

REGULAR CITY COUNCIL MEETING
JULY 25, 2022

The regular Sikeston City Council meeting of July 25, 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, Tom Robison and David Teachout. 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, Public Safety Director James McMillen and Captain Ryan Smith, Derick Wheatley and Jon Broom.

ITEMS OF BUSINESS

2nd Reading & Consideration, Bill #6270, Sewer Rate Increase

Councilman Self moved for the second 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 Aye,
Williams Aye, and Turnbow Aye, thereby being passed.

City Counselor Thurman presented the bill for reading.

BILL Number 6270

ORDINANCE Number 6270

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.

WHEREAS, In 2018 Board of Municipal Utilities (BMU) engaged the services of Utility Financial Solutions (UFS) to look at BMU wastewater rate design and needs to address capital infrastructure, and

WHEREAS, From this 2018 review, UFS prepared a rate design that showed the need for increases for five consecutive years. The BMU Board and the City Council approved the first three years of increase in September 2018 and the last of these rate increases went into effect in January 2021, and

WHEREAS, A second evaluation of rate performance was conducted by Waters Engineering which included cost estimates for the immediate plant repairs, the plant headworks and the cost of building a new wastewater plant. The BMU Board decided to recommend three consecutive wastewater increases to fund the repairs, plant headworks and reevaluate the rates needed for construction of a new wastewater plant at a later date; and

WHEREAS, The rates presented will increase the average residential customer's monthly sewer bill by \$14.23 over a period of three (3) years.

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

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

SECTION II: Section 705.040 is hereby amended and shall read as follows:

Section 705.040. Sewer – Rate Schedule.

The sewer rates to be charged by the Board of Municipal Utilities of the City, from and after August 4, 2022, shall be in accordance with Exhibit A, which is on file in the City offices, attached to the ordinance codified in this Section and made a part hereof as if more fully set out in this section.

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 6270 was introduced and read the first time this 27th day of June 2022.
- B. Bill Number 6270 was read the second time on this 25th day of July 2022. Following discussion, Councilman Self moved to approve Bill Number 6269. The motion was seconded by Councilman Baker, discussed and the following roll call vote was recorded:

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

- C. Ordinance 6270 shall be in full force and effect from and after August 24, 2022.

Authorize Issuance of RFQ 23-7, Fire Station 2 Owner's Representative Services

Staff seeks Council authorization to release a Request for Qualifications (RFQ) for Owner's Representative (OR) Services. The OR will oversee the planning, design, and construction of the new Fire Station 2. The OR will have primary management responsibility for the project and shall serve as the City's main point of contact and liaison between the architect/engineer, general contractor, and other consultants and vendors throughout the duration of the project, including pre-construction and construction. Responses to the RFQ will be reviewed according to selection criteria including qualifications of the firm, qualifications of personnel to be assigned to our project, experience on similar projects, and references from owners previously represented by the firms. After a firm is selected based on qualifications, the City will negotiate a contract including price for the services. If a contract cannot be negotiated at a price determined by the City to be fair and reasonable, the City will negotiate with another proposer or reject all proposals and start the RFQ process over.

Councilwoman Williams motioned to authorize the release of a Request for Qualifications for Owner's Representative Services to oversee the planning, design and construction of the new Fire Station 2. The motion was seconded by Councilman Teachout, discussed and the following vote recorded:

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

Award Bid for Widening & Signalization Project of Highway 61

On July 7, 2022, the City opened bids for the US61 Widening and Signalization Project, Bid 22-74 (J9S3767). This was a rebid from the previous time when the over-estimate bid was rejected. One responsive bid was received this time, also, from Fronabarger Concreters, Inc. in the amount of \$1,647,829.48.

Councilman Leible motioned to award Bid 22-74, the widening and signalization project for US 61 to Fronabarger Concreters, Inc. in the amount of \$1,647,829.48. The motion was seconded by Councilman Teachout, discussed and the following vote recorded:

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

Approve Ground Lease to Sam Thomas for 130/134 Industrial Drive

In May 1967 the City leased certain ground, now known as 130/134 Industrial Dr, to the Sikeston Industrial Development Company (SIDC) for a 99 year term ending May 2066. The intent of the lease was to allow SIDC to sublease the property for economic development purposes, while still protecting the adjacent airport property and airspace. In June 1967 the SIDC entered into a 99 year sublease with Lowry Tims and John D. Stacey. That sublease has been re-assigned numerous times over the years. In May the City Council consented to the assignment of the sublease from Don and Marian Pratt to Sam Thomas, and Sam Thomas then requested to negotiate a new long-term lease directly between him and the City. City staff agreed this was in the City's best interest as well.

The lease between the City and Sam Thomas makes null and void all former leases and subleases. It has a lease rate of \$0 annually from now through 2066 in recognition of payments already made under the former agreements. In 2066 the parties will seek appraisals from 2 mutually agreed upon appraisals to set the lease rate for that year, after which the rate will increase 2% annually through the end of the new 99 year term, in 2121.

Councilman Baker motioned approve the ground lease to Sam Thomas for 130/134 Industrial Drive. The motion was seconded by Councilman Teachout, discussed and the following vote recorded:

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

South Industrial Park Farm Lease

Prior to and immediately after the City's acquisition of the South Industrial Park, Doug Scott Farms held a lease to farm the approximately 265 acres of land. While in negotiations to locate Carlisle Construction Materials on a portion of that land, the city exercised its right to terminate the farm lease because an unknown amount of land would be taken up by construction of Carlisle and infrastructure within the industrial park. While the farmer was allowed to farm in 2021, he was required to remove the existing pivot, and suffered crop damages from time to time due to construction activities. For 2022, the City approached Doug Scott to ascertain his interest in continuing to farm for this season the remaining farmable ground, recognizing that irrigation was no longer possible, ongoing construction could disrupt crops once again, and the farmland is cut up into multiple separate plots. The City's interest in having Mr. Scott farm the ground is that it will be maintained in tidy agricultural use rather than overgrown in wild ground cover and grasses that the City would have to continuously mow.

The farm lease proposes a \$0 annual payment for 2022 only, and release of any liabilities for last year's partial crop from both the farmer and the City, in recognition of the less than ideal farming conditions in 2021 and 2022. Beyond 2022, the City will likely need to competitively bid the farm lease after all construction is complete and the remaining farmable acreage can be determined.

Councilman Self motioned to authorize the Mayor to execute the farm lease agreement with Doug Scott Farms. The motion was seconded by Councilman Leible, discussed and the following vote recorded:

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

Authorization to Purchase Backhoe

Street Division seeks authorization to purchase a Case 580SN Backhoe with an additional 4-year warranty from Luby Equipment Sales, Cape Girardeau, MO in the amount of \$113,668.00.

Councilman Teachout motioned to authorize the purchase of a Case 580SN backhoe with an additional 4-year warranty from Luby Equipment Sales in the amount of \$113,668.00. The motion was seconded by Councilman Leible, discussed and the following vote recorded:

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

Authorization to Execute Contract for Residential Solid Waste Services

In 2017, the City of Sikeston and Sonny's Solid Waste entered into a contract for disposal of solid waste and garbage. The current contract expires July 31, 2022 but may be renewed for a three-year period. The contract will renew at the current pricing for one year with years two and three having a three percent (3%) escalator. Curbside recycling will continue for participating residents at a cost of \$8 per month but will discontinue recycling drop off sites. Semi-annual cleanups will continue but we will not have curbside pickup for those events. Sonny's Solid Waste has indicated they do not have the staff to pick up from individual homes.

Councilman Self motioned to approve the three-year contract with Sonny's Solid Waste with the contract renewing at the current price for one year and years two and three will have a 3% escalator. Curbside recycling will continue for participating residents at a cost of \$8 per month but will discontinue recycling drop off sites. Semi-annual cleanups will continue but we will not have curbside pickup for those events. The motion was seconded by Councilman Baker, discussed and the following vote recorded:

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

Approve Information Technology Purchases (Cybersecurity)

Staff received a quote from CDWG for Solicited CrowdStrike as the sole vendor to purchase Falcon AnitVirus Complete 1 year add-on subscription, granting us a 24x7 network monitoring team. CrowdStike engineers will monitor and hunt within our network environment for best practice solutions and any anomalies that can damage our resources. The price for the one-year subscription is \$25,096.68.

Councilman Baker motioned to approve the purchase of one-year subscription network protection from CrowdStrike in the amount of \$25,096.68. The motion was seconded by Councilman Leible, discussed and the following vote recorded:

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

Approve Request for Conditional Use Variance for In-Home Daycare Located at 815 Apache Dr.

Staff received a request from Tyianna Davis for conditional variance use for an in-home daycare, to be located at 815 Apache, Sikeston, MO. The Planning and Zoning committee met July 12, 2022 and passed a favorable recommendation to approve the rezoning request.

Councilman Self motioned to approve the request for conditional use variance for an in-home daycare located at 815 Apache Dr. The motion was seconded by Councilman Leible, discussed and the following vote recorded:

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

Approve Request for Conditional Use Variance for In-Home Daycare Located at 1217 Sikes

Staff received a request from Katie Lasser for conditional variance use for an in-home daycare, to be located at 1217 Sikes, Sikeston, MO. The Planning and Zoning committee met July 12, 2022 and did not pass a favorable recommendation to approve the rezoning request.

Several citizens spoke against allowing the in-home daycare in their neighborhood with their main concern being additional traffic and parking on their street and in their cul-de-sac. Citizens were also on hand in support of the daycare.

Councilman Williams motioned to approve the request for conditional use variance for an in-home daycare located at 1217 Sikes. The motion was seconded by Councilman Teachout, discussed and the following vote recorded:

Baker Nay, Leible Nay, Robison Nay, Self Nay, Teachout Nay,
Williams Aye, and Turnbow Nay, thereby not being passed.

Resolution 22-07-01, Transportation Alternatives Program (TAP) Grant for Phase 3 of the Railroad Rail-to-Trail Project

Public Works Department is requesting that Council authorize Jay Lancaster, Director of Public Works, to apply for federal assistance from the Transportation Alternatives Program (TAP) for the purpose of an East Malone/Linn Street trail and further authorize Mr. Lancaster to sign the application for federal assistance and any other official project documents that are necessary to obtain such assistance, including any agreements, contracts or other documents that are required by the State of Missouri or the Federal Highway Administration.

Councilman Robison motioned to authorize Public Works Director Jay Lancaster to apply for federal assistance from the Transportation Alternatives Program (TAP). The motion was seconded by Councilman Self, discussed and the following vote recorded:

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

Resolution 22-07-02, Transportation Alternatives Program (TAP) Grant for Phase 2 of the Northwest Safe Route to School Trail Project

The Public Works Department is requesting that Council authorize Jay Lancaster, Director of Public Works, to apply for federal assistance from the Transportation Alternatives Program (TAP) for the purpose of a Safe Route to Schools trail (Wakefield to Malone Ave.) and further authorize Mr. Lancaster to sign the application for federal assistance and any other official project documents that are necessary to obtain such assistance, including any agreements,

contracts or other documents that are required by the State of Missouri or the Federal Highway Administration.

Councilman Teachout motioned to authorize Public Works Director Jay Lancaster to apply for federal assistance from the Transportation Alternatives Program (TAP) for a Safe Route to Schools trail for Wakefield to Malone Avenue. The motion was seconded by Councilman Leible, discussed and the following vote recorded:

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

1st Reading, Bill #6273, Request to Annex Saddleridge South Second Addition on S. Illinois Ave.

Councilman Teachout 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 Aye, Williams Aye, and Turnbow Aye, thereby being passed.

City Counselor Thurman presented the bill for reading. This bill as approved shall become Ordinance Number 6273 providing for approval to annex a tract of land which generally lies along the west side of S. Illinois Avenue and south of Ables Road an adjacent, unincorporated area into the City of Sikeston, Missouri.

1st Reading, Bill #6274, Request to Rezone Saddleridge South Second Addition from Agriculture (AG) to Residential (R-1)

Councilman Self moved for the first reading of Bill Number 6274. The motion was seconded by Councilman Teachout and the following vote recorded:

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

City Counselor Thurman presented the bill for reading. This bill as approved shall become Ordinance Number 6274 providing for the rezoning from "AG" Agricultural to "R-1" Single Family Residential the following described real estate to-wit: 8.227 acres which generally lies along the west side of Illinois Avenue south of Ables Road, Scott County, Missouri.

1st Reading, Bill #6275, Request to Subdivide Saddleridge South Second Addition

Councilman Teachout moved for the first reading of Bill Number 6275. The motion was seconded by Councilman Baker and the following vote recorded:

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

City Counselor Thurman presented the bill for reading. This bill as approved shall become Ordinance Number 6275 providing for the approval of subdividing a 8.227 acre tract or parcel of land being known as Saddleridge South Second Addition, which generally lies along the west side of S. Illinois Avenue south of Ables Road.

1st Reading, Bill #6276, Amending City Code Chapter 135, Municipal Court

Councilman Leible moved for the first reading of Bill Number 6276. The motion was seconded by Councilman Teachout and the following vote recorded:

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

City Counselor Thurman presented the bill for reading. This bill as approved shall become Ordinance Number 6276 and shall amend Chapter 135, Municipal Court, within the City of Sikeston, Missouri.

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 Aye,
Williams Aye, and Turnbow Aye, thereby being passed.

APPROVED:

GREG TURNBOW, MAYOR

ATTEST:

RHONDA COUNCIL, CITY CLERK

SEAL: