

TENTATIVE AGENDA

REGULAR CITY COUNCIL MEETING
CITY HALL
COUNCIL CHAMBERS
105 E. CENTER STREET, SIKESTON

Monday, April 26, 2021
5:00 P.M.

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. OPENING PRAYER
- IV. PLEDGE OF ALLEGIANCE
- V. ITEMS OF BUSINESS
 - A. Authorization to Renew Commercial Property & Casualty Insurance
 - B. Authorization to Change Accounting Basis from Modified Accrual to Modified Cash
 - C. Resolution 21-04-01, Authorize Special Obligation Refunding & Improvement Bonds
 - D. 2nd Reading & Consideration, Bill #6218, Adoption of 2012 International Zoning Code
 - E. 2nd Reading & Consideration, Bill #6219, Amending Article XVII – Planning & Zoning Commission
 - F. 2nd Reading & Consideration, Bill #6220, Amending Chapter 405 – Zoning Regulations
 - G. Award Street Improvement Bids – Waters & Associates
 - H. Award Street Improvement Bids – Lambert Engineering
 - I. Other Items as May Be Determined During the Course of the Meeting
- VI. ADJOURNMENT INTO EXECUTIVE SESSION

Personnel (RSMo 610.021(3))
- VII. ADJOURNMENT

Dated this 21st day of April 2021

Rhonda Council

Rhonda Council, 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.

Council Letter

Date of Meeting: 21-04-26

Originating Department: Finance Division

To the Mayor and City Council:

Subject: Authorization to Renew Commercial Property and Casualty Insurance

Attachment(s):

1. Renewal Quotes

Action Options:

1. Authorize Payment to Wortham Insurance Co.
2. Other actions as Council may deem appropriate

Background:

Marsh Wortham provided the attached renewal quote for the City's liability and casualty coverages. Costs increased \$6,375. above last year. For the past three years the City has been insured with Brit Global Specialties. During renewal process Brit indicated they would increase our auto deductible from \$20,000 to \$50,000. The attached renewal would move our policies back to Travelers Insurance and reduce the auto deductible to \$10,000. This chart provides a comparison of the current renewal from Traveler's compared to last year's rates with Brit Global Specialties.

Coverage	5/1/2021	5/1/2020
	Travelers	Brit Global
Commercial Package Insurance Policy: Property (including Equipment Breakdown, Inland Marine, and Crime), General Liability, Law Enforcement Liability, Public Officials Liability, and Employment Practices Liability	\$176,229	\$168,893
Commercial Automobile Insurance Policy	\$78,328 \$10,000 Deductible	\$76,158 \$20,000 Deductible
Commercial Umbrella Insurance Policy	\$50,262	\$55,146
Cyber Liability Insurance Policy	\$8,993	\$7,240
Total all Premiums	\$313,812	\$307,437

It is the recommendation of staff to authorize payment in the amount of \$313,812 to Marsh Wortham Insurance for property and liability insurance for the period of May 1, 2021 through May 1, 2022.




2021 City of Sikeston - Financial Comparison

	Expiring Program	Renewal Exposures at Expiring Rates	Renewal	% Change
GENERAL LIABILITY PREMIUM				
Insurer	BRIT		TRAVELERS	
General Liability - Revenue	\$14,847,289	\$14,847,289	\$14,847,289	0.0%
General Liability, Per Occurrence	\$1MM	\$1MM	\$2.9MM	
General Aggregate	\$3MM	\$3MM	\$2.9MM	
P&CO Aggregate	\$2MM	\$2MM	\$2.9MM	
General Liability Premium	\$28,008	\$28,008.00	\$19,907	-28.9%
Average Rate per \$1,000 Revenue	\$1.89	\$1.89	\$1.34	-28.9%
Law Enforcement Liability Premium	\$61,253	\$61,253	\$70,386	14.9%
Employees Benefits Liability	Included	Included	\$381	
Public Entity Management Liability Premium	\$11,244	\$11,244	\$10,177	-9.5%
Employment Practices Liability Premium	\$14,228	\$14,228	\$15,186	6.7%
Crime Premium	\$1,300	\$1,300	\$2,309	77.6%
Total General Liability Premium	\$116,035	\$115,968	\$118,347	2.1%
Commission %	14.0%		15.0%	
BUSINESS AUTO PREMIUM				
Insurer	BRIT		TRAVELERS	
Automobile - No. of Power Units	106	106	105	-0.9%
Automobile Liability, Each Accident Combined Single Limit	\$1MM CSL	\$1MM CSL	\$2.9MM CSL	
Liability Deductible	\$20,000	\$20,000	\$10,000	-50.0%
Auto Liability Premium	\$76,158	\$76,158	\$78,328	2.8%
Average Rate per Power Unit	\$718	\$718	\$572	-20.4%
Total Business Auto Liability Premium	\$76,158	\$76,158	\$78,328	2.8%



2021 City of Sikeston - Financial Comparison

	Expiring Program	Renewal Exposures at Expiring Rates	Renewal	% Change
Commission %	14.0%		15.0%	
TOTAL PRIMARY CASUALTY	\$192,193	\$192,126.00	\$196,675	2.4%
UMBRELLA LIABILITY PREMIUM				
Insurer	BRIT		TRAVELERS	
Umbrella Liability - Revenue	10	10	10	0.0%
Umbrella Liability, Per Occurrence	\$10MM	\$10MM	\$10MM	
General Aggregate	\$10MM	\$10MM	\$10MM	
P&CO Aggregate	\$5MM	\$5MM	\$10MM	
Umbrella Liability Premium	\$55,146	\$55,146	\$50,262	-8.9%
Average Rate Per \$1M of Coverage	\$5,515	\$5,515	\$5,026	-8.9%
Total Umbrella Liability Premium	\$55,146	\$55,146	\$50,262	-8.9%
Commission %	14.0%		15.0%	
TOTAL PRIMARY AND EXCESS CASUALTY	\$247,339	\$247,272	\$246,937	-0.1%
PROPERTY PREMIUM				
Insurer	BRIT		TRAVELERS	
Property Limit of Liability - Scheduled	\$29,620,679	\$29,620,679	\$41,282,056	39.4%
Property & Equipment Breakdown Premium	\$49,753	\$49,753	\$51,964	4.4%
Rate Per \$100	\$0.17	\$0.17	\$0.13	-\$0.25
Inland Marine	Included	Included	\$5,918.00	
Total Property Premium	\$49,753	\$49,753	\$57,882	16.3%
Commission %	14.0%		15.0%	
TOTAL CASUALTY & PROPERTY	\$297,092	\$297,092	\$304,819	2.6%

<div>2021 City of Sikeston - Financial Comparison</div>				
	Expiring Program	Renewal Exposures at Expiring Rates	Renewal	% Change
TRIA: PROPERTY, LIABILITY, UMBRELLA	\$3,172	\$3,172	Included	
TOTAL PREMIUM INCLUDING TRIA	\$300,264	\$300,264	\$304,819	1.5%
Subjectivities:				

Crum & Forster Specialty Insurance Company (Non-Admitted)

**A.M. BEST RATED
"A" (EXCELLENT)**

C&F Simple Cyber CYBER AND MULTIMEDIA LIABILITY INSURANCE QUOTATION OF TERMS

DATE: 04/16/2021 Revised

TO: Carmen Wong

AT: Marsh USA, Inc.

☒ **NEW**

☐ **RENEWAL OF:**

POLICY NUMBER: -

EXPIRATION DATE:

NAMED INSURED: City of Sikeston
STREET ADDRESS: 105 E. Center
Sikeston, MO 63801

PROPOSED POLICY PERIOD: Effective: 05/01/2021 Expiration: 05/01/2022
(12:01 a.m. local time at the address shown above)

POLICY FORM: Cyber and Multimedia Liability Insurance Policy, SC-POL-002 (02/19)

COVERAGE OPTIONS:

☒ A. Breach Costs ☒ C. Multimedia Liability ☒ E. First Party Loss
☒ B. Cyber Liability ☒ D. eCrime Loss ☒ Extended First Party Loss

	<u>Option #1</u>	<u>Option #2</u>	<u>Option #3</u>
LIMITS OF LIABILITY:			
Aggregate Limit of Liability:	\$1,000,000	\$1,000,000	\$1,000,000
The above amount includes Claims Expenses unless amended by specific endorsement to this Policy.			
Breach Response Limit of Liability:	\$1,000,000	\$1,000,000	\$1,000,000
Sublimits of Liability:			
eCrime Loss Sublimit of Liability:	\$250,000	\$250,000	\$250,000
Dependent Business Sublimit of Liability:	\$100,000	\$100,000	\$100,000
Ransomware/Malware Sublimit of Liability:	\$100,000	\$1,000,000	\$1,000,000
Ransomware/Malware Coinsurance:	0%	5%	5%
DEDUCTIBLE: each incident or event	\$5,000	\$5,000	\$15,000
PREMIUM:			
With Advanced Risk Controls*:	\$7,432	\$8,249	\$7,495
Without Advanced Risk Controls:	\$8,918	\$9,899	\$8,993

Policy premium is due within 30 days of the billing statement date

* **Advanced Risk Controls:** Crum & Forster has identified critical controls for your business. Implementation of these controls will significantly reduce your premium. Advanced Risk Controls are described on page 2 of this letter.

CONTINUITY DATE: 05/01/2021

WAITING PERIOD: 10 Hours

COMMISSION: 20%

THE FOLLOWING NOTICES AND ENDORSEMENTS, IF ANY, WILL BE ADDED TO THE BASIC POLICY:

1. Signature Page, CS 07 001 10 17
2. Service of Process, SOP CF 07 16
3. U.S. Treasury Department's OFAC Advisory Notice to Policyholders, IL P 001 01 04
4. Cap on Losses from Certified Acts of Terrorism, SC-END-001 (08/18)
5. Disclosure Pursuant to Terrorism Risk Insurance Act, SC-TRIA-001 (08/20)
6. Marsh Amendatory, SC-END-058 (09-20)
7. Ransomware/Malware Event Sublimit Endorsement, SC-END-073 (01/21) – Applies to Option 1
[\$100,000; \$100,000]
8. Ransomware/Malware Coinsurance Endorsement, SC-END-074 (01/21) – Applies to Option 2 and Option 3
[95%; 5%]

SUBJECTIVITIES:

This Quotation is subject to our receipt, review and underwriting approval of the following required additional information prior to binding:

1. Completed, signed and dated Beazley new business application (as submitted)
2. Prior carrier loss runs.
3. Confirmation that the applicant does not (and has not) had either the Microsoft Exchange or SolarWinds Orion software operating in its computer environment in the last 365 days
4. As respects the options with Advanced Risk Controls, a completed Advanced Risk Control Controls Affidavit.

ADVANCED RISK CONTROLS:

1. Restrict administrative privileges on all personal computers, laptops and computer work stations.
2. Enable Administrative Audit and Mailbox logging on all Microsoft Exchange servers.
3. Require 2-factor authentication for all remote access to systems, access to cloud based systems and access to privileged accounts

IMPORTANT: PLEASE READ CAREFULLY

In order to complete the underwriting process, we require that you send us the additional information requested above. We are not required to bind coverage prior to our receipt, review and underwriting approval of the above information. If between the date of this Quotation and the Effective Date of the proposed policy there is a significant adverse change in the condition of this Applicant, or an occurrence of an event, or other circumstances which could substantially change the underwriting evaluation of the Applicant, then, at our option, this Quotation may be withdrawn by written notice thereof to the Applicant. We also reserve the right to modify the final terms and conditions upon review of the completed application and any other information requested by the underwriter herein. If such material change in the risk is discovered after binding, the insurance coverage will be void ab initio ("from the beginning").

This Quotation is conditioned upon the Applicant's agreement to accept delivery of the policy, endorsements and any policyholder notices by electronic means. The Applicant's acceptance of this Quotation signifies their agreement to this.

Any applicable taxes, surcharges or countersignature fees, etc., are in addition to the above premium. Your office is responsible for making state surplus lines filings and complying with all applicable laws.

THIS QUOTATION WILL REMAIN VALID UNTIL: 05/01/2021

Thank you for the opportunity to offer terms on this Applicant. If you have any questions, please contact me.

Sincerely,

Melvin Martinez
Underwriter
Phone: 1.312.596.6670
Email: Melvin.Martinez@cfins.com



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The Crum & Forster Enterprise, which is part of Fairfax Financial Holdings Limited, is comprised of leading and well-established property and casualty business units. The insurance companies within the Enterprise, rated A (Excellent) by A.M. Best Company, are: United States Fire Insurance Company, The North River Insurance Company, Crum and Forster Insurance Company, Crum & Forster Indemnity Company, Crum & Forster Specialty Insurance Company, Seneca Insurance Company, Inc., Seneca Specialty Insurance Company, First Mercury Insurance Company, and American Underwriters Insurance Company.

THIS NOTICE IS IN RESPONSE TO THE DISCLOSURE REQUIREMENTS OF THE TERRORISM RISK INSURANCE ACT. THIS NOTICE DOES NOT GRANT ANY COVERAGE OR CHANGE THE TERMS AND CONDITIONS OF ANY COVERAGE UNDER THE POLICY.

DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT
SCHEDULE

Terrorism Premium (Certified Acts): \$0

This premium is the total Certified Acts premium attributable to the following Policy(ies):

Cyber and Multimedia Liability Insurance Policy for Attorneys and Accountants
Cyber and Multimedia Liability Insurance Policy

A. Disclosure of Premium

In accordance with the federal Terrorism Risk Insurance Act, we are required to provide you with a notice disclosing the portion of your premium, if any, attributable to coverage for terrorists acts certified under the Terrorism Risk Insurance Act. The portion of your premium attributable to such coverage is shown in the Schedule of this notice.

B. Disclosure of Federal Participation in Payment of Terrorism Losses

The United States Government, Department of the Treasury, will pay a share of terrorism losses insured under the federal program. The federal share equals 80% beginning on January 1, 2020, of that portion of the amount of such insured losses that exceeds the applicable insurer retention. However, if aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year, the Treasury shall not make any payment for any portion of the amount of such losses that exceeds \$100 billion.

C. Cap on Insurer Participation in Payment of Terrorism Losses

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

Council Letter

Date of Meeting: 21-04-26

Originating Department: Finance Department

To the Mayor and City Council:

Subject:

Change in Accounting Basis

Attachments:

1. None

Action Options:

1. Authorize changing the accounting basis from modified accrual to modified cash beginning with the Fiscal Year 2020-2021 Audit.
2. Other action authorized by the City Council

Background:

Modified accrual accounting is an alternative bookkeeping method that combines accrual-basis accounting with cash-basis accounting. It recognizes revenues when they become available and measurable and, with a few exceptions, records expenditures when liabilities are incurred. Currently the City of Sikeston uses the modified accrual basis for financial statements. When invoices are issued for property or real estate taxes or business licenses, a receivable is established and the revenue is credited. This results in an overstatement of the current revenues.

Modified cash basis is an accounting method that combines elements of the two major bookkeeping practices: cash and accrual accounting. It seeks to get the best of both worlds, recording sales and expenses for long-term assets on an accrual basis and those of short-term assets on a cash basis. With a modified cash approach, revenue is not credited to the revenue account until it is received.

While reviewing the FY 2019-2020 audit with Jeff Stroder of Beussink, Hey, Roe & Stroder, L.L.C. this subject was approached by city staff. Jeff was quick to state that he had intended to encourage the City to move to the modified cash basis in accounting. Most of his municipal clients have already moved to a modified cash basis or are in the process.

Council Letter

Date of Meeting: 21-04-26

Originating Department: Governmental Services

To the Mayor and City Council:

Subject: Special Obligation Refunding and Improvement Bonds

Attachment(s):

1. Resolution Number 21-04-01

Action Options:

1. Approve Resolution Number 21-01-04
2. Other action Council may deem appropriate

Background:

The City of Sikeston entered into an agreement with Piper Sandler to recommend the re-financing of the Public Safety headquarters building along with south Sikeston infrastructure improvements. They determined the best option for the City of Sikeston would be to issue special obligation refunding and improvement bonds.

Approximately \$13,560,000 would be used for an Ingram overpass and outer road connecting to U.S. Highway 61, the south industrial park and refinancing of the DPS facility. Although the City has received several grants for some of these expenditures, we must pay the funds and request reimbursement. We do not have sufficient funds on hand to meet that need. The City anticipates a 1–1 ½% savings on the refinancing of DPS headquarters.

The city will repay a large part of the bonds off when grant reimbursement is provided. We are currently setting aside \$313,000 per year for the DPS building. It is expected our annual payment would then be around \$475,000 per year.

Resolution Number 21-04-01 was prepared by Gilmore and Bell, bond counsel for the City of Sikeston. It authorizes and approves certain actions in connection with the issuance of special obligation refunding and improvement bonds. It is the recommendation that Resolution 21-04-01 be approved as presented.

RESOLUTION 21-04-01

A RESOLUTION OF OFFICIAL INTENT OF THE CITY OF SIKESTON, MISSOURI, TOWARD THE ISSUANCE OF SPECIAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS AND AUTHORIZING AND APPROVING CERTAIN ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Sikeston, Missouri (the "City"), finds it necessary to issue approximately \$13,560,00 principal amount of Special Obligation Refunding and Improvement Bonds, Series 2021 (the "Bonds") to provide funds, together with other legally available funds of the City, to (a) pay the costs of certain capital improvements within the City, including industrial park, highway, and road and bridge improvements (collectively, the "Project") and (b) currently refund certain outstanding loans of the City; and

WHEREAS, the City has selected Piper Sandler & Company as financial advisor to the City (the "Financial Advisor") in connection with the sale of the Bonds; and

WHEREAS, the City desires to authorize City staff, Financial Advisor and Gilmore & Bell, P.C. ("Bond Counsel") to proceed with the preparation, review and distribution of documents related to the Bonds and to authorize the offering for sale of the Bonds.

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

Section 1. Declaration of Intent. The City Council hereby declares the intent of the City to issue the Bonds in a principal amount of approximately \$13,560,000 for the purposes described above.

Section 2. Preparation of Documents. City staff, Financial Advisor and Bond Counsel are hereby directed to prepare all documentation necessary and desirable for the sale of the Bonds, including, without limitation, a preliminary official statement (the "Preliminary Official Statement") related to the offering of the Bonds. Upon completion of the Preliminary Official Statement, the underwriter is authorized to proceed with the use and distribution of the Preliminary Official Statement in connection with the offering of the Bonds. The final terms of the Bonds shall be determined and approved by a subsequent ordinance of the City Council.

Section 3. Rule 15c2-12(b)(1) of the Securities and Exchange Commission. For the purpose of enabling the underwriter to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission, the Mayor, the City Manager or Finance Director is hereby authorized, if requested, (a) to provide the underwriter a letter or certification to the effect that the City deems the information contained in the Preliminary Official Statement to be "final" as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1) and (b) to take such other actions or execute such other documents as such officer or official in his or her reasonable judgment deems necessary to enable the underwriter to comply with the requirements of such Rule.

Section 4. Reimbursement of Capital Expenditures. The City has incurred and/or may incur after the date hereof capital expenditures related to the Project. The City intends to reimburse itself for such expenditures with proceeds of the Bonds. The maximum net proceeds of the Bonds expected to be issued for the Project is \$12,890,000.

Section 5. Further Authority. The Mayor, City Manager, Finance Director and other officers and representatives of the City are hereby authorized and directed to take such other action as may be necessary to carry out the offering for sale of the Bonds.

Read this 26th day of April 2021, discussed and voted as follows:

Baker_____, Merideth_____, Self_____, Sparks_____,
Teachout_____, Williams_____, and Turnbow_____,
thereby being_____.

Greg Turnbow, Mayor

Approved as to Form:

ATTEST:

Tabatha Thurman, City Counselor

Rhonda Council, City Clerk

Council Letter

Date of Meeting: 21-04-26

Originating Department: Community Development Department

To the Mayor and City Council:

Subject: Bill 6218, Adoption of 2012 International Zoning Code

Attachment(s):

1. Bill 6218

Action Options:

1. Second Reading of Bill 6218
2. Other action Council may deem appropriate

Background:

The Community Development Department has reviewed and recommends the adoption of the 2012 International Zoning Code. The adoption of the IZC would be beneficial to the City of Sikeston as it will establish clear guidelines and regulations to safeguard the health and safety of the citizens of Sikeston.

Planning and Zoning has reviewed the 2012 International Zoning Code Book, suggested revisions and additions provided by the Community Development Department. The Planning and Zoning Commission did pass a favorable recommendation for approval at the March 9, 2021 meeting.

Benefits to adoption of the 2012 IZC include:

- General Provisions
 - off-street parking, fence heights, accessory buildings, landscaping, and passageways
- Special Regulations
 - Home Occupations and Adult Uses
- Sign Regulations
 - General Signs, Prohibited Signs, Grand Openings, and permits
- Non-Conforming Structures and Uses
 - Continuance, Discontinuance, Enlargements and Modifications
- Conditional Uses
 - permitting, public hearings, review criteria, expiration and revocation
- Planned Unit Development
 - approval, intent, conditions and planning commission

Staff seeks Council's approval of the adoption of the 2012 International Building Code.

AN ORDINANCE OF THE CITY OF SIKESTON ADOPTING THE 2012 EDITION OF THE INTERNATIONAL ZONING CODE, REGULATING AND GOVERNING THE DEVELOPMENT, ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVEMENT, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, USE, HEIGHT AREA AND MAINTENANCE OF ALL BUILDINGS, STRUCTURES AND LOTS IN THE CITY OF SIKESTON, MISSOURI, PROVIDING FOR THE ISSUANCE OF PERMITS, INCLUDING CONDITIONAL USE PERMITS, AND COLLECTION OF FEES THEREFOR; AMENDING CHAPTER 405 ZONING REGULATIONS OF THE CITY OF SIKESTON, MISSOURI AND ALL OTHER ORDINANCES OR PARTS OF LAWS IN CONFLICT THEREWITH.

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: ADOPTION OF ZONING CODE

A certain document, a copy of which is on file in the office of the City Clerk of the City of Sikeston, Missouri, being marked and designated as the "International Zoning Code, 2012 edition", as published by the International Code Council, be and is hereby adopted as the Zoning Code of the City of Sikeston, in the state of Missouri for regulating and governing the development, erection, construction, enlargement, alteration, repair, movement, removal, demolition, conversion, occupancy, use, height, area and maintenance of all buildings, structures and lots in the City of Sikeston; providing for the issuance of permits, including conditional use permits, and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Zoning Code on file in the office of the City of Sikeston are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section V of this Ordinance.

SECTION III: INCONSISTENT ORDINANCE REPEALED:

That any ordinance or parts of ordinances in conflict herewith are hereby repealed effective May 26, 2021.

SECTION IV: VIOLATION AND PENALTY

Any person who shall violate any provision of the code adopted in this Article or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan of or directive of the Code Official, or of a permit or certificate issued under the provision of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

SECTION V: ADDITIONS, INSERTIONS AND CHANGES

That the following sections are hereby revised as follows:

Section [A] 101.1 Title (page 1, second line)
Insert: "City of Sikeston, Missouri"

Section [A] 105.8, Appeals and hearings (page 3, 5th line):
Amend to read: "Any person with standing aggrieved by any decision of the commission shall have the right to make such appeals as shall be permitted to be provided by this code or state law. Such appeals shall be based on the record.
a. Board of Adjustment
b. City Council"

Section [A] 107.7.1 Errors. (page 3, first line)
Amend to read: " The board of appeals shall have the power to hear and decide on appeals where it is alleged that there is an error in any order, requirement, decision, determination or interpretation by the code official."

Section [A] 108 Hearing Examiner (page 4, first line)

Clarification, the term hearing examiner may also be referred to as "The City Manager or City Attorney"

Section [A] 109.2.2 Time Limit (page 4, second line)

Insert: "forty-five (45)"

Section [A] 109.4 Voting and notice of decision. (page 4, second line)

Amend to read: "There shall be a vote of a supermajority (80%) of the board present in order to decide any matter under consideration by the board of adjustment. Each decision shall be entered in the minutes by the secretary. All appeals shall be kept in accordance with state regulations and such appeals shall be open to the public. Notice in writing of the decision and the disposition of each appeal shall be given to the code official and each appellant by mail or otherwise."

Section 201.1 Scope (page 7)

Amend to read: "Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter, in addition to the definitions found in the City of Sikeston Municipal Code Title IV Land Use - Chapter 405 Zoning Regulations - Article II Definitions."

Section 202 General Definitions (page 8-9)

Amend to read:

"a. Day care, family – The keeping for part-time care and/or instruction, whether or not for compensation, number of children shall be determined by the Missouri Department of Health & Senior Services.

b. Day Care, Group – An establishment for the care and/or instruction, whether or not for compensation, as determined by the Missouri Department of Health & Senior Services. Child nurseries, preschools and adult care facilities are included in the definition."

Section 301.1 Classification (page 13)

Amend to read: "Classifications shall be determined by the City of Sikeston Municipal Code Title IV Land Use Section 405."

Section 302.1 Minimum areas (page 13)

Amend to read: "The minimum areas that may constitute a separate or detached part of any of the following zoning districts on the zoning map or subsequent amendments to said zoning map shall be as shown in Table 450.1 (City of Sikeston Municipal Code). When a nonresidential district is directly across the street from or abuts the district with the same or less restrictive classification, the area of the land directly across the street or abutting the property may be included in the calculations in meeting the minimum district size requirements."

Section Table 302.1 Minimum Areas for Zoning Districts (page 13)

To reference: "Table 450.1 Minimum Areas for Zoning Districts"

Insert: "The use districts are shown in the Sikeston Municipal Code Article IV Land Use – Chapter 405 Zoning Regulations – Article VII District Regulations

Delete Chapter 4 – Agricultural Zones (page 15)

Delete Chapter 5 – Residential Zones (page 17)

Delete Chapter 6 – Commercial and Commercial/Residential Zones (page 19)

Delete Chapter 7 – Factory/Industrial Zones (page 21)

Section 802.1 General (page 24)

Amend to read: "Fence and retaining wall heights in required yards shall not exceed those found in Table 802.1 Maximum Fence Heights Supplement."

TABLE 802.1 Fence Heights Supplement

MAXIMUM FENCE HEIGHTS	
YARDS HEIGHT (feet)	YARDS HEIGHT (feet)
Front	3
Rear	6
Lot Side ^a	6
Street Side ^b	3

a. Fence may be parallel with further most front portion of main house structure

b. Corner and double frontage lots may have multiple street sides

Section 802.1.2 Fence Regulations (page 24)

Amend to read:

a) Fence must be located on private property built with consent of the property owner.

b) Fencing or shrubs along sight triangle of yard cannot exceed 3 feet in height.

c) Fence may not be located in public right-of-way or any easement.

d) No fence may be located within a sight triangle. (See Illustration Below)

e) Fence height cannot exceed 6' (feet) above grade without permit.

f) Owner should consult restrictive neighborhood covenants.

g) Finished surfaces must face outward from the property (where fronting public right-of-way).

h) Fences used to enclose pools and spas must be installed per the International Swimming Pool and Spa Code

Section 902.2 4. Provisions (page 27)

Amend to Read: "Said business shall be located in C3 Zone only on lots or parcels of land fronting on Malone or Main Streets and shall not be permitted as a home occupation."

Section 1008.1.1 Wall Signs (page 37)

Amend to read: "Every single-family residence, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone may display wall signs per street frontage subject to the limiting standards set forth in Table 1008.1.1(1). For shopping centers, planned industrial parks or other multiple occupancy nonresidential buildings, the building face or wall shall be calculated separately for each separate occupancy, but in no event will the allowed area for any separate occupancy be greater than sixty (60) percent of the building element width."

Table 1008.1.1 (1) Identification Sign Standards – Wall Signs (page 37)

Land Use	Aggregate Area (Square Feet)
Single-Family Residential	10
Multiple-Family Residential	10
Nonresidential in a residential zone	10
Commercial and Industrial	See Table 1008.1.1(2)

For SI: square foot = 0.0929 m²

Table 1008.1.1 (2) Sign Area (page 37)

DISTANCE OF SIGN FROM ROAD OR ADJACENT COMMERCIAL OR INDUSTRIAL ZONE	BUILDING PERMITTED SIGN AREA
0 to 100 feet	6' height / 32sq/ft

101 to 300 feet	20' height / 100sq/ft
Over 301 feet	26' height / 130sq/ft

For SI: 1 foot = 304.8 mm

Table 1008.1.2 Identification Sign Standards – Free Standing Signs^{a,b,c} (page 38)

Land Use	Number of Signs	Height (feet)	Area (Square feet)	Spacing
Single family residential	1	5	6	1 per subdivision entrance ^a
Multiple family residential	1	5	6	1 per driveway ^a
Nonresidential in a residential zone	1	10	60	300 ^a
Commercial and industrial	1	See Figures 1008.1.2 (1), (2), and (3)	See Figures 1008.1.2 (1), (2), and (3)	150 ^b

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929m², 1 acre = 4047m²

a. For subdivision or apartment identification signs placed on a decorative entry wall approved by the code official, two identification signs shall be permitted to be placed at each entrance to the subdivision or apartment complex, one on each side of the driveway or entry drive.

b. For shopping center or planned industrial parks, two monument – style free-standing signs not exceeding 50 percent each of the permitted height and area, and spaced not closer than 100 feet to any other free-standing identification sign, shall be permitted to be allowed in lieu of any free-standing sign otherwise permitted in Table 1008.1.2.

c. For any commercial or industrial development complex exceeding 1,000,000 square feet of gross leasable area, or 40 acres in size, such as regional shopping centers, auto malls or planned industrial parks, one free-standing sign per street front shall be permitted to be increased in sign area by up to 50 percent.

Section 1008.1.3 Directional Signs (page 37)

Amend to read: ““No more than two directional signs shall be permitted per street entrance to any lot. There shall be no limit to the number of directional signs providing directional information interior to a lot. In residential zones, the maximum area for directional signs shall be four (4) square feet. For all other zones, the maximum area for any directional sign visible from adjacent property or rights-of-way shall be six (6) square feet. Not more than 25 percent of the area of any directional sign shall be permitted to be devoted to business identification or logo, which area shall not be assessed as identification sign area.”

Section 1008.2.1 1. Real estate Signs (page 37)

Amend to read: ““Real estate signs located on a single residential lot shall be limited to one sign, not greater than two and one-half (2 ½) feet in height and eight (8) square feet in area.”

Section 1008.2.1 2. Real estate Signs (page 37)

Amend to read: “Real estate signs advertising the sale of lots located within a subdivision shall be limited to one sign per entrance to the subdivision, and each sign shall be no greater than twelve (12) square feet in area nor six (6) feet in height. All signs permitted under this section shall be removed within ten (10) days after sale of the last original lot.”

Section 1008.2.1 3. Real estate Signs (page 38)

Amend to read: “Real estate signs advertising the sale or lease of space within commercial or industrial buildings shall be no greater than thirty-two

(32) square feet in area nor eight (8) feet in height, and shall be limited to one sign per street front”

Section 1008.2.1 4. Real estate Signs (page 38)

Amend to read: “Real estate signs advertising the sale or lease of vacant commercial or industrial land shall be limited to one sign per street front, and each sign shall be no greater than eight (8) feet in height, and fifty (50) square feet for property of 10 acres (40 470 m²) or less, or 100 square feet (9.3 m²) for property exceeding 10 acres (40 470 m²)”

Section 1008.2.2 1. Development and Construction Signs. (page 38)

Amend to read: “Such signs on a single residential lot shall be limited to one sign, not greater than six (6) feet in height and twelve (12) square feet in area.”

Section 1008.2.2 2. Development and construction signs. (page 38)

Amend to read: “Such signs for a residential subdivision or multiple residential lots shall be limited to one sign, at each entrance to the subdivision or on one of the lots to be built upon, and shall be no greater than six (6) feet in height and twelve (12) square feet in area.”

Section 1008.2.2 3. Development and construction signs. (page 38)

Amend to read: “Such signs for nonresidential uses in residential districts shall be limited to one sign, and shall be no greater than six (6) feet in height and twelve (12) square feet in area.”

Section 1008.2.2 4. Development and construction signs. (page 38)

Amend to read: “Such signs for commercial or industrial projects shall be limited to one sign per street front, not to exceed eight (8) feet in height and thirty-two (32) square feet for projects on parcels 5 acres (20 235 m²) or less in size, and not to exceed eight (8) feet in height and fifty (50) square feet for projects on parcels larger than 5 acres (20 235 m²).”

Section 1008.2.3 3 Special promotion, event and grand opening signs. (page 38)

Amend to read: “The total area of all such signs shall not exceed ten (10) square feet in any single-family residential district, fifteen (15) square feet in any multiple-family residential district and thirty-two (32) square feet in any commercial or industrial district”

Section 1008.2.5 1 Portable Signs (page 42)

Amend to read: “No more than one such sign may be displayed on any property, and shall not exceed a height of six (6) feet nor an area of twelve (12) square feet.”

Section 1008.2.6 1. Political Signs (page 42)

Amend to read: “Such signs shall not exceed a height of six (6) feet nor an area of twelve (12) square feet.”

Section 1008.3.3 1. Projecting signs. (page 42)

Amend to read: “Projecting signs shall be permitted in lieu of free-standing signage on any street frontage limited to one sign per occupancy along any street frontage with public entrance to such an occupancy, and shall be limited in height and area to one and one-half (1 ½) square feet per each one (1) lineal feet of building frontage, except that no such sign shall exceed an area of one hundred (100) square feet.”

Section 1008.3.3 2. Projecting signs. (page 42)

Amend to read: “No such sign shall extend vertically above the highest point of the building facade upon which it is mounted by more than two (2) percent of the height of the building facade”

Section 1008.3.3 3. Projecting signs. (page 42)

Amend to read: "Such signs shall not extend over a public sidewalk in excess of four (4) feet from building face"

Section 1008.3.3 4. Projecting signs. (page 42)

Amend to read: "Such signs shall maintain a clear vertical distance above any public sidewalk a minimum of eight (8) feet"

Section 1008.3.4 1 Under Canopy Signs (page 42)

Amend to read: "Under canopy signs shall be limited to no more than one such sign per public entrance to any occupancy, and shall be limited to an area not to exceed sixty (60) percent of building element width"

Section 1008.3.4 2 Under Canopy Signs (page 42)

Amend to read: "Such signs shall maintain a clear vertical distance above any sidewalk or pedestrian way a minimum of eight (8) feet".

Section 1008.3.5 2 Roof Signs (page 42)

Amend to read: "Such signs shall be limited to a height above the roofline of the elevation parallel to the sign face of no more than two (2) percent of the height of the roofline in commercial districts, and three (3) percent of the height of the roofline in industrial districts."

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 6218 was introduced and read the first time this 5th day of April 2021.

B. Bill Number 6218 was discussed on this 26th day of April 2021, and was voted as follows;

Self, _____, Baker, _____, Sparks, _____, Merideth, _____

Teachout, _____, Williams, _____, and Turnbow _____.

hereby being _____.

C. Upon passage by a majority of the Council this Bill shall become Ordinance 6218 and shall be in full force and effect from and after May 26, 2021.

Greg Turnbow, Mayor

Approved As To Form
Tabatha Thurman, City Counselor

Seal/Attest

Rhonda Council, City Clerk

Council Letter

Date of Meeting: 21-04-26

Originating Department: Community Development Department

To the Mayor and City Council:

Subject: Bill 6219, Amending Title I – Article XVII – Planning & Zoning Commission

Attachment(s):

1. Bill 6219

Action Options:

1. Second Reading of Bill 6219
2. Other action Council may deem appropriate

Background:

The Community Development Department has reviewed the current municipal codes for the adoption of the 2012 International Zoning Code. With the adoption of the 2012 IZC, certain municipal codes will need to be updated to reflect the zoning code book.

Planning and Zoning has reviewed the 2012 International Zoning Code Book, suggested revisions and additions provided by the Community Development Department. The Planning and Zoning Commission did pass a favorable recommendation for approval at the March 9, 2021 meeting.

Staff seeks Council's approval of the adoption of the 2012 International Building Code.

BILL Number 6219

ORDINANCE Number 6219

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6219 AND SHALL AMEND TITLE I, ARTICLE XVII PLANNING AND ZONING COMMISSION 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: Article XVII Planning and Zoning Commission. shall be amended to read as follows:

Section 130.1310 Organization and Composition.

Amend to read: "The Commission shall consist of eleven (11) members and shall include the Mayor or his/her Council designee, a member of the City Council, the Director of Community Development and eight (8) citizens appointed by the Council. The City Manager shall interface with the Commission upon request and/or may approach the Commission if and when he/she deems necessary. All citizen members shall serve without compensation. The term of each of the citizen members appointed under this Chapter shall be four (4) years; which shall have staggered beginnings and termination dates. All expiring terms shall terminate on the first (1st) Monday of October. Any vacancy in the membership shall be filled for the unexpired term by appointment by Council. The Council may remove any citizen member for cause stated in writing and after public hearing.

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 6219 was introduced and read the first time this 5th day of April, 2021.

B. Bill Number 6219 was read the second time and discussed this 26th day of April, 2021, and voted as follows:

Self, _____, Baker, _____, Sparks, _____, Merideth, _____

Teachout, _____, Williams, _____, and Turnbow _____.

hereby being _____.

becoming ordinance.

C. Ordinance 6219 shall be in full force and effect from and after Wednesday, May 26, 2021.

Greg Turnbow, Mayor

Approved as to form
Tabatha Thurman, City Counselor

Seal / Attest:

Rhonda Council, City Clerk

Council Letter

Date of Meeting: 21-04-26

Originating Department: Community Development Department

To the Mayor and City Council:

Subject: Bill 6220, Amending Title IV Land Use, Chapter 405 Zoning Regulations

Attachment(s):

1. Bill 6220
2. Exhibit A – Minimum Areas for Zoning Districts
3. Exhibit B – Fence Heights Supplement & Fence Regulations

Action Options:

1. Second Reading of Bill 6220
2. Other action Council may deem appropriate

Background:

The Community Development Department has reviewed the current municipal codes for the adoption of the 2012 International Zoning Code. With the adoption of the 2012 IZC, certain municipal codes will need to be updated to reflect the zoning code book.

Planning and Zoning has reviewed the 2012 International Zoning Code Book, suggested revisions and additions provided by the Community Development Department. The Planning and Zoning Commission did pass a favorable recommendation for approval at the March 9, 2021 meeting.

Staff seeks Council's approval of the adoption of the 2012 International Building Code.

BILL Number 6220

ORDINANCE Number 6220

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6220 AND SHALL AMEND TITLE IV LAND USE, CHAPTER 405 ZONING 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: Title IV Land Use – Chapter 405. shall be amended to read as follows:

Article I. General Provisions

~~Delete: Section 405.010. – Determination of Necessity~~

~~Delete: Section 405.020. – Interpretation~~

~~Delete: Section 405.030. – Enforcement~~

~~Delete: Section 405.040. – Permit Fees~~

Article II Definitions [Amend to read:](#)

DAY CARE HOME: A family home, occupied as a permanent residence by the day care provider, in which family-like care is given to no more than ten (10) children, not related to the day care provider, for any part of the twenty-four (24) hour day. Must be licensed by and operated according to the rules established by the [Missouri Department of Health & Senior Services](#). Valid home occupation upon review.

Article II Definitions

~~Delete: Manufactured Home, Class B~~

Article III Certificates of Occupancy, Plats and Plans

~~Delete All:~~

~~Section 405.060 -Certificate of Occupancy-Application – Recording of~~

~~Section 405.070 -Certificate of Occupancy-Required Before Alteration.~~

~~Section 405.080 -Certificate of Occupancy-Use Change for Existing Buildings~~

~~Section 405.090 -Certificate of Occupancy-Required Before Excavation Permit~~

Article III Certificates of Occupancy, Plats and Plans [Amend to read:](#)

Section 405.100 – Permit Application – Plats and Plans

A. Residential Building Permit Application. All applications for a residential building permit shall be submitted to the office of Building Inspector and accompanied by a site plan [and/or floor plan](#) showing the actual dimensions of the lot to be built upon, the size of the building to be erected with such other information as may be necessary to provide for the enforcement of these regulations.

B. 1. All applications for a commercial building permit shall be accompanied by a plat, with [two \(2\)](#) copy submitted as a paper document and a pdf document formatted for large-scale printing. The plat shall be drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building to be erected and such other information as may be necessary to provide for the enforcement of these regulations. Plats shall tie into the State plane coordinates of Scott and/or New Madrid County's geographic information system (GIS).

B. 2. Additionally, a properly sealed set of plans shall be submitted to the office of Building Inspector on a pdf document along with **two (2)** large-scale hard copies for those structures that meet the criteria outlined in Chapter 327, RSMo., as amended.

Article IV Districts and Boundaries **Amend to read:** and **Delete:**

Section 405.110 Generally

The following is hereby established to regulate and define the height and bulk of the buildings hereafter erected or structurally altered; to regulate and limit the intensity of the use of lot areas; and to regulate and determine the area of yards, courts and other open spaces within and surrounding such building. The City is divided into districts of which there shall be **fifteen (15)** in number. Additionally, **one (1)** special categories are provided that when combined with the provisions of selected districts will provide a mechanism for more creative use of land. These districts and special categories shall be known as:

"R-1"	Single-Family Residential District
"R-2"	Single-Family Residential District
"R-3"	Single-Family/Manufactured Home District
"R-4"	Two-Family Residential District
"R-5"	Multiple-Family Residential District
"R-6"	Residential, Planned Manufactured Housing District
"R-7"	Condominium Residential District
"AG"	Agricultural/Open District
"TZ"	Transitional Office District
"O"	Office District
"C-1"	Neighborhood Shopping District
"C-2"	General Commercial District
"C-3"	Highway Commercial District
"IL "	Light Industrial District
"IH"	Heavy Industrial District
"ZLL"	Zero Lot Line Provision
"PUD"	Planned Unit Development Provision

Article IV Districts and Boundaries **Amend to read:**

Section 405.130 – Restrictions

4. a. All of that strip of land **known as the Cotton Belt Trail.**

Article V Board of Adjustments **Amend to read:** and **Delete:**

Section 405.185 Established

A Board of Adjustment is established to consist of five (5) members, who shall be residents of the City except as provided in Section 305.410, RSMo., to be appointed by the Mayor and confirmed by the City Council. **The Board shall have full power to adopt all rules for the transaction of its business and the regulations of procedure before it and the carrying out of its powers granted to it by the provisions herein set**

forth and not inconsistent therewith.

Section 405.240. **Dimensional** Variance Procedure — Hearing, Notice and Fees.

Section 405.250 Building Permit Procedures – Time Limitation

Upon order of the Board permitting the erection or alteration of a building a permit must be obtained within thirty (30) days or the order will be forfeited.

Section 405.260 Appeals Alternatives

Decisions rendered by the Planning & Zoning Commission may be appealed to either the Board of Adjustment or the City Council.

Section 405.280 Appeal Authority

The Board of Adjustment shall hear and decide appeals from and review any order, requirement, decision or determination made by the **Planning & Zoning Commission**.

~~The Board shall have full power to adopt all rules for the transaction of its business and the regulations of procedure before it and the carrying out of its powers granted to it by the provisions herein set forth and not inconsistent therewith.~~

Section 405.280 Appeals – Generally

The Board of **Appeals** shall have the power to hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by the Building Inspector or Zoning Officer in the enforcement of this Chapter.

Delete All:

Section 405.300 Exceptions or Conditional Uses – When Granted

Section 405.310 Variances – Types Granted

Section 405.320 General Considerations Before Making Rulings

Section 405.330 Authority of the Board – Limitations

Article VI. Non-Conforming Uses

Delete All:

Section 405.340 Land

Section 405.350 Buildings

Section 405.260 Discontinuance of Use

Section 405.370 Alterations of Non-Conforming Buildings-Restricted

Section 405.380 Reconstruction of Damaged Non-Conforming Buildings

Section 405.390 Buildings and Uses Allowed by Special Permit

Section 405.400 Adequate Parking Required

Section 405.410 Special Permit – Application, Hearing and Report

Section 405.420 Special Permit – Determination

Section 405.430 Application of Standards Relating to Conditional Uses

Article VII. District Regulations **Amend to read:** and **Delete:**

Division 1 “R-1 and “R-2” Single-Family Residential Districts

Section 405.450 Permitted Uses

A. 1. In District “R-1” single-family dwellings, but not Class A ~~or Class B~~ manufactured homes.

A. 3. Accessory buildings, clearly subordinate and incidental to the main building, such as private garages or storage buildings, any portion of which is not located in a required front yard or within five (5) feet from any other lot line **and 10 feet from any other structure.**

A. 7. ~~Customary home occupations, subject to the following restrictions:~~

~~a. Such uses are located in the dwelling unit occupied as a private residence and no person other than members of the family occupying the dwelling unit shall be involved.~~

~~b.~~

~~No alteration of the dwelling or premises shall be made which changes the residential character or appearance of the structure or neighborhood.~~

~~c.~~

~~The use shall be conducted entirely within the principal structure and no stock in trade shall be displayed inside or outside or stored outside the structure.~~

~~d.~~

~~No illuminated sign or sign larger than two (2) square feet in area shall be used for identification or advertisement and such sign shall be attached flat to the building or structure.~~

~~e.~~

~~The use shall not generate traffic in volumes greater than would be normally expected in a residential neighborhood, nor shall commercial or business vehicles be used to deliver products. All parking necessarily generated by the use shall be off the street in accordance with Chapter **405**, Article **X**.~~

~~A. 9. Signs not exceeding eight (8) square feet pertaining to the sale or lease of the building or premises on which the sign is erected.~~

Section 405.452 Regulations for Group Home Providers

~~A. 1. In order to promote de-institutionalization and dispersal of group homes, no group home may be located within five hundred (500) feet of another group home, measured by the straight line distance between the nearest points of their exterior walls, (exclusive of overhangs) of the buildings within which the relevant facilities or uses are located; or (a) adjoin any lot upon which another group home already exists, or (b) be separated from any lot upon which an existing group home already exists only by a street or roadway.~~

Section 405.460 Conditional Uses

A. The following uses may be permitted in District "R-1" (but not Class A ~~or Class B~~ manufactured homes), and District "R-2" after proper permit application for placement or relocation of the manufactured home on an appropriately zoned lot, review and approval pursuant to the provisions of this Section and Article **V**, Board of Adjustment, of this Chapter.

A. 1. Family day care homes, provided they are licensed by and operated according to the rules and regulations established by the [Missouri Department of Health & Senior Services](#). Additionally, the restrictions applied to customary home occupations within this Article shall be complied with except for some concessions in the areas of increased traffic and outside activity normally associated with day care facilities. Proximity of other family day care homes will also be considered in the review process. A five hundred (500) foot separation distance ~~shall~~ **may** be used as a guideline.

~~A. 5. In District "R-2," manufactured home class A units may be permitted as infill development or unit replacement only subject to these additional provisions and restrictions:~~

~~a. The usable square footage of the manufactured home shall be at least equal to the average square footage of the conventionally built homes in the immediate area [three hundred (300) feet].~~

~~b. Roofs will be constructed using composition materials and will have a minimum pitch of the main roof of two and one-half (2 1/2) foot rise for each twelve (12) feet of horizontal run and a minimum roof overhang of six (6) inches per side.~~

~~c. The width can be no less than thirty percent (30%) of the length.~~

~~d. Exterior siding or covering shall be of a type, quality and appearance customarily used on conventionally built homes.~~

~~e. Have all wheels, axles, hitch and other mechanisms removed and placed on and anchored to a permanent and complete foundation that has been constructed of materials and in a manner approved by the building codes as currently adopted by the City and the Missouri Public Service Commission.~~

~~f. Orientation of the manufactured housing unit on the lot will conform to the same orientation as the majority of conventionally built structures in the immediate area [three hundred (300) feet].~~

~~Example: Front door to front lot line, rear door to rear lot line.~~

~~g. An apron or perimeter enclosure of solid masonry construction or other suitable materials shall be installed in accordance with the building codes as currently adopted by the City.~~

~~h. Any such structure so installed shall conform to the appropriate zoning and subdivision ordinances and any other pertinent ordinance in effect at the time of installation or construction.~~

A. 6. ~~Zero lot line construction as provided for in Chapter 405, Article VII, Division 15.~~
Section 405.470 Height and Area Regulations

A. In District "R-1" and District "R-2", any building, dwelling or portion thereof hereafter erected, constructed, reconstructed or altered shall be subject to the following regulations (for exceptions see Article VIII "Height And Area Exceptions" of this Chapter): *Also See Reference Table 450.1*

Article VII. District Regulations *Amend to read:* and *Delete:*

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

Section 405.480 Purpose

A. It is the purpose and intent of this Chapter to allow the placement of Class A manufactured homes within this district to increase the options available for low- to moderate income-households in select residential areas of the City. The placement of manufactured housing would be permitted subject to the requirements and procedures set forth herein. Single ownership of the lot and manufactured housing unit must be demonstrated before a building permit will be issued, and in no case shall a manufactured home pad or lot be rented out in this district. ~~No manufactured home class B units shall be located in or relocated to an "R-3" Single-Family Residential Manufactured Home District.~~

B. ~~Any manufactured home class B unit located within an "R-3" Single-Family Residential Manufactured Home District at the time of the adoption of this Section may remain until said manufactured home is moved or relocated from its original lot and/or pad.~~

Section 405.510 Height and Area Regulations

A. In District "R-3", the height and area regulations for District "R-2" shall apply to all conventionally built structures. The following additional height and area provisions shall apply to manufactured housing units hereafter erected, constructed, reconstructed or altered within this district. *Also See Reference Table 450.1*

Article VII. District Regulations *Amend to read:* and *Delete:*

Division 3 "R-4" Two-Family Residential District

Section 405.550 Height and Area Regulations

A. In District "R-4", any building, dwelling or portion thereof, hereafter erected, constructed, reconstructed or altered shall be subject to the following regulations (for

exceptions see Article VIII "Height And Area Exceptions" of this Chapter): *Also See Reference Table 450.1*

Article VII. District Regulations *Amend to read:* and *Delete:*

Division 4 "R-5" Multiple-Family Residential District

Section 405.590 Height and Area Regulations

A. In District "R-5", any building, dwelling or portion thereof hereafter erected, constructed, reconstructed or altered shall be subject to the following regulations (for exceptions see Article VIII "Height And Area Exceptions" of this Chapter): *Also See Reference Table 450.1*

Article VII. District Regulations *Amend to read:* and *Delete:*

Division 5 "R-6" Planned Manufactured Housing District

Section 405.630 Height and Area Regulations

A In District "R-6," any building, dwelling or portion thereof hereafter erected, constructed, reconstructed, altered, located or relocated shall be subject to the following regulations: *Also See Reference Table 450.1*

A. 6. ~~Off-street parking. There shall be two (2) off-street parking spaces provided for each lot. These spaces shall be constructed so as to be smooth, hard, dust-free and contain at least one hundred sixty (160) square feet each.~~

Article VII. District Regulations *Amend to read:* and *Delete:*

Division 6 "R-7" Condominium Residential District

Section 405.680 Height and Area Regulations

A. In District "R-7", any building, dwelling or portion thereof hereafter erected, constructed, reconstructed or altered shall be subject to the following regulations (for exceptions see Article VIII "Height And Area Exceptions" of this Chapter): *Also See Reference Table 450.1*

Article VII. District Regulations *Amend to read:* and *Delete:*

Division 7 "AG" Agricultural/Open Space

Section 405.720 Height and Area Regulations

A. In District "AG", any, building, portion of a building or dwelling hereafter erected, constructed, reconstructed or altered shall be subject to the following regulations: (For exceptions, see Article VIII, Height and Area Regulations.) *Also See Reference Table 450.1*

A. 5. ~~Off-street parking will be provided in accordance with Article X.~~

Article VII. District Regulations *Amend to read:* and *Delete:*

Division 8 "TZ" Transitional District

Section 405.760 Height and Area Regulations

The height, yard and lot area requirements of this district shall comply with the restrictions outlined in District "R-5". *Also See Reference Table 450.1*

Delete All:

Section 405.770 Sign Regulations

Section 405.780 Required Conditions

Article VII. District Regulations *Amend to read:* and *Delete:*

Division 9 Adult Entertainment Establishments Conditional Uses

Delete All:

Section 405.800 Adult Entertainment as a Conditional Use

Section 405.820 Conditional Use Permit Required

Section 405.830 Special Conditions

~~A. No adult entertainment establishment shall be permitted within one thousand two hundred (1,200) feet of any religious institution, school, public park or any property zoned for residential use. Such distance shall be measured in a straight line without regard to intervening properties from the closest exterior structure wall of the adult entertainment establishment to the closest property line of the religious institution, school, public park or property zoned for residential use.~~

~~B. No adult entertainment establishment shall be allowed to locate or to expand within one thousand (1,000) feet of any other adult entertainment establishment or within said distance of any other business licensed to sell or serve alcoholic beverages whether or not such business is also an adult entertainment establishment as defined in this Division. The distance between any two (2) adult entertainment establishments or between an adult entertainment establishment and a business selling or serving alcoholic beverages shall be measured in a straight line without regard to intervening structures from the closest exterior structural wall of each business.~~

~~D. The property on which the use is located shall be screened by solid masonry wall at least six (6) feet in height along all interior property lines.~~

~~E. The lot on which the use is located and the parking for such facility shall be a front yard setback of twenty (20) feet, a side yard setback of ten (10) feet and a rear yard setback of ten (10) feet.~~

~~H. The facility in which such a use is located shall be limited to one (1) wall-mounted sign no greater than one (1) square foot of sign per linear foot of wall length, not to exceed a total of fifty (50) square feet; said sign shall not flash, blink or move by mechanical means and shall not extend above the roof line of the building.~~

Section 405.840 Site/**Floor** Plan Required

A. Each application for a conditional use permit shall require the submission of an accompanying site plan. The site/**floor** plan shall include, as a minimum, the following information:

~~1. The site plan shall be drawn at a scale of one (1) inch equals fifty (50) feet or larger.~~

~~5. The site plan shall delineate the solid masonry screening as provided in Subsection **405.830(D)** above.~~

6. The site plan shall delineate the proposed building layout with the front, side and rear building setbacks ~~as required in Subsection **405.830(E)** above.~~

8. The site plan shall delineate the location, number of parking spaces and the proposed parking and loading ratio and its location ~~and requirements in accordance with Subsection **405.830(F)** above.~~

9. The **site floor** plan shall delineate all points of access and egress.

~~10. The site plan shall present in tabular form the proposed net density of the use provided, the number of seats, employees or other applicable unit of measure.~~

11. The **site floor** plan shall delineate the gross floor area of the building or structure.

~~14. The site plan shall delineate the proposed architectural details of the facility in accordance with Subsection **405.830(G)** above.~~

15. The site plan shall indicate the signage ~~in accordance with Subsection **405.830(H)** above.~~

16. The site/floor plan shall set forth any other information necessary for determination of the suitability of the proposed use for the site.

Article VII. District Regulations **Amend to read:** and **Delete:**

Division 10 Bed and Breakfast Homes and Inns

Section 405.880 General Guidelines

~~F. Neither on the exterior of any building nor elsewhere on a lot upon which or within which a bed and breakfast home or inn is operated shall there be any display, sign (excepting as permitted herein), storage of materials or other indication that a bed and breakfast establishment is situated at the location or any other deviation from the residential character of the premises.~~

~~G. One (1) sign shall be permitted which shall be an unanimated non-illuminated, flat or window sign having an area of not more than one hundred forty-four (144) square inches.~~

~~H. No machinery or equipment shall be installed which interferes with radio or television reception and which is not customarily incidental to the bed and breakfast establishment. In no case shall any machine exceed one (1) rated horsepower.~~

~~I. One (1) unobstructed off-street parking space shall be provided for each available bedroom in the bed and breakfast establishment.~~

Article VII. District Regulations **Amend to read:** and **Delete:**

Division 11 "C-1", "C-2" and "C-3" Commercial Districts

Section 405.890 "C-1" Neighborhood Shopping District

C. Area Regulations. *Also See Reference Table 450.1*

D. Height Regulations. *Also See Reference Table 450.1*

Section 405.900 "C-2" General Commercial District

C. Area Regulations. *Also See Reference Table 450.1*

D. Height Regulations. *Also See Reference Table 450.1*

Section 405.910 "C-3" Highway Commercial District

C. Area Regulations. *Also See Reference Table 450.1*

D. Height Regulations. *Also See Reference Table 450.1*

Section 405.920 Tables – Use, Height and Area Regulations

A. *Table I—Uses.* The uses provided for in the "C-1" Neighborhood Shopping, the "C-2" General Commercial and the "C-3" Highway Commercial Districts are set forth in the table below. Where the letter "P" appears on the line of a use and in the column of a district, the listed use is permitted as a matter of right. Where the letters "CU" appears on the line of a use and in the column of a district, the listed use may be permitted by the Board of Adjustment as provided in Article V of this Chapter. In both cases, all uses shall be in compliance with all applicable provisions of this zoning ordinance and the Code of the City of Sikeston. *Also See Reference Table 450.1*

Table I – Permitted Uses

A	B			
Category Use	Zoning District—Conditional Or Permitted Use "C-1", "C-2", "C-3", "DT"			
P=Permitted as a matter of right CU=May be permitted by the Board of Adjustments	"C-1" Neighborhood	"C-2" General	"C-3" Highway	"DT" Downtown
Commercial, miscellaneous (b)(c)				

Furniture store		P	P	P
Funeral Home/Mortuary	P	P	P	P

Article VII. District Regulations **Amend to read:** and **Delete:**

Division 12 Office District Zoning "~~O-1~~" "O"

Section 405.940 Office District Zoning "~~O-1~~" "O"

The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Section, are the regulations of the "~~O-1~~" "O" Office District zoning. The purpose of the "~~O-1~~" "O" Office District zoning is to provide adequate space in appropriate locations suitable for accommodating medical, dental and similar service, as well as professional offices. Bulk limitations are designed to provide maximum compatibility with less intensive land use in adjacent residential districts and with more intensive land use in adjacent commercial districts.

Section 405.950 Use Regulations

A. 9. Restaurants, cafeterias, gift shops, magazine stands, drugstores and medical prescriptions centers will be permitted, provided they are operated as an accessory use to and located within a permitted use of the "~~O-1~~" "O" (Office District) zoning and, further provided, that any advertising of such sales shall be confined to the interior of the building and shall not be visible from the outside of such building.

A. 10. Any other type of business, institutional, governmental, professional or medical use not specifically permitted herein, when authorized by the City Council after receipt of review and recommendations from the Planning and Zoning Commission and only when consistent with the intent and purpose of the "~~O-1~~" "O" (Office District) zoning regulations.

B. The following are specifically excluded from use in the "~~O-1~~" "O" (Office District) zoning:

Section 405.960 Signage - Delete All

Section 405.970 Access, Parking and Loading Regulations – Delete All

Section 405.980 Height, Area and Lot Size Regulations

Also See Reference Table 450.1

C. 2. The maximum lot size permitted shall be two (2) acres **or four (4) acres as required.**

Section 405.990 Floor Area

In the "~~O-1~~" "O" Office District zoning, a building used for any of the uses enumerated in this Chapter may not have more than forty percent (40%) of its floor area devoted to purposes incidental to the primary use. No material or goods offered for sale or stored in connection with the uses of this category shall be displayed or stored outside of a building

Section 405.1000 Driveways – Delete All

Article VII. District Regulations **Delete:**

Division 13 Office District Zoning "O-2"

Delete All:

Section 405.1020 Purpose

Section 405.1030 Generally – Office District Zoning "O-2"

Section 405.1040 Use Regulations

Section 405.1050 Signage

Section 405.1060 Access, Parking and loading Regulations

Section 405.1070 Height, Area and Lot Size Regulations

Section 405.1080 Floor Area

Section 405.1090 Driveways

Section 405.1100 Outdoor Lighting

Article VII. District Regulations **Amend to read:** and **Delete:**

Division 14 "IL" and "IH" Industrial Districts

Section 405.1110 "IL" Light Industrial District

C. *Area Regulations.* [Also See Reference Table 450.1](#)

D. *Height Regulations.* [Also See Reference Table 450.1](#)

Section 405.1120 "IH" Heavy Industrial District

C. *Area Regulations.* [Also See Reference Table 450.1](#)

D. *Height Regulations.* [Also See Reference Table 450.1](#)

Section 405.1130 – Tables – Use, Height and Area Regulations

A. Table I – Uses The use provided for in the "IL" Light Industrial and "IH" Heavy Industrial Districts are set forth in the table below. Where the letter "P" appears on the line of a use and in the column of a district, the listed use is permitted as a matter of right. Where the letters "CU" appears on the line of a use and in the column of a district, the listed use may be permitted by the City Council pursuant to the provisions of Sections **405.390—405.420** of this regulation. [Also See Reference Table 450.1](#)

B. Table II – Yard Setback Requirements. All buildings and structures in the "IL" Industrial and "IH" Heavy Industrial Districts shall be set back from the centerline of State and Federal highways and lot lines to comply with the following yard requirements. (See Article **VIII** Height and Area Exceptions.) [Also See Reference Table 450.1](#)

C. Table III – Intensity of Use, Lot Width, and Height Regulations. Other than those uses and lots regulated by reference to the mandated requirements of the applicable Residential District, shall comply with the following requirements: [Also See Reference Table 450.1](#)

Article VII. District Regulations **Delete:**

Division 15 Zero Lot Line Residential

Delete All:

Section 405.1140 Zero Line Residential

Article VII. District Regulations **Amend to read:** and **Delete:**

Division 16 Planned Unit Development

Delete All:

Section 405.1160 Planned Unit Development

Article VIII. Height and Area Exceptions

Section 405.1170 Generally

Height and area requirements shall be subject to the exceptions and regulations of this Chapter. [Also See Reference Table 450.1](#)

Section 405.1280 Fire Escapes and Chimneys

~~Open or lattice enclosed fire escapes, projecting into a yard not more than five (5) feet or into a court not more than three and one-half (3½) feet, and the ordinary projections of chimney and flues may be permitted by the Building Inspector where same are so placed as to not obstruct the light and ventilation.~~

Article X. Off-Street Parking

Delete All:

Section 405.1360 Residential
Section 405.1370 Institutional
Section 405.1380 Business and Commercial
Section 405.1390 Offices
Section 405.1400 Industrial

Article XI. Signs and Outdoor Advertising Structures

Delete All:

Section 405.1410 Short Title
Section 405.1420 Definitions
Section 405.1430 Sign Permits Required
Section 405.1440 Standards
Section 405.1450 Signs in Residential Districts
Section 405.1460 Prohibited Signs
Section 405.1470 Non-Conforming Signs
Section 405.1480 Variance Procedure

Insert: – See “Exhibit A”

Table 450.1 – Minimum Areas for Zoning Districts

Insert: - See “Exhibit B”

Table 802.1 Fence Heights Supplement
802.1.2 – Fence Regulations

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 6220 was introduced and read the first time this 5th day of April, 2021.

B. Bill Number 6220 was read the second time and discussed this 26th day of April, 2021, and voted as follows:

Self, _____, Baker, _____, Sparks, _____, Merideth, _____

Teachout, _____, Williams, _____, and Turnbow _____.

hereby being _____.

becoming ordinance.

C. Ordinance 6220 shall be in full force and effect from and after Wednesday, May 26, 2021.

Greg Turnbow, Mayor

Approved as to form
Tabatha Thurman, City Counselor

Seal / Attest:

Rhonda Council, City Clerk

“Exhibit A”

TABLE 450.1 MINIMUM AREAS FOR ZONING DISTRICTS
RESIDENTIAL (R), COMMERCIAL (C), AGRICULTURAL (AG), TRANSITIONAL OFFICE (TZ),
OFFICE (O), LIGHT INDUSTRIAL (IL), HEAVY INDUSTRIAL (IH), ZERO LOT LINE (ZLL),
PLANNED UNIT DEVELOPMENT (PUD) ZONE BULK REGULATIONS
 (in feet, unless noted otherwise)

DIVISION	MINIMUM LOT AREA/SITE (square feet)	MAXIMUM DENSITY (dwelling unit/lot area)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT ^a
			Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	
R-1	10,000	1 ^d	90	112	25	5 ^b	25	35 ^c
R-2	7,200	1 ^d	60	120	25	5 ^b	25	35 ^c
R-3	7,200	1 ^{d,e}	60	120	25	5 ^b	25	35 ^{c,e}
R-4 ^f	6,000 ^g	1 ^h	60	100	25	5 ^b	25	35 ^c
R-5 ^f	5,000 ⁱ	1 ⁱ	75	67	25	5 ^b	25	40 ^c
R-6	217,800 ^j	1 ^{d,e,j}	45' @ bldg. line	-	20	5	10	16 ^k
R-7	5,000 ⁱ	1 ⁱ	75	67	25	5 ^b	25	40 ^c
AG	217,800	1 ^d	-	-	50	20	50	35 ^c
TZ	5,000 ⁱ	1 ⁱ	75	67	25	5 ^b	25	40 ^c
O	15,000 ^m	1 ^d	100	150	30	5 ^b	25	35 ^{c,l}
C-1 ^o	-	-	-	-	25	10 ^b	25	35 ^c
C-2 ^o	-	-	-	-	-	-	-	45
C-3 ^o	-	-	-	-	See ⁿ	-	-	45
IL ^o	-	-	-	-	25	-	-	50
IH	-	-	-	-	40	-	-	100

- a. Accessory towers, satellite dishes and similar structures shall be permitted to exceed the maximum height where approved by the code official.
- b. There shall be a side yard on each side of every dwelling having a minimum width of not less than 12.5% of the width of the lot. Need not exceed 10 feet.
- c. Masonry wall has a maximum building height of 13'7" per story, all other materials (wood wall framing, cold-form steel wall framing, insulating concrete form walls & structural insulated panel walls) have a maximum building height of 11'7" per story.
- d. One accessory structure per dwelling unit. Accessory structure must meet the following requirements:
 - i. Must be located on side or rear yard
 - ii. Must be a minimum of 5 feet from side and rear property boundaries
 - iii. Must be a minimum of 10 feet from all other structures
 - iv. Lots having double frontage shall provide the required front yard on both street
- e. For manufactured homes, in no case will less than fifty (50) percent of the lot be allocated for the placement of yards and open spaces in order to comply with the spirit and intent of yard and area requirements established for residential districts. No manufactured housing unit shall hereafter be erected or structurally altered to exceed one (1) story or sixteen (16) feet in height, must be **Manufactured Home, Class A**.
- f. R-3 Excluded
- g. Two family structure requires 3,500 square feet for each unit
- h. Two family structure allows a maximum density of 1 dwelling unit per 3,500 square feet
- i. Two family structure requires 2,750 square feet for each dwelling unit, multifamily units require 3,000 square feet for each dwelling unit
- j. Minimum lot area not less than 4,000 square feet per lot, minimum set back requirements per lot:
 - i. Front yard 20'

- ii. Side yard 5'
 - iii. Rear yard 10'
- k. Maximum of one story allowed
- l. Churches and similar places of worship 45' for the principle building height and 75' height for towers or steeples
- m. Section 405.980.C.2.a Maximum lot size not to exceed 87,120 square feet or Section 405.980.C.2.b maximum lot size not to exceed 174,240 square feet
- n. The greater of 75 feet from the centerline or 25 feet from the lot line of a major road. Minor road 25 feet from the lot line.
- o. Area requirements for dwelling buildings and accessory structures:
 - a. C-1 - dimensions same as R-2
 - b. C-2 - dimensions same as R-5
 - c. C-3 - dimensions same as R-4
 - d. IL – dimensions same as R-5

TABLE 802.1 FENCE HEIGHTS SUPPLEMENT

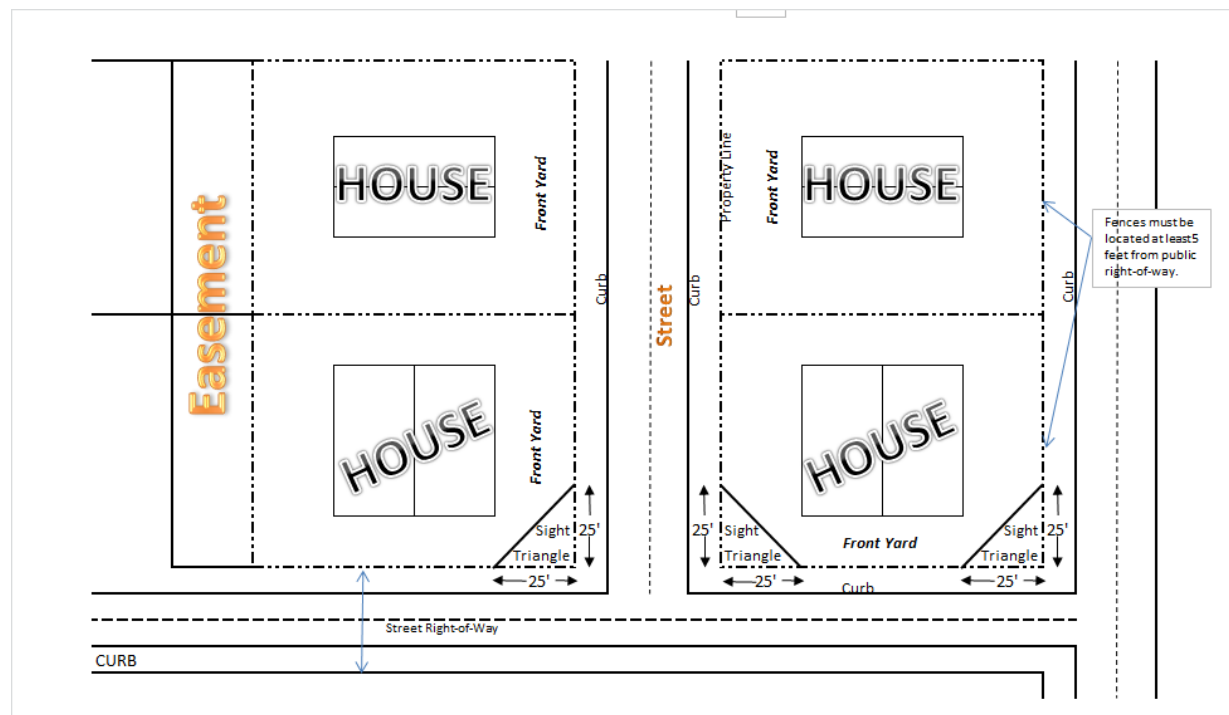
MAXIMUM FENCE HEIGHTS	
YARDS	HEIGHT (feet)
Front	3
Rear	6
Lot Side ^a	6
Street Side ^b	3

a. Fence may be parallel with further most front portion of main house structure

b. Corner and double frontage lots may have multiple street sides

802.1.2 FENCE REGULATIONS

1. Fence must be located on private property built with consent of the property owner.
2. Fencing or shrubs along **sight triangle** of yard cannot exceed 3 feet in height.
3. Fence may not be located in public right-of-way or any easement.
4. No fence may be located within a **sight triangle**. (See Illustration Below)
5. Fence height cannot exceed 6' (feet) above grade without permit.
6. Owner should consult restrictive neighborhood covenants.
7. Finished surfaces must face outward from the property (where fronting public right-of-way).
8. Fences used to enclose pools and spas must be installed per the International Swimming Pool and Spa Code.



Council Letter

Date of Meeting: 21-04-26

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: Award, Bids #21-25 and 21-26, CY-21 Street Improvement Program- Waters Engineering

Attachments:

1. Bid Tabulation Sheet
2. Engineer's Recommendation Letter

Action Options:

1. Award Bid
2. Other Action Council May Deem Necessary

Background:

On April 2, 2021, the City opened bids for the cold milling, pavement replacement and bituminous overlay on Adams, Jefferson and Osage (Bid #21-25) and for Greer & Ranney and Greer & Warner intersection replacement with associated drainage work. (Bid #21-26)

This work is part of the routine CY-21 Street improvement Program with funding appropriated through the Transportation Sales Tax Fund and the Capital Improvement Fund.

For Bid #21-25, Apex Paving of Cape Girardeau, Missouri submitted a low bid with a price of \$160,210.12. We ask that Council award Bid #21-25 to Apex Paving.

For Bid #21-26, Kleusner Construction of Kelso, Missouri submitted a low bid with a price of \$212,135.50. We ask that Council award Bid #21-26 to Kleusner Construction.

The bid tabulation sheet is attached for your review.

BID TABULATION CITY OF SIKESTON BID INVITATION 21-25 Adams, Jefferson & Osage Street Cold Milling & Resurfacing Bid Date April 6, 2021			Apex Paving Co. Cape Girardeau, MO		Robertson, Inc., Bridge & Grading Division St. Louis, MO		Pace Construction Co. St. Louis, MO		Black Diamond Paving Oak Ridge, MO	
Item No.	Item Description	Estimated Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	Cold Milling (1 to 3 inches)	8,121 SY	\$ 2.71 /SY	\$ 22,007.91	\$ 2.90 /SY	\$ 23,550.90	\$ 2.15 /SY	\$ 17,460.15	\$ 3.00 /SY	\$ 24,363.00
2	Bituminous Mixture for Leveling and Surfaces Courses	1,350 ton	\$ 75.00 /ton	\$ 101,250.00	\$ 84.00 /ton	\$ 113,400.00	\$ 72.00 /ton	\$ 97,200.00	\$ 94.50 /ton	\$ 127,575.00
3	Standard Duty Asphalt Replacement, 3" Asphalt on 6" Aggregate Base	185 SY	\$ 65.82 /SY	\$ 12,176.70	\$ 87.75 /SY	\$ 16,233.75	\$ 81.00 /SY	\$ 14,985.00	\$ 50.00 /SY	\$ 9,250.00
4	Standard-Duty Concrete Replacement, 6" Concrete on 4" Aggregate Base	39 SY	\$ 76.00 /SY	\$ 2,964.00	\$ 275.00 /SY	\$ 10,725.00	\$ 76.00 /SY	\$ 2,964.00	\$ 135.00 /SY	\$ 5,265.00
5	Concrete Sidewalk, 5" Concrete on 4" Aggregate Base	39 SY	\$ 94.00 /SY	\$ 3,666.00	\$ 40.50 /SY	\$ 1,579.50	\$ 94.00 /SY	\$ 3,666.00	\$ 135.00 /SY	\$ 5,265.00
6	Remove Unsuitable Subgrade & Replace w/ Crushed Stone	20 ton	\$ 19.52 /ton	\$ 390.40	\$ 43.00 /ton	\$ 860.00	\$ 52.50 /ton	\$ 1,050.00	\$ 75.00 /ton	\$ 1,500.00
7	Manhole Top Adjustments	6 EA	\$ 1,310.80 /EA	\$ 7,864.80	\$ 560.00 /EA	\$ 3,360.00	\$ 1,200.00 /EA	\$ 7,200.00	\$ 600.00 /EA	\$ 3,600.00
8	Water Valve Top Adjustments	5 EA	\$ 108.46 /EA	\$ 542.30	\$ 48.00 /EA	\$ 240.00	\$ 685.00 /EA	\$ 3,425.00	\$ 400.00 /EA	\$ 2,000.00
9	Track Removal on Osage	1 LS	-	\$ 5,876.54	-	\$ 240.00	-	\$ 3,500.00	-	\$ 10,000.00
10	Traffic Control	1 LS	-	\$ 3,471.47	-	\$ 1,800.00	-	\$ 23,549.85	-	\$ 50,000.00
TOTAL BID AMOUNT FOR BID INVITATION 21-25				\$ 160,210.12		\$ 171,989.15		\$ 175,000.00		\$ 238,818.00

I, the undersigned, do hereby certify that the above is an accurate tabulation of all bids received on April 6, 2021, for the 2021 Sikeston Street Improvements under Bid Invitation 21-25.



John Chittenden, PE



BID TABULATION SIKESTON BID INVITATION 21-26 Reconstuction of the Intersections of Greer & Ranney and Greer & Warner Bid Date April 6, 2021			Kluesner Construction Kelso, MO		Lappe Cement Finishing Friedheim, MO		Fronabarger Concreters Oak Ridge, MO		Nip Kelley Equipment Co. Cape Girardeau, MO	
Item No.	Item Description	Estimated Quantity	Unit Price	Extended Prices	Unit Price	Extended Prices	Unit Price	Extended Prices	Unit Price	Extended Prices
Note: Bid Items R1 through R12 are for the Greer & Ranney Intersection Project.										
R1	Removal of Existing Pavements & Drainage	1 LS	-	\$ 5,250.00	-	\$ 12,900.00	-	\$ 7,750.00	-	\$ 35,370.00
R2	7" Concrete Pavement & Paved Drainage on 5" Aggregate Base	375 SY	\$ 74.50 /SY	\$ 27,937.50	\$ 88.00 /SY	\$ 33,000.00	\$ 108.00 /SY	\$ 40,500.00	\$ 64.00 /SY	\$ 24,000.00
R3	5" Concrete Sidewalk & 4" Aggregate Base	37 SY	\$ 85.00 /SY	\$ 3,145.00	\$ 104.00 /SY	\$ 3,848.00	\$ 135.00 /SY	\$ 4,995.00	\$ 85.00 /SY	\$ 3,145.00
R4	Heavy-Duty Concrete Replacement	8 SY	\$ 160.00 /SY	\$ 1,280.00	\$ 200.00 /SY	\$ 1,600.00	\$ 138.00 /SY	\$ 1,104.00	\$ 240.00 /SY	\$ 1,920.00
R5	Truncated Dome Detectable Surface	91 SF	\$ 30.00 /SF	\$ 2,730.00	\$ 38.00 /SF	\$ 3,458.00	\$ 20.00 /SF	\$ 1,820.00	\$ 26.00 /SF	\$ 2,366.00
R6	Pavement Markings	71 SF	\$ 5.00 /SF	\$ 355.00	\$ 10.00 /SF	\$ 710.00	\$ 38.00 /SF	\$ 2,698.00	\$ 8.00 /SF	\$ 568.00
R7	Rem. Unsuitable & Replace w/Crushed Stone	20 Ton	\$ 45.00 /ton	\$ 900.00	\$ 40.00 /ton	\$ 800.00	\$ 60.00 /ton	\$ 1,200.00	\$ 47.00 /ton	\$ 940.00
R8	12-inch Stormsewer	119 LF	\$ 47.50 /LF	\$ 5,652.50	\$ 36.00 /LF	\$ 4,284.00	\$ 70.00 /LF	\$ 8,330.00	\$ 64.00 /LF	\$ 7,616.00
R9	12-inch Stormsewer by HDD	264 LF	\$ 130.50 /LF	\$ 34,452.00	\$ 124.00 /LF	\$ 32,736.00	\$ 130.00 /LF	\$ 34,320.00	\$ 185.00 /LF	\$ 48,840.00
R10	Type C Drop Inlets	3 EA	\$2,750.00 /EA	\$ 8,250.00	\$3,900.00 /EA	\$ 11,700.00	\$2,500.00 /EA	\$ 7,500.00	\$3,800.00 /EA	\$ 11,400.00
R11	Junction Box with Cast-in-Place Top	2 EA	\$3,500.00 /EA	\$ 7,000.00	\$5,870.00 /EA	\$ 11,740.00	\$2,500.00 /EA	\$ 5,000.00	\$5,265.00 /EA	\$ 10,530.00
R12	Sanitary Sewer Manhole Top Adjustments	1 EA	\$ 250.00 /EA	\$ 250.00	\$1,100.00 /EA	\$ 1,100.00	\$1,750.00 /EA	\$ 1,750.00	\$ 190.00 /EA	\$ 190.00
R13	Water Valve Box Top Adjustments	1 EA	\$ 75.00 /EA	\$ 75.00	\$ 75.00 /EA	\$ 75.00	\$ 250.00 /EA	\$ 250.00	\$ 100.00 /EA	\$ 100.00
R14	Construction Signing & Traffic Control	1 LS	-	\$ 1,250.00	-	\$ 2,800.00	-	\$ 4,000.00	-	\$ 6,500.00
Subtotal for Greer & Ranney Intersection				\$ 98,527.00		\$120,751.00		\$121,217.00		\$153,485.00
Note: Bid Items W1 through W14 are for the Greer & Warner Intersection Project.										
W1	Removal of Existing Pavements & Drainage	1 LS	-	\$ 4,150.00	-	\$ 12,900.00	-	\$ 6,200.00	-	\$ 27,400.00
W2	7" Concrete Pavement & Paved Drainage on 5" Aggregate Base	305 SY	\$ 74.50 /SY	\$ 22,722.50	\$ 93.00 /SY	\$ 28,365.00	\$ 108.00 /SY	\$ 32,940.00	\$ 64.00 /SY	\$ 19,520.00
W3	5" Concrete Sidewalk & 4" Aggregate Base	32 SY	\$ 85.00 /SY	\$ 2,720.00	\$ 104.00 /SY	\$ 3,328.00	\$ 135.00 /SY	\$ 4,320.00	\$ 85.00 /SY	\$ 2,720.00
W4	Truncated Dome Detectable Surface	35 SF	\$ 30.00 /SF	\$ 1,050.00	\$ 38.00 /SF	\$ 1,330.00	\$ 20.00 /SF	\$ 700.00	\$ 35.00 /SF	\$ 1,225.00
W5	Pavement Markings	75 SF	\$ 5.00 /SF	\$ 375.00	\$ 10.00 /SF	\$ 750.00	\$ 38.00 /SF	\$ 2,850.00	\$ 8.00 /SF	\$ 600.00
W6	Rem. Unsuitable & Replace w/Crushed Stone	20 Ton	\$ 45.00 /ton	\$ 900.00	\$ 40.00 /ton	\$ 800.00	\$ 60.00 /ton	\$ 1,200.00	\$ 47.00 /ton	\$ 940.00
W7	12-inch Stormsewer	113 LF	\$ 47.50 /LF	\$ 5,367.50	\$ 36.00 /LF	\$ 4,068.00	\$ 70.00 /LF	\$ 7,910.00	\$ 64.00 /LF	\$ 7,232.00
W8	12-inch Stormsewer by HDD	477 LF	\$ 130.50 /LF	\$ 62,248.50	\$ 122.00 /LF	\$ 58,194.00	\$ 135.00 /LF	\$ 64,395.00	\$ 185.00 /LF	\$ 88,245.00
W9	Type C Drop Inlets	2 EA	\$2,750.00 /EA	\$ 5,500.00	\$3,900.00 /EA	\$ 7,800.00	\$2,500.00 /EA	\$ 5,000.00	\$3,800.00 /EA	\$ 7,600.00
W10	Type G Drop Inlets	1 EA	\$3,500.00 /EA	\$ 3,500.00	\$4,000.00 /EA	\$ 4,000.00	\$2,000.00 /EA	\$ 2,000.00	\$3,100.00 /EA	\$ 3,100.00
W11	Junction Box with Cast-in-Place Top	1 EA	\$3,500.00 /EA	\$ 3,500.00	\$6,000.00 /EA	\$ 6,000.00	\$2,500.00 /EA	\$ 2,500.00	\$5,265.00 /EA	\$ 5,265.00
W12	Sanitary Sewer Manhole Top Adjustments	1 EA	\$ 250.00 /EA	\$ 250.00	\$1,100.00 /EA	\$ 1,100.00	\$1,750.00 /EA	\$ 1,750.00	\$ 190.00 /EA	\$ 190.00
W13	Water Valve Box Top Adjustments	1 EA	\$ 75.00 /EA	\$ 75.00	\$ 75.00 /EA	\$ 75.00	\$ 250.00 /EA	\$ 250.00	\$ 100.00 /EA	\$ 100.00
W14	Construction Signing & Traffic Control	1 LS	-	\$ 1,250.00	-	\$ 2,800.00	-	\$ 4,000.00	-	\$ 6,500.00
Subtotal for Greer & Ranney Intersection				\$113,608.50		\$131,510.00		\$136,015.00		\$170,637.00
TOTAL BID AMOUNT FOR BID INVITATION 21-26				\$212,135.50		\$252,261.00		\$257,232.00		\$324,122.00

I, the undersigned, do hereby certify that the above is an accurate tabulation of all bids received on April 6, 2021, for the 2021 Sikeston Street Improvements under Bid Invitation 21-26.



John Chittenden, PE



Waters Engineering, Inc.

Civil Engineering and Land Surveying

Post Office Box 567
908 S. Kingshighway
Sikeston, Missouri 63801

E-mail: main@waterseng.com
(573) 471-5680
Fax: (573) 471-5689

April 7, 2021

Mr. Jay Lancaster, PE
Public Works Director
City Hall
Sikeston, MO 63801

Re: 2021 Street Program
Recommendation for Contract Award

Dear Mr. Lancaster:

Bids were opened on April 6, 2020, for the following:

Bid Invitation 21-25 - Cold milling, pavement replacement and bituminous overlay on Adams, Jefferson & Osage.

Bid Invitation 21-26 - Greer & Ranney and Greer & Warner intersection replacement with associated drainage work.

Attached please find tabulations of the bids received. Our recommendations for the award of construction contracts are as follows.

1. Recommendation for Award for Bid Invitation 21-25.

The low bidder for this invitation was Apex Paving Company of Cape Girardeau, MO, in the amount of \$160,210.12. Their bid was fully responsive to the request. Our estimate for this work was \$170,000.00.

Apex Paving Company has completed many similar projects in Sikeston and the surrounding area, and is certainly a responsible contractor.

We recommend award of Bid Invitation 21-25 to Apex Paving in the amount of \$160,210.12.

2. Recommendation for Award for Bid Invitation 21-26.

The low bidder for this invitation was Kluesner Construction of Kelso, Missouri in the amount of \$212,135.50. Our estimate for this work was \$215,000, and we would recommend that their bid amount be judged as favorable. The bid from Kluesner was fully responsive to the request.

We have worked with Kluesner on other similar projects including work on the intersections of Allen and Davis Boulevards and Scott Street. Based on this work we can recommend Kluesner to be responsible contractor.

We recommend award of Bid Invitation 20-44 to Kluesner Construction in the amount of \$212,135.50.

3. Updated Project Budget.

The project budget would be as follows:

<u>Project Item</u>	<u>Amount</u>
Apex Paving Contract	\$160,210.12
Kluesner Contract	\$212,135.50
Design Phase Engineering	\$ 23,340.00
Construction Phase Engineering	\$ 18,617.00
Initial Project Budget =	\$414,302.62

4. Contract Implementation.

To get the project started the City would need to act to make an award of construction contracts as follows:

- a. Award Bid Invitation 21-25 to Apex Paving Company in the amount of \$160,210.12.
- b. Award Bid Invitation 21-26 to Kluesner Construction in the amount of \$212,135.50.

We would then issue formal notices of award and assemble the contract documents for execution by the City.

We should have contract documents ready for execution within 3 weeks after authorization. We will wait for your authorization before issuing the notices of award.

Please call if you would like additional information.

Sincerely,

WATERS ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "John Chittenden". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Chittenden".

John Chittenden, PE
President

Council Letter

Date of Meeting: 21-04-26

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: Award, Bid #21-29, CY-21 Street Improvement Program- Lambert Engineering & Surveying

Attachments:

1. Bid Tabulation Sheet
2. Engineer's Recommendation Letter

Action Options:

1. Award Bid
2. Other Action Council May Deem Necessary

Background:

On April 2, 2021, the City opened bids for the milling and asphaltting of Pine Street and Edmondson Street. (Bid #21-29). This bid also included two alternates: Alternate 1 includes the milling and asphaltting of Campanella from N. Ingram halfway to Gehrig; Alternate 2 includes the milling and asphaltting of the other half of Campanella from N. Ingram to Gehrig.

This work is part of the routine CY-21 Street improvement Program with funding appropriated through the Transportation Sales Tax Fund and the Capital Improvement Fund.

Apex Paving of Cape Girardeau, Missouri submitted a low bid with a price of \$257,686.63 for the Base Bid plus Alternate 1 and Alternate 2. We ask that Council award Bid #21-29 to Apex Paving.

The bid tabulation sheet is attached for your review.

FY 2021 Street Improvements
Street Improvements Contract No. 21-29
Sikeston, Missouri
Bid Opening: April 6, 2021

BASE BID

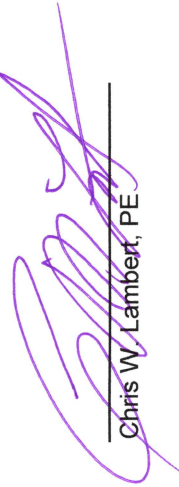
Item No.	Estimated Quantity	Description	ASA Asphalt, Inc. P.O. Box 637 Cape Girardeau, Missouri 63702		Pace Construction Company P.O. Box 5 Poplar Bluff, Missouri 63902		Robertson Asphalt 70 County Road 323 Poplar Bluff, Missouri 63901	
			Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1,197	TON Section 401 BP-2 Bituminous Leveling & Surface Course	\$75.75	\$90,672.75	\$86.50	\$103,540.50	\$85.00	\$101,745.00
2	7,093	SY Cold Milling	\$2.91	\$20,640.63	\$2.05	\$14,540.65	\$2.90	\$20,569.70
3	5	EA Manhole Adjustments	\$75.00	\$375.00	\$170.00	\$850.00	\$345.00	\$1,725.00
Total Construction Cost for Items 1 thru 3: =			\$111,688.38		\$118,931.15		\$124,039.70	

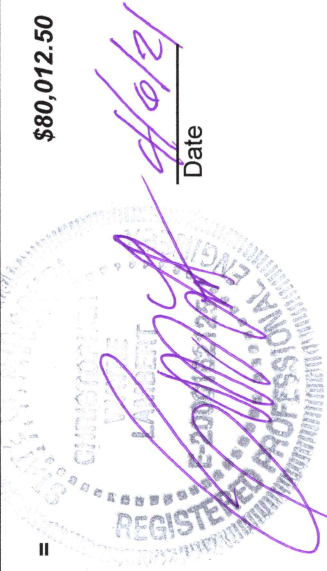
ALTERNATE BID NO. 1

Item No.	Estimated Quantity	Description	ASA Asphalt, Inc. P.O. Box 159 Cape Girardeau, Missouri 63702		Pace Construction Company P.O. Box 5 Poplar Bluff, Missouri 63902		Robertson Asphalt 70 County Road 323 Poplar Bluff, Missouri 63901	
			Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	717	TON Section 401 BP-2 Bituminous Leveling & Surface Course	\$71.25	\$51,086.25	\$79.00	\$56,943.00	\$85.00	\$60,945.00
2	4,257	SY Cold Milling	\$3.50	\$14,899.50	\$2.95	\$12,558.15	\$1.45	\$6,172.65
Total Construction Cost for Items 1 thru 2: =			\$65,985.75		\$69,201.15		\$67,117.65	

ALTERNATE BID NO. 2

Item No.	Estimated Quantity	Description	ASA Asphalt, Inc. P.O. Box 159 Cape Girardeau, Missouri 63702		Pace Construction Company P.O. Box 5 Poplar Bluff, Missouri 63902		Robertson Asphalt 70 County Road 323 Poplar Bluff, Missouri 63901	
			Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	870	TON Section 401 BP-2 Bituminous Leveling & Surface Course	\$71.25	\$61,987.50	\$74.75	\$65,032.50	\$85.00	\$73,950.00
2	5,150	SY Cold Milling	\$3.50	\$18,025.00	\$2.50	\$12,875.00	\$1.45	\$7,467.50
Total Construction Cost for Items 1 thru 2: =			\$80,012.50		\$77,907.50		\$81,417.50	


Chris W. Lambert, PE


Date 4/6/21

LAMBERT ENGINEERING & SURVEYING

125 NORTH NEW MADRID ST.
SIKESTON, MISSOURI 63801
PHONE: 573-471-7442
FAX: 573-471-7499
CELL: 573-380-7645

April 20, 2021

Mr. Jay S. Lancaster, PE
Director of Public Works
City of Sikeston, City Hall
105 East Center Street
Sikeston, Missouri 63801

Re: FY 2021 Street Improvements
Street Improvements Contract 21-29

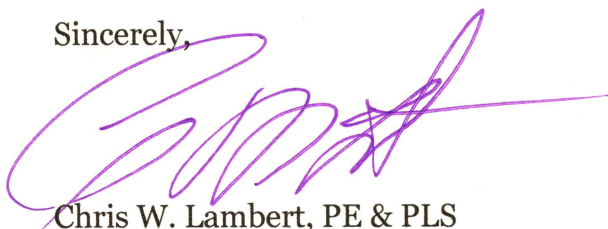
Dear Jay:

Attached is a copy of the bid tabulations on the FY 2021 Street Improvements for Contract 21-29 that was let on April 6, 2021 .

As you will note on the attached bid tabulation, Apex Paving Company was the low bidder on the FY 2021 Street Improvements - Contract 21-29 for the Base Bid plus Alternate No.1 plus Alternate No.2. The Base Bid includes milling and asphaltting Pine Street & Edmondson Street. Alternate No. 1 includes milling and asphaltting Campanella from North Ingram half way to Gehrig. Alternate No. 2 includes milling and asphaltting the other half of Campanella from North Ingram to Gehrig. Therefore, we would recommend that Apex Paving Company be awarded the contract for the FY 2021 Street Improvements - Contract 21-29 in the amount of \$257,686.63.

If you have any questions regarding this project, or need any assistance, then please feel free to contact our office at 573-380-7645.

Sincerely,



Chris W. Lambert, PE & PLS

LAMBERT ENGINEERING & SURVEYING