

**REGULAR CITY COUNCIL MEETING**  
**MARCH 6, 2023**

The regular Sikeston City Council meeting of March 6, 2023 was called to order at 5:00 p.m. at City Hall located at 105 E. Center St., Sikeston. Present at the meeting were: Mayor Greg Turnbow, John Leible, Tom Robison, Brian Self, David Teachout and Vest Baker. Councilwoman Onethia Williams was absent. Staff in attendance were: City Manager Jonathan Douglass, City Clerk Rhonda Council, Finance Director Karen Bailey, HR Director Amanda Groves, Communications Manager David Jenkins, Public Works Director Jay Lancaster, Street Superintendent Brian Dial, Street Supervisor Darren Martin, Community Development Director Barry Blevins, Public Safety Director James McMillen, Captain Ryan Smith, Captain Derick Wheelley and Captain Zak Haskin. City Attorney Tabatha Thurman was absent.

**APPROVAL OF CITY COUNCIL MINUTES**

City Council minutes of the regular meetings of January 30, February 6 and February 27, 2023 and Executive Session of February 13, 2023 were presented for approval. Councilman Self moved to approve the minutes as presented. Councilman Leible seconded the motion and the following vote was recorded:

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

**ITEMS OF BUSINESS**

**Presentation by Dille Pollard on Construction of New Fire Station**

Brett Dille of Dille Pollard made the presentation. He explained the two options of the project delivery systems that council had to choose from as the next step in the process.

One option was the design-bid-build, which is a traditional method that involves the completion in three distinct phases in sequence. Construction does not begin until the design process is complete, and the bid accepted. There is no overlap between the design and construction.

The other option, recommended by Dille, was construction management at-risk. With this option, a contractor is interviewed and once chosen will manage the project. They will provide a guaranteed maximum price on the project. If the total cost is under the price, the city keeps the money. Anything over the guaranteed maximum price will be the responsibility of the contractor. This method avoids the potential shock on bid day as well as gives the professional consulting committee a chance to interview the contractors rather than just accepting the one with the lower bid.

Dille said it is tough to know a time frame on when the fire station could be completed but he hoped to break ground in the fall and then estimated the construction to be a 300-to-365-day project.

Councilman Baker moved to choose the construction management at-risk option. The motion was seconded by Councilman Baker, discussed and the following roll call vote recorded:

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

Authorize Release of RFQ for Construction Management Firm for Fire Station #2

Brett Dille of Dille Pollard Architecture will be present to brief the City Council on the design-bid and design-bid-build construction project delivery systems. Design-bid-build (DBB) is a traditional construction project delivery method that involves the completion of three distinct phases in sequence. Construction does not begin until the design process is complete (and a bid accepted), so there is no overlap between design and construction. The DBB method insists on transparency of costs upfront—which is not to say that ballooning change orders will not add to the bottom line later—and has made it a favorite in public contracts that are subject to rigorous oversight. The construction industry too has dozens upon dozens of subspecialties, each of whom like to stay in their lane, a process that DBB accommodates. The traditional DBB method has worked well for years but is seeing competition from a more nimble approach, the design-build project delivery method.

Design-build is also known as design/construct and single-source responsibility. As such, the owner manages only one contract with a single point of responsibility. The designer and contractor work together from the beginning, as a team, providing unified project recommendations to fit the owner's schedule and budget. Design-build compresses the project lifecycle and time by encouraging overlap between the design and construction phases: construction can begin even when the design team is ironing out certain aspects of the design.

Councilman Self moved to authorize the release of the RFQ for the Construction of Fire Station #2. The motion was seconded by Councilman Teachout, discussed and the following roll call vote recorded:

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

1<sup>st</sup> Reading, Bill #6298, Approving an Amended and Restated Performance Agreement for Unilever Chapter 100 Bonds

Councilman Leible moved for the first reading of Bill Number 6298. The motion was seconded by Councilman Teachout and the following vote recorded:

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

City Clerk Rhonda Council presented the bill for reading. This bill as approved shall become Ordinance Number 6298 approving an amended and restated performance agreement between the City of Sikeston, Missouri and Unilever Manufacturing (US), Inc.

When the Performance Agreement was originally drafted, the calculation for the Payroll Requirement used the average salary plus benefits. The calculation should have included the salary only. Bill Number 6298 authorizes the amendment of the Performance Agreement to correct this error.

Award Bid #23-23, Picnic Tables

Staff opened bids for the purchase of 10 new picnic tables, including an add alternate bid for an 11<sup>th</sup> table, for park events on Wednesday, February 22, 2023. Bids were received from two companies. All Inclusive Rec LLC base bid was \$15,958.00, alternate bid was \$1,575.70 with a total of \$17,533.70. The lowest bid was from the Highland Products Groups for \$13,106.53. Their add alternate bid for an 11<sup>th</sup> picnic table was \$1,307.13, which brought the total bid price including the add alternate to \$14,413.66.

The Parks and Recreation Department had budgeted \$12,000 this current budget year for the purchase of 10 new picnic tables. We also received an additional \$2,000 donation from Farm Credit Southeast Missouri – Sikeston Branch in January for the purchase of an additional picnic table. The total cost for purchasing 11 picnic tables is slightly over budget; however, there will be other unused funds in the Capital Improvement Budget to cover the additional costs.

Councilman Self moved to authorize the purchase of 11 picnic tables (which includes the alternate bid) from Highland Products Groups in the amount of \$14,413.66. The motion was seconded by Councilman Robison, discussed and the following roll call vote recorded:

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

#### Award Bid #23-34, Banquet Chairs

Staff opened bids for the purchase of 300 new banquet chairs for the Clinton Building on Wednesday, February 22, 2023. Bids were received from one company, EventStable for \$13,950.00. The Parks and Recreation Department had budgeted \$20,000 this current budget year for the purchase of new tables and chairs for the Clinton Building. Because the bid for the banquet tables came in at \$8,121.15, they did not need Council's approval.

The combined total cost of tables and chairs equaled \$22,071.15 which puts us slightly over budget for this line item. The old tables and banquet chairs at the Clinton Building have been surplused and the Parks and Recreation Department is currently accepting bids from people and organizations who want to purchase these items. The money that will be received from selling of these should be enough to cover the additional expenses for purchasing new tables and chairs.

Councilman Leible moved to authorize the purchase of 300 banquet chairs from EventStable in the amount of \$13,950.00. The motion was seconded by Councilman Baker, discussed and the following roll call vote recorded:

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

#### (Walk-On) Authorize Purchase of Scissor Lift

Parks and Recreation Department budgeted \$41,000.00 for the purchase of a new 26' scissor lift in the Capital Improvement Plan. There has been zero availability of this lift and lead times have been one year or more from the order date. MikeRentals Inc. found one for purchase at the price of \$43,509.45.

Parks and Recreation Department is requesting that the City's purchasing procedure be waived because there is a lack of inventory available for these scissor lifts. Once the lift is ordered, it is expected to be received in October of this year.

Councilman Self moved to authorize the purchase of the 26' scissor lift from MikeRentals Inc. in the amount of \$43,509.45 with the City's purchasing procedures being waived due to the lack of inventory available for these scissor lifts. The motion was seconded by Councilman Teachout, discussed and the following roll call vote recorded:

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

Other Items

Resident concerned about allergy drugs that are not able to be purchased without a prescription. The resident also told council of issues with their Sikeston BMU app.

Resident concerned about illegal burning in Sikeston.

**ADJOURNMENT INTO EXECUTIVE SESSION**

There being no further business before the City Council, Councilman Self moved to adjourn into Executive Session (Property). The motion was seconded by Councilman Leible and the following vote was recorded:

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

Mayor Turnbow called the Executive Session to order. Present were: Mayor Turnbow and Councilmembers Brian Self, Vest Baker, John Leible, David Teachout and Tom Robison. Staff present were: City Manager Jonathan Douglass, City Clerk Rhonda Council, Finance Director Karen Bailey, Community Development Director Barry Blevins and Public Safety Director James McMillen.

Councilman Self motioned to authorize staff to negotiate first right to purchase 10 acres of land with Americold in the Industrial Park. The motion was seconded by Councilman Leible, discussed and the following roll call vote was recorded:

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

**ADJOURNMENT OUT OF EXECUTIVE SESSION**

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

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

**ADJOURNMENT**

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

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

APPROVED:

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GREG TURNBOW, MAYOR

ATTEST:

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RHONDA COUNCIL, CITY CLERK

SEAL: