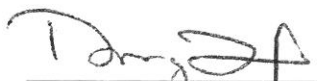
The Capital Fund report and requisitions for the period ending September 30 were presented. To include Requisition No. 12 from CFP 501-18, for the month of September will be Dunker's Consultant's Invoice No. 10 for \$2800.00. Ever Readys invoice #9 for \$10,000 and PHA salary reimbursement for \$10,000 for third quarter of 2019 for a grand total of \$28,000. Motion duly made by Commissioner Harry Howard, seconded by Tim Mitchell. Motion carried unanimously.

On a motion by Commissioner Harry Howard and seconded by Commissioner Tim Mitchell, the board authorized the renewal of Anthen BC/BS health insurance renewal. Motion carried unanimously.

The board established the next meeting of the BOC for 12/9/19.

Being no further business to come before the Body, Commissioner Tim Mitchell moved to adjourn, seconded by Commissioner Harry Howard. Meeting adjourned.


John Leible, Chairman


Doug Friend, Secretary

**MINUTES OF THE
HOUSING AUTHORITY OF THE
CITY OF SIKESTON, MISSOURI**

HELD ON THE 9th DAY OF DECEMBER 2019

On the 9th day of December 2019, at 12:00 Noon, the Board of Commissioners of the Housing Authority of the City of Sikeston, Missouri met in the monthly session at the Housing Authority Office Building in Sikeston, Missouri.

The Meeting was called to order and upon roll call, the following members of the Body were present:

Present: Commissioners Harry Howard, Tim Mitchell, Britt McConnell and Chairman John Leible

Absent: Commissioner Alice Tharp, Council Liaison Onethia Williams

Also Present: Executive Director Doug Friend

Being a quorum present, the following business was transacted:

The minutes of the October 28th meeting of the Board of Commissioners were presented for approval. On a motion from Commissioner Harry Howard, seconded by Commissioner Britt McConnell the motion approved unanimously.

Motion duly made by Commissioner Tim Mitchell to pay the bills as presented November 2019, seconded by Commissioner Harry Howard. Motion carried unanimously.

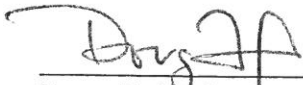
The Capital Fund report and requisitions for the period ending December 1 were presented. To include Requisition No. 14 from CFP 501-18, for the month of November will be Dunker's Consultant's Invoice No. 12 for \$2800.00. Motion duly made by Commissioner Tim Mitchell, seconded by Harry Howard. Motion carried unanimously.

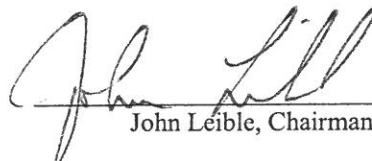
On a motion by Commissioner Harry Howard and seconded by Commissioner Tim Mitchell, the board authorized Collection loss write offs Account receivables for January-December 2018. Motion carried unanimously.

On a motion by Harry Howard, seconded by Tim Mitchell, John Leible was nominated as Board Chairman. Motion carried unanimously. On a motion by Britt McConnell, seconded by Tim Mitchell, Harry Howard was nominated as Vice Chairman of the BOC. Motion carried unanimously.

On a motion by Britt McConnell and seconded by Tim Mitchell, renewal of the Capital fund management contract with Dunker Consultants was recommended for approval for 2020. Motion carried unanimously.

Being no further business to come before the Body, Commissioner Tim Mitchell moved to adjourn, seconded by Commissioner Harry Howard. Meeting adjourned.


Doug Friend, Secretary


John Leible, Chairman

MINUTES OF SPECIAL MEETING

HOUSING AUTHORITY OF THE

CITY OF SIKESTON, MISSOURI

HELD ON THE THIRTIETH OF DECEMBER 2019

On the Thirtieth of December, at 12:00 p.m., the Board of Commissioners of the Housing Authority of the City of Sikeston, Missouri met in Special Session at the Housing Authority Office Building in Sikeston, Missouri.

The Special Meeting was called to order and upon roll call, the following members of the Body were present:

Present: Chairman John Leible, Co-Chairperson Harry Howard, Commissioner Britt McConnell and Commissioner Tim Mitchell

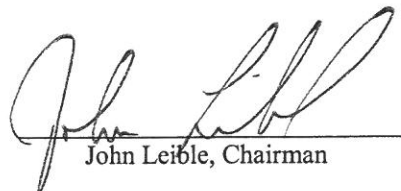
Absent: Commissioner Alice Tharp and Council Liaison Onethia Williams

Also Present: Executive Director Doug Friend

Resolution 713 was presented for approval of the FY2020 Operating Budget for the Sikeston Housing Authority. A motion duly made Co-Chair Harry Howard and seconded by Commissioner Tim Mitchell to approve Resolution 713, motion carried unanimously.

Being no further business to come before the Body, Commissioner Tim Mitchell moved to adjourn, seconded by Commissioner Britt McConnell. Meeting adjourned.


Doug Friend, Secretary


John Leible, Chairman

Council Letter

Council Letter: 20-03-02

Originating Department: Administrative Services Department

To the Mayor and City Council:

Subject: Amendment to the Memo of Understanding with the Sikeston Public Housing Authority for Supplemental Police Services dated September 24, 2019

Attachments:

1. Correspondence from the Housing Authority Board
2. Proposed Amendment to the Memo of Understanding with the Sikeston Public Housing Authority
3. The current Memorandum of Understanding

Action Options:

1. Approve the Amendment to the Memo of Understanding as presented
2. Other action as Council may deem appropriate.

Background:

The City of Sikeston entered into a memorandum of understanding with the Sikeston Public Housing Authority to reimburse the City for supplemental police services. Originally, the agreement included annual costs for salary, FICA, employee benefits such as health and life insurance, workers compensation insurance, retirement, and annual uniform allowance. This agreement modifies the number of hours to be reimbursed to 10 hours per week.

In Fiscal Year 2019, the City received compensation of \$74,669.33. For the first six months of Fiscal Year 2020 the amount received was \$33,198.54. The new arrangement will produce \$14,542.16 per year.

**CITY OF SIKESTON AND SIKESTON HOUSING AUTHORITY
MEMORANDUM OF UNDERSTANDING
FOR PROVISION OF SUPPLEMENTAL POLICE SERVICES**

WHEREAS, the City of Sikeston (hereinafter called the "City") and Sikeston Housing Authority (hereinafter called the "Authority") entered into a Memorandum of Understanding on September 24, 2019 for the provision of specific police services associated with the Authority's security programs, and

WHEREAS, the Authority desires to amend the Memorandum of Understanding, Article IV Compensation to the City.

NOW, THEREFORE, The City and Authority agree to the amendment of Article IV D. as follows:

**ARTICLE IV
Compensation to the City**

D. The requested amount for reimbursement shall include the designated public safety officer's salary and fringe benefits for 10 hours per week, with said hourly rate to be based upon the compensation of a public safety officer with three (3) years of experience, .

Said Memorandum of Understanding to be effective the first pay period in February.

Dated this 2nd day of March, 2020.

ATTEST:

Doug Friend
Executive Director
Housing Authority of the City of Sikeston

ATTEST:

Carroll L. Couch
City Clerk
City of Sikeston

John Leible
Board Chairman
Housing Authority of the City of Sikeston

Steven H. Burch
Mayor
City of Sikeston

Council Letter

Date of Meeting 20-02-03

Originating Department: Public Works

To the Mayor and City Council:

Subject: Award Multiple Bids for Mowing Contracts

Attachments:

1. Bid Tabulation sheet for 20-14 through 20-39 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 Thursday, February 20 for the 2020-2021 contract period. Three mowing contractors responded as they were the only ones who attended the mandatory pre-bid meeting on Tuesday, January 28. A bid tabulation sheet with the results is attached. A bid review committee of Terry Burton, Brian Dial, and Angie Keller reviewed the bids and Jay Lancaster and Dustin Care provided additional input and direction later. Staff's recommendations for the bid awards are highlighted on the bid tab sheet as follows. Amounts shown are per mowing prices.

Cox Lawn Care – Allen Blvd. median, \$105; Broadway, \$125; Davis Blvd., \$105; Industrial Park, \$410.

Nance Handyman Services – Cemetery \$425; Central Park, \$75; Mary Lou Montgomery Park, \$80; Lincoln Park, \$200; Malone Park, \$75; P.A.W.S. \$100.

Tater's Lawn Care – Armory Park \$30; North End Park, \$30; Plantation Blvd. \$123; Tanglewood, \$75; Bollweevil Blvd. median, \$75

Staff recommends rejecting the bids for the following parks and properties: Clayton Park, \$150; Dudley Park, \$250, Roberta Rowe, \$385; Rose Parkway ROW, \$325; Rotary Park, \$350; R.S. Matthews Park, \$425; Legion Park/Malone ROW West, \$950; Malone ROW East, \$750; US North \$250, and Veteran's Park \$275. Staff proposes to re-bid in hopes of receiving more feasible prices since the bids for these parks and properties were at least two times as much as we have paid for in past years. Due to the short time period of time for bids to be returned and accepted before

mowing season officially begins, there will not be a second mandatory pre-bid meeting. Staff will ensure mowers are knowledgeable of the City's expectations and review procedures if they are selected.

Currently the 25 contracts total \$142,503.00 per mowing season or \$285,006.00 for the term of the two-year contract. The 2018-2019 mowing contracts totaled \$75,310.50 per year which is \$150,621 over the two-year term.

The total price of the 15 parks and properties we are seeking approval for total \$43,593.00 which is a \$2,935.25 increase per mowing season compared to the previous two-year contract total for these same parks and properties. We are anticipating the 10 re-bids to remain higher than the 2018-2019 contracts; however, the re-bid prices should significantly lower the overall \$67,192.50 yearly increase we are facing currently.

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. **Tater's Lawn Care** bid \$20 per hour and will be first on the call list. We also received bids of \$30 per hour from Nance Handyman Services which will be second on the call list.

	Allen Blvd	Armory Park	Bollweevil	Broadway	Central Park	Cemetery	Clayton Park	Davis Blvd	Dudley Park	Industrial Park	Lincoln Park	Malone Park	May Lou Mont. Park
Cox Lawn Care	\$ 105.00	\$ 75.00	\$ 150.00	\$ 125.00	\$ 150.00	\$ 825.00	\$ 150.00	\$ 105.00	\$ 250.00	\$ 410.00	\$ 440.00	\$ 180.00	\$ 225.00
Nance Handyman Services	No Bid	\$ 35.00	No Bid	No Bid	\$ 75.00	\$ 425.00	No Bid	No Bid	No Bid	No Bid	\$ 200.00	\$ 75.00	\$ 80.00
Tater's Lawn Care	No Bid	\$ 30.00	\$ 75.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	\$ 100.00

CHAIRMAN: Terry Burton

VERIFIER: Brian Dial

RECORDER: Angie Keller

North End Park	Plantation Blvd	Roberta Rowe Park	Rose Parkway ROW	Rotary Park	R.S. Matthews Park	Tanglewood Blvd	Malone ROW- WEST	Malone ROW- EAST	US 61 North ROW	Veteran's Park	PAWS	Emergency
\$ 45.00	\$ 183.00	\$ 385.00	\$ 325.00	\$ 350.00	\$ 425.00	\$ 150.00	\$ 950.00	\$ 750.00	\$ 250.00	\$ 275.00	\$ 250.00	150/hr
\$ 40.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	\$ 100.00	30/hr
\$ 30.00	\$ 123.00	No Bid	No Bid	No Bid	No Bid	\$ 75.00	\$ 900.00	No Bid	No Bid	\$ 125.00	No Bid	20/hr

Council Letter

Date of Meeting: 20-03-02

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: 2nd Reading, Bill # 6183, Abandonment of John & Inez Avenues

Attachment(s):

1. Bill # 6183
2. Plat

Action Options:

1. Conduct 2nd Reading and approve request
2. Other action Council may deem appropriate

Background:

This is the request from Lambert Engineering on behalf of Mitch Cornman, for the abandonment of John and Inez Avenues, in the City of Sikeston, Scott County, Missouri. The streets were never developed. The owner is wishing to rezone and replat for future use of the area.

Council read this the first time on February 24, 2020 and unless there are further questions from the Council or the public, staff recommends that Council approve the request.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6183 PROVIDING FOR APPROVAL OF THE ABANDONMENT OF JOHN AVENUE AND INEZ AVENUE IN THE FELKER-SHARP ADDITION TO THE CITY OF SIKESTON, 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 February 11, 2020 and passed a favorable recommendation to approve the abandonment of John Avenue and Inez Avenue in the Felker-Sharp Addition to the City of Sikeston, Scott County, Missouri.

SECTION III: Aforesaid replat is accepted and approved subject to its recording in Scott County, Missouri and full compliance with the building codes and housing ordinances of the City of Sikeston, Missouri, and in the event the provision of aforesaid codes of this City conflict with said replat, the Code shall be determinative.

SECTION IV: Aforesaid replat is accepted subject to full compliance with the stormwater management plan.

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 6183 was introduced and read the first time this 24th day of February 2020.

B. Bill Number 6183 was read the second time and discussed on this 2nd day of March 2020 and was voted as follows:

Self_____, Evans_____, Settles_____,

Merideth_____, Sparks_____, Williams_____,

and Burch_____

thereby being _____, and becoming ordinance 6183.

C. Ordinance 6183 shall be in full force and effect from and after Wednesday, April 1, 2020.

Steven Burch, Mayor

Approved as to form
Tabatha Thurman, City Counselor

Seal / Attest:

Carroll Couch, City Clerk

Council Letter

Date of Meeting: 20-03-02

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: 2nd Reading, Bill # 6184, Authorization to Rezone

Attachment(s):

1. Bill # 6184
2. Plat

Action Options:

1. Conduct 2nd Reading and approve request
2. Other action Council may deem appropriate

Background:

This is the request from Lambert Engineering on behalf of Mitch Cornman, to rezone All of Lots 1 through 15 in Block 2, All of Block 1, All in Felker-Sharp Addition from “R-1” Single Family Residential to “C-3” Highway Commercial in the City of Sikeston, Scott County, Missouri.

Council read this the first time on February 24, 2020 and unless there are further questions from the Council or the public, staff recommends that Council approve the request.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6184 PROVIDING FOR THE REZONING FROM "R-1" SINGLE FAMILY RESIDENTIAL TO "C-3" HIGHWAY COMMERCIAL THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT: A TRACT OF LAND, WHICH CONSISTS OF APPROXIMATELY 7.82 ACRES AND IS LOCATED GENERALLY EAST OF EDWARDS AVENUE AND NORTH OF GARWOOD AVENUE, IN THE CITY OF SIKESTON, 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 February 11, 2020 and voted to approve the rezoning from "R-1" Single-Family Residential to "C-3" Highway Commercial the following described real estate to-wit: "ALL OF LOTS 1 THRU 15 IN BLOCK 2, ALL OF BLOCK 1 ALL IN FELKER-SHARP ADDITION TO THE CITY OF SIKESTON, SCOTT COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 31 IN BLOCK 2 OF FELKER-SHARP ADDITION TO THE CITY OF SIKESTON, SCOTT COUNTY, MISSOURI; THENCE N.20°33'37"W. ON AND ALONG THE EAST LOT LINE OF LOTS 16 THRU 31 IN BLOCK 2 OF SAID FELKER-SHARP ADDITION A DISTANCE OF 794.90 FEET TO THE SOUTH R/W LINE OF ALBERTA AVENUE; THENCE N.88°59'05"E. ON AND ALONG THE SOUTH R/W LINE OF ALBERTA AVENUE A DISTANCE OF 508.80 FEET TO THE EAST R/W LINE OF THE NOW ABANDONED JOHN AVENUE; THENCE S.20°33'37"E. ON AND ALONG THE EAST R/W LINE OF THE NOW ABANDONED JOHN AVENUE A DISTANCE OF 624.80 FEET TO THE NORTH R/W LINE OF GARWOOD AVENUE; THENCE S.69°26'23"W. ON AND ALONG THE NORTH R/W LINE OF GARWOOD AVENUE A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 7.82 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 "R-1" Single Family Residential to "C-3" Highway Commercial.

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 6184 was introduced and read the first time this 24th day of February 2020.

B. Bill Number 6184 was read the second time and discussed on this 2nd day of March 2020 and was voted as follows:

Self_____, Evans_____, Settles_____,

Merideth_____, Sparks_____, Williams_____,

and Burch_____

thereby being _____, and becoming ordinance 6184.

C. Ordinance 6184 shall be in full force and effect from and after Wednesday, April 1, 2020.

Steven Burch, Mayor

Approved as to form
Tabatha Thurman, City Counselor

Seal / Attest:

Carroll Couch, City Clerk

Exhibit "A"

[illegible]

Council Letter

Date of Meeting: 20-03-02

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: 2nd Reading, Bill # 6185, Approval of Replat in the Felker-Sharp Addition

Attachment(s):

1. Bill # 6185
2. Plat

Action Options:

1. Conduct 2nd Reading and approve request.
2. Other action Council may deem appropriate

Background:

This is the request that staff received from Lambert Engineering on behalf of Mitch Cornman, to re-plat All of Lots 1 through 15 in Block 2, All of Block 1, All in Felker-Sharp Addition, in the City of Sikeston, Scott County, Missouri.

Council read this the first time on February 24, 2020 and unless there are further questions from the Council or the public, staff recommends that Council approve the request.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6185 PROVIDING FOR APPROVAL OF THE REPLAT OF ALL OF LOTS 1 THROUGH 15 IN BLOCK 2, ALL OF BLOCK 1, ALL IN FELKER-SHARP ADDITION TO THE CITY OF SIKESTON, 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 February 11, 2020 and passed a favorable recommendation to approve the subdividing all of Lots 1 through 15 in Block 2, All of Block 1, All in Felker-Sharp Addition to the City of Sikeston, Scott County, Missouri, the plat of which is attached hereto, marked Exhibit "A" and incorporated by reference.

SECTION III: Aforesaid replat is accepted and approved subject to its recording in Scott County, Missouri and full compliance with the building codes and housing ordinances of the City of Sikeston, Missouri, and in the event the provision of aforesaid codes of this City conflict with said replat, the Code shall be determinative.

SECTION IV: Aforesaid replat is accepted subject to full compliance with the stormwater management plan.

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 6185 was introduced and read the first time this 24th day of February 2020.

B. Bill Number 6185 was read the second time and discussed on this 2nd day of March 2020 and was voted as follows:

Self _____, Evans _____, Settles _____,

Merideth _____, Sparks _____, Williams _____,

and Burch _____

thereby being _____, and becoming ordinance 6185.

C. Ordinance 6185 shall be in full force and effect from and after Wednesday, April 1, 2020.

Steven Burch, Mayor

Approved as to form
Tabatha Thurman, City Counselor

Seal / Attest:

Carroll Couch, City Clerk

Council Letter

Date of Meeting: 20-03-02

Originating Department: Code Enforcement Department

To the Mayor and City Council:

Subject: Bill 6187, Alcohol Sales Considered as a Conditional Use in C-1 Zoning and Permitted Use in C-2, C-3 and DT

Attachment(s):

1. Bill 6187
2. Map

Action Options:

1. First Reading of Bill 6187
2. Other action Council may deem appropriate

Background:

In reviewing the current municipal code for **Alcohol Sales** in the Commercial Category Use, our current code does not indicate specific information.

To allow business opportunity and city oversight, we recommend the C-1 Category **Alcohol Sales** be added as a Conditional Use Requirement while C-2, C-3 and DT be Permitted as a matter of right.

We will ask for council's approval of this ordinance at the March 30th council meeting.

BILL Number 6187**ORDINANCE Number 6187**

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6187 AND SHALL AMEND TITLE IV, CHAPTER 405. SECTION 405.920. TABLES – USE, HEIGHT AND AREA REGULATIONS 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: Section 405.920. Tables-Use, Height and Area Regulations, A. Table I-Uses, Table 1. Permitted Uses; shall be amended by adding the following category use:

A CATEGORY USE	B Zoning District-Conditional or Permitted Used			
	“C-1”	“C-2”	“C-3”	“DT”
	Neighborhood	General	Highway	Downtown District
Commercial, miscellaneous (b)(c)				
Alcohol Sales	CU	P	P	P

SECTION III: General Repealed 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:

A. Bill Number 6187 was introduced and read the first time this 2nd day of March 2020.

B. Bill Number 6187 was read the second time and discussed this 30th day of March, 2020, and voted as follows:

Evans, _____, Sparks, _____, Merideth, _____,

Self, _____, Settles, _____, Williams, _____,

Burch, _____, thereby being

_____,

becoming ordinance.

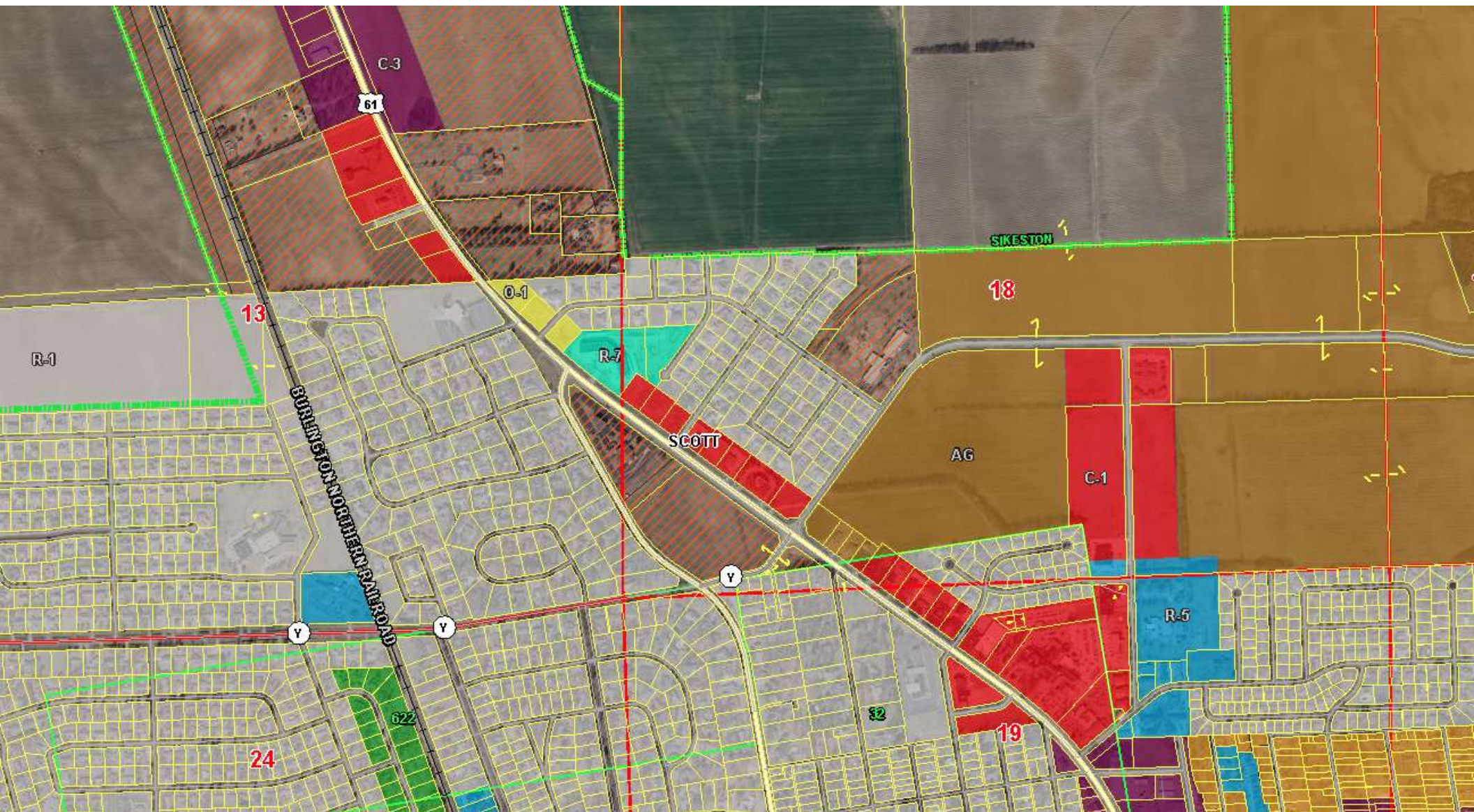
C. Ordinance 6187 shall be in full force and effect from and after Wednesday, April 29, 2020.

Steven Burch, Mayor

Approved as to form
Tabatha Thurman, City Counselor

Seal / Attest:

Carroll Couch, City Clerk





Council Letter

Date of Meeting 20-03-02

Originating Department: Public Works

To the Mayor and City Council:

Subject: Briefing – Stallcup Building Repairs

Action Options:

1. Take Action on Roof Repairs
2. Other action the City Council deems appropriate.

Background:

While the Stallcup Building wall repairs are coming to a close, we now shift our attention to the roof repairs. Because of the structure's instability, it was impossible for us to properly assess the water damage to the roof. Our architect included 10' of roof repairs from the back of the building. After getting to the point where we could properly assess the damage, it was worse than we expected, and now we need to consider repairs at least a 20' section, rather than 10'.

This is prompting a decision in that do we pay the additional costs for more roof repairs, or do we pay additional costs and replace the roof.

The costs for these options will be presented and can be discussed at the council meeting. I have asked Mr. Rob Murphy, our architect on the project, to be in attendance to answer questions.