

**REGULAR CITY COUNCIL MEETING**  
**JUNE 27, 2022**

The regular Sikeston City Council meeting of June 27, 2022 was called to order at 5:00 p.m. at City Hall located at 105 E. Center St., Sikeston. Present at the meeting were: Mayor Greg Turnbow, Brian Self, Onethia Williams, Vest Baker, John Leible and Tom Robison. Councilmember David Teachout was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Thurman, City Clerk Rhonda Council, Finance Director Karen Bailey, HR Director Amanda Groves, Public Works Director Jay Lancaster, Street Superintendent Brian Dial, Parks Director Dustin Care, Community Development Director Barry Blevins, Community Development Supervisor Bruce Copeland, Public Safety Director James McMillen and Captain Ryan Smith.

**ITEMS OF BUSINESS**

**1<sup>st</sup> & 2<sup>nd</sup> Reading, Emergency Bill #6268, BMU/Comstock Substation Agreement**

Councilman Self moved for the first reading of Bill Number 6268. The motion was seconded by Councilman Leible and the following vote recorded:

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

City Counselor Thurman presented the bill for reading. This bill as approved shall become Emergency Ordinance Number 6268, authorizing the City of Sikeston to enter into a joint ownership agreement, option to purchase agreement and purchase agreement with Ameren Transmission Company of Illinois and Missouri Joint Municipal Electric Utility Commission.

Board of Municipal Utilities has been working for some time to draft the documents for the construction of a new substation near the power plant. This substation project includes selling 25% of the capacity on our existing 161 kv power line. Once completed, the new substation and the existing transmission line will be jointly owned by Sikeston, Ameren, and the Missouri Electric Utility Commission (MEUC), of which Sikeston is a member. Sikeston will remain the majority owner of all jointly owned facilities.

Councilman Self moved for the second reading of Bill Number 6268. The motion was seconded by Councilman Leible and the following vote recorded:

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

Counselor Thurman presented the bill for a second reading.

Bill No. 6268

Ordinance No. 6268

THIS BILL AS APPROVED SHALL BECOME EMERGENCY ORDINANCE NUMBER 6268, AUTHORIZING THE CITY OF SIKESTON TO ENTER INTO A JOINT OWNERSHIP AGREEMENT, OPTION TO PURCHASE AGREEMENT AND PURCHASE AGREEMENT WITH AMEREN TRANSMISSION COMPANY OF ILLINOIS AND MISSOURI JOINT MUNICIPAL ELECTRIC UTILITY COMMISSION.

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

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

SECTION II: Whereas, previously in a closed session on Monday, June 6, 2022, the City of

Sikeston, Missouri, ("City") and the Board of Municipal Utilities of the City of Sikeston, Missouri, ("BMU") entered into a Joint Ownership Agreement, Option to Purchase Agreement, and Purchase Agreement with Ameren Transmission Company of Illinois ("AMEREN") and Missouri Joint Municipal Electric Utility Commission ("MEUC"); under RSMO 610.021 (2)&(3), Property and Personnel, and

SECTION III: Whereas, said agreements were found to further the City's best interest in economic development by assisting the Board of Municipal Utilities in building a new substation by the Power Plant.

SECTION IV: In summary, said referenced agreements will allow the following steps to occur: The City of Sikeston will provide the land for the new substation and shall maintain sole ownership of such land. The City of Sikeston will become the owner of certain substation equipment assets in the new jointly owned substation. The assets covered need both the Power Plant and the City's distribution systems. The City of Sikeston will grant Ameren and MEUC an easement at the new substation site. The City of Sikeston will sell a 25% interest in the BMU's current 161 ky power line. The City of Sikeston will sell Ameren and MEUC an option to rebuild the line in a manner that serves the best interest of both parties. The City of Sikeston will assign existing easements for the 161 ky transmission line to Ameren and MEUC.

SECTION V: This ordinance will make public for inspection the three agreements listed above and said agreements shall remain in the possession of the City Manager of the City of Sikeston and shall not become attachments hereto.

SECTION VI: The provisions of this ordinance are hereby declared to be severable so that if any section, subsection, paragraph, sentence, clause, or phrase shall be declared invalid for any reason, such decision shall not affect or invalidate the remaining portions of this ordinance.

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

SECTION VIII: 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 IX: Emergency Clause. In order to meet time restraints, this is being presented as an emergency ordinance.

SECTION X: Record of Passage:

- A. Bill Number 6268 was introduced and read the first time this 27<sup>th</sup> day of June 2022.
- B. Bill Number 6268 was read the second time on this 27<sup>th</sup> day of March 2022. Following discussion, Councilman Robison moved to approve Bill Number 6268. The motion was seconded by Councilman Self, discussed and the following roll call vote was recorded:

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

- C. Upon passage by a majority of the Council, this Bill shall become Ordinance 6268 and shall be in full force and effect.

1<sup>st</sup> Reading, Bill #6270, Sewer Rate Increase

Councilman Robison moved for the first reading of Bill Number 6270. The motion was seconded by Councilman Leible and the following vote recorded:

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

City Counselor Thurman presented the bill for reading. This bill as approved shall become Ordinance Number 6270 and shall amend Chapter 705 Section 705.040 – Sewer-Rate Schedule, of the City Code of the City of Sikeston, Missouri.

The rates presented for approval will increase the average residential customer's monthly sewer bill by \$14.23 over a period of three years to address engineering cost estimates of building a new wastewater plant.

1<sup>st</sup> & 2<sup>nd</sup> Reading, Emergency Bill #6269, Request to Subdivide Tract of Land at 1330 S. Main St.

Councilman Leible moved for the first reading of Bill Number 6269. The motion was seconded by Councilman Baker and the following vote recorded:

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

City Counselor Thurman presented the bill for reading. This bill as approved shall become Emergency Ordinance Number 6269, providing for the approval of a proposed subdivision of a tract or parcel of land being known as 1330 S. Main Street in the City of Sikeston, Missouri.

Councilman Leible moved for the second reading of Bill Number 6269. The motion was seconded by Councilman Baker and the following vote recorded:

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

Counselor Thurman presented the bill for a second reading.

Bill No. 6269

Ordinance No. 6269

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6269 PROVIDING FOR THE APPROVAL OF A PROPOSED SUBDIVISION OF A TRACT OR PARCEL OF LAND BEING KNOWN AS 1330 S. MAIN STREET IN THE CITY OF SIKESTON, MISSOURI.

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

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

SECTION II: The Planning and Zoning Commission met on June 14, 2022 and passed a favorable recommendation to approve the proposed subdivision of a tract or parcel of land in the City of Sikeston, Missouri. The tract or parcel of land, which is attached hereto, marked Exhibit "A" and incorporated by reference and legally described as follows and known as 1330 S. Main:

"A tract or parcel of land situated in USPS 1127, township 26 North, range 14 East of the 5th principal meridian in the City of Sikeston, county of New Madrid and state of Missouri and being

known as a part of parcel of land conveyed to Montgomery Associates, L.P. By deed recorded in instrument 20181286 in the New Madrid County recorder of deeds office. Subject to all easements, if any, affecting the same.”

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

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

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

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

SECTION VII: Record of Passage:

- A. Bill Number 6269 was introduced and read the first time this 27<sup>th</sup> day of June 2022.
- B. Bill Number 6269 was read the second time on this 27<sup>th</sup> day of March 2022. Following discussion, Councilman Robison moved to approve Bill Number 6269. The motion was seconded by Councilman Leible, discussed and the following roll call vote was recorded:

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

- C. Upon passage by a majority of the Council, this Bill shall become Ordinance 6269 and shall be in full force and effect.

Request for Conditional Use Variance for In-Home Dog Grooming Business at 506 E. Center St.

Staff received a request from Kent McDonnald for conditional variance use for an in-home dog grooming business, to be located at 506 E Center St. The business will be by appointment only and one client at a time. Two rooms on the ground floor will be converted into the office space and grooming space. This business is currently located at 134 E. Front St. (Sandy Paws Grooming). The Planning and Zoning committee met June 14, 2022 and passed a favorable recommendation to approve the rezoning request.

Councilman Baker motioned to approve the request for conditional use variance for an in-home dog grooming business at 506 E. Center St. The motion was seconded by Councilman Baker, discussed and the following vote recorded:

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

Briefing: Derelict Vehicles

Community Development has seen an increase in derelict vehicles on private properties and abandoned vehicles on City of Sikeston properties. We are starting to take more action against these violations.

Examples of the offences are as follows:

- No visible registration on vehicles or 6 months expired
- Car covers on vehicles
- Vehicles in state of disrepair or disassembly
- Major mechanical repair

**STEP 1:**

- Code Enforcement Officer identifies property with possible Violation of City Municipal Code 500.670 and 2018 IPMC Section 302.8.
- Vehicle is considered "derelict" from one or more of the following conditions:
  - - Unlicensed
  - - Expired License (6 months)
  - - Inoperable
  - - Dismantled

**STEP 2:**

- Code Enforcement Officer affixes Notification of Violation to vehicle found to be in violation (if accessible).
- Notice affixed to vehicle includes Officers Name, Reason for Violation, and Assigned Abatement Date (10 days from notice)
- Officer takes pictures of vehicle found to be in violation. Pictures include all sides of vehicle, license number and VIN (if visible), as well as picture of the interior of said vehicle.

**STEP 3:**

- Code Enforcement Officer sends Legal Notice to Property Owner, Property Manager (if available), and Current Resident of property.
- Legal Notice includes description of vehicle found to be in violation, violation and why notice is being issued, correction order allowing reasonable time for repairs or improvements, right to appeal, statement of right to file lien on property as established by 2018 IPMC.

**STEP 4:**

- 10 days after Legal Notice is mailed Officer checks property for abatement of Derelict Vehicle.
- If Vehicle is still found on property, then Officer at that time assembles a "Formal Request for Administrative Warrant" to remove vehicle from privately owned property.
- Request is submitted to supervisor for approval.
- Request is submitted to Community Development Director to sign.
- Taken to City Clerk for sign and seal.
- Request is then submitted to City Prosecuting Attorney.

- Once Administrative Warrant is granted, Code Enforcement Officer with the assistance of Sikeston DPS and local towing service legally remove vehicle from private property.

#### Consideration of Legion Park West Conceptual Plan

The City Staff have been working with Gateway Design Studio as our contracted landscape architect/park designer to develop a conceptual plan for Legion Park incorporating the area directly west. Staff met with various stakeholders including Historic Downtown Sikeston, the Sikeston Chamber, Mr. Alan Keenan, the previous Leadership Sikeston class, and the Woods/Collum families to discuss various ideas. We also held a public meeting to review different variations of the conceptual plan with the general public on April 14, 2022.

Prior to seeking any grants for this project, staff is seeking council's approval of the conceptual plan. This is strictly a conceptual plan only at this time. It is understood that during the actual project design phase that changes may be required to the conceptual plan.

Councilman Baker moved to approve conceptual design CP-1C. The motion was seconded by Councilman Leible, discussed and the following vote recorded:

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

#### Other Items:

Mayor Turnbow asked Staff to obtain costs and a plan for a bathroom at the east end of Legion Park by Collins bandstand. He indicated that money has been in the budget for this project for several years.

Council meeting for July 4<sup>th</sup> has been cancelled. Next meeting is scheduled for July 25<sup>th</sup>.

#### ADJOURNMENT

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

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

APPROVED:

---

GREG TURNBOW, MAYOR

ATTEST:

---

RHONDA COUNCIL, CITY CLERK

SEAL: