



## TENTATIVE AGENDA

SPECIAL CITY COUNCIL MEETING  
SIKESTON CITY HALL

City of Sikeston

Monday, August 4, 2014  
5:00 P.M.

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. OPENING PRAYER
- IV. PLEDGE OF ALLEGIANCE
- V. APPROVAL OF CITY COUNCIL MINUTES
  - A. Regular City Council Minutes July 07, 2014
  - B. Special City Council Minutes July 28, 2014
- VI. ACCEPTANCE OF BOARD AND COMMISSION MINUTES
  - A. Department of Economic Development June 10, 2014
  - B. Housing Authority June 09, 2014
  - C. Library Board June 02, 2014
  - D. Planning & Zoning March 11, 2014
  - E. Stormwater Board December 20, 2013
  - F. Strategic Plan Implementation Commission July 01, 2014
- VII. ITEMS OF BUSINESS
  - A. 2<sup>nd</sup> Reading & Consideration of Bill #5960, Amending City Code Chapter 107.040 Statement of Candidacy
  - B. 2<sup>nd</sup> Reading & Consideration of Bill #5962, Re-adoption of Ethics Ordinance
  - C. 1<sup>st</sup> Reading, Bill #5961, Amending City Code Chapter 405 Zoning, Manufactured Homes
  - D. 1<sup>st</sup> Reading Emergency Bill #5964, Authorizing Increase in Board of Municipal Utilities Electrical Rates
  - E. Briefing: Repair/Replacement of DPW Building
  - F. Briefing: Stormwater Management Advisory Board Recommendations
  - G. Briefing: Sikeston Animal Shelter Septic System
  - H. Other Items As May Be Determined During the Course of the Meeting
- VIII. ADJOURNMENT INTO EXECUTIVE SESSION
  - Litigation (RSMo 6.10.021 (1))
  - Property (RSMo 6.10.021 2))
- IX. ADJOURNMENT

Dated this 31<sup>st</sup> day of July 2014

  
Carroll Couch, City Clerk

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



**REGULAR CITY COUNCIL MEETING**  
**JULY 7, 2014**

The regular Sikeston City Council meeting of July 7, 2014 was called to order at 5:00 p.m. in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were Mayor Jerry Pullen and Councilmen Bob Depro, Jon Gilmore, John Graham, Maude Harris, and Kathy Teachout. Councilman Steven Burch was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Chuck Leible, City Clerk Carroll Couch, City Treasurer Karen Bailey, Public Safety Director Drew Juden, Public Works Director Jay Lancaster, Governmental Services Director Linda Lowes, Economic Development Director Ed Dust, Parks Director Jiggs Moore, City Collector Vicky Lewis, Chief Building Inspector Collin Cecil, and Street Superintendent Brian Dial.

**APPROVAL OF CITY COUNCIL MINUTES**

City Council minutes of June 2, June 9 and June 30, 2014 were presented for approval. Councilman Depro moved to approve the minutes as presented. Councilman Gilmore seconded the motion and the following roll call vote was recorded:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

**ACCEPTANCE OF BOARD AND COMMISSION MINUTES**

Minutes from various board and commission meetings were presented to the City Council. Councilman Gilmore moved to approve the minutes as presented. The motion was seconded by Councilman Graham and voted as follows:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

**PRESENTATIONS**

Bill Nance of the Public Works Department and John Blakely of the Department of Public Safety were each recognized as Employees of the Third Quarter for their respective departments.

**ITEMS OF BUSINESS**

**Award Bid, Wakefield Project**

Public Works Director Jay Lancaster reviewed the bids received for the Wakefield Bridge Project. Councilman Depro moved to award Bid Number 14-21 for the Wakefield Bridge Replacement to Keith Simpson Contracting of Benton, Missouri in the amount of \$337,939.00. The motion was seconded by Councilman Teachout and the following vote recorded:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

Bill 5963, Amending City Traffic Code to Establish No Parking Zones on Ingram Road

Councilman Teachout moved for the first reading of Bill Number 5963. The motion was seconded by Councilman Harris and the following vote recorded:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

Counselor Leible presented the bill for reading. This bill as approved shall become Ordinance Number 5963 and shall amend Title III, Chapter 365 of the Uniform Traffic Code and Establishing additional traffic control measures within the City of Sikeston, Missouri.

The Traffic Committee met on June 25, 2014 and voted favorably to amend the uniform traffic code by placing no parking signs on North Ingram Road from the intersection of Kennedy Drive at North Ingram to the intersection of Smith Avenue at North Ingram Road, on both sides of the street.

Briefing, Request to Reduce the Speed Limit on Lake Street

City staff received a request from Marie Pigg to lower the speed limit and to place Children at Play signs on Lake Street. The Traffic Committee did meet on June 25, 2014 and after discussion, voted unanimously against a speed limit reduction on Lake Street.

Bill 5959 Amending Chapter 600 Alcoholic Beverages of the City Code

Councilman Depro moved for the second reading of Bill Number 5959. The motion was seconded by Councilman Teachout and the following vote recorded:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

Counselor Leible presented the bill for reading.

BILL Number 5959

ORDINANCE Number 5959

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 5959 AND SHALL AMEND CHAPTER 600 ALCOHOLIC BEVERAGES OF THE CITY 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 Chapter 600 of the Sikeston Municipal Code.

SECTION II: Chapter 600 Alcoholic Beverages, Section 600.010 Definitions, shall be amended to include the following definitions:

"CHIEF REVIEW OFFICER

Means the first of two (2) city employees appointed by the city manager to serve on the liquor license review board.

## CITY MANAGER

Means the current city manager of the City of Sikeston, Missouri, or his/her designee."

SECTION III: Chapter 600 Alcoholic Beverages is amended to include the following:

"Section 600.089. Liquor License Review Board. A three-member liquor license review board is hereby established consisting of the chief review officer appointed by the city manager, another city employee appointed by the city manager and a member appointed by the city council to serve a three-year term. The city manager's appointees shall be current city employees and shall serve at the pleasure of the city manager."

SECTION IV: Chapter 600 Alcoholic Beverages, Section 600.090. Administration of Law – License Suspension/Revocation. Subsection A. Suspension or Revocation of License, When-Manner, is amended as follows:

"A. Suspension or Revocation of License, When-Manner

(a) *Suspension or revocation.* The city manager may suspend or revoke the license of any licensee under this chapter who has failed to meet the standards of conducting business set forth in this chapter or who has made any false, misleading or fraudulent statement in the license application.

(b) *Notice of suspension or revocation.* The city manager shall suspend or revoke a license issued under this chapter by sending notice of the suspension or revocation to the licensee by first class mail or by personal service on the licensee or the person in charge at the licensed premises. Mailed notice shall be presumed received three (3) days after it is mailed. The notice shall contain:

- (1) A statement of the grounds for the suspension or revocation.
- (2) The effective date of the suspension or revocation, which shall be at least ten (10) days after the notice is received.
- (3) In the case of a suspension, the length of the suspension.
- (4) Instructions on how to appeal the suspension or revocation.

(c) *Appeal to liquor license review board.* The licensee may appeal the suspension or revocation by requesting a hearing before the liquor license review board. The appeal must be in writing, addressed to the chief review officer and received by the chief review officer within ten (10) days after the notice of suspension or revocation was received. Receipt of an appeal by the chief review officer shall automatically stay enforcement of the suspension or revocation until after the hearing.

SECTION V: Chapter 600 Alcoholic Beverages, Section 600.090. Administration of Law – License Suspension/Revocation. Subsection D. Effect of Suspension, is amended as follows:

"D. Effect of Suspension. No person whose license shall have been suspended by order of the City Manager shall sell or give away any intoxicating liquor during the time such suspension is in effect. Any licensee desiring to keep premises open for the sale of food or merchandise during the period of suspension shall display the City

Manager's order of suspension in a conspicuous place on the premises so that all persons visiting the premises may readily see the same."

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, then the remaining part or parts shall be severable and shall continue in full force and effect.

SECTION IX: Record of Passage:

- A. Bill Number 5959 was introduced and read the first time this 30th day of June 2014.
- B. Bill Number 5959 was read the second time this 7th day of July, 2014. Councilman Teachout moved to approve bill Number 5959. The motion was seconded by Councilman Depro and the following roll call vote recorded:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed  
and becoming Ordinance 5959.

- C. Ordinance 5959 shall be in full force and effect from and after August 7, 2014.

Council Considerations of Liquor License Review Board Appointments

City Manager Douglass briefed the City Council on the need to make an appointment to the Liquor License Review Board. Douglass advised he would appoint City Clerk/Director of Administrative Services Carroll Couch and City Treasurer/Deputy City Clerk Karen Bailey to the board. The City Council will be asked to appoint the third member; it can be fo;;ed a councilman or a citizen. Council tabled action until the next meeting.

Briefing on Cell Tower RFP

A history of the cell tower and a review of the proposals received from American Tower and TriStar Investors for the lease of the tower were provided. Staff was directed to request sample contracts and confirm the interpretation of bid language on the two favored proposals.

Other Items

On November 25, 2013, the City Council declared five emergency warning sirens surplus. Efforts to sell the sirens have been unsuccessful. Both the cities of Bertrand and Morehouse have indicated a request in acquiring surplus emergency sirens. Councilman Graham moved to give the sirens to Bertrand and Morehouse at no cost. The motion was seconded by Councilman Depro and the following roll call vote recorded:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

City Manager Douglass announced the grand opening of the new Sikeston Public Safety Building would be held July 19 from 10 a.m. until 4 p.m.

A motion was made by Councilman Gilmore, to move the regular September council meeting to September 8, 2014. The motion was seconded by Councilman Graham and the following vote recorded:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

#### **ADJOURNMENT INTO EXECUTIVE SESSION**

Councilman Gilmore moved to adjourn into executive session for the discussion of property [RSMO 610.021 (2)]. The motion was seconded by Councilman Depro and the following roll call vote recorded:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

Councilman Gilmore moved to authorize city staff to negotiate a contract with New Madrid County Ambulance District for the housing of ambulances and crews at Fire Station 3. The motion was seconded by Councilman Depro, discussed and voted as follows:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

A chemical spill on BMU property has resulted in an insurance settlement of \$10,210.54 to the City and \$35,000.00 for the BMU. Councilman Gilmore moved to authorize the Mayor to execute the settlement. The motion was seconded by Councilman Depro and the following roll call vote recorded:

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

No further action was taken in executive session.

#### **ADJOURNMENT OUT OF EXECUTIVE SESSION**

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

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

#### **ADJOURNMENT**

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

Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

APPROVED:

\_\_\_\_\_  
JERRY PULLEN, MAYOR

ATTEST:

\_\_\_\_\_  
CARROLL L. COUCH, CITY CLERK

SEAL:

**SPECIAL CITY COUNCIL MEETING**  
**JULY 28, 2014**

**CALL TO ORDER/RECORD OF ATTENDANCE**

The special Sikeston City Council meeting of July 28, 2014 was called to order at 11:30 a.m., in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Jerry Pullen and Councilmen Steven Burch, Bob Depro, Jon Gilmore, John Graham, Maude Harris, and Kathy Teachout. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Chuck Leible, Governmental Services Director Linda Lowes, Street Supervisor Darren Martin, Economic Development Director Ed Dust, Director of Public Safety Drew Juden, DPS Captain Mike Williams, Parks Director Jiggs Moore, Assistant City Treasurer Lois Cokenour and Account Clerk Amanda Groves. Board of Municipal Utilities staff present were: General Manager Ed Throop, Sikeston Power Plant Manager Rick Landers and Finance Manager Marcia Witt.

**ITEMS OF BUSINESS**

**Bill Number 5963, Amending City Traffic Code to Establish No Parking on Ingram Road**

Councilman Depro moved for the second reading of Bill Number 5963. The motion was seconded by Councilman Graham and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

Counselor Leible presented the bill for reading.

BILL Number 5963

ORDINANCE Number 5963

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 5963 AND SHALL AMEND TITLE III, CHAPTER 365 OF THE UNIFORM TRAFFIC CODE ESTABLISHING ADDITIONAL TRAFFIC CONTROL MEASURES WITHIN THE CITY OF SIKESTON, MISSOURI.

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

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

**SECTION II:** The Traffic Committee did meet on June 25, 2014 and voted favorably to amend the uniform traffic code by placing no parking signs on North Ingram Road from the intersection of Kennedy Drive at North Ingram to the intersection of Smith Avenue at North Ingram Road, on both sides of the street.

**SECTION III:** Title III – Chapter 365 – Section 365.030 – Parking Prohibited at all Times on Certain Streets (Schedule IV); shall be amended by including the following:

<u>Name of Street</u>	<u>From</u>	<u>To</u>	<u>Side of Street</u>
North Ingram Road	Kennedy Drive	Smith Avenue	Both



SECTION IV: General Repealer Section: Any 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, then the remaining part or parts shall be severable and shall continue in full force and effect.

SECTION VI: Record of Passage:

- A. Bill Number 5963 was introduced and read the first time this 7<sup>th</sup> day of July, 2014.
- B. Bill Number 5963 was read the second time and discussed this 28<sup>th</sup> day of July, 2014. Councilman Graham moved to approve Bill Number 5963. The motion was seconded by Councilman Burch and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed,  
becoming ordinance 5963.

- C. Ordinance 5963 shall be in full force and effect from and after Thursday, August 28, 2014.

Appointments to Liquor License Review Board

Councilman Gilmore nominated Councilman Gilmore to serve as the city council appointee to the Liquor License Review Board. The motion was seconded by Councilman Harris and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

Briefing on Proposed Electrical Rate Increases

Ed Throop briefed the City Council regarding the request for an electric rate increase due to the Sikeston electric System not meeting the required debt service coverage for the fiscal year end 2014 and the uncertain future of the wholesale power market.

The proposal is a composite 14.3% increase to be applied in two steps. The first increase of 7.1% will be applied September 1, 2014 and the remainder is applied on April 1, 2015.

Briefing, Boards and Commissions Appointments

Governmental Services Director Linda Lowes provided information on the process of appointing or reappointing applicants to the various city boards and commissions.

Bill 5960, Amending Chapter 107.040 Statement of Candidacy

During a recent review of City Code, it was noted that City Code Section 107.040 Statement of Candidacy contains a personal financial disclosure notice. Since the City of Sikeston adopted an ethics ordinance, it is not necessary to include the personal financial disclosure notice on the City's declaration of candidacy.

Councilman Depro moved for the first reading of Bill Number 5960. The motion was seconded by Councilman Burch and the following vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

Counselor Leible presented the bill for reading. This bill as approved shall become Ordinance Number 5960 and shall amend Article II, Chapter 107.040 Statement of Candidacy-Form Declaration of Candidacy of the City Code of the City of Sikeston, Missouri.

#### Bill 5962, Re-Adoption of Ethics Ordinance

State Statute requires the City to re-adopt its Conflict of Interest Ordinance on a bi-annual basis. If not adopted, all elected, appointed, and decision making personnel, as well as candidates for public office, will be required to file a Personal Financial Disclosure Statement.

Councilman Gilmore moved for the first reading of Bill Number 5962. The motion was seconded by Councilman Burch and the following vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

Counselor Leible presented the bill for reading. This bill as adopted shall become Ordinance Number 5962, establishing a procedure to disclose potential conflicts of interest and substantial interest for certain municipal officials.

#### Authorization to Proceed with Purchase of Used Equipment

City Manager Douglass advised that staff would like to purchase a used pickup truck for the Public Works Code Enforcement Division. The current budget has \$10,000 allotted for the purchase.

Councilman Depro moved to authorize the purchase of a used pickup truck, utilizing the City's Purchase of Used Equipment policy. The motion was seconded by Councilman Graham and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

#### DPS Fire Apparatus

Department of Public Safety Director Drew Juden briefed the City Council on the status of a 1990 Ford Emergency One Fire apparatus and a 1993 Ford Emergency One 75' ladder truck. He requested permission from the City Council to seek bids for two pieces of DPS fire apparatus to replace them.

Councilman Burch moved to authorize DPS to proceed with soliciting bids to replace the fire apparatus. The motion was seconded by Councilman Graham and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

#### Other Items

Mike Bohannon, representing Galen Lawrence and Malco Theaters, briefed the City Council on the construction of a Malco eight-plex theater, located on the west side of Wal-Mart. The project is estimated to cost \$5,000,000 and is subject to tax increment financing (TIF). The TIF funding would be used for infrastructure – streets, utilities, and architect fees. The sales tax rate will remain frozen as is.

Councilman Depro moved to begin the process of TIF evaluation and approval. The motion was seconded by Councilman Gilmore and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Abstained, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

Counselor Leible requested the Mayor be authorized to sign a "Consent to Assignment", directing the City to issue TIF payments, normally received by the Holiday Inn developers, to the holder of their bank not.

Councilman Depro moved to authorize Mayor Pullen to sign the "Consent to Assignment" as requested. The motion was seconded by Councilman Burch and the following vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

#### ADJOURNMENT

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

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye, Harris Aye,  
Teachout Aye, and Pullen Aye, thereby being passed.

APPROVED:

\_\_\_\_\_  
JERRY PULLEN, MAYOR

ATTEST:

\_\_\_\_\_  
CARROLL L. COUCH, CITY CLERK

SEAL:

SIKESTON DEPARTMENT OF ECONOMIC DEVELOPMENT

*Tuesday, June 10, 2014 – 11:30 A.M.*

128 N. New Madrid St., Sikeston, MO 63801

**BOARD OF DIRECTORS MEETING**

**CALL TO ORDER/RECORD OF ATTENDANCE**

Chairman Jerry Pullen called the meeting to order at 11:50 A.M. Board Members Present: Ed Throop, Alan Keenani, Jerry Pullen, Bob Depro, Steven Burch and ex-officio member Jonathan Douglass. Also in attendance: Ed Dust, DED director, and City Counselor Chuck Leible.

**ITEMS OF BUSINESS:**

Steven Burch made a motion to approve the May 13, 2014 minutes. The motion was seconded by Bob Depro and the following roll call vote was recorded: Keenan Aye, Burch Aye, Throop Aye, Depro Aye, Pullen Aye, thereby being passed.

Bob Depro made a motion to approve Ed Dust attending the Southern Economic Development Council's Annual Conference in Memphis and the Governor's Conference at Lake of the Ozarks. The motion was seconded by Steven Burch and the following roll call vote was recorded: Keenan Aye, Burch Aye, Throop Aye, Depro Aye, Pullen Aye, thereby being passed.

Ed Dust gave an update on the Village Green Property. The contractor has started demolition. City staff is waiting to hear back from Chuck Leible before mailing the RFP to developers.

Ed Dust reported on proposed road improvements to the Industrial Park. For safety reasons, Do It Best Corp. would like to have Rose Parkway extended to an improved County Road #468 to give their employees another exit out of the Industrial Park. City officials plan to meet with Scott County officials and representatives of the Scott County Special Road District. Mayor Jerry Pullen, Ed Dust, Jon Douglass and Jay Lancaster flew to Fort Wayne, Indiana to visit with Do It Best officials regarding the project. The meeting went well and DIB has voiced their support for the project.

Ed Dust reported that painting has begun on the Essex Building. He also had a lunch meeting with Unilever officials.

The next DED meeting will be held on July 8.

There being no other business to discuss, Steven Burch made a motion to adjourn at 12:35 P.M. The motion was seconded by Bob Depro and the following roll call vote was recorded: Keenan Aye, Burch Aye, Throop Aye, Depro Aye, Pullen Aye, thereby being passed.

Respectfully Submitted By:

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ED DUST, Secretary

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JERRY PULLEN, Chairman

# MINUTES OF THE REGULAR MEETING

## HOUSING AUTHORITY OF THE

## CITY OF SIKESTON, MISSOURI

HELD ON THE NINTH OF JUNE 2014

On the Ninth Day of June 2014, at 12:00 Noon, the Board of Commissioners of the Housing Authority of the City of Sikeston, Missouri met in regular session at the Housing Authority Office Building in Sikeston, Missouri.

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

Present: Chairman Mike Jensen, Vice-Chairman Larry Tetley, Commissioner David Hay, Commissioner Michele Knickman, and Commissioner Alice Tharp

Absent:

Also Present: Kathy Teachout, City Council Liaison, and Bobby K. Henry, Executive Director

Being a quorum present, the following business was transacted:

Minutes of the Regular Meetings of April 16, 2014 and May 12, 2014 were presented and upon a motion duly made by Vice-Chairman Larry Tetley, and seconded by Commissioner David Hay, and unanimously carried, the Minutes were approved as presented.

Thereupon the following bills were presented for payment:

Aramark	217.75	Mid-South Office Supply	565.18
AT&T	271.08	Moll Printing	191.50
Auto Tire & Parts	12.36	Orscheln	159.99
Charter Communications	84.99	Plumbmaster	319.78
C&K Building Materials	79.74	Raben Tire	369.88
Decota Electric	46.69	RAM Enterprises	300.00
Delta Document Shredding	30.00	Santie Wholesale	816.99
G&D Communications	72.00	Slusher	83.28
Greenpoint AG	795.00	Sonny's Solid Waste	2,000.00
Greenway	150.01	Standard Democrat	515.76
J&K Floor Cleaning	586.63	Tri-County Recycling	770.00
Keller, Larry	2,100.00		
Liberty Utilities	4,852.61	Total for MAY	\$15,596.28
Lowes	205.06		

Motion duly made by Commissioner David Hay to pay bills as presented, seconded by Commissioner Michele Knickman. Motion carried unanimously.

The Capital Fund report and requisitions for the period ending May 2014 were presented. The requisitions included \$2,400.00 to Dunker Consultants (501-13). Motion duly made by Commissioner David Hay, to pay requisitions for a grand total of \$2,400.00, seconded by Vice-Chairman Larry Tetley. Motion carried unanimously.

The following bids were considered for a 2014 4x2, ½ ton, pickup truck with towing package for the maintenance department:

<u>Company</u>	<u>Bid</u>
Morlan Ford Lincoln	\$20,199
Morlan Dodge	no bid submitted
Morlan Chevrolet, Buick, GMC	no bid submitted

Motion duly made by Commissioner David Hay to accept the bid submitted by Morlan Ford Lincoln, seconded by Commissioner Alice Tharp. Motion passed unanimously.

The Sikeston Housing Authority has been notified by the HUD Real Estate Assessment Center that our Public Housing Assessment System (PHAS) score for our public housing program for FY 2013 was 92 points out of 100 possible points. Our designation status is High Performer.

The Sikeston Housing Authority has been notified by the St. Louis Area HUD office that our Section 8 Management Assessment Program (SEMAP) score for our Section 8 Housing Choice Voucher Program for FY 2013 was 100 points out of 100 possible points. Our designation status is High Performer.

Being no further business to come before the Body, Commissioner David Hay moved to adjourn seconded by Vice-Chairman Larry Tetley. Meeting adjourned.

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Mike Jensen, Chairman

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Bobby K. Henry, Secretary

## **Board of Trustees Meeting**

**Monday June 2, 2014**

**4:30pm**

The Board of Trustees of Sikeston Public Library met on Monday, June 2, 2014 at 4:30pm. Present were Mrs. Brown, Mrs. Caskey, Mrs. Chitwood, Mr. Colwick, Mr. Leible, Mr. Polivick, Mrs. Tetley, Ms. Thompson, Mrs. Lisa Lawson, incoming board member, Mrs. Tangeman, Director and Mr. Eifert, Assistant Director and Mr. Dale Rogers, Architect. Dr. Bohannon was absent.

### **MINUTES**

Mrs. Tetley made a motion to accept the minutes from the May meeting. Mr. Polivick seconded and the motion carried.

### **PETTY CASH**

Mrs. Chitwood made a motion to accept the Petty Cash Report for May. Ms. Thompson seconded and the motion carried.

**BILLS**—Mrs. Tetley made a motion to accept the Bills for May as presented. Mr. Polivick seconded and the motion carried.

**CITY FINANCIAL STATEMENT**—The City Financial Statement for April was reviewed.

### **COMMITTEES**

**FINANCE**—Our CD held by Focus Bank will mature June 30, 2014. Mrs. Tetley will check into interest rates.

**PERSONNEL**—None

**OPERATIONS**—Mr. Rogers reviewed with the board various aspects of putting our basement project out to bid. The ad notification will appear June 29 and July 7, 2014. The pre-bid meeting will be held at the library on Thursday July 10 at 10:00am and the bid meeting will be held on Tuesday July 22 at the library at 3:30pm. A board meeting will follow to review the bids. Anything we want to be included as requirements in the bid letter/notification must be included. This includes prevailing wage, alternative bids, code of conduct, etc.

The last 2 dates for the tile project will be Saturday June 14 and Saturday July 12 at 11:00am.

### **LIBRARIAN**

-The bar-coding project is almost complete. We are at 98% and looking for missing or lost materials.

-We have been approved for the E-Rate discount for the 2014-2015 fiscal year.

-July 4<sup>th</sup> falls on a Friday this year. It is recommended that we close on Saturday July 5<sup>th</sup>. The board approved the recommendation.

-Our Evergreen training and migration will take place on Thursday June 12 and Friday June 13. Since we do not go live with the new system until Monday June 16 it is recommended that we be closed also on Saturday June 14. We will not be able to use the existing system once the migration begins. The board approved the closers.

**-The new card catalogue computers are here.**

**OTHER**

**Mr. Colwick welcomed Mrs. Lawson as our new board member effective July 1. She will be replacing Mrs. Caskey whose tenure on the board is complete. She will remain as the project coordinator for the basement renovation.**

**ADJOURNMENT**

**Mrs. Caskey made a motion to adjourn and Ms. Thompson seconded the motion. All in favor, none opposed and the motion carried. The meeting adjourned at 5:15pm.**



**Planning and Zoning Minutes**

**March 11, 2014  
Sikeston City Hall  
4:00 p.m. - Meeting**

**Roll Call:**

**Members Present:** Cohen, Depro, Howard, McCauley, McGill, E. Miller, Ozment, Thornton

**Absent Members:** Gilmore, J. Miller

**Other Staff Members Present:** Angie Keller- Administrative Assistant  
Collin Cecil- Sr. Building Official  
Chuck Leible- City Counselor

**Guests:** None Present

**APPROVAL OF MINUTES:**

Minutes of the February 11, 2014 meeting were presented for approval. A motion was made by Depro to approve the minutes. McCauley seconded the motion. Roll call vote was as follows:

Ayes: Depro, Howard, McCauley, McGill, E. Miller, Ozment, Thornton, Cohen

Nays: None

Motion Passed 8 - 0

**ITEMS OF BUSINESS:**

**Discuss a request from Paul S. Venable for the replat of Lot 2 of Venable's Addition to the City of Sikeston, Scott County Missouri**

After discussion, a motion was made by McCauley, to approve the request to replat Lot 2 of Venable's Addition to the City of Sikeston, Scott County, Missouri. Depro seconded the motion. Roll call vote was as follows:

Ayes: Howard, McCauley, McGill, E. Miller, Ozment, Thornton, Cohen, Depro

Nays: None

Motion Passed: 8— 0

**Adjournment:** There being no further business, a motion was made by McCauley to close the public hearing and adjourn. The motion was seconded by McGill. The motion was carried by unanimous vote. The meeting adjourned.

Respectfully submitted by:

Attested by:

---

Angie Keller, Administrative Assistant

---

Gary Ozment, Chairman

**Sikeston Municipal Stormwater Board**

**December 20, 2013**

**11:00 a.m.**

**Sikeston City Hall  
Council Chambers**

**Members Present: Cecil, Chittenden, Dial, Hart, Lancaster, Lowes, Martin, Moore, Smith**

**Members Absent: Harris, Mygatt, Winders**

**Staff Present: Angie Keller, Public Works Administrative Assistant**

**Guests: None**

**Approval of Minutes:**

Minutes of April 26, 2013 were presented for approval. A motion was made by Moore to approve the minutes. Lowes seconded the motion. Roll call vote was as follows:

Ayes:	Chittenden, Hart, Lancaster, Lowes, Martin, Moore, Smith, Cecil
Nays:	0
Motion Passed:	8-0

**Items of Business:**

**Update on 5 Year Plan:**

Discussion was opened on the updated 5 Year Plan. Jay Lancaster inquired if our current 5 Year Plan satisfied all of the requirements of the Missouri Department of Natural Resources. John Chittenden stated that the plan met the requirements. He also remarked that the new plan was similar to the last one with the goal of the plan being to focus on water quality.

Additionally, Chittenden informed the board that he submits an annual report to the Missouri Department of Natural Resources in July. Jay Lancaster stated that he will transfer this responsibility to his office beginning with the next report due July 2014.

**Update on Documentation:**

Collin Cecil let the committee know that Code Enforcement will stay on top of post construction site run-off, educating the contractors of standard procedures for silt fencing. He said that code officers keep a copy of all complaints that pertain to storm water management.

Jiggs Moore suggested that we look into purchasing door hangers to inform residents that they have violated the Stormwater ordinance.

**Sikeston Municipal Stormwater Board**

**December 20, 2013**

**11:00 a.m.**

Brian Dial stated that the Street Department keeps a log of all man-hours and storm water related work performed.

Jay Lancaster suggested that Lawn Care Businesses sign an affidavit acknowledging that they have reviewed the City's storm water ordinance before they will be allowed to have their license renewed.

**Membership Considerations:**

Recommendations were given by the board for possible new member candidates. They included: building developers, engineers, licensed contractors, farmers, landscapers and school officials.

Jay Lancaster and Collin Cecil will look into arranging a contractor's meeting.

There being no further business items, a motion was made by Dial to adjourn and seconded by Lowes to adjourn. The vote was unanimous. The meeting adjourned.

**STRATEGIC PLAN IMPLEMENTATION COMMISSION  
MINUTES, SPECIAL MEETING OF JULY 1, 2014**

DED Conference Room, 105 E. Center Street, Sikeston, MO

Chairman Geoff Posegate called the meeting to order at 11:00 AM. Those attending were Geoff Posegate, Rick Lovall, Michael Harris, John Bob Wilson, Mayor Jerry Pullen, and Councilmembers Bob Depro and John Graham. Staff members present included City Manager JD Douglass, Governmental Services Director Linda Lowes and Administrative Assistant Rhonda Council. Missy Marshall was also in attendance.

**Business Item:**

Chairman Posegate called for nominations for the position of commission chairman. Michael Harris nominated John Graham. Bob Depro provided the second. Graham was elected by acclamation.

Chairman Posegate called for nominations for the position of vice-chairman. Bob Depro nominated John Bob Wilson. John Graham provided the second. Wilson was elected by acclamation.

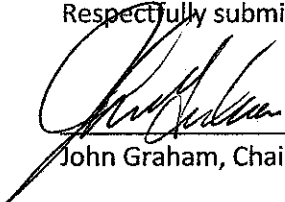
**Other Item:**

Rick Lovall informed Commission members that due to business reasons he would not be seeking re-appointment to the Commission. He requested that he retain his current responsibilities as liaison between the Commission and the Sikeston Vision Executive Academy. It was the consensus of the group that Lovall continue in this role.

**Adjournment:**

There being no further business, Chairman Posegate adjourned the meeting.

Respectfully submitted:

  
\_\_\_\_\_  
John Graham, Chairman

## Council Letter

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Council Letter: 14-08-04

Originating Department: Administrative Services

To the Mayor and City Council:

Subject: 2<sup>nd</sup> Reading and Consideration of Bill #5960 Amending Chapter 107.040 Statement of Candidacy

Attachment:

1. Bill #5960
2. Section 107.040, Statement of Candidacy (as it now reads in City Code)

Action Options:

1. Approval of Bill #5960
2. Other action as Council may deem appropriate.

Background:

During a recent review of City Code it came to staff's attention that City Code Section 107.040 Statement of Candidacy contains a personal financial disclosure notice (105.483-105.492 RSMo.) Due to the fact Sikeston adopted an ethics ordinance, which is re-adopted bi-annually; we are not required to include this personal financial disclosure notice on the City's declaration of candidacy.

Staff requests Council approval of this ordinance.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 5960 AND SHALL AMEND ARTICLE II, CHAPTER 107.040 STATEMENT OF CANDIDACY-FORM DECLARATION OF CANDIDACY OF THE CITY 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 Chapter 107 of the Sikeston Municipal Code.

SECTION II: Chapter 107 Elections, Section 107.040 shall be amended to read as follows:

**"Section 107.040 Statement of Candidacy — Form. Declaration of Candidacy**

[R.O. 2009 §2.84.090]

Any person desiring to become a candidate for Council member or Mayor shall file with the City Clerk within the time prescribed by ordinance a statement of such candidacy in substantially the following form:

**DECLARATION OF CANDIDACY**

STATE OF MISSOURI )

)

COUNTY OF SCOTT )

I, \_\_\_\_\_, a resident and registered voter of the City of Sikeston, Missouri, and the State of Missouri, do announce myself a candidate for the office of \_\_\_\_\_ to be voted on \_\_\_\_\_ and I further declare that if elected to such office, I will qualify.

\_\_\_\_\_  
Signature of Candidate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Residence Address

\_\_\_\_\_  
Time

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
NAME AS TO APPEAR ON BALLOT"

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 5960 was introduced and read the first time this 28th day of July 2014.

B. Bill Number 5960 was read the second time and discussed this 4th day of August, 2014, and voted as follows:

Burch \_\_\_\_\_, Depro \_\_\_\_\_, Gilmore \_\_\_\_\_, Harris \_\_\_\_\_, Graham \_\_\_\_\_,

Teachout \_\_\_\_\_, and Pullen \_\_\_\_\_, thereby being \_\_\_\_\_,

and becoming Ordinance \_\_\_\_\_.

C. Ordinance 5960 shall be in full force and effect from and after September 4, 2014.

\_\_\_\_\_  
Jerry Pullen, Mayor

\_\_\_\_\_  
Approved as to form  
Charles Leible, City Counselor

Seal / Attest:

\_\_\_\_\_  
Carroll Couch, City Clerk



Sikeston City Code  
Article II, Section 107.020 as it currently reads  
(~~Strikethrough~~ designates copy to be deleted)

**Section 107.040.Statement of Candidacy – Form. Declaration of Candidacy**

(R.O. 2009 §2.84.010; Prior Code §2-301)

Any person desiring to become a candidate for Council member or Mayor shall file with the City Clerk within the time prescribed by ordinance a statement of such candidacy in substantially the following form:

**DECLARATION OF CANDIDACY**

STATE OF MISSOURI       )  
  )  
COUNTY OF SCOTT       )

I, \_\_\_\_\_, a resident and registered voter of the City of Sikeston, Missouri, and the State of Missouri, do announce myself a candidate for the office of

\_\_\_\_\_ to be voted on \_\_\_\_\_  
and I further declare that if elected to such office, I will qualify.

\_\_\_\_\_  
Signature of Candidate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Residence Address

\_\_\_\_\_  
Time

\_\_\_\_\_  
NAME AS TO APPEAR ON BALLOT

~~PERSONAL FINANCIAL DISCLOSURE NOTICE 105.483—105.492, RSMo.~~

~~I, \_\_\_\_\_, acknowledge that I have received notice that candidates for elective office must file a financial interest statement no later than the fourteenth (14th) day from closing date for declaring candidacy for election and the statement shall be for the twelve (12) months prior to the closing date and the statement shall be filed with the filing officer designated in Section 105.489, RSMo.~~

\_\_\_\_\_  
Signature of Candidate

\_\_\_\_\_  
Date

## Council Letter

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Council Letter: 14-08-04

Originating Department: Administrative Services

To the Mayor and City Council:

Subject: 2<sup>nd</sup> Reading and Consideration of Bill #5962, Re-adoption of Ethics Ordinance

Attachment:

1. Bill #5962

Action Options:

1. Adopt Ordinance #5962
2. Other action as Council may deem appropriate.

Background:

State Statute requires the City to re-adopt its Conflict of Interest Ordinance on a bi-annual basis. If not adopted, all elected, appointed, and decision-making personnel, as well as candidates for public office, will be required to file a Personal Financial Disclosure Statement.

No changes have been made to the bill since its re-adoption in 2012. Staff asks for adoption of this bill by Council.

THIS BILL, AS ADOPTED, SHALL BECOME ORDINANCE NUMBER 5962, ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN MUNICIPAL OFFICIALS.

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

SECTION I: This ordinance shall be codified in the Sikeston Municipal Code as follows:

SECTION II: Chapter 120 "Conflicts of Interest", Disclosure of Personal Financial Interests, hereby established to read as follows:

"120.010 Declaration of Policy. The proper operation of government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

120.020 Conflicts of Interest

A. All elected and appointed officials as well as employees of The City of Sikeston must comply with Section 105.454 of Missouri Revised Statutes on conflicts of interest as well as any other state law governing official conduct.

B. Any member of the governing body of The City of Sikeston who has a "substantial personal or private interest" in any measure, bill, order or ordinance proposed or pending before such governing body must disclose that interest to the City Clerk of the City and such disclosure shall be recorded in the appropriate journal of the governing body.

Substantial personal or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

120.030 Disclosure Reports. Each elected official, the City Manager, and the City Clerk shall disclose the following information by May 1 if any such transactions occurred during the previous calendar year.

A. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the City of Sikeston, other than compensation received as an employee or payment of any tax, fee or penalty due to the City, and other than transfers for no consideration to the City.

B. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the City, other than payment of any tax, fee or penalty due to the City or transactions involving payment for providing utility service to the City, and other than transfers for no consideration to the City.

C. The City Manager and the City Clerk also shall disclose by May 1 for the previous calendar year the following information:

1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by statement;

2. The name and address of each sole proprietorship that he owned, the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or coparticipant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corpora-

tion or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

#### 120.040 Filing of Reports

A. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year.

1. Every person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the (city council) may supplement the financial interest statement to report additional interest acquired after December 31 of the covered year until the date of filing of the financial interest statement.

2. Each person appointed to office shall file the statement within thirty days of such appointment or employment;

B. Financial disclosure reports giving the financial information required in Section 120.020 shall be filed with the City and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

120.050 Filing of Ordinance. A certified copy of this ordinance shall be sent to the Missouri Ethics Commission within ten days of its adoption."

SECTION III: General Repealer Section. Any other 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, the remaining part or parts shall be severable and shall continue in full force and effect.

#### SECTION V: Record of Passage.

A. Bill Number 5962 was introduced to Council and read the first time this 28<sup>th</sup> day of July, 2014.

B. Bill Number 5962 was read the second time this 4th day of August, 2014, discussed and voted as follows:

Gilmore \_\_\_\_\_, Burch \_\_\_\_\_, Depro \_\_\_\_\_,

Harris \_\_\_\_\_, Graham \_\_\_\_\_, Teachout \_\_\_\_\_,

and Pullen \_\_\_\_\_, thereby being \_\_\_\_\_.

C. Ordinance 5962 shall be in full force and effect from and after, September 4, 2014.

\_\_\_\_\_  
Jerry Pullen, Mayor

\_\_\_\_\_  
Approved As To Form  
Charles Leible, City Counselor

Seal/Attest:

\_\_\_\_\_  
Carroll L. Couch, City Clerk

## Council Letter

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Date of Meeting: 14-08-04

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: 1<sup>st</sup> Reading and Consideration, Bill #5961, Authorization to amend Chapter 405 Zoning Regulations of the City Code of the City of Sikeston, Missouri regarding the definition, permitted uses and conditional uses of manufactured housing units.

Attachment(s):

1. Bill #5961
2. Proposed Changes to Sikeston City Code Chapter 405 Zoning Regulations

Action Options:

1. Conduct first reading.
2. Other action Council may deem appropriate

Background:

Currently, there are no restrictions on the age a manufactured home must be to be brought into or relocated within the city limits. This modification to the zoning regulations would incorporate a requirement that any manufactured home brought into or relocated within the city be no more than 15 years old.

On July 15, 2014 the Planning & Zoning Commission voted unanimously to approve this request.

Council action will be requested on August 25, 2014.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 5961 AND SHALL AMEND CHAPTER 405 ZONING REGULATIONS OF THE CITY CODE OF THE CITY OF SIKESTON, MISSOURI TO DEFINE MANUFACTURED HOUSING UNITS, THEIR PERMITTED AND CONDITIONAL USES.

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

**SECTION I:** This Ordinance shall be codified in Chapter 405 Zoning Regulations of the Sikeston Municipal Code.

**SECTION II:** Chapter 405.050 Definitions shall be amended to read as follows:

- A. Delete definition of "House Trailer" in its entirety.
- B. Amend the definitions to read as follows:

**"MANUFACTURED HOME, CLASS A**

A transportable structure intended for permanent occupancy as a residential unit, fabricated in a factory in compliance with Federal Manufactured Home Construction and Safety Standards, adopted June 15, 1976, as amended. It must carry the HUD seal of approval and comply with minimum standards for tie-down systems published by the Missouri Public Service Commission, and being fifteen (15) years old or newer at time of permit application for placement or relocation of the manufactured home on an appropriately zoned lot, except as further provided for in this Chapter.

**MANUFACTURED HOME, CLASS B**

A transportable structure intended for permanent occupancy as a residential unit, that does not bear the HUD seal of approval or being 16 years or older at time of application. Said unit shall comply with minimum standards for tie-down systems published by the Missouri Public Service Commission."

**SECTION III:** Division 1: "R-1" and "R-2" Single Family Residential Districts, Section 405.450 Permitted Uses, paragraph A (1) and A (2) are amended to read as follows:

**"SECTION 405.450 PERMITTED USES.**

[R.O. 2009 § 17.12.020]

- A. In Districts "R-1" and "R-2", no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or altered, except for one (1) or more of the following uses:
  - 1. In District "R-1" single-family dwellings, but not Class A or Class B manufactured homes.
  - 2. In District "R-2" single-family dwellings, including Class A manufactured homes, subject to the provisions and restrictions of Section 405.460 Conditional Uses of this Chapter."

**SECTION IV:** Division 1: "R-1" and "R-2" Single Family Residential Districts, Section 405.460 Conditional Uses, is amended as follows:

- A. Paragraph "A" is amended to read as follows:

**"SECTION 405.460 CONDITIONAL USES.**

[R.O. 2009 § 17.12.030]

- 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."
- B. Item A (5) shall read as follows:

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 (2½) 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.

6. Zero lot line construction as provided for in Chapter 405, Article VII, Division 15."

**SECTION V:** Section 405.471 Foundation, Anchoring and Underpinning (Skirting) Requirements, is inserted into Division 1: "R-1" and "R-2" Single-family Residential Districts:

**"SECTION 405.471 FOUNDATION, ANCHORING AND UNDERPINNING  
(SKIRTING) REQUIREMENTS**

[Ord. 5961 §V, 2014]

A. All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.

1. Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.

- a. Pier pads are not permitted.
- b. All footings shall have reinforced steel, as dictated by appropriate building code.
- c. A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.

B. Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.

C. Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.

1. Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.
2. Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting."

SECTION VI: Division 2: "R-3" Single Family Residential Manufactured Home District, Section 405.480 Purpose is amended to read as follows:

**"SECTION 405.480 PURPOSE.**

[R.O. 2009 § 17.14.010; Ord.5961 §V, 2014]

- 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 ordinance may remain until said manufactured home is moved or relocated from its original lot and/or pad."

SECTION VII: Division 2: "R-3" Single Family Residential Manufactured Home District, Section 405.490 Permitted Uses is amended to read as follows:

**"SECTION 405.490 PERMITTED USES.**

[R.O. 2009 § 17.14.020; Ord. 5961 §VII, 2014]

- A. In District "R-3", no building, structure or premise shall hereafter be erected, constructed, reconstructed or altered, located, or re-located except for one (1) or more of the following uses:
  1. Any use permitted in Districts "R-1" or "R-2".
  2. Class A Manufactured Home unit as defined by this regulation, and installed per regulations established by the City of Sikeston, and the Missouri Public Service Commission."

SECTION VIII: Section 405.500 Conditional Uses is amended, as follows:

**"SECTION 405.500 CONDITIONAL USES.**

[R.O. 2009 § 17.14.030; Ord. 5961 §VIII, 2014]

All conditional uses permitted in Districts "R-1" and "R-2" are also permitted in this district subject to the same provisions for application for placement or relocation of manufactured housing on appropriately zoned lots, review and approval, except that the provisions for zero lot line construction will not be permitted for the installation or construction of manufactured housing."

SECTION IX: Section 405.511 Foundation, Anchoring and Underpinning (Skirting) Requirements, is inserted into Division 2: "R-3" Single-family Residential Manufactured Home District:

**"SECTION 405.511 FOUNDATION, ANCHORING AND UNDERPINNING  
(SKIRTING) REQUIREMENTS**

[Ord. 5961 §IX, 2014]



A. All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.

1. Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.

a. Pier pads are not permitted.

b. All footings shall have reinforced steel, as dictated by appropriate building code.

c. A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.

B. Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.

C. Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.

1. Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.

2. Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting."

SECTION X Division 3: "R-4" Two-Family Residential District, Section 405.540 Conditional Uses is amended to read as follows:

**"SECTION 405.540 CONDITIONAL USES.**

[R.O. 2009 § 17.16.030; Ord. 5961 §X, 2014]

A. The following uses may be permitted in District "R-4" after proper application for placement or relocation of manufactured housing on appropriately zoned lots, review and approval pursuant to the provisions of this Section and Article V "Board of Adjustment" of this Chapter:

1. Any conditional use provided for in Districts "R-1" and "R-2" except that the provision for manufactured home class A units in District "R-2" shall be limited to the installation or construction of single-family dwellings as infill development or unit replacement only.

2. Single-Family attached housing and zero lot line construction as provided for in Chapter 405, Article VII, Division 15.

3. Boarding and lodging houses."

SECTION XI: Section 405.551 Foundation, Anchoring and Underpinning (Skirting) Requirements, is inserted into Division 3: "R-4" Two-Family Residential District:

**"SECTION 405.551 FOUNDATION, ANCHORING AND UNDERPINNING  
(SKIRTING) REQUIREMENTS**

[Ord. 5961 §XI, 2014]

A. All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.

1. Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.

a. Pier pads are not permitted.

- b. All footings shall have reinforced steel, as dictated by appropriate building code.
- c. A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.

B. Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.

C. Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.

- 1. Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.
- 2. Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting."

**SECTION XII** Section 405.580 Conditional Uses is amended to read as follows:

**"SECTION 405.580 CONDITIONAL USES.**

[R.O. 2009 § 17.18.030; Ord. No. 5327 §III, 5-18-2000; Ord. 5961 §XII, 2014]

A. The following uses may be permitted in District "R-5" after proper application for placement or relocation of manufactured housing on appropriately zoned lots, review and approval pursuant to the provisions of this Section and Article V "Board of Adjustment" of this Chapter:

- 1. Any conditional use provided for in Districts "R-1", "R-2" and "R-4" except that the provisions for manufactured home class A units in District "R-2" shall be limited to the installation or construction of single-family dwellings as infill development or unit replacement only.
- 2. Single-family attached housing and zero lot line construction as provided for in Chapter 405, Article VII, and Division 15.
- 3. Office buildings."

**SECTION XIII:** Section 405.591 is inserted into Division 4: "R-5" Multiple-Family Residential District, as follows:

**"SECTION 405.591 FOUNDATION, ANCHORING AND UNDERPINNING  
(SKIRTING) REQUIREMENTS**

[Ord. 5961 §XIII, 2014]

A. All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.

- 1. Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.
  - a. Pier pads are not permitted.
  - b. All footings shall have reinforced steel, as dictated by appropriate building code.
  - c. A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.

B. Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.

C. Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.

1. Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.
2. Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting."

SECTION XIV: Division 5: "R-6" Planned Manufactured Housing District General Conditions, Plans and Approval, Section 405.610 Permitted Uses is amended to read as follows:

**"SECTION 405.610 PERMITTED USES.**

[R.O. 2009 § 17.20.020; Ord. 5961 §XIV, 2014]

A. In District "R-6", no manufactured home, building, land or premises shall be erected, constructed, reconstructed, located, relocated or altered except in conformance with the final development plan and one (1) or more of the following uses:

1. Single-family, manufactured home class A units for residential purposes.
2. Accessory buildings, clearly subordinate and incidental to the main buildings, any portion of which is not located in a required front yard or within five (5) feet of any other lot line.
3. Churches and synagogues.
4. Customary home occupations, agricultural uses and signs subject to the restrictions detailed in Section 405.450 for their uses.
5. Recreational uses for the exclusive use of the occupants of this district."

SECTION XV: Division 5: "R-6" Planned Manufactured Housing District General Conditions, Plans and Approval, Section 405.620 Conditional Uses is amended to read as follows:

**"SECTION 405.620: CONDITIONAL USES.**

[R.O. 2009 § 17.20.030; Ord. 5961 §XV, 2014]

A. The following uses may be permitted in District "R-6" after proper application for placement or relocation of manufactured housing on appropriately zoned lots, review and approval pursuant to the provisions of this Section and Article V "Board of Adjustment" of this Chapter:

1. Family day care homes subject to the provisions detailed in Section 405.450.
2. Private lakes.
3. Buildings and premises for public utility services or public service corporations, whose buildings or uses the Board deems reasonably necessary for public convenience or welfare."

SECTION XVI: Division 5: "R-6" Planned Manufactured Housing District General Conditions, Plans and Approval, Section 405.630 Height and Area Regulations is amended to read as follows:

**"SECTION 405.630 HEIGHT AND AREA REGULATIONS**

[R.O. 2009 § 17.20.040; Ord. 5961 §XVI, 2014]

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 regulation

1. Minimum tract size and location. Not less than five (5) acres in area and under single ownership or unified control. Outer boundaries of the tract shall be not less than twenty-five (25) feet from any public street and not less than fifteen (15) feet from all other property lines.
2. Minimum lot area. Not less than four thousand (4,000) square feet.

3. Minimum lot width. Not less than forty-five (45) feet at the building line.
4. Minimum setback requirements.
  - a. *Front yard*. Twenty (20) feet.
  - b. *Side yard*. Five (5) feet.
  - c. *Rear yard*. Ten (10) feet.
5. Building height. In District "R-6", no building or manufactured housing unit shall hereafter be erected or structurally altered to exceed one (1) story or sixteen (16) feet in height.
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."

**SECTION XVII:** Section 405.631 Foundation, Anchoring and Underpinning (Skirting) Requirements is inserted in Division 5: "R-6" Planned Manufactured Housing District General Conditions, Plans and Approval, as follows:

**"SECTION 405.631 FOUNDATION, ANCHORING AND UNDERPINNING  
(SKIRTING) REQUIREMENTS**

[Ord. 5961 §XVII, 2014]

A. All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.

1. Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.

- a. Pier pads are not permitted.
- b. All footings shall have reinforced steel, as dictated by appropriate building code.
- c. A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.

B. Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.

C. Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.

1. Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.
2. Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting."

**SECTION XVIII:** Division 8: Transitional District, Section 405.740 Permitted Uses is amended to read as follows:

**"SECTION 405.740 PERMITTED USES.**

[R.O. 2009 § 17.24.020; Ord. 5961 §XVIII, 2014]

A. In District "TZ", no building or land shall be used, and no building shall hereafter be erected, constructed, reconstructed or altered except for one (1) or more of the following uses as reflected in the Transitional District "TZ" Table of Uses set out in Subsection (B) of this Section.

- B. Any downtown district, as may be designated by ordinance of the Sikeston City Council and located in whole or in part within a Transitional District "TZ", shall be subject to additional use restrictions as set forth in the Transitional District "TZ" Table of Uses below and shall be designated on City Zoning Maps as "TZ DT."

**"Transitional District "TZ" Table Of Permitted Uses**

<b>Category/Use</b>	<b>"TZ" Transitional</b>	<b>"DT" Downtown District</b>
Executive, administrative and professional offices	P	P
Medical offices, including clinics and medical laboratories	P	P
Facilities for human care, such as convalescent and nursing home	P	P
Cosmetics and toiletries (compounding only)	P	P
Libraries and government office buildings and public utility offices, but not storage yards or post offices	P	P
Private social or fraternal clubs or lodges that do not provide for the sale or consumption of alcoholic beverages	P	P
Churches and related facilities	P	P
Nursery schools and day care facilities	P	P
Photographic and interior decorating studios	P	P
Funeral homes	P	P
Establishments that perform personal services on the premises, such as beauty parlors and barbershops	P	P
Facilities for private lessons in art, music and dance	P	P
Accessory buildings or uses customarily incidental to any of the above permitted uses	P	P
Bed and breakfast homes and bed and breakfast inns as defined in City Code Section 405.860	P	P
Uses not listed above, but have similar characteristics	CU	P
Small, low volume retail sale facilities (a) such as:		
Book stores	CU	P
Antique stores	CU	P
Dress shops	CU	P
Manufactured Home Class A Units, single-family	CU	
Veterinary clinics and hospitals, provided all activities are conducted within a totally and permanently enclosed building	CU	

(Transitional District "TZ" Table of Permitted Uses on following page)

P— Permitted as a matter of right

CU— May be permitted by the Board of Adjustment

(a) This does not include businesses that prepare food or food items for take out or on-premises consumption or provides for the sale or consumption of alcoholic beverages."

**SECTION XIX:** Division 8: Transitional District, Section 405.750 Conditional Uses is amended to read as follows:

**"SECTION 405.750 CONDITIONAL USES.**

[R.O. 2009 § 17.24.030; Ord. 5961 §XIX, 2014)]

A. The following uses may be permitted in District "TZ" after proper application, review and approval pursuant to the provisions of this Section and Article V "Board of Adjustment" of this Chapter.

1. Uses not listed above, but have similar characteristics.
2. Small, low volume retail sale facilities such as bookstores, antique stores or dress shops. This does not include businesses that prepare food or food items for take out or on-premises consumption or provides for the sale or consumption of alcoholic beverages.
3. Manufactured home class A units, single-family.
4. Veterinary clinics and hospitals provided all activities are conducted within a totally and permanently enclosed building."

SECTION XX: Division 11: "C-1", "C-2" and "C-3" Commercial Districts, Section 405.920 Tables – Use, Height and Area Regulations, Table 1. Permitted Uses, footnote (a) is amended to read as follows:

**"SECTION 405.920 TABLES – USE, HEIGHT AND AREA REGULATIONS**

"(a) Include all uses listed as permitted or conditional use in a residential district, except the provision for Class A manufactured housing shall remain in a conditional use."

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

SECTION XXII: 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 XXIII: Record of Passage:

- A. Bill Number 5961 was introduced and read the first time this 4th day of August 2014.
- B. Bill Number 5961 was read the second time and discussed this 25th day of August, 2014, and voted as follows:

Burch \_\_\_\_\_, Depro \_\_\_\_\_, Gilmore \_\_\_\_\_, Harris \_\_\_\_\_, Graham \_\_\_\_\_,  
Teachout \_\_\_\_\_, and Pullen \_\_\_\_\_, thereby being \_\_\_\_\_,  
and becoming Ordinance 5961.

- C. Ordinance 5961 shall be in full force and effect from and after September 24, 2014.

\_\_\_\_\_  
Jerry Pullen, Mayor

\_\_\_\_\_  
Approved as to form  
Charles Leible, City Counselor

Seal / Attest:

\_\_\_\_\_  
Carroll Couch, City Clerk

# PROPOSED CHANGES TO SIKESTON CITY CODE

## CHAPTER 405 ZONING REGULATIONS

### ARTICLE I

#### GENERAL PROVISIONS.

##### SECTIONS 405.010 THROUGH 405.040.

No changes required

EDITING CODE:

*Deleted Material - ~~HOUSE TRAILER~~*

*New Insertion - CLASS B*

### ARTICLE II

#### SECTION 405.050 DEFINITIONS.

[R.O. 2009 §§ 17.02.010—17.02.720; Prior Codes §§ 10-102(1—6) (8—9) (11—14) (18—19) (21—26) (28) (30—31) (33—41) (44—45) (47—55) (57—58), 10-120; Ord. No. 4888 § 2, 2-3-1992; Ord. No. 5883 §§II—III, 7-2-2012]

Generally for the purpose of this regulation, certain terms and words are to be used and interpreted as defined herein. Words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not directory.

#### ACCESSORY BUILDING OR USE

A subordinate building or use customarily incidental to the main building or use of the lot. The accessory building or use shall not house a separate business nor involve the conduct of a separate business. Such accessory building shall not be constructed in the required front or side yard of the principal structure. These same restrictions shall apply to communication satellite dishes.

#### AGRICULTURE

The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry and the necessary accessory uses for packing, treating or storing of the produce; provided however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. The operation of commercial feed pens, sales yards, auction yards and agricultural marketing and processing establishments shall be deemed an industrial and not an agricultural use.

#### ALCOHOLIC BEVERAGES

Beverages controlled by the Bureau of Alcohol, Tobacco and Firearms.

#### ALLEY

A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street and which may be used for public utility purposes. Usually less than twenty (20) feet in width.

### APARTMENT

See "FAMILY UNIT".

### APARTMENT HOTEL

A building containing both family units and non-family units in which services customarily furnished in hotels are available to the tenants.

### APARTMENT HOUSE

See "DWELLING, MULTIPLE".

### AUTOMOBILE REPAIR, MAJOR

General repair, rebuilding or reconditioning of engines, collision services including, body, frame or fender repair, vehicle painting or steam cleaning.

### AUTOMOBILE REPAIR, MINOR

Incidental replacement of parts and motor service to passenger cars and trucks not exceeding one and one-half (1½) ton capacity.

### AUTOMOBILE WRECKING OR SALVAGE YARD

An area where motor vehicles are disassembled, dismantled, junked or wrecked or where motor vehicles not in operable condition or used parts of motor vehicles are stored.

### BASEMENT

A story having part but not more than half of its height below grade. A basement is counted as a story when the distance from finished grade to the finished surface of the floor above the basement is more than six (6) feet for more than fifty percent (50%) of the total perimeter or more than twelve (12) feet at any point.

### BOARDING HOUSE

A dwelling, other than a hotel, where, for compensation and prearrangement for definite periods, meals or lodging and meals are provided for three (3) or more, but not exceeding twelve (12) persons on a weekly or monthly basis.

### BUILDABLE WIDTH OR DEPTH

The width or depth respectively of that part of the lot not included within the open spaces required in this Title.



## BUILDING

Any structure having a roof supported by columns, piers or walls, designed and intended for the support, enclosure, shelter or protection of persons, animals or chattels. When a structure is divided into separate parts by unpierced walls extending from the ground up, each part is deemed a separate building.

## BUILDING LINE

A line established by law or on a plat between which line and the street right-of-way, no portion of the building may be erected; nor shall a building extend past, subject, however, to the further requirements of the zoning ordinance of the City of Sikeston, Missouri.

## COURT

An unoccupied space, open and uncovered at the top, wholly or partially enclosed by the walls of a building or group of buildings. It may begin at the grade level or at the level of any floor of an adjacent building which it serves.

## COURT, INNER

A court entirely within a building or surrounded by walls or by walls and an interior lot line. It shall be not less than two and one-half (2½) inches in width or length for each foot of its height and in no case shall its least dimension be less than five (5) feet.

## COURT, OUTER

A court with at least one (1) side open to a street, alley or yard. It shall be not less than two (2) inches in width or length for each foot of its height and in no case shall its least dimension be less than five (5) feet.

## CURB, LEVEL

The mean level of the curb in front of the lot or in the case of a corner lot, along that abutting street where the mean curb level is the highest.

## DAY CARE

Care of a child away from his/her own home for any part of the twenty-four (24) hour day, for compensation or otherwise. Day care is a voluntary supplement to parent responsibility for the child's protection, development and supervision. Day care may be given in a day care home or day care center.

## DAY CARE CENTER

A facility, other than the provider's permanent residence or separate from the provider's living quarters, where care is provided for children for any part of the twenty-four (24) hour day. Licensed by and operated according to the rules established by the Missouri Division of Family Services. Not a valid home occupation.

### 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 Division of Family Services. Valid home occupation upon review.

### DISTRICT

A section or sections of the City for which the regulations governing the use of buildings and premises, the height of buildings and required open spaces are uniform.

### DWELLING

Any building or portion thereof which is designed or used exclusively for residential purposes.

### DWELLING, ATTACHED

A dwelling having any portion of a wall or walls in common with an adjoining dwelling or dwellings.

### DWELLING, MULTIPLE

A dwelling designed for or occupied by more than two (2) families.

### DWELLING, ROW HOUSE OR TOWN HOUSE

Three (3) or more dwelling units attached at the side or sides, each unit of which has a separate outdoor entrance and is designed to be occupied by one (1) family.

### DWELLING, SINGLE-FAMILY

A detached or attached dwelling designed to be occupied by one (1) family.

### DWELLING, TWO-FAMILY

A dwelling designed to be occupied by not more than two (2) families living independently of each other.

### FAMILY

One (1) or more individuals related by blood, marriage or adoption or not more than three (3) individuals who are not so related, living together as a single housekeeping unit in a dwelling and maintaining or using the same and certain other housekeeping facilities in common, as distinguished from a group occupying a boarding house, lodging house or hotel as defined in this Chapter.

### FAMILY UNIT

A suite of one (1) or more rooms having separate cooking facilities, used as the domicile or home of one (1) family or household.

## FRONTAGE

All the property on one (1) side of a street or place between two (2) intersecting streets or places (crossing or terminating) or if the street or place is a dead end, then all of the property abutting on one (1) side between an intersecting street or place and the dead end.

## GARAGE, COMMUNITY

Any building or premises, other than a public, private or storage garage, providing storage for power-driven vehicles, having no service facilities other than for washing; such garage to be in lieu of private garages for occupants of abutting properties.

## GARAGE, PRIVATE

An accessory building used exclusively for housing power-driven vehicles which are the property of and are used by the occupants of the lot on which the same is located.

## GARAGE, PUBLIC

Any building or premises used for the storage or care of power-driven vehicles where any such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale.

## GARAGE, STORAGE

Any building or premises, except those defined as a community, private or public garage, providing storage of power-driven vehicle and having no service facilities other than for washing.

## GROUP HOME

Any home in which eight (8) or fewer unrelated mentally or physically handicapped persons reside, and may include two (2) additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home.

## HEIGHT OF BUILDING

The vertical distance measured from the highest of:

1. The curb level;
2. Mean street grade in case curb has not been constructed; and
3. The average level of the finished surface of the ground within ten (10) feet of the building where the building sets back ten (10) feet or more from the street line to the level of the highest point of the roof beams of flat roofs or roofs not inclining more than one (1) inch to the foot and the mean height level between eaves and ridges for other roofs.

## HEIGHT OF YARD OR COURT

The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

## HOME OCCUPATION

Any occupation carried on solely by the inhabitants of a dwelling which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof and which is conducted entirely within the main or accessory buildings; providing that no trading in merchandise is carried on and there is no display of merchandise or advertising sign other than one (1) non-illuminated nameplate not more than two (2) square feet in area attached to the main or accessory building, no mechanical equipment is used such as is customary for purely domestic or household purposes.

## HOTEL

A building occupied or used as a more or less temporary abiding place of individuals or groups of individuals who are lodged with or without meals and in which there are more than twelve (12) sleeping rooms and no provisions for cooking in individual rooms.

## HOUSE TRAILER

*A structure designed for movement upon wheels and used for dwelling, sleeping or business purposes.*

## INSTITUTIONAL USES

Those uses organized, established, used or intended to be used for the promotion of a public, religious, educational, charitable, cultural, social or philanthropic activity and normally operated on a non-profit basis.

## KENNEL

Any lot or premises on which are kept four (4) or more dogs more than six (6) months of age.

## LODGING HOUSE

A residential building where lodging only is provided for compensation to four (4) or more, but not exceeding twenty (20) persons and which does not contain more than twelve (12) sleeping rooms for the accommodation of paying guests.

## LOT

A parcel of land occupied or intended for occupancy by a use permitted in the zoning ordinance, including one (1) main building together with its accessory buildings, the open space and parking spaces required by the zoning ordinance and having its principal frontage upon a street or upon an officially approved place. Each lot shall have a separate parcel number assigned according to the requirements of the City of Sikeston.

## LOT, CORNER

A lot abutting upon two (2) or more streets at their intersection.

#### LOT DEPTH

The mean horizontal distance between the front and rear lot lines.

#### LOT, DOUBLE FRONTAGE OR THROUGH

A lot having frontage on two (2) non-intersecting streets as distinguished from a corner lot.

#### LOT FRONTAGE

A lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the City Engineer.

#### LOT, INTERIOR

A lot with frontage on only one (1) street.

#### LOT LINE

A line dividing one lot from another or from a street or any public place, the legal boundary line of a parcel of land. No person shall build across a lot line without first subdividing the property according to the requirements of the City of Sikeston.

#### LOT WIDTH

The mean horizontal distance between the side lot lines measured at right angles to the depth.

#### MANUFACTURED HOME, CLASS A

A transportable structure intended for permanent occupancy as a residential unit, fabricated in a factory in compliance with Federal Manufactured Home Construction and Safety Standards, adopted June 15, 1976, as amended. ~~and not subject to State or local construction codes~~ It must carry the HUD seal of approval and comply with minimum standards for tie-down systems published by the Missouri Public Service Commission, ***and being fifteen (15) years old or newer at time of permit application for placement or relocation of the manufactured home on an appropriately zoned lot, except as further provided for in this Chapter.***

#### MANUFACTURED HOME, CLASS B

***A transportable structure intended for permanent occupancy as a residential unit, that does not bear the HUD seal of approval or being 16 years or older at time of permit application for placement or relocation of the manufactured home on an appropriately zoned lot, except as further provided for in this Chapter. Said unit shall comply with minimum standards for tie-down systems published by the Missouri Public Service Commission.***

#### NON-CONFORMING USE, BUILDING OR YARD

One that does not, by reason of design or use conform to the regulations of the district in which it is situated.

### OFF-STREET PARKING AREA

An area including one (1) or more parking spaces, but not including any part of a public right-of-way.

### OPEN PORCH

A roofed space attached to a building on one (1) side and open on the three (3) remaining sides.

### PARKING SPACE OR STALL

A parcel of land or floor space containing a minimum area of one hundred sixty (160) square feet and having additional area adequate for ingress, egress and maneuvering of vehicles.

### PERMIT

An official document issued by the City of Sikeston which authorizes permission for the construction, alteration, or demolition of any structure. The building permit application and review process ensures that the plans for construction comply with the City of Sikeston's land use and construction standards. A permit is required if a person, firm, corporation is erecting, constructing, enlarging, altering, repairing, improving, removing, converting, moving, demolishing any building or structure. Each new residential or commercial structure shall be required to have its own lot and its own parcel number.

### PLATTING EXCEPTIONS

Recording of a subdivision plat shall not be required in case of the sale or exchange of parcels or land between owners of adjoining properties for the purpose of adjustments in boundaries, provided that additional lots shall not thereby be created, that the exchange does not create additional building sites, that the original lots shall not be reduced below the minimum sizes required by this Chapter or the zoning ordinance, that the administrative officer shall have approved such adjustments of boundaries, and that a survey of the adjustments of boundaries is recorded with the Recorder of Deeds of Scott County, Missouri, and New Madrid County, Missouri.

### RECREATIONAL VEHICLE

All vehicles and portable structures built on a chassis, designed as a temporary or permanent dwelling for travel, recreation and vacation use, including tent trailers, travel trailers and motor-driven vehicles.

### RECREATIONAL VEHICLE PARK

Any plot of ground on which two (2) or more recreational vehicles, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

### RESUBDIVISION

A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

### STABLE, PRIVATE

A stable with a capacity for not more than two (2) horses or animals.

### STABLE, PUBLIC

A stable with a capacity for more than two (2) horses or animals.

### STORY

That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it.

### STORY, HALF

A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level; a half-story containing an independent family unit shall be counted as a full story for the purpose of height regulations.

### STREET

A public thoroughfare fifty (50) feet or more in width which affords principal means of access to abutting property.

### STREET LINE

The dividing line between the street and the abutting property.

### STRUCTURAL ALTERATIONS

Any change in the supporting members of a building, such as bearing walls and partitions, columns, beams or girders or any substantial change to the roof.

### STRUCTURE

Anything constructed or erected, the use of which requires more or less permanent location on the ground or which is attached to something having a permanent location on the ground.

### TRACT

An area or parcel of land which the developers intend to subdivide or improve, or to cause to be subdivided or improved, pursuant to the requirements of this Chapter.

### YARD

An open space, other than a court, on the same lot with a building, unoccupied and obstructed by any portion of a building from the ground upward, except as otherwise provided for in this Chapter. In measuring a yard for the purpose of determining its width or depth, the mean horizontal distance between the respective lot line and building shall be used.

### YARD, FRONT

A yard extending across the front of a lot between the side lot lines and being the mean horizontal distance between the street line and the building or any projection thereof, other than steps, unenclosed balconies and unenclosed porches.

### YARD, REAR

A yard extending across the rear of a lot measured between lot lines and being the mean horizontal distance between the rear lot line and the rear of the building or any projection other than steps, unenclosed balconies or unenclosed porches. On corner lots, the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of lot from the front yard.

### YARD, SIDE

A yard between the building and the side line of the lot and extending from the front line on the building of the rear yard.

## **DIVISION 1: "R-1" AND "R-2" SINGLE-FAMILY RESIDENTIAL DISTRICTS**

### **SECTION 405.450 PERMITTED USES.**

[R.O. 2009 § 17.12.020]

A. In Districts "R-1" and "R-2", no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or altered, except for one (1) or more of the following uses:

1. In District "R-1" single-family dwellings, but not *Class A or Class B* manufactured ~~housing~~ *homes*.
2. In District "R-2" single-family dwellings, ~~to include only~~ *including Class A* manufactured ~~housing~~ *homes*, subject to the provisions and restrictions of Section 405.460 Conditional Uses of this Chapter.
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.
4. Churches and synagogues.
5. *Group homes*. No group home shall be located within two thousand five hundred (2,500) feet of another group home. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. Group homes shall be eleemosynary or not-for-profit in nature.



6. Public buildings and places owned and operated exclusively by the City, State or Federal Government:

- a. Police and fire stations;
- b. Administrative buildings;
- c. Libraries and museums;
- d. Parks and playgrounds, to include accessory buildings, structures and fixtures;
- e. *Public and private schools.* Private schools shall be properly licensed by the State of Missouri and shall have a curriculum equivalent to a public school. Additionally, applications for both public and private schools shall be processed through the Planning and Zoning Commission to ensure that the spirit and intent of Chapter 415 Subdivisions are complied with.

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.
- f. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.
- g. No business hours shall be permitted after 8:00 P.M.
- h. Be licensed in accordance with the provisions of Chapter 605 of the Sikeston Municipal Code.

8. Agricultural uses, to include farming, truck gardening and nurseries, not including the erection or construction of a building or structure to be used for the on-premise storage, processing or sale of agricultural or agricultural-related products. The intent of this provision being to provide for the production, but not the storage and/or merchandising of such products.

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 405.460 CONDITIONAL USES.**

[R.O. 2009 § 17.12.030]

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.

1. Family day care homes, provided they are licensed by and operated according to the rules and regulations established by the Missouri Division of Family 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 be used as a guideline.
2. Buildings and premises for public utility services or public service corporations, whose buildings or uses the Board deems reasonably necessary for public convenience or welfare.
3. Private lakes.
4. Private stables, subject to all other applicable ordinances.
5. In District "R-2", manufactured ~~housing~~ *home class A units* may be permitted as infill development or unit replacement only subject to these additional provisions and restrictions:

~~a. The structure is in compliance with Federal Manufactured Home Construction and Safety Standards, adopted June 15, 1976, as amended, and is fifteen (15) years old or newer at time of application.~~

- 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 (2½) 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.

6. Zero lot line construction as provided for in Chapter 405, Article VII, Division 15.

#### **SECTION 405.470 HEIGHT AND AREA REGULATIONS.**

[R.O. 2009 § 17.12.040]

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):

1. The minimum lot area in District "R-1" shall not be less than ten thousand (10,000) square feet; the minimum lot area for District "R-2" shall not be less than seventy-two hundred (7,200) square feet; provided however, that where a lot in either district has less area than required by this Section and the plat thereof has been duly recorded as provided by law in the office of the Recorder of Deeds of Scott or New Madrid County at the time of passage of this regulation, this regulation shall not prohibit the erection of a one-family dwelling.
2. The minimum lot width in District "R-1" shall not be less than ninety (90) feet at the building line; the minimum lot width in District "R-2" shall not be less than sixty (60) feet at the building line; except that where a lot in either district has less width than herein required and in separate ownership at the time of passage of this Chapter, this regulation will not prohibit the erection of a one-family residence.
3. *Yards.* The following yard area regulations shall apply in this district. Exceptions or special conditions are provided for in Article VIII "Height And Area Exceptions" of this Chapter.
  - a. *Front yard.* Not less than twenty-five (25) feet to the front line of the building and not less than fifteen (15) feet to the front line of an open porch, balcony or paved terrace. Lots having double frontage shall provide the required front yard on both streets.

b. *Rear yard.* There shall be a rear yard of not less than twenty-five (25) feet.

c. *Side yard.* There shall be a side yard on each side of every dwelling having a minimum width of not less than twelve and one-half percent (12½%) of the width of the lot, except that this minimum width need not exceed ten (10) feet. In no case will the required side yard be less than five (5) feet unless approval is granted by the Board of Adjustment.

## **SECTION 405.471**

### **FOUNDATION, ANCHORING AND UNDERPINNING (SKIRTTING) REQUIREMENTS**

[Ord. 5961 §IV, 2014]

**A. All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.**

**1. Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.**

**a. Pier pads are not permitted.**

**b. All footings shall have reinforced steel, as dictated by appropriate building code.**

**c. A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.**

**B. Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.**

**C. Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.**

**1. Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.**

**2. Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting.**

## **DIVISION 2: "R-3" SINGLE FAMILY RESIDENTIAL MANUFACTURED HOME DISTRICT**

### **SECTION 405.480 PURPOSE.**

[R.O. 2009 § 17.14.010]

**A.** It is the purpose and intent of this Chapter to allow the placement of Class A manufactured ~~housing~~ **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 ordinance may remain until said manufactured home is moved or relocated from its original lot and/or pad.***

#### **SECTION 405.490 PERMITTED USES.**

[R.O. 2009 § 17.14.020]

A. In District "R-3", no building, structure or premise shall hereafter be erected, constructed, reconstructed or altered, ***located, or re-located*** except for one (1) or more of the following uses:

1. Any use permitted in Districts "R-1" or "R-2".

2. Class A ~~or Class B~~ Manufactured Home unit as defined by this regulation, ~~the Department of Housing and Urban Development~~ and installed per regulations established by the City of Sikeston, ***and*** the Missouri Public Service Commission. ~~and the applicable building codes as currently adopted by the City~~

#### **SECTION 405.500 CONDITIONAL USES.**

[R.O. 2009 § 17.14.030]

All conditional uses permitted in Districts "R-1" and "R-2" are also permitted in this district subject to the same provisions for application ***for placement or relocation of manufactured housing on appropriately zoned lots***, review and approval, except that the provisions for zero lot line construction will not be permitted for the installation or construction of manufactured housing.

#### **SECTION 405.510 HEIGHT AND AREA REGULATIONS.**

[R.O. 2009 § 17.14.040]

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.

1. ***Yard and area regulations.*** Placement of the manufactured housing unit on a lot within this district shall be made only after the submission and approval of a site plan detailing the precise location of the housing unit in relation to all property lines, rights-of-way and easements. In no case will less than fifty percent (50%) 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. The rulings and decisions of the City zoning officer in these matters are final except as provided for in Article V "Board of Adjustment" of this Chapter.

2. *Building height.* In District "R-3", no building manufactured housing unit shall hereafter be erected or structurally altered to exceed one (1) story or sixteen (16) feet in height.

#### **SECTION 405.511**

#### **FOUNDATION, ANCHORING AND UNDERPINNING (SKIRTING) REQUIREMENTS**

[Ord. 5961, 2014]

- A. *All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.*
1. *Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.*
    - a. *Pier pads are not permitted.*
    - b. *All footings shall have reinforced steel, as dictated by appropriate building code.*
    - c. *A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.*
- B. *Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.*
- C. *Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.*
1. *Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.*
  2. *Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting.*

### **DIVISION 3: "R-4" TWO-FAMILY RESIDENTIAL DISTRICT**

#### **SECTION 405.520 PURPOSE.**

[R.O. 2009 § 17.16.010]

This district is intended to provide for one- and two-family residential developments of various types and mixes. This district is designed to create a buffer between lower density single-family areas and more intense uses such as commercial, industrial or multi-family developments. Population, density and height of buildings are low enough to be generally compatible with single-family residential developments.

#### **SECTION 405.530 PERMITTED USES.**

[R.O. 2009 § 17.16.020]

A. In District "R-4", no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or altered, except for one (1) or more of the following uses:

1. Any use permitted by right in the "R-1" and "R-2" Districts.
2. Two-family dwellings.

#### **SECTION 405.540 CONDITIONAL USES.**

[R.O. 2009 § 17.16.030]

A. The following uses may be permitted in District "R-4" after proper application *for placement or relocation of manufactured housing on appropriately zoned lots*, review and approval pursuant to the provisions of this Section and Article V "Board of Adjustment" of this Chapter:

1. Any conditional use provided for in Districts "R-1" and "R-2" except that the provision for *manufactured home class A units* in District "R-2" shall be limited to the installation or construction of single-family dwellings as infill development or unit replacement only.
2. Single-Family attached housing and zero lot line construction as provided for in Chapter 405, Article VII, Division 15.
3. Boarding and lodging houses.

#### **SECTION 405.550 HEIGHT AND AREA REGULATIONS.**

[R.O. 2009 § 17.16.040]

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):

1. The minimum lot area in District "R-4" shall provide six thousand (6,000) square feet for single-family detached units and thirty five hundred (3,500) square feet for each unit in a two-family structure; provided however, that where a lot in this district has less area than required by this Section, but not less than five thousand (5,000) square feet and the plat thereof has been duly recorded as provided by law in the office of the Recorder of Deeds of Scott or New Madrid County, then this regulation shall not prohibit the erection of a one-family dwelling.
2. The minimum lot width in District "R-4" shall not be less than sixty (60) feet at the building line; except that where a lot has less width than herein required and in separate ownership at the time of passage of this Chapter, this regulation shall not prohibit the erection of a one-family residence.
3. *Yards.* All buildings in District "R-4" hereafter erected or structurally altered shall comply with the front, rear and side yard regulations of District "R-1".
4. *Building height.* In District "R-4", no building shall hereafter be erected or structurally altered to exceed two and one-half (2½) stories or thirty-five (35) feet in height.

## **SECTION 405.551**

### **FOUNDATION, ANCHORING AND UNDERPINNING (SKIRTING) REQUIREMENTS**

[Ord. 5961, 2014]

- A. *All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.*
1. *Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.*
- a. *Pier pads are not permitted.*
- b. *All footings shall have reinforced steel, as dictated by appropriate building code.*
- c. *A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.*
- B. *Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.*
- C. *Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.*
1. *Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.*
2. *Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting.*

## **DIVISION 4: "R-5" MULTIPLE-FAMILY RESIDENTIAL DISTRICT**

### **SECTION 405.560 PURPOSE.**

[R.O. 2009 § 17.18.010]

The intent of this district is to provide for a variety of housing types ranging from single-family units to apartment buildings. This district is designed to create a buffer between lower density one- and two-family districts and more intensive uses of land such as commercial and industrial developments.

### **SECTION 405.570 PERMITTED USES.**

[R.O. 2009 § 17.18.020]

A. In District "R-5", no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or altered except for one (1) or more of the following uses:

1. Any use permitted by right in Districts "R-1", "R-2" and "R-4";
2. Multiple-family dwellings;
3. Boarding or lodging houses;



4. Convalescent homes, nursing homes or homes for the aged;
5. Community garages;
6. Privately operated libraries, museums or mortuaries;
7. Public or private hospitals, clinics or orphanages; and
8. Family day care homes in compliance with State Statutes and local codes.

#### **SECTION 405.580 CONDITIONAL USES.**

[R.O. 2009 § 17.18.030; Ord. No. 5327 §III, 5-18-2000]

A. The following uses may be permitted in District "R-5" after proper application *for placement or relocation of manufactured housing on appropriately zoned lots*, review and approval pursuant to the provisions of this Section and Article V "Board of Adjustment" of this Chapter:

1. Any conditional use provided for in Districts "R-1", "R-2" and "R-4" except that the provisions for manufactured housing *home class A units* in District "R-2" shall be limited to the installation or construction of single-family dwellings as infill development or unit replacement only.
2. Single-family attached housing and zero lot line construction as provided for in Chapter 405, Article VII, Division 15.
3. Office buildings.

#### **SECTION 405.590 HEIGHT AND AREA REGULATIONS.**

[R.O. 2009 § 17.18.040]

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):

1. The minimum lot area in District "R-5" shall provide five thousand (5,000) square feet for single-family detached units, two thousand seven hundred fifty (2,750) square feet for each unit in a two-family structure and three thousand (3,000) square feet for each unit in a multi-family structure.
2. The minimum lot width in District "R-5" shall not be less than seventy-five (75) feet at the building line; except that where a lot has less width than herein required and in separate ownership at the time of passage of this Chapter, this regulation shall not prohibit the erection of a one-family dwelling.
3. *Yards.* All buildings in District "R-5" hereafter erected or structurally altered shall comply with the front, rear and side yard regulations of District "R-1", except as provided for in Article VIII of this Chapter.

4. *Building height.* In District "R-5", no building shall hereafter be erected or structurally altered to exceed three (3) stories or forty (40) feet in height, provided that the requirements established in the current City Building Code are complied with, otherwise the maximum height for this district shall be the same as District "R-4".

#### **SECTION 405.591**

#### **FOUNDATION, ANCHORING AND UNDERPINNING (SKIRTING) REQUIREMENTS**

[Ord. 5961, 2014]

**A. All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.**

**1. Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.**

**a. Pier pads are not permitted.**

**b. All footings shall have reinforced steel, as dictated by appropriate building code.**

**c. A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.**

**B. Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.**

**C. Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.**

**1. Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.**

**2. Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting.**

## **DIVISION 5: "R-6" "PLANNED MANUFACTURED HOUSING DISTRICT"**

### **GENERAL CONDITIONS, PLANS AND APPROVAL.**

#### **SECTION 405.600 PURPOSE.**

[R.O. 2009 § 17.20.010]

This district is intended to provide for well-designed manufactured housing development in areas where public utilities are available and to establish basic standards which will provide the occupants with a suitable living environment and minimize its effect on surrounding properties.

## **SECTION 405.610 PERMITTED USES.**

[R.O. 2009 § 17.20.020]

A. In District "R-6", no manufactured home, building, land or premises shall be erected, constructed, reconstructed, located, relocated or altered except in conformance with the final development plan and one (1) or more of the following uses:

1. Single-family, manufactured ~~housing~~ **home class A** units for residential purposes.
2. Accessory buildings, clearly subordinate and incidental to the main buildings, any portion of which is not located in a required front yard or within five (5) feet of any other lot line.
3. Churches and synagogues.
4. Customary home occupations, agricultural uses and signs subject to the restrictions detailed in Section 405.450 for their uses.
5. Recreational uses for the exclusive use of the occupants of this district.

## **SECTION 405.620: CONDITIONAL USES.**

[R.O. 2009 § 17.20.030]

A. The following uses may be permitted in District "R-6" after proper application *for placement or relocation of manufactured housing on appropriately zoned lots*, review and approval pursuant to the provisions of this Section and Article V "Board of Adjustment" of this Chapter:

1. Family day care homes subject to the provisions detailed in Section 405.450.
2. Private lakes.
3. Buildings and premises for public utility services or public service corporations, whose buildings or uses the Board deems reasonably necessary for public convenience or welfare.

## **SECTION 405.630 HEIGHT AND AREA REGULATIONS**

[R.O. 2009 § 17.20.040]

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 regulation

1. Minimum tract size and location. Not less than five (5) acres in area and under single ownership or unified control. Outer boundaries of the tract shall be not less than twenty-five (25) feet from any public street and not less than fifteen (15) feet from all other property lines.
2. Minimum lot area. Not less than four thousand (4,000) square feet.
3. Minimum lot width. Not less than forty-five (45) feet at the building line.
4. Minimum setback requirements.

a. *Front yard.* Twenty (20) feet.

b. *Side yard.* Five (5) feet.

c. *Rear yard.* Ten (10) feet.

5. Building height. In District "R-6", no building or manufactured housing unit shall hereafter be erected or structurally altered to exceed one (1) story or sixteen (16) feet in height.

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~~ least one hundred sixty (160) square feet each.

~~7. Concrete or masonry stands shall be provided for each housing unit and shall be designed and constructed in accordance with the building codes as currently adopted by the City.~~

~~8. Anchorage and tie down for each unit will be in accordance with the procedures established by the Missouri Public Service Commission.~~

#### **SECTION 405.631**

#### **FOUNDATION, ANCHORING AND UNDERPINNING (SKIRTING) REQUIREMENTS**

[Ord. 5961, 2014]

**A. All manufactured homes located within the City of Sikeston shall be set upon a permanent foundation properly designed and enclosed in accordance with the International Building Code.**

**1. Manufactured homes shall be attached to a permanent footing, which manner of placement shall be as stated on the building permit, and meet all manufacturers' specifications for support.**

**a. Pier pads are not permitted.**

**b. All footings shall have reinforced steel, as dictated by appropriate building code.**

**c. A minimum of eighteen (18) inches of crawl space must be maintained under the entire manufactured unit.**

**B. Manufactured home anchors shall be imbedded in the footing or foundation to HUD, Missouri Public Service Commission and manufacturer's specifications.**

**C. Within ninety (90) days of the manufactured home's setup, underpinning shall be installed in such a way that all areas directly under the home are enclosed.**

**1. Underpinning shall be similar in appearance to materials used for the siding of the manufactured home to which it is attached.**

**2. Said underpinning/foundation shall have permanently installed venting in accordance with the manufacturer's specifications. Deletions or omissions of vents are not allowed and homes will not be approved for occupancy without appropriate venting.**

## **SECTION 405.640 GENERAL CONDITIONS, PLANS AND APPROVAL.**

[R.O. 2009 § 17.20.050]

All of the provision of Chapter 415, "Subdivisions" of the Sikeston Municipal Code, except as specifically provided for in this Chapter, shall be complied with. The purpose being to ensure that any development within this district meets the minimum requirements for the promotion and preservation of public health, safety and general welfare as provided for in the subdivision ordinance.

## **DIVISION 6: "R-7" CONDOMINIUM RESIDENTIAL**

### **SECTION 405.650 PURPOSE.**

[R.O. 2009 § 17.21.010]

The intent of this district is to provide for condominium development pursuant to the requirements set forth in the Missouri State Statutes.

### **SECTION 405.660 PERMITTED USES.**

[R.O. 2009 § 17.21.020]

A. In District "R-7", no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or altered except for the following uses:

1. Condominiums that comply with the provisions of Chapter 448, RSMo.
2. The Condominium Property Act and the provisions of Chapter 405, Article VII, Division 15 of the Sikeston Municipal Code.

### **SECTION 405.670 CONDITIONAL USES.**

[R.O. 2009 § 17.21.030]

No conditional uses are provided for in this Division.

### **SECTION 405.680 HEIGHT AND AREA REGULATIONS.**

[R.O. 2009 § 17.21.040; Ord. No. 5327 §II, 5-18-2000]

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):

1. The minimum lot area in District "R-7" shall provide five thousand (5,000) square feet for single-family detached units, two thousand seven hundred fifty (2,750) square feet for each unit in a two-family structure and three thousand (3,000) square feet for each unit in a multi-family structure.
2. The minimum lot width in District "R-7" shall not be less than seventy-five (75) feet at the building line; except that where a lot has less width than herein required and in separate ownership at the time of passage of this Chapter, this regulation shall not prohibit the erection of a one-family dwelling.

3. *Yards.* All buildings in District "R-7" hereafter erected or structurally altered shall comply with the front, rear and side yard regulations of District "R-1", except as provided for in Article VIII, Height and Area Exceptions.

4. *Building height.* In District "R-7", no building shall hereafter be erected or structurally altered to exceed three (3) stories or forty (40) feet in height, provided that the requirements established in the building codes as currently adopted by the City are complied with, otherwise the maximum height for this district shall be the same as District "R-4".

## **DIVISION 7: "AG" AGRICULTURAL/OPEN SPACE**

### **SECTION 405.690 PURPOSE.**

[R.O. 2009 § 17.22.010]

The purpose of this district is to provide for agricultural activities, spacious residential development for those who choose this environment and to prevent untimely or inappropriate development of more dense urban uses which should be confined to areas where the planned extensions of public services has been provided for.

### **SECTION 405.700 PERMITTED USES.**

[R.O. 2009 § 17.22.020; Ord. No. 4888 § 2, 2-3-1992]

A. In District "AG", no building, land or premises shall be hereafter erected, constructed, reconstructed or altered except for one (1) or more of the following uses:

1. All permitted and conditional uses provided for in District "R-1" except for the provisions permitting zero lot line construction.
2. Agricultural activities on a farm or open land that consists of five (5) or more acres including general farming, truck gardening, cultivation of field crops, orchards, nurseries for growing or propagation of plants, turf, trees and shrubs, dairy farming, keeping or raising for sale large or small animals, but not including, public auction facilities or commercial slaughtering of animals. In no case shall on premise sales be permitted.
3. Storage facilities for farm use only to include provisions for grain fertilizer and other farm products, but not the milling, manufacture or processing of these products, such activities being more appropriately associated with commercial or industrial uses.
4. One (1) single-family dwelling unit and accessory buildings or structures normally associated with farm uses to include barns, sheds, tool houses and any other facility ancillary to farming or open land, not to include a manufactured home.

## **SECTION 405.710 CONDITIONAL USES.**

[R.O. 2009 § 17.22.030]

A. The following uses may be permitted in District "AG" after proper application, review and approval pursuant to the provisions of this Section and Article V "Board of Adjustment" of this Chapter.

1. Carnival or carnival grounds for temporary or specified time periods subject to other applicable provision of the Sikeston Municipal Code.
2. Exposition center, fairgrounds or rodeo grounds to include associated commercial vendors in compliance with all applicable provision of the Sikeston Municipal Code.
3. Wildlife reservation and other similar conservation projects.
4. Cemetery on a site of not less than ten (10) acres.
5. Radio or television transmission or receiving station or tower constructed in accordance with local building codes and other applicable regulations.
6. Hospital or clinic for large or small animals, provided that all buildings, structures, pens or open kennels shall be located at least two hundred (200) feet from any lot lines.

## **SECTION 405.720 HEIGHT AND AREA REGULATIONS.**

[R.O. 2009 § 17.22.040]

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.)

1. Minimum lot size, not less than five (5) acres, provided however, that where a lot in this district has less area than required by this Section and the plat thereof has been accepted by the Sikeston City Council duly recorded as provided by law in the office of the Recorder of Deeds of Scott or New Madrid County at the time of passage of this Chapter, this regulation shall not prohibit the construction of a single-family dwelling.
2. *Lot width.* No minimum requirements.
3. *Yards.* Minimum setback requirements:
  - a. *Front yard setback.* Fifty (50) feet.
  - b. *Side yard setback.* Twenty (20) feet.
  - c. *Rear yard setback.* Fifty (50) feet.
4. *Building height.* Not over two and one-half (2½) stories or thirty-five (35) feet.
5. Off-street parking will be provided in accordance with Article X.

6. Facilities for sanitary sewer and other required utilities shall be installed in accordance with and otherwise comply with the applicable provision of the Sikeston Municipal Code.

## **DIVISION 8: TRANSITIONAL DISTRICT**

### **SECTION 405.730 PURPOSES.**

[R.O. 2009 § 17.24.010; Ord. No. 5020 §II, 8-31-1994]

A. This district is established to provide the orderly conversion of older structures no longer useful, serviceable or desirable in their present uses to uses permitted or conditionally permitted in this Chapter. The area standards provided in this district anticipate that such uses will be located in established areas of the City and in close proximity to apartments and other residential uses. Height, area and off-street parking regulations are designed to assure that such uses will be compatible with adjacent residential districts.

B. New construction within the district shall be designed to reinforce existing desirable characteristics of the neighborhood properties for residential purposes. No building permit for new construction will be issued unless the Planning Coordinator has certified that in his/her judgment the plans for the structure's exterior, including finishing material, color and landscaping, are visually harmonious and compatible with surrounding land uses; the intent being to reduce the adverse impact of uncoordinated development and protect and enhance surrounding neighborhoods.

### **SECTION 405.740 PERMITTED USES.**

[R.O. 2009 § 17.24.020]

A. In District "TZ", no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or altered except for one (1) or more of the following uses as reflected in the Transitional District "TZ" Table of Uses set out in Subsection (B) of this Section.

B. Any downtown district, as may be designated by ordinance of the Sikeston City Council and located in whole or in part within a Transitional District "TZ", shall be subject to additional use restrictions as set forth in the Transitional District "TZ" Table of Uses below and shall be designated on City Zoning Maps as "TZ DT".

**Transitional District "TZ" Table Of Permitted Uses**

<b>Category/Use</b>	<b>"TZ" Transitional</b>	<b>"DT" Downtown District</b>
Executive, administrative and professional offices	P	P
Medical offices, including clinics and medical laboratories	P	P
Facilities for human care, such as convalescent and nursing home	P	P
Cosmetics and toiletries (compounding only)	P	P
Libraries and government office buildings and public utility offices, but not storage yards or post offices	P	P
Private social or fraternal clubs or lodges that do not provide for the sale or consumption of alcoholic beverages	P	P



Churches and related facilities	P	P
Nursery schools and day care facilities	P	P
Photographic and interior decorating studios	P	P
Funeral homes	P	P
Establishments that perform personal services on the premises, such as beauty parlors and barbershops	P	P
Facilities for private lessons in art, music and dance	P	P
Accessory buildings or uses customarily incidental to any of the above permitted uses	P	P
Bed and breakfast homes and bed and breakfast inns as defined in City Code Section <u>405.860</u>	P	P
Uses not listed above, but have similar characteristics	CU	P
Small, low volume retail sale facilities (a) such as:		
Book stores	CU	P
Antique stores	CU	P
Dress shops	CU	P
Manufactured Home <i>Class A Units</i> , single-family	CU	
Veterinary clinics and hospitals, provided all activities are conducted within a totally and permanently enclosed building	CU	

P— Permitted as a matter of right

CU— May be permitted by the Board of Adjustment

(a) This does not include businesses that prepare food or food items for take out or on-premises consumption or provides for the sale or consumption of alcoholic beverages.

## **SECTION 405.750 CONDITIONAL USES.**

[R.O. 2009 § 17.24.030]

A. The following uses may be permitted in District "TZ" after proper application, review and approval pursuant to the provisions of this Section and Article V "Board of Adjustment" of this Chapter.

1. Uses not listed above, but have similar characteristics.
2. Small, low volume retail sale facilities such as bookstores, antique stores or dress shops. This does not include businesses that prepare food or food items for take out or on-premises consumption or provides for the sale or consumption of alcoholic beverages.
3. *Manufactured home class A units*, single-family.
4. Veterinary clinics and hospitals, provided all activities are conducted within a totally and permanently enclosed building.

## **SECTION 405.760 HEIGHT AND AREA REGULATIONS.**

[R.O. 2009 § 17.24.040]

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

## **SECTION 405.770 SIGN REGULATIONS.**

[R.O. 2009 § 17.24.050]

- A. All signs conform to construction and installation standards set forth in the City sign ordinance.
- B. Each office or business may have one (1) sign flat against the building facade facing the street on which the lot fronts.
- C. Each office or business may have one (1) double-faced, free-standing sign not higher than ten (10) feet measured from ground level no more than twenty (20) square feet in an area.
- D. No illuminated signs are permitted.
- E. All free-standing signs shall be back a minimum of ten (10) feet from the edge of the street pavement and will not encroach on any portion of a street right-of-way.

## **SECTION 405.780 REQUIRED CONDITIONS.**

[R.O. 2009 § 17.24.060]

- A. No interior display shall be visible from any property line.
- B. The outdoor storage or display of goods or material shall be prohibited irrespective of whether or not they are for sale.
- C. Not more than fifty percent (50%) of any front or side yard abutting a street shall be used for parking or driveways.
- D. Warehousing or indoor storage of goods or materials in a quantity greater than normally incidental to the above permitted uses shall be prohibited.

## **SECTION 405.790 SPECIAL USES.**

[R.O. 2009 § 17.24.070; Ord. No. 5432 §II, 11-2001]

- A. The City Council may, by resolution, after public hearing by the Planning and Zoning Commission, authorize a special permit for the location of buildings or uses in any transitional zoning district:
  - 1. Applications for permits shall be filed with the Director of Public Works or designee and then submitted to the Planning and Zoning Commission.
  - 2. A public hearing on said application shall be held before the Planning and Zoning Commission with notice and publication of the time and place to conform to the procedures prescribed for rezoning requests.

3. A report and recommendation shall be forwarded to the City Council within forty-five (45) days of submission of the application.
4. Said report to include the effect of such building or use upon the current Comprehensive Plan, traffic, utilities, fire hazards, the character of the neighborhood and the general welfare of the community.
5. The City Council shall determine whether such building or use will:
  - a. Substantially increase traffic hazards or congestion;
  - b. Substantially increase fire hazards;
  - c. Adversely affect the character of the neighborhood;
  - d. Adversely affect the general welfare of the community;
  - e. Overtax public utilities; or
  - f. Be in conflict with the current Comprehensive City Plan.
6. If the Council's findings are negative to all of the questions in Subsection (5) above, then the application shall be approved. If the findings are affirmative as to any question in Subsection (5) above, then the application shall be denied.
7. Any building and/or use authorized by special permit shall comply in all respects with all other applicable laws, ordinances or regulations.
8. This permit may be held jointly, but is not transferable except where such transfer is involuntary by operation of law.
9. Any voluntary transfer of the permit is not automatic, but requires the prospective transferee to submit an application for City Council determination pursuant to Subsections (5) and (6) of this Section.

## **DIVISION 9: ADULT ENTERTAINMENT ESTABLISHMENTS AS A CONDITIONAL USE**

### **SECTION 405.800 ADULT ENTERTAINMENT AS A CONDITIONAL USE.**

[R.O. 2009 § 17.24.500]

A. Intent And Purpose. Adult entertainment establishments are hereby acknowledged to have special characteristics and impacts upon their surroundings and upon the use and enjoyment of adjacent property. It is the intent of these regulations to provide for the confinement of adult entertainment establishments to those commercial zones in which these special impacts are judged to be least disruptive to the use and enjoyment of adjacent properties. These regulations are further intended to require that adult entertainment establishments shall not be permitted to locate within one thousand

(1,000) feet of each other so that their operational features may not establish the dominant character of any commercial or transitional area.

B. These regulations are further intended to protect and balance lawful rights of expression with other lawful rights to the enjoyment and use of property. Adult entertainment uses are determined to have serious objectionable operational characteristics, particularly if several such uses are concentrated, thereby having a deleterious affect upon adjacent areas and therefore potentially contributing to blight and degradation of the surrounding neighborhood. The special regulation of adult entertainment establishments is determined to be necessary in order to ensure that the adverse affect of such uses will not contribute to the blighting or downgrading of surrounding neighborhoods whether residential or non-residential by location or concentration and to ensure the stability of such neighborhoods.

## **SECTION 405.810 DEFINITIONS.**

[R.O. 2009 § 17.24.510]

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

### **ADULT BOOKSTORE**

An establishment having as a ten percent (10%) portion of its stock in trade books, photographs, magazines or films for sale or viewing on the premises by use of motion picture devices or other coin-operated mechanism or any other periodicals which are distinguished or characterized by their principal emphasis on matters depicting, describing or relating to specified sexual activities as said term is defined herein.

### **ADULT ENTERTAINMENT ESTABLISHMENTS**

Any of the establishments, businesses, buildings, structures or facilities defined in this Section.

### **ADULT ENTERTAINMENT FACILITY**

Any building, structure or facility which contains or is used entirely or partially as commercial entertainment, including theaters used for presenting live presentations, video tapes or films predominantly distinguished or characterized by their principal emphasis on matters depicting, describing or relating to specified sexual activities and exotic dance facilities (regardless of whether the theater or facility provides a live presentation or video tape or film presentation), where the patrons either:

1. Engage in personal physical or visual contact with employees, devices, equipment or personnel provided by the establishment which appeals to the prurient interest of the patrons;
2. Observe any live presentation, video tape or film presentation of persons wholly or partially nude or with their genital or pubic regions exposed or covered only with transparent or opaque covering or in the case of female persons with the areola and nipple of the breast exposed or covered only with transparent or opaque covering; or
3. Are enabled to observe specified sexual activities.

## BATHHOUSE

An establishment or business which provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the State.

## MASSAGE SHOP

An establishment which has a fixed place of business having a source of income or compensation sixty percent (60%) or more of which is derived from the practice of any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or the stimulation of external parts of the human body with the hands or with the aid of any mechanical or electrical apparatus or appliance with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotion, ointment or other similar preparations commonly used in the practice of massage under such circumstances that it is reasonably expected that the person to whom the treatment or service is provided or some third (3rd) person on his/her behalf will pay money or give any other consideration or gratuity, provided that this term shall not include any establishment operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the State of Missouri.

## MODELING STUDIO

An establishment or business which provides for a fee or compensation the services of models on the premises for the purpose of reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing or otherwise. This does not apply to certified State licensed (by the State of Missouri) public or private schools where persons are enrolled in classes.

## SPECIFIED SEXUAL ACTIVITIES

1. **SEXUAL CONDUCT:** Acts of masturbation, homosexuality, sodomy, sexual intercourse or having physical contact with a person's unclothed genitals, pubic area, buttocks or, if such person be a female, her breast;
2. **SEXUAL EXCITEMENT:** The condition of human male or female genitals when in a state of sexual stimulation or arousal; or
3. **SADOMASOCHISTIC ABUSE:** Flagellation or torture by or upon a person or the condition of being fettered, bound or otherwise physically restrained.

## **SECTION 405.820 CONDITIONAL USE PERMIT REQUIRED.**

[R.O. 2009 § 17.24.520]

A. The following uses of property are considered adult entertainment activities and may be located only on lots or parcels of land fronting on Malone or Main Street in districts zoned in this Code as Zone "C-3" Highway Commercial and only as a conditional use subject to approval of the City Council following the lawful hearing process:

1. Adult bookstore;

2. Adult entertainment facility;
3. Bathhouse;
4. Massage shop; and
5. Modeling studio.

## **SECTION 405.830 SPECIAL CONDITIONS.**

[R.O. 2009 § 17.24.530]

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.

C. The property on which such use is located shall have a minimum of one hundred (100) feet of street frontage.

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.

F. All off-street parking requirements shall conform to other ordinances contained within the City Code of Sikeston, Missouri.

G. The facility in which the use is located shall be designed in such a fashion that all openings, entries and windows prevent view into such facilities by any pedestrian and from any sidewalk, walkway, street or other public area. No adult entertainment activity shall take place partially or totally outside the structure of the adult entertainment establishment for which it is licensed.

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.

I. Further, no merchandise or pictures or products, services or entertainment offered or provided on the premises shall be displayed on the exterior of the building. No flashing lights and/or lighting which leaves the impression of motion or movement shall be permitted.

J. Lighting of the parking area must be maintained and provided a minimum light level of twenty-five hundredths (0.25) foot-candles over the entire parking area; but in no point shall the light level exceed three (3.0) foot-candles, nor shall any increase in light levels or visible glare be permitted beyond the lot line.

#### **SECTION 405.840 SITE PLAN REQUIRED.**

[R.O. 2009 § 17.24.540]

A. Each application for a conditional use permit shall require the submission of an accompanying site plan. The site 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.
2. The site plan shall delineate the property lines of the proposed project and shall indicate the zoning and present use of abutting properties.
3. The site plan shall delineate existing rights-of-way and easements.
4. The site plan shall delineate the general locations and width of all adjoining streets and public rights-of-way, such as alleys, pedestrian ways and easements.
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.
7. The site plan shall characterize the proposed usage of the building.
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 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 plan shall delineate the gross floor area of the building or structure.
12. The site plan shall describe the landscaping to be provided.
13. The site plan shall delineate the proposed exterior lighting in accordance with Subsection 405.830(J) above.

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

17. The site plan shall show that the measurements from the building to surrounding structures and property lines comply with this Division.

#### **SECTION 405.850 PENALTY.**

[R.O. 2009 § 17.24.550; Ord. No. 5046 §II, 2-24-1995]

Any person, who violates any provision of this Division shall be subject to the general penalty provided of the Sikeston Municipal Code.

### **DIVISION 10: BED AND BREAKFAST HOMES AND INNS**

#### **SECTION 405.860 DEFINITIONS.**

[R.O. 2009 § 17.25.010]

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

##### **BED AND BREAKFAST HOME**

An establishment dwelling unit having not more than four (4) guest rooms where travelers for compensation are lodged for sleeping purposes with a morning meal provided. The structure must meet all necessary City building codes as adopted by the City Council.

##### **BED AND BREAKFAST INN**

An establishment dwelling having at least five (5) but no more than ten (10) guest rooms where travelers for compensation are lodged for sleeping purposes with a morning meal provided. This establishment may offer facilities for meetings, showers, receptions, weddings and similar activities as long as all aspects of the Municipal Code regarding health, safety and building code requirements are met. The structure must meet all necessary City building codes as adopted by the City Council and all regulations and permitting criteria of the Department of Health of the State of Missouri.



## **SECTION 405.870 LIMITED USE.**

[R.O. 2009 § 17.25.020]

No bed and breakfast home or bed and breakfast inn may be maintained or operated within any residential zone. Persons wishing to maintain and operate such businesses within a transitional district shall petition the Planning and Zoning Commission for authority to do so. Such petition shall contain detailed plans including lot plans, site plans, floor plans and plans detailing plumbing, heating, sewage, water and electrical services with which the structure wherein said business is to be conducted is equipped. Said petition shall, likewise, include such permits and approvals, if any, as may be required by the Department of Health, State of Missouri. Upon receipt of said petition, plans and permits, the Commission shall publish notice of a public hearing at which said petition shall be considered, following which said Commission shall determine whether the granting of such permit is in the public interest in light of impact and effect upon the effected neighborhood. Should such determination be in the affirmative, the Commission shall recommend to the City Council the approval and licensing of such home or inn, conditional upon compliance with all State and municipal laws, to be established within commercial and industrial zones. Bed and breakfast homes and inns are allowed as a matter of right in all commercial and industrial zones.

## **SECTION 405.880 GENERAL GUIDELINES.**

[R.O. 2009 § 17.25.030; Ord. No. 5018 § 2, 8-8-1994]

- A. Bed and breakfast establishments shall be registered on or before July first (1st) of each year with the City on a form provided by it. Any necessary business license shall first be obtained.
- B. No other type of occupation or profession shall be permitted within the building where a bed and breakfast establishment is located.
- C. No more than fifty percent (50%) of the livable floor area (excluding porches and eaves) of a single unattached structure may be used for the conduct of a bed and breakfast establishment. An applicant shall provide a detailed floor plan of the structure showing dimensions and the specific areas within the structure to be used for bed and breakfast guests.
- D. No person who is not a member of the operator's family and who does not live at the location of the bed and breakfast may be employed in any part of its operation.
- E. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.
- 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.

J. No additions shall be added to the residence to establish this use without petition to and approval by appropriate bodies (Planning and Zoning and City Council). Single-Family character must be maintained.

K. No guest within a bed and breakfast operation shall be domiciled thereat more than fourteen (14) days in any calendar month.

L. Bed and breakfast homes may serve only breakfast meals to overnight guests.

M. The operator of a bed and breakfast establishment shall require all guests therein to report their name, residence, address and driver's license and automobile registration numbers in a permanent guest register to be maintained by the operator and made available for inspection by appropriate agents of the City.

N. Upon approval for the establishment of a bed and breakfast business, an applicant shall commence operation of said business within sixty (60) days.

## **DIVISION 11: "C-1", "C-2" AND "C-3" COMMERCIAL DISTRICTS**

### **SECTION 405.890 "C-1" NEIGHBORHOOD SHOPPING DISTRICT.**

[R.O. 2009 § 17.26.010; Ord. No. 4888 § 2, 2-3-1992]

A. General Description. This commercial district is for the conduct of retail trade and personal enterprises to meet the regular needs and for the convenience of the people of the adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood and closely associated with residential requirements for light, requirements are more restrictive than in other commercial districts.

B. Uses Permitted. See Table I in Section 405.920 of this Chapter.

C. Area Regulations.

1. The area requirements for dwellings shall be the same as the requirements of the "R-2" Residential District.

2. See Table II in Section 405.920 of this Chapter for the area regulations for all other uses permitted in this district.

D. Height Regulations.

1. The height regulations for dwellings and buildings accessory to dwellings shall be the same as those of the "R-2" Residential District.
2. For uses other than dwellings and buildings accessory to dwellings, see the Table in Section 405.920 of this Chapter.

**SECTION 405.900 "C-2" GENERAL COMMERCIAL DISTRICT.**

[R.O. 2009 § 17.26.020]

A. General Description. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those delivery of retail goods.

B. Uses Permitted. See Table I in Section 405.920 of this Chapter.

1. Any downtown district, as may be designated by ordinance of the Sikeston City Council and located in whole or in part within a General Commercial "C-2" District, shall be subject to additional restrictions as set forth in Table I, Table of Uses and shall be designated on City Zoning Maps as "C-2 DT".

C. Area Regulations.

1. The area requirements for dwellings shall be the same as the requirements of the "R-5" Residential District.
2. See Table II in Section 405.920 of this Chapter for the area regulations for all other uses permitted in this district.
3. See the Tables in Section 405.920 of this Chapter for the area regulations for all uses other than dwellings.

D. Height Regulations.

1. The height regulations for dwellings and buildings accessory to dwellings shall be the same as those of the residential district.
2. For uses other than dwellings and buildings accessory to dwellings, see the Table in Section 405.920 of this Chapter.

**SECTION 405.910 "C-3" HIGHWAY COMMERCIAL.**

[R.O. 2009 § 17.26.030; Ord. No. 4888 § 2, 2-3-1992]

- A. General Description. This commercial district is for the conduct of commercial enterprises catering to the traveling public, for personal and business services, for general retail trade and

for a limited number of other uses that are compatible with commercial activity. Because of the relationship of these uses to the adjacent highway and residential districts, appropriate considerations are necessary to protect the integrity of the function of the highway and to reduce the adverse impact on adjacent residential districts.

B. Uses Permitted. See the Table in Section 405.920 of this Chapter.

1. Any downtown district, as may be designated by ordinance of the Sikeston City Council and located in whole or in part within a Highway Commercial "C-3" District, shall be subject to additional restrictions as set forth in Table I Table of Uses and shall be designated on City Zoning Maps as "C-3 DT".

C. Area Regulations.

1. The area requirements for dwellings shall be the same as the requirements of the "R-4" Residential District.

2. See the Table in Section 405.920 of this Chapter for the area regulations for all other uses permitted in this district.

D. Height Regulations.

1. The height regulations for dwellings and buildings accessory to dwellings shall be the same as those for the "R-5" Residential District.

2. For uses other than dwellings and buildings accessory to dwellings, see the Table in Section 405.920 of the Chapter.

## **SECTION 405.920 TABLES — USE, HEIGHT AND AREA REGULATIONS.**

[R.O. 2009 § 17.26.040]

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.

**Table 1. Permitted Uses**

A CATEGORY USE	B Zoning District—Conditional Or Permitted Use "C-1", "C-3", "DT"			
	"C-1" Neighborhood	"C-3" General	"C-3" Highway	"DT" Downtown District
<b>Residential</b>				
Any use permitted in any residential district	P	P	P	P
Any use permitted on review in any residential district (a)	P	P	P	P
<b>Commercial, miscellaneous (b)(c)</b>				
Adult use, by license only (f)		CU		
Antique shop	P	P	P	P
Appliance shop		P	P	P
Arts school, gallery or museum	P	P	P	P
Artists materials, supply studio	P	P	P	P
Automobile parking lot	P	P	P	P
Automobile service station	CU	P	P	
Automobile repair, minor in conjunction with a service station	CU	P	P	
Baby shop	P	P	P	P
Bakery goods store	P	P	P	P
Bank	P	P	P	P
Barbershop	P	P	P	P
Beauty shop	P	P	P	P
Book or stationery store	P	P	P	P
Camera shop	P	P	P	P
Candy store	P	P	P	P
Catering establishment	P	P	P	P
Curio or gift shop	P	P	P	P
Drug shop or fountain	P	P	P	P
Dry goods store	P	P	P	P
Dairy products or ice cream store	P	P	P	P
Delicatessen	P	P	P	P
Dress shop	P	P	P	P
Florist shop, greenhouse, nursery	P	P	P	P
Furniture store		P	P	P
Grocery store, quick shop	P	P	P	P
Hardware store		P	P	P
Jewelry or notion store	P	P	P	P
Lodge hall		P	P	P

Machine shop		P	P	P
Meat market	P	P	P	P
Medical facility (g)	P	P	P	P
Messenger or telegraph service	P	P	P	P
Musical instrument sales	P	P	P	P
Office business	P	P	P	P
Optometrist sales and service	P	P	P	P
Photographer sales and service	P	P	P	P
Restaurant, conventional		P	P	P
Self-service laundry or dry cleaning	CU	P	P	P
Sewing machine sales, instruction		P	P	P
Sporting goods sales		P	P	P
Shoe repair shop	CU	P	P	P
Tailor shop	P	P	P	P
Toy store		P	P	P
Variety store		P	P	P
Name plate and sign relating to the use of the store and premises or to products on the premises		P	P	P
Accessory buildings and uses customarily incidental to the above uses	P	P	P	
Frozen food locker		P	P	P
Kennel		CU	CU	
Laboratories, testing		P	P	
Laboratories, research		P	P	
Printing, publishing and allied industries		P	P	P
Veterinary clinic for small animals all within enclosed structures (e)		P	P	
<b>Open Display Commercial (d)</b>				
Boat sales, service and minor repair		P	P	
Farm implement and machinery, new and used sales		P	P	
Metal and wood fencing, ornamental grillwork and decorative wrought iron work and play equipment sales		P	P	
Mobile home and travel trailer sales		P	P	
Monument sales		P	P	
New and used automobile sales		P	P	
Prefabricated house sales		P	P	
Trailers for hauling, rental and sales		P	P	
<b>Wholesale Trade</b>				
Motor vehicles and automotive equipment		P	P	

Drugs and allied products		P	P	CU
Piece goods, notions, apparel		P		
Groceries and related products		P	P	P
Electrical goods		P	P	P
Hardware, plumbing and heating equipment and supplies		P	P	P
Machinery equipment and supplies		P	P	

#### **Retail Trade**

Building materials, hardware and farm equipment dealers		P	P	P
General merchandise		P	P	P
Automobile dealers		P	P	
Apparel and accessory stores		P	P	P
Furniture, home furnishings and equipment sales		P	P	P
Eating Places		P	P	P
Drinking places				
Bars/taverns		P	P	P
Beer gardens		P	P	P
Private clubs		P	P	P
Nightclubs		P	P	
Miscellaneous retail stores	CU	P	P	

#### **Finance, Insurance and Real Estate**

Banking	P	P	P	P
Credit agencies, other than banks	P	P	P	P
Security and commodity brokers, dealers, exchanges and services	P	P	P	P
Insurance carriers	P	P	P	P
Insurance agents, brokers and services	P	P	P	P
Real estate	P	P	P	P
Holding and other investment companies	P	P	P	P

#### **Services**

Hotels, tourist courts and motels	CU	P	P	P
Rooming and boarding houses	P	P	P	P
Personal services	CU	P	P	P
Miscellaneous business services	CU	P	P	
Automobile repair, automobile services, garages		P	P	
Miscellaneous repair services	CU	P	P	
Motion pictures		P	P	P
Amusement and recreation services		P	P	P

except motion pictures				
Medical and other health services	P	P	P	P
Legal services	P	P	P	P
Educational services	P	P	P	P
Museums and art galleries	P	P	P	P
Non-profit membership organizations	P	P	P	P
Miscellaneous services	CU	P	P	

#### **Transportation, Communication, Electric, Gas and Sanitary Services**

Railroad transportation		P	P	P
Local and suburban transit and interurban highway passenger transportation		P	P	P
Motor freight transportation and warehousing		P	P	
Arrangement of transportation		P	P	P
Communication		P	P	P
Electric, gas and sanitary services		P	P	P
Accessory (DT)				
Buildings, structures and uses incidental to any of the above uses, provided that there shall be no manufacture, processing or compounding of products other than those expressly permitted except those that are customarily incidental and essential to commercial establishments		P	P	

- (a) Include all uses listed as permitted or conditional use in a residential district, except the provision for *Class A* manufactured housing shall remain in a conditional use.
- (b) Retail stores and shops which do not exceed seven thousand (7,000) square feet of gross floor area per floor and which supply the regular customary needs of the residents of the neighborhood and which are primarily for their convenience.
- (c) In the "C-1" Neighborhood Shopping District, a building used for any of the uses enumerated in this category 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.
- (d) The uses enumerated in this category shall comply with the following provisions:
  - (1) All servicing of vehicles carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
  - (2) Driveways used for ingress and egress shall be a minimum of twenty-five (25) feet in width, exclusive of curb returns.
  - (3) Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets and shall not be of the flashing or intermittent type.
- (e) Subject to regulations and laws of the State of Missouri and the City of Sikeston.
- (f) Shall not be allowed (1) within one thousand (1,000) feet of another existing adult use or (2) within three hundred (300) feet of a pre-existing school, public park, church or tavern.
- (g) Drug and alcohol residential or outpatient treatment facilities may be permitted in "C-2" and "C-3"



Commercial Districts as a conditional use subject to the following conditions and success:

- (1) An application must be submitted to the City Manager specifying the location of intended use, number of occupants (not to exceed (4)), number of staff (sufficient to provide adequate supervision), proposed design of structure must reasonably conform to the exterior appearance of dwellings in the vicinity and compliance with Missouri State Statute governing the operations of such facility.
- (2) The proposed facility, either new or existing structure, must conform to current building codes of the City of Sikeston. Plans prepared by a Missouri certified architect will be required.
- (3) Adequate off-street parking must be provided.
- (4) Such facility shall not be located closer than one thousand (1,000) feet to any other similar substance abuse treatment facility.
- (5) After review of above-stated requirements, the City Manager will refer such application for public hearing to the City Planning and Zoning Commission for their consideration, review and recommendations.
- (6) The Planning Commission will forward a recommendation to the City Council on the application for their action.
- (7) The City Planner will issue or deny building permit for the application dependent upon Council action.

B. Yard Setback Requirements. All buildings and structures in the "C-1" Neighborhood Shopping District, the "C-2" General Commercial and the "C-3" Highway Commercial 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.)

**Table II. Yard Setback Requirements**

<b>Minimum Yards</b>	<b>"C-1" Neighborhood</b>	<b>"C-2" General</b>	<b>"C-3" Highway</b>
<b>Front yard depth</b>			
Major road (a)	25 feet		The greater of 75 feet from centerline or 25 feet from lot line
Minor road (b)	25 feet		25 feet
Side yard (c)	10 feet		
Rear yard	25 feet		

- (a) State or Federal highway.
- (b) All public streets and roads other than a State or Federal highway.
- (c) Ten (10) feet or twelve and one-half percent (12½%) of the width of the lot, whichever is less.

C. Intensity Of Use, Lot Width, Coverage And Height Regulations. Uses and lots in the "C-1" Neighborhood Shopping, "C-2" General Commercial and "C-3" Highway Commercial Districts, other than those uses and lots regulated by reference to the mandated requirements of the Residential District, shall comply with the following requirements:

**Table III. Intensity of Use, Lot Width, Coverage and Height Regulations**

Item	"C-1" Neighborhood	"C-2" General	"C-3" Highway
Area minimum	Adequate to provide yards and parking as required (a)		
Lot width, minimum			
Coverage, Maximum (b)			
Stories	2½		
Feet	35	45	45

(a) See Art. X Off-Street Parking for off-street parking requirements.

(b) See Art. VIII Height and Area Exceptions for exceptions to those height limitations.

## **DIVISION 12: OFFICE DISTRICT ZONING "O-1"**

### **SECTION 405.930 PURPOSE.**

[R.O. 2009 § 17.27.010]

Office district zoning will provide additional commercial opportunities but be more restrictive than present commercial districts.

### **SECTION 405.940 GENERALLY — OFFICE DISTRICT ZONING "O-1".**

[R.O. 2009 § 17.27.020]

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" Office District zoning. The purpose of the "O-1" 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.**

[R.O. 2009 § 17.27.030]

A. A building or premises shall be used only for the following purposes:

1. Professional services and offices, including medical, dental and other health-related services; legal, engineering, surveying, architectural; research, accounting and planning services.
2. Finance, insurance and real estate services and offices, including banking and saving and loan institutions, credit services, security and commodity brokers and dealers, insurance carriers, agents, brokers and services, real-estate and real-estate related activities and holding and investment services.
3. Government services and offices, including executive, legislative and judicial functions; protective functions; post offices.

4. Educational services and offices, including public schools or private schools having a curriculum similar to that ordinarily given in a public school, including religious instruction in parochial schools, but excluding driving education schools.
5. Churches and similar places of worship, including religious Sunday school buildings.
6. Publicly owned or operated parks, playgrounds, community building, museums, libraries or art galleries and municipal facilities, including Police and Fire stations.
7. Child or day care centers or nursery schools.
8. Gymnasiums and multi-purpose recreational facilities typically associated and appurtenant to public or private schools, churches or similar places of worship.
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" (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.
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" (Office District) zoning regulations.
11. Accessory buildings and accessory uses customarily incidental to the above uses, subject to the restrictions established in the City Municipal Code.

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

1. Nursing, rest or convalescent homes;
2. Prisons and military bases;
3. Animal hospitals and animal clinics; and
4. Retail and/or wholesale sales.

## **SECTION 405.960 SIGNAGE.**

[R.O. 2009 § 17.27.040]

A. Outdoor advertising sign or structure displayed under the following conditions and in conformance with the City Municipal Code—Sign Ordinance (Article XI).

1. Signs shall contain only the names of the business establishment, the principal business conducted on the premises or commodities, services or products sold or offered on the premises that the sign occupies.

2. Attached signs in excess of thirty (30) square feet in area shall be painted on a vertical surface of the building. An attached sign shall not project more than twelve (12) inches from the building, if mounted parallel to the wall or four (4) feet, if mounted perpendicular to the wall and shall not project above the principal roof of a building; except that a sign may be attached flat against or painted on a parapet wall extending not more than three (3) feet above such roof line.

3. Detached free-standing ground signs or structures containing not more than thirty (30) square feet in sign face area (if double-faced, the area of the sign shall be the area of one (1) face of the sign); provided that any such sign shall not be located within fifty (50) feet of any residential district and not more than one (1) such sign shall be permitted on any lot or tract. All detached signs shall be located at least fifteen (15) feet from the pavement edge or curb line of the adjacent street(s) and shall not exceed eight (8) feet in height.

4. All signs shall not constitute a pedestrian or traffic hazard as determined by the Code Enforcement Officers and the Director of Public Works.

#### **SECTION 405.970 ACCESS, PARKING AND LOADING REGULATIONS.**

[R.O. 2009 § 17.27.050]

A. Off-street parking and loading shall be provided in accordance with the requirements for specific uses set forth in the City Municipal Code—Parking Article X, except as provided herein.

1. All off-street parking required for buildings constructed in the "O-1" (Office District) zoning shall be located in the side and/or rear yards of said lot.

#### **SECTION 405.980 HEIGHT, AREA AND LOT SIZE REGULATIONS.**

[R.O. 2009 § 17.27.060]

A. The maximum height of buildings permitted shall be as follows:

1. All building other than churches and similar places of worship. Thirty-five (35) feet and not over two and one-half (2½) stories.

2. Churches and similar places of worship. Seventy-five (75) feet for towers or steeples and not more than forty-five (45) for the principal building.

B. Area. No building or structures shall be erected or enlarged, unless the following yards are provided and maintained in connection with such building, structure or enlargement for each lot:

1. Front yard. Each lot upon which a building is constructed shall have a front yard of not less than thirty (30) feet.

2. Side yard. Each lot upon which a building is constructed shall have a side yard of not less than twelve and one-half percent (12.5%) of the width of the lot.

3. Rear yard. Each lot upon which a building is constructed shall have a rear yard of not less than twenty-five (25) feet.

C. Lot Size. The minimum lot size permitted shall be as follows:

1. All uses shall be on a lot having an area of not less than fifteen thousand (15,000) square feet and a width at the front lot line of not less than one hundred (100) feet.
2. The maximum lot size permitted shall be two (2) acres.

These area requirements and restrictions apply to each lot regardless of the number of lots owned or used.

Any exceptions to these regulations may be authorized by the City Council after receipt, review and recommendations of the Planning and Zoning Commission and only if consistent with the overall intent and purpose of these regulations.

#### **SECTION 405.990 FLOOR AREA.**

[R.O. 2009 § 17.27.070]

In the "O-1" 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.**

[R.O. 2009 § 17.27.080]

Driveways used for ingress and egress shall be a minimum of twenty-five (25) feet in width, exclusive of curb returns.

#### **SECTION 405.1010 OUTDOOR LIGHTING.**

[R.O. 2009 § 17.27.090; ORD. NO. 5522 §II, 11-2-2002]

Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets and shall not be of the flashing or intermittent type.

### **DIVISION 13: OFFICE DISTRICT ZONING "O-2"**

#### **SECTION 405.1020 PURPOSE.**

[R.O. 2009 § 17.27.5.010]

Office District Zoning "O-2" will provide additional commercial opportunities but be more restrictive than present commercial districts.

#### **SECTION 405.1030 GENERALLY — OFFICE DISTRICT ZONING "O-2".**

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-2" (Office District) zoning. The purpose of the "O-2" (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 405.1040 USE REGULATIONS.**

[R.O. 2009 § 17.27.5.030]

A. A building or premises shall be used only for the following purposes:

1. Professional services and offices, including medical, dental and other health-related services; legal, engineering, surveying, architectural, research, accounting and planning services.
2. Finance, insurance and real estate services and offices, including banking and saving and loan institutions, credit services, security and commodity brokers and dealers, insurance carriers, agents, brokers and services, real estate and real estate-related activities and holding and investment services.
3. Government services and offices, including executive, legislative and judicial functions; protective functions; post offices.
4. Educational services and offices, including public schools or private schools having a curriculum similar to that ordinarily given in a public school, including religious instruction in parochial schools, but excluding driving education schools.
5. Churches and similar places of worship, including religious Sunday school buildings.
6. Publicly owned or operated parks, playgrounds, community building, museums, libraries or art galleries and municipal facilities, including Police and Fire stations.
7. Child or day care centers or nursery schools.
8. Gymnasiums and multi-purpose recreational facilities typically associated and appurtenant to public or private schools, churches or similar places of worship.
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-2" (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.
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-2" (Office District) zoning regulations.

11. Accessory buildings and accessory uses customarily incidental to the above uses, subject to the restrictions established in the City Municipal Code.

B. The following are specifically excluded from use in the "O-2" Office District zoning:

1. Nursing, rest or convalescent homes;
2. Prisons and military bases;
3. Animal hospitals and animal clinics; and
4. Retail and/or wholesale sales.

### **SECTION 405.1050 SIGNAGE.**

[R.O. 2009 § 17.27.5.040]

A. Outdoor advertising sign or structure displayed under the following conditions and in conformance with the City Municipal Code—Sign Ordinance Article XI.

1. Signs shall contain only the names of the business establishment, the principal business conducted on the premises or commodities, services or products sold or offered on the premises that the sign occupies.

2. Attached signs in excess of thirty (30) square feet in area shall be painted on a vertical surface of the building. An attached sign shall not project more than twelve (12) inches from the building, if mounted parallel to the wall or four (4) feet, if mounted perpendicular to the wall and shall not project above the principal roof of a building; except that a sign may be attached flat against or painted on a parapet wall extending not more than three (3) feet above such roof line.

3. Detached free-standing ground signs or structures containing not more than thirty (30) square feet in sign face area (if double-faced, the area of the sign shall be the area of one (1) face of the sign); provided that any such sign shall not be located within fifty (50) feet of any residential district and not more than one (1) such sign shall be permitted on any lot or tract. All detached signs shall be located at least fifteen (15) feet from the pavement edge or curb line of the adjacent street(s) and shall not exceed eight (8) feet in height.

4. All signs shall not constitute a pedestrian or traffic hazard as determined by the Code Enforcement Officers and the Director of Public Works.

### **SECTION 405.1060 ACCESS, PARKING AND LOADING REGULATIONS.**

[R.O. 2009 § 17.27.5.050]

A. Off-street parking and loading shall be provided in accordance with the requirements for specific uses set forth in the City Municipal Code—Parking Article X, except as provided herein.

1. All off-street parking required for buildings constructed in the "O-2" Office District zoning shall be located in the side and/or rear yards of said lot.

## **SECTION 405.1070 HEIGHT, AREA AND LOT SIZE REGULATIONS.**

[R.O. 2009 § 17.27.5.060]

A. The maximum height of buildings permitted shall be as follows:

1. All buildings other than churches and similar places of worship. Thirty-five (35) feet and not over two and one-half (2½) stories.
2. Churches and similar places of worship. Seventy-five (75) feet for towers or steeples and not more than forty-five (45) feet for the principal building.

B. Area. No building or structure shall be erected or enlarged, unless the following yards are provided and maintained in connection with such building, structure or enlargement for each lot:

1. Front yard. Each lot upon which a building is constructed shall have a front yard of not less than thirty (30) feet.
2. Side yard. Each lot upon which a building is constructed shall have a side yard of not less than twelve and one-half percent (12.5%) of the width of the lot.
3. Rear yard. Each lot upon which a building is constructed shall have a rear yard of not less than twenty-five (25) feet.

C. Lot Size. The minimum lot size permitted shall be as follows:

1. All uses shall be on a lot having an area of not less than fifteen thousand (15,000) square feet and a width at the front lot line of not less than one hundred (100) feet.
2. The maximum lot size permitted shall be four (4) acres.

These area requirements and restrictions apply to each lot regardless of the number of lots owned or used.

Any exceptions to these regulations may be authorized by the City Council after receipt, review and recommendations of the Planning and Zoning Commission and only if consistent with the overall intent and purpose of these regulations.

## **SECTION 405.1080 FLOOR AREA.**

[R.O. 2009 § 17.27.5.070]

In the "O-2" 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 405.1090 DRIVEWAYS.**

[R.O. 2009 § 17.27.5.080]



Driveways used for ingress and egress shall be a minimum of twenty-five (25) feet in width, exclusive of curb returns.

#### **SECTION 405.1100 OUTDOOR LIGHTING.**

[R.O. 2009 § 17.27.5.090]

Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets and shall not be of the flashing or intermittent type.

### **DIVISION 14: “IL” AND “IH” INDUSTRIAL DISTRICTS**

#### **SECTIONS 405.1110 THROUGH 405.1130.**

No changes required

### **DIVISION 15: ZERO LOT LINE RESIDENTIAL DISTRICT**

#### **SECTIONS 405.1140 THROUGH 405.1150.**

No changes required

### **DIVISION 16: PLANNED UNIT DEVELOPMENT**

#### **SECTIONS 405.1160 THROUGH 405.1310.**

No changes required

### **ARTICLE IX SPECIAL PROHIBITIONS**

#### **SECTIONS 405.1320 THROUGH 405.1340.**

No changes required.

### **ARTICLE X OFF STREET PARKING**

#### **SECTIONS 405.1350 THROUGH 405-1400.**

No changes required.

### **ARTICLE XI SIGNS AND OUTDOOR ADVERTISING STRUCTURES**

#### **SECTIONS 405.1410 THROUGH 405.1480.**

No changes required.

## Council Letter

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Council Letter: 14-08-04

Originating Department: Board of Municipal Utilities

To the Mayor and City Council:

Subject: 1<sup>st</sup> Reading Emergency Bill #5964, Authorizing Increase in Board of Municipal Utilities Electrical Rates

Attachment:

1. Bill #5964
2. Electrical Rates for Fall 2014
3. Electrical Rate4s for Spring 2015

Action Options:

1. 1<sup>st</sup> Reading Emergency Bill #5964, Authorizing Increase in Board of Municipal Utilities Electrical Rates
2. Other action as Council may deem appropriate.

Background:

BMU is requesting approval from the City Council for an electric rate increase due to the Sikeston Electric System not meeting the required Debt Service Coverage for fiscal year end 2014, and the uncertain future of the wholesale power market. Also, Fitch Rating Service has put Sikeston on a "negative outlook" basis, but retained currently the BBB+ rating. BMU General Manager, Ed Throop, had previously informed the Sikeston City Council in 2012 that future rate increases would be necessary. This rate increase proposal is a part of what was proposed in 2012, including the time frame to implement such increase.

The proposal we are presenting is a composite 14.3% increase to be applied in two steps. The first increase of 7.1% is applied on September 1, 2014 and the remainder is applied on April 1, 2015. Based on average use, the increase will have the following impacts on residential customers: beginning October 1<sup>st</sup>, a \$5.20/month increase; and beginning May 1<sup>st</sup>, an additional \$5.46/month increase.

Council consideration and approval of this bill will be asked at the August 25<sup>th</sup> Council meeting. Because of the deadlines established by the Board of Municipal Utilities Board of Commissioners, this is being presented as an emergency bill which will become effective September 1, 2014.

A BILL, WHICH UPON ADOPTION AND PASSAGE SHALL BECOME EMERGENCY ORDINANCE NUMBER 5964 AUTHORIZING AND ESTABLISHING ELECTRICAL CHARGES AND RATES FOR THE CITY OF SIKESTON.

WHEREAS, the Board of Municipal Utilities has determined that electrical rate increases are necessary and proper to maintain the economic viability of the municipal utility system, and

WHEREAS, the City Council believes an increase in rates is in the overall best interest of the residents of Sikeston.

NOW 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: The electric rates to be charged by the Board of Municipal Utilities from and after September 1, 2014 shall be as set forth on Exhibit "A" which is attached hereto and incorporated by reference.

SECTION III: The Mayor and/or City Clerk are authorized to execute any and all documents necessary to implement said rate changes.

SECTION IV: This Ordinance is being considered as an emergency measure in order to comply with certain refinancing requirements of City of Sikeston revenue bonds.

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

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

SECTION VII. Emergency Clause: Due to the deadlines established by the Board of Municipal Utilities Board of Commissioners this bill will become effective September 1, 2014.

SECTION IX: Record of Passage:

A. Bill Number 5964 was introduced and read the first time this 4<sup>th</sup> day of August 2014.

B. Bill Number 5964 was read the second time and discussed on this 25<sup>th</sup> day of August 2014, and was voted as follows:

Pullen \_\_\_\_\_, Harris \_\_\_\_\_, Gilmore \_\_\_\_\_, Teachout \_\_\_\_\_,

Graham \_\_\_\_\_, Burch \_\_\_\_\_, Depro \_\_\_\_\_,

thereby being \_\_\_\_\_, and becoming Ordinance 5964.

C. Ordinance 5964 shall be in full force and effect from and after September 1, 2014.

\_\_\_\_\_  
JERRY PULLEN, Mayor

Approved as to Form:

\_\_\_\_\_  
CHARLES LEIBLE, City Counselor

SEAL/ATTEST:

\_\_\_\_\_  
CARROLL COUCH, City Clerk

**ELECTRIC**

**RESIDENTIAL 1-71**

Page 1 of 1

Section 1 - Availability

This rate is available to all residential customers at points on the Board of Municipal Utilities' (hereinafter called BMU) existing secondary distribution lines within the area served by BMU.

Section 2 - Character of Service

Alternating current, 60 cycles, 120/240 volts, single-phase, or where available and at the option of BMU 120/240 volt three-phases, four wire delta of 120/208 volt three-phase, four wire wye.

Section 3 - Application

To single-phase or three-phase service (if available) for all domestic users in private residences, in individual family apartments, supplied through one meter, where the BMU is the sole source of supply. Not applicable for services to recognized rooming or boarding houses or establishments of a commercial nature. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Customer Charge \$4.45 per month

Energy Charge

First 1,000 kWh .060 per kWh

Over 1,000 kWh .040 per kWh

Minimum bill - the minimum bill for any billing period shall be the customer charge.

Section 5 - Payment

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

Section 6 - Tax Clause

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

Date Approved \_\_\_\_\_

Date Effective September 1, 2014

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

SIKESTON BOARD OF MUNICIPAL UTILITIES  
107 E. Malone Ave / PO Box 370  
Sikeston, Missouri 63801

Date of Last  
Rate Revision  
September 01, 2012

ELECTRIC

SMALL GENERAL SERVICE 3-73

Page 1 of 1

Section 1 - Availability

This rate is available to any commercial customers at points on the Board of Municipal Utilities' (hereinafter called BMU) existing secondary distribution lines within the area served by BMU.

Section 2 - Character of Service

Alternating current, 60 cycles, 120/240 volts, single-phase, or where available and at the option of BMU 120/240 volt three-phases, four wire delta of 120/208 volt three-phase, four wire wye.

Section 3 - Application

To single-phase or three-phase service (if available) for all commercial establishments, including churches, schools, and hospitals, where the BMU is the sole source of supply. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Customer Charge \$6.80 per month

Energy Charge

First 1,000 kWh	.071 per kWh
Over 1,000 kWh	.055 per kWh

Minimum bill - the minimum bill for any billing period shall be the customer charge.

Section 5 - Payment

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

Section 6 - Tax Clause

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

Date Approved \_\_\_\_\_

Date Effective September 1, 2014

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

Section 1 - Availability

This rate is available to any large commercial customer using standard service for power or combined power, lighting, heating and/or special equipment at points on the Board of Municipal Utilities (hereinafter called BMU) existing distribution lines within the area served by BMU. No billing demand shall be made for a maximum demand of less than one hundred kilowatts (100 KW). Any customer billed under this schedule must be willing to assume in each billing period a minimum demand of 100 KW.

Section 2 - Character of Service

BMU will specify and provide a standard single and/or three phase alternating current secondary service voltage.

Section 3 - Application

To single-phase or three-phase service for all large commercial uses where the BMU is the sole source of supply. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Demand Charge

per KW of billing demand	\$6.07
--------------------------	--------

Energy Charge

First 180 kWh per KW Demand	.050 per kWh
Next 180 kWh per KW Demand	.040 per kWh
Over 360 kWh per KW Demand	.035 per kWh

Minimum Charge:

The monthly minimum charge shall be the billing demand charge, but not less than \$607.00. This schedule contemplates year around service with at least a minimum bill paid each month in the year.

Billing Demand:

The billing demand shall be the maximum indicated kilowatt demand but not less than fifty percent (50%) of the maximum indicated kilowatt demand recorded in the twelve month period ending with the current month, except that no billing demand shall be less than one hundred kilowatts (100 kW).

Date Approved \_\_\_\_\_

Date Effective September 1, 2014

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

Section 5 – Payment

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

Section 6 – Tax Clause

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

Section 7 – General

Customers receiving service under this rate schedule shall sign a contract effective for at least one year.

As far as practical, all energy should pass through one point of delivery and the BMU, at its option, may meter at primary voltage.

Power Factor Clause

BMU will install a suitable demand meter(s) for determining the monthly maximum indicated demand. The Customer will at all times maintain a power factor of not less than eighty-five percent (85%), lagging. If the power factor is less than 85% and the customer does not expeditiously take corrective action, the BMU shall adjust the customer's billed demand in accordance with the following formula:

$$\text{Bill Demand (KW)} = \frac{\text{Actual Demand (KW)} \times .85}{\text{Actual Power Factor}}$$

Continued failure to maintain an 85% power factor may result in discontinuance of service to the customer until such time the customer installs suitable devices to bring the power factor up to 85%, or higher, or BMU may install necessary corrective equipment on its lines to improve the customer's power factor to at least 85% and will charge the customer for the total installed cost for same (including material, labor and overhead costs).

Date Approved \_\_\_\_\_

Date Effective September 1, 2014

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

Section 1 - Availability

This rate is available to any customer using standard service for power or combined power, lighting, heating and/or special equipment at points on the Board of Municipal Utilities (hereinafter called BMU) existing distribution lines within the area served by BMU. No billing demand shall be made for a maximum demand of less than five hundred kilowatts (500 KW). Any customer billed under this schedule must be willing to assume in each billing period a minimum demand of 500 KW.

Section 2 - Character of Service

BMU will specify and provide a standard single and/or three phase alternating current secondary service voltage.

Section 3 - Application

To single-phase or three-phase service for all large commercial uses where the BMU is the sole source of supply. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Demand Charge

per KW of billing demand	\$5.75
--------------------------	--------

Energy Charge

First 180 kWh per KW Demand	.040 per kWh
Next 180 kWh per KW Demand	.035 per kWh
Over 360 kWh per KW Demand	.028 per kWh

Minimum Charge:

The monthly minimum charge shall be the billing demand charge, but not less than \$2,875.00. This schedule contemplates year around service with at least a minimum bill paid each month in the year.

Billing Demand:

The billing demand shall be the maximum indicated kilowatt demand but not less than fifty percent (50%) of the maximum indicated kilowatt demand recorded in the twelve month period ending with the current month, except that no billing demand shall be less than five hundred kilowatts (500 kW).

Section 5 - Payment

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



Section 6 – General

Customers receiving service under this rate schedule may be required to sign a contract effective for at least one year.

As far as practical, all energy should pass through one point of delivery and the BMU, at its option, may meter at primary voltage.

Power Factor Clause

BMU will install a suitable demand meter(s) for determining the monthly maximum indicated demand. The Customer will at all times maintain a power factor of not less than eighty-five percent (85%), lagging. If the power factor is less than 85% and the customer does not expeditiously take corrective action, the BMU shall adjust the customer's billed demand in accordance with the following formula:

$$\text{Bill Demand (KW)} = \frac{\text{Actual Demand (KW)} \times .85}{\text{Actual Power Factor}}$$

Continued failure to maintain an 85% power factor may result in discontinuance of service to the customer until such time the customer installs suitable devices to bring the power factor up to 85%, or higher, or BMU may install necessary corrective equipment on its lines to improve the customer's power factor to at least 85% and will charge the customer for the total installed cost for same (including material, labor and overhead costs).

Date Approved \_\_\_\_\_

Date Effective September 1, 2014

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

Section 1 - Availability

This rate is available to any large industrial customer using standard electric service for power or combined power, lighting, heating and/or special equipment at points on the Board of Municipal Utilities (hereinafter called BMU) existing distribution lines within the area served by BMU. No billing shall be made for a maximum demand of less than one hundred kilowatts (100 KW). Any customer billed under this schedule must be willing to assume in each billing period a minimum demand of 100 KW.

Section 2 - Character of Service

Alternating current, 60 cycle, 240 volt, 480 volt, or 2,400 volt, three-phase, for power loads, and 120/240 volts, single-phase for lighting and incidental loads.

Section 3 - Application

To single-phase or three-phase service for all industrial power uses in manufacturing and processing establishments where BMU is the sole source of supply. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Demand Charge

per kilowatt of billing demand	\$5.75
--------------------------------	--------

Energy Charge

First 180 kWh per KW Demand	.0365 per kWh
Next 180 kWh per KW Demand	.0315 per kWh
Over 360 kWh per KW Demand	.0265 per kWh

Minimum Charge:

The monthly minimum charge shall be the billing demand charge, but not less than \$575.00. This schedule contemplates year around service with at least a minimum bill paid each month in the year.

Billing Demand:

The billing demand shall be the maximum indicated kilowatt demand but not less than fifty percent (50%) of the maximum indicated kilowatt demand recorded in the twelve month period ending with the current month, except that no billing demand shall be less than one hundred kilowatts (100 kW).

Date Approved \_\_\_\_\_

Date Effective September 1, 2014

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

Section 5 – Payment

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

Section 6 – Tax Clause

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

Section 6 – General

Customers receiving service under this rate schedule may be required to sign a contract effective for at least one year or more.

As far as practical, all energy should pass through one point of delivery and the BMU, at its option, may meter at primary voltage.

Power Factor Clause

BMU will install a suitable demand meter(s) for determining the monthly maximum indicated demand. The Customer will at all times maintain a power factor of not less than eighty-five percent (85%), lagging. If the power factor is less than 85% and the customer does not expeditiously take corrective action, the BMU shall adjust the customer's billed demand in accordance with the following formula:

$$\text{Bill Demand (KW)} = \frac{\text{Actual Demand (KW)} \times .85}{\text{Actual Power Factor}}$$

Continued failure to maintain an 85% power factor may result in discontinuance of service to the customer until such time the customer installs suitable devices to bring the power factor up to 85%, or higher, or BMU may install necessary corrective equipment on its lines to improve the customer's power factor to at least 85% and will charge the customer for the total installed cost for same (including material, labor and overhead costs).

Date Approved \_\_\_\_\_

Date Effective September 1, 2014

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

**ELECTRIC**

**RESIDENTIAL 1-71**

Page 1 of 1

Section 1 - Availability

This rate is available to all residential customers at points on the Board of Municipal Utilities' (hereinafter called BMU) existing secondary distribution lines within the area served by BMU.

Section 2 - Character of Service

Alternating current, 60 cycles, 120/240 volts, single-phase, or where available and at the option of BMU 120/240 volt three-phases, four wire delta of 120/208 volt three-phase, four wire wye.

Section 3 - Application

To single-phase or three-phase service (if available) for all domestic users in private residences, in individual family apartments, supplied through one meter, where the BMU is the sole source of supply. Not applicable for services to recognized rooming or boarding houses or establishments of a commercial nature. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Customer Charge

\$4.50 per month

Energy Charge

First 1,000 kWh

.063 per kWh

Over 1,000 kWh

.045 per kWh

Minimum bill - the minimum bill for any billing period shall be the customer charge.

Section 5 - Payment

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

Section 6 - Tax Clause

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

Date Approved \_\_\_\_\_

Date Effective March 1, 2015

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

**ELECTRIC**

**SMALL GENERAL SERVICE 3-73**

Page 1 of 1

Section 1 - Availability

This rate is available to any commercial customers at points on the Board of Municipal Utilities' (hereinafter called BMU) existing secondary distribution lines within the area served by BMU.

Section 2 - Character of Service

Alternating current, 60 cycles, 120/240 volts, single-phase, or where available and at the option of BMU 120/240 volt three-phases, four wire delta of 120/208 volt three-phase, four wire wye.

Section 3 - Application

To single-phase or three-phase service (if available) for all commercial establishments, including churches, schools, and hospitals, where the BMU is the sole source of supply. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Customer Charge \$7.00 per month

Energy Charge

First 1,000 kWh .073 per kWh

Over 1,000 kWh .065 per kWh

Minimum bill - the minimum bill for any billing period shall be the customer charge.

Section 5 - Payment

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

Section 6 - Tax Clause

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

Date Approved \_\_\_\_\_

Date Effective March 1, 2015

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

Section 1 - Availability

This rate is available to any large commercial customer using standard service for power or combined power, lighting, heating and/or special equipment at points on the Board of Municipal Utilities (hereinafter called BMU) existing distribution lines within the area served by BMU. No billing demand shall be made for a maximum demand of less than one hundred kilowatts (100 KW). Any customer billed under this schedule must be willing to assume in each billing period a minimum demand of 100 KW.

Section 2 - Character of Service

BMU will specify and provide a standard single and/or three phase alternating current secondary service voltage.

Section 3 - Application

To single-phase or three-phase service for all large commercial uses where the BMU is the sole source of supply. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Demand Charge

per KW of billing demand	\$6.47
--------------------------	--------

Energy Charge

First 180 kWh per KW Demand	.050 per kWh
Next 180 kWh per KW Demand	.045 per kWh
Over 360 kWh per KW Demand	.040 per kWh

Minimum Charge:

The monthly minimum charge shall be the billing demand charge, but not less than \$647.00. This schedule contemplates year around service with at least a minimum bill paid each month in the year.

Billing Demand:

The billing demand shall be the maximum indicated kilowatt demand but not less than fifty percent (50%) of the maximum indicated kilowatt demand recorded in the twelve month period ending with the current month, except that no billing demand shall be less than one hundred kilowatts (100 kW).

Date Approved \_\_\_\_\_

Date Effective March 1, 2015

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

Section 5 – Payment

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

Section 6 – Tax Clause

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

Section 7 – General

Customers receiving service under this rate schedule shall sign a contract effective for at least one year.

As far as practical, all energy should pass through one point of delivery and the BMU, at its option, may meter at primary voltage.

Power Factor Clause

BMU will install a suitable demand meter(s) for determining the monthly maximum indicated demand. The Customer will at all times maintain a power factor of not less than eighty-five percent (85%), lagging. If the power factor is less than 85% and the customer does not expeditiously take corrective action, the BMU shall adjust the customer's billed demand in accordance with the following formula:

$$\text{Bill Demand (KW)} = \frac{\text{Actual Demand (KW)} \times .85}{\text{Actual Power Factor}}$$

Continued failure to maintain an 85% power factor may result in discontinuance of service to the customer until such time the customer installs suitable devices to bring the power factor up to 85%, or higher, or BMU may install necessary corrective equipment on its lines to improve the customer's power factor to at least 85% and will charge the customer for the total installed cost for same (including material, labor and overhead costs).

Date Approved \_\_\_\_\_

Date Effective March 1, 2015

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

**ELECTRIC**

**LARGE POWER SERVICE- LPS**

Page 1 of 2

Section 1 - Availability

This rate is available to any customer using standard service for power or combined power, lighting, heating and/or special equipment at points on the Board of Municipal Utilities (hereinafter called BMU) existing distribution lines within the area served by BMU. No billing demand shall be made for a maximum demand of less than five hundred kilowatts (500 KW). Any customer billed under this schedule must be willing to assume in each billing period a minimum demand of 500 KW.

Section 2 - Character of Service

BMU will specify and provide a standard single and/or three phase alternating current secondary service voltage.

Section 3 - Application

To single-phase or three-phase service for all large commercial uses where the BMU is the sole source of supply. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Demand Charge

per KW of billing demand	\$6.00
--------------------------	--------

Energy Charge

First 180 kWh per KW Demand	.045 per kWh
Next 180 kWh per KW Demand	.040 per kWh
Over 360 kWh per KW Demand	.032 per kWh

Minimum Charge:

The monthly minimum charge shall be the billing demand charge, but not less than \$3,000.00. This schedule contemplates year around service with at least a minimum bill paid each month in the year.

Billing Demand:

The billing demand shall be the maximum indicated kilowatt demand but not less than fifty percent (50%) of the maximum indicated kilowatt demand recorded in the twelve month period ending with the current month, except that no billing demand shall be less than five hundred kilowatts (500 kW).

Section 5 - Payment

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



Section 6 – General

Customers receiving service under this rate schedule may be required to sign a contract effective for at least one year.

As far as practical, all energy should pass through one point of delivery and the BMU, at its option, may meter at primary voltage.

Power Factor Clause

BMU will install a suitable demand meter(s) for determining the monthly maximum indicated demand. The Customer will at all times maintain a power factor of not less than eighty-five percent (85%), lagging. If the power factor is less than 85% and the customer does not expeditiously take corrective action, the BMU shall adjust the customer's billed demand in accordance with the following formula:

$$\text{Bill Demand (KW)} = \frac{\text{Actual Demand (KW)} \times .85}{\text{Actual Power Factor}}$$

Continued failure to maintain an 85% power factor may result in discontinuance of service to the customer until such time the customer installs suitable devices to bring the power factor up to 85%, or higher, or BMU may install necessary corrective equipment on its lines to improve the customer's power factor to at least 85% and will charge the customer for the total installed cost for same (including material, labor and overhead costs).

Date Approved \_\_\_\_\_

Date Effective March 1, 2015

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

ELECTRIC

LARGE INDUSTRIAL POWER SERVICE 8-79

Page 1 of 2

Section 1 - Availability

This rate is available to any large industrial customer using standard electric service for power or combined power, lighting, heating and/or special equipment at points on the Board of Municipal Utilities (hereinafter called BMU) existing distribution lines within the area served by BMU. No billing shall be made for a maximum demand of less than one hundred kilowatts (100 KW). Any customer billed under this schedule must be willing to assume in each billing period a minimum demand of 100 KW.

Section 2 - Character of Service

Alternating current, 60 cycle, 240 volt, 480 volt, or 2,400 volt, three-phase, for power loads, and 120/240 volts, single-phase for lighting and incidental loads.

Section 3 - Application

To single-phase or three-phase service for all industrial power uses in manufacturing and processing establishments where BMU is the sole source of supply. Service is for the exclusive use of the customer and shall not be resold or shared with others.

Section 4 - Rate

Demand Charge

per kilowatt of billing demand	\$5.95
--------------------------------	--------

Energy Charge

First 180 kWh per KW Demand	.0375 per kWh
Next 180 kWh per KW Demand	.0320 per kWh
Over 360 kWh per KW Demand	.0275 per kWh

Minimum Charge:

The monthly minimum charge shall be the billing demand charge, but not less than \$595.00. This schedule contemplates year around service with at least a minimum bill paid each month in the year.

Billing Demand:

The billing demand shall be the maximum indicated kilowatt demand but not less than fifty percent (50%) of the maximum indicated kilowatt demand recorded in the twelve month period ending with the current month, except that no billing demand shall be less than one hundred kilowatts (100 kW).

Date Approved \_\_\_\_\_

Date Effective March 1, 2015

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

Section 5 – Payment

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

Section 6 – Tax Clause

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

Section 6 – General

Customers receiving service under this rate schedule may be required to sign a contract effective for at least one year or more.

As far as practical, all energy should pass through one point of delivery and the BMU, at its option, may meter at primary voltage.

Power Factor Clause

BMU will install a suitable demand meter(s) for determining the monthly maximum indicated demand. The Customer will at all times maintain a power factor of not less than eighty-five percent (85%), lagging. If the power factor is less than 85% and the customer does not expeditiously take corrective action, the BMU shall adjust the customer's billed demand in accordance with the following formula:

$$\text{Bill Demand (KW)} = \frac{\text{Actual Demand (KW)} \times .85}{\text{Actual Power Factor}}$$

Continued failure to maintain an 85% power factor may result in discontinuance of service to the customer until such time the customer installs suitable devices to bring the power factor up to 85%, or higher, or BMU may install necessary corrective equipment on its lines to improve the customer's power factor to at least 85% and will charge the customer for the total installed cost for same (including material, labor and overhead costs).

Date Approved \_\_\_\_\_

Date Effective March 1, 2015

\_\_\_\_\_  
Mayor  
City of Sikeston

\_\_\_\_\_  
Chairman  
Board of Municipal Utilities

## Council Letter

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Date of Meeting: 14-08-04

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: Briefing, Repair/Replacement of DPW Building

Action Options:

1. No action required at this time

Background:

This past winter's snow and ice took a toll on the roof structure of the main public works building. Most of the wooden trusses showed various levels of failure. With the assistance of two different structural engineers, and the help of DPS, we were able to brace the structure on a temporary basis.

We have researched various options for repair and replacement, and offer the following options for your consideration:

- A) Repair of existing structure. We found at least one company (Stockade Buildings from Oran, MO) that was willing and able to investigate our failures and provide an estimate for repairs. They have an in-house structural engineer, and he was able to analyze the building and provide direction. The cost for repairs to the structure was \$66,921.90 plus an additional \$23,200.99 for necessary electrical/hvac removal and reinstallation. This brings the total for this option to \$90,122.89. Because this is for repairs/maintenance, this cost does not include prevailing wages.
- B) Total Replacement of Existing Structure with Wood Framing and utilizing existing concrete. This option would basically be a turn-key replacement of the current building. It would utilize the existing foundation, but would replace the building as it currently stands, including all plumbing, electrical, hvac and the variety of office and storage space. This option is estimated to cost \$334,548.00 and does include prevailing wages. It does not, however, include demolition of the existing structure.
- C) Total Replacement of Existing Structure with Steel Framing and new concrete foundation/slab. This option would be turn-key replacement also, but would utilize a steel structure, would include demolition of the current building, and would include removal and replacement of the concrete foundation. The estimate for this option is \$460,000 to \$500,000, and it does include prevailing wages.

## Council Letter

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Date of Meeting: 14-08-04

Originating Department: Storm Water Advisory Board

To the Mayor and City Council:

Subject: Briefing, Storm Water Advisory Board recommendations.

Attachment(s):

1. Copy of proposed door hanger.

Action Options:

1. No action required at this time

Background:

The Storm Water Advisory Board did meet on 7-14-2014 to discuss ways to enforce Sikeston Municipal Code 503.350, the illegal placing of grass clippings in City curbs and streets. City staff has reported an increase in grass clippings being blown or discharged intentionally into City streets and curbs. The Board decided that a door hanger should be placed at the property as a friendly reminder. The property then would be monitored for compliance.

# Stormwater Pollution

## Found in Your Area!

**This is a friendly reminder, not a  
Citation.**

**This is to inform you that our staff  
found pollutants in the storm sewer  
in your area.**

**Per Section 505.350 of  
Sikeston Municipal Code, it  
is unlawful to place grass  
clippings or other lawn  
debris in the street gutter.**

**You and/or your mowing  
company may be fined for  
placing yard debris in  
your street or gutter.**

**This property will be  
Monitored for compliance.**

# Stormwater Pollution

## Found in Your Area!

**This is a friendly reminder, not a  
Citation.**

**This is to inform you that our staff  
found pollutants in the storm sewer  
in your area.**

**Per Section 505.350 of  
Sikeston Municipal Code, it  
is unlawful to place grass  
clippings or other lawn  
debris in the street gutter.**

**You and/or your mowing  
company may be fined for  
placing yard debris in  
your street or gutter.**

**This property will be  
Monitored for compliance.**

# Remember:

## Only Rain Down the Drain!

To keep the storm water leaving your home or workplace clean, follow these simple guidelines:

- ◆ Use pesticides and fertilizers sparingly
- ◆ Repair auto leaks
- ◆ Dispose of household hazardous waste, used auto fluids, and batteries at designated collection or recycling locations.
- ◆ Clean up after your pet
- ◆ Use a commercial carwash or wash your car on a lawn or other unpaved surface
- ◆ Sweep up yard debris rather than hosing down areas when possible.
- ◆ Clean paint brushes in a sink, not outdoors.
- ◆ Sweep up and properly dispose of construction debris.

105 EAST CENTER ST.  
SIKESTON, MO 63801  
573-471-2512  
WWW.SIKESTON.ORG



# Remember:

## Only Rain Down the Drain!

To keep the storm water leaving your home or workplace clean, follow these simple guidelines:

- ◆ Use pesticides and fertilizers sparingly
- ◆ Repair auto leaks
- ◆ Dispose of household hazardous waste, used auto fluids, and batteries at designated collection or recycling locations.
- ◆ Clean up after your pet
- ◆ Use a commercial carwash or wash your car on a lawn or other unpaved surface
- ◆ Sweep up yard debris rather than hosing down areas when possible.
- ◆ Clean paint brushes in a sink, not outdoors.
- ◆ Sweep up and properly dispose of construction debris.

105 EAST CENTER ST.  
SIKESTON, MO 63801  
573-471-2512  
WWW.SIKESTON.ORG



## **BRIEFING:**

### **Sikeston Animal Shelter Septic System**

**(Information will be presented  
at the Council meeting)**



MUNICIPAL DIVISION REPORTING FORM

I. COURT INFORMATION		Contact information same as last report	
Municipality:SIKESTON		Period:July, 2014	
Mailing Address:105 E. CENTER ST.	Vendor: Tyler Technologies		
Physical Address:105 E. CENTER ST.	County:SCOTT COUNTY	Circuit:33RD	
Telephone Number: (573) 475-3705	Fax Number: (573) 471-1526		
Prepared by:PAT COX	E-mail:courtclerk@sikeston.org		Notes
Municipal Judge(s):FRANKLIN MARSHALL	Prosecuting Attorney:DANIEL F. NORTON		

II. MONTHLY CASELOAD INFORMATION	A/D Traffic	Other	Non-Traffic
A. Cases pending - 1st Month	105	1,253	2,979
B. Cases filed	2	121	120
C. Cases Disposed			
1. Jury Trial	0	0	0
2. Court/Bench Trial -Guilty	0	2	0
3. Court/Bench Trial -Not Guilty	0	0	4
4. Plea of Guilty in Court	0	4	13
5. BF and Viol. Bureau Citations	1	98	83
6. Dismissed by Court	0	7	14
7. Nolle Prosequi	0	0	5
8. Certified for Jury Trial	0	0	0
9. TOTAL CASE DISPOSITIONS	1	111	119
D. Cases pending - End of Month	106	1,263	2,980
E. Trial de Novo - Appeal filed	0	0	0

III. WARRANT INFORMATION	IV. PARKING TICKETS
1. Total Issued	45
2. Total served/withdrawn EOM	32
3. Total Outstanding EOM	384
	Issued 3
	[ ] No parking tickets

V. NET REVENUE COLLECTED			
Fines	\$ 19,903.97	Restitution	\$ 3,851.76
Clerk/Court Fee (Costs)	\$ 1,852.15	Parking Ticket	\$ 0.00
Jud Ed Fund	\$ 0.00	Bond Forf	\$ 0.00
[ X] No JEF collection			
Peace Officer (POST)	\$ 462.92	Bond refunds	\$ 6,792.60-
Crime Victims Comp (CVC)	\$ 1,157.49	Other Disbursements	
Law Enf Training (LET)	\$ 0.00	OCVC	\$ 0.00
Domestic Viol Shelter	\$ 308.60	OILF	\$ 0.00
Inmate Sec Fund	\$ 308.64	OCOURT COST	\$ 0.00
Sheriffs' Retirement Fund	\$ 431.12	Tot Disbursements	\$ 21,484.05

Office of State Court Administrator, Statistics  
2112 Industrial Drive, P.O. Box 104480, Jefferson City, MO 65110  
OSCA Help Desk: 1-888-541-4894      Research Unit Fax: 573-526-0338  
E-mail: swjis.reports@courts.mo.gov

Case Listing Audit for Missouri Monthly Report

Jury Trial : A/D Traffic

-----  
Total: 0

Jury Trial : Other

-----  
Total: 0

Jury Trial : Non-Traffic

-----  
Total: 0

Court/Bench Trial -Guilty : A/D Traffic

-----  
Total: 0

Court/Bench Trial -Guilty : Other

-----  
130455371- 1  
SPEED - 1

Total: 2

Court/Bench Trial -Guilty : Non-Traffic

-----  
Total: 0

Court/Bench Trial -Not Guilty : A/D Traffic

-----  
Total: 0

Court/Bench Trial -Not Guilty : Other

-----  
Total: 0

Court/Bench Trial -Not Guilty : Non-Traffic

-----  
14000405 - 1  
14000406 - 1  
14000586 - 1  
14000587 - 1

Total: 4

Plea of Guilty in Court : A/D Traffic

-----  
Total: 0

Plea of Guilty in Court : Other

-----  
120396411- 1  
130455044- 1  
131331158- 1  
131331159- 1

Total: 4

Plea of Guilty in Court : Non-Traffic

-----  
131330852- 1  
131331147- 1  
14000229 - 1  
14000254 - 1  
14000260 - 1  
14000261 - 1  
14000262 - 1  
14000263 - 1  
14000459 - 1  
14000460 - 1  
14000589 - 1  
14000636 - 1  
14000643 - 1

Total: 13

BF and Viol. Bureau Citations : A/D Traffic

-----  
131330963- 1

Total: 1

BF and Viol. Bureau Citations : Other

---

120395799- 1  
120395800- 1  
120396421- 1  
120396422- 1  
120396423- 1  
120396869- 1  
120397087- 1  
120397089- 1  
120997088- 1  
12397245 - 1  
130454998- 1  
130455049- 1  
130455298- 1  
130455338- 1  
130455339- 1  
130455340- 1  
130455393- 1  
130455394- 1  
130455743- 1  
130455744- 1  
130455745- 1  
130455748- 1  
130455821- 1  
130455822- 1  
130455823- 1  
130455825- 1  
131330862- 1  
131330863- 1  
131330864- 1  
131330866- 1  
131330909- 1  
131330940- 1  
131331033- 1  
131331037- 1  
131331060- 1  
131331061- 1  
131331081- 1  
131331082- 1  
131331121- 1  
131331122- 1  
131331123- 1  
131331125- 1  
131331161- 1  
131331163- 1  
131331164- 1  
131331165- 1  
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131331175- 1  
131331209- 1  
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131331213- 1  
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131331263- 1  
131331276- 1  
131331279- 1  
131331281- 1  
131331282- 1  
131331286- 1  
131331301- 1  
131331304- 1  
131331305- 1  
131331307- 1  
131331308- 1  
131331313- 1  
131331314- 1  
131331321- 1  
131331327- 1  
131331334- 1  
131331351- 1  
131331352- 1  
131331358- 1  
131331359- 1  
131331360- 1  
131331402- 1  
131331403- 1  
131331426- 1  
131331427- 1  
131331428- 1  
131331476- 1  
131331477- 1  
131331478- 1  
131331500- 1

Total: 98

BF and Viol. Bureau Citations : Non-Traffic

-----  
08004190 - 1  
091910864- 1  
13000966 - 1  
13001040 - 1  
130455050- 1

130455297- 1  
130455732- 1  
130455742- 1  
130455798- 1  
131330858- 1  
131330859- 1  
131331055- 1  
131331056- 1  
131331117- 1  
131331220- 1  
131331225- 1  
131331357- 1  
13133226 - 1  
14000032 - 1  
14000129 - 1  
14000134 - 1  
14000151 - 1  
14000206 - 1  
14000237 - 1  
14000300 - 1  
14000342 - 1  
14000363 - 1  
14000367 - 1  
14000376 - 1  
14000464 - 1  
14000470 - 1  
14000480 - 1  
14000481 - 1  
14000492 - 1  
14000494 - 1  
14000502 - 1  
14000523 - 1  
14000537 - 1  
14000541 - 1  
14000558 - 1  
14000564 - 1  
14000570 - 1  
14000607 - 1  
14000612 - 1  
14000615 - 1  
14000616 - 1  
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14000622 - 1  
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14000644 - 1  
14000647 - 1  
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14000672 - 1  
14000673 - 1  
14000677 - 1  
14000681 - 1  
14000682 - 1  
14000684 - 1  
14000686 - 1  
14000688 - 1  
14000689 - 1  
14000692 - 1  
14000694 - 1  
14000701 - 1  
14000702 - 1  
14000713 - 1  
14000732 - 1

Total: 83

Dismissed by Court : A/D Traffic

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Total: 0

Dismissed by Court : Other

---

130454997- 1  
131331039- 1  
131331171- 1  
131331232- 1  
131331320- 1  
131331323- 1  
131331361- 1

Total: 7

Dismissed by Court : Non-Traffic

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14000458 - 1  
14000463 - 1  
14000593 - 1  
14000597 - 1  
14000598 - 1  
14000601 - 1  
14000602 - 1  
14000603 - 1  
14000604 - 1

14000627 - 1  
14000657 - 1  
14000678 - 1  
14000679 - 1  
14000729 - 1

Total: 14

Nolle Prosequi : A/D Traffic  
-----

Total: 0

Nolle Prosequi : Other  
-----

Total: 0

Nolle Prosequi : Non-Traffic  
-----

13001275 - 1  
14000101 - 1  
14000334 - 1  
14000588 - 1  
14000625 - 1

Total: 5

Certified for Jury Trial : A/D Traffic  
-----

Total: 0

Certified for Jury Trial : Other  
-----

Total: 0

Certified for Jury Trial : Non-Traffic  
-----

Total: 0

\*\* END OF LISTING \*\*





## CVB Operations Report For the Period Ending June 30, 2014

### A. FY-14 Marketing Program.

1. Group Tour Marketing Operations – all tours completed; one return tour booked for October 2014.
2. Travelgram:

Travelgram – Email Promotion Program Spring 2014				
Release Date	Quantity Released	Open Rate	Click Rate	Opt Out Rate
06/27/14 (all new leads)	200	19.3% (38)	2.6% (1)	0
06/20/14 (all new leads)	410	33.3% (141)	8.4% (11)	1.7% (7)
06/18/14 (all new leads)	142	12.7% (18)	0	0
06/12/14 (all new leads)	376	20% (75)	2.7%(2)	1.1% (4)
06/02/14 (all new leads)	444	10.8% (48)	11% (3)	.6% (3)
05/16/14 (all new leads)	68	17.2% (11)	9.0% (1)	0
05/12/14 (all Spring leads)	4,282	17.2% (736)	3.5% (26)	1.8% (78)
04/10/14 (all new leads)	23	48% (13)	9.1% (1)	0
04/04/14 (All Spring leads)	1,969	20% (384)	10.9% (42)	.4% (9)
03/04/14 (MO & IL Only)	1,733	19.4% (323)	6.4%	.8% (14)
Spring Campaign Results	9,627	Average: 18.6% (Industry Avg. – 13.25%)	Average: 7.8% (Industry Avg. – 11.31%)	Average: 1.06% (Industry Avg. - .16%)

Open and click rates were analyzed using the Travelgram's day of distribution. Travelgrams issued late Thursday afternoon generate the best results. Future distribution will target Thursday afternoon for release.

Travelgram subject matter and presentation were also examined to identify trends. Open rates are much higher when emphasis is placed on multiple events, rather than focusing on our 2 major events (rodeo and Cotton Ramble). Travelgram presentation will be changed to appeal to a greater audience with the goal of increasing the Click Rate.

### 3. Search Engine Marketing Program Results:

Search Engine Marketing Results 2013			
Period	Clicks	Impressions (views)	Click thru Rate
January 2013	831	22,079	2.91%
February 2013	838	21,427	3.91%
March 2013	850	23,070	3.66%
April 2013	853	22,211	3.84%
May 2013	835	17,874	4.67%
June 2013	1,166	22,393	5.21%

Search Engine Marketing Results 2014			
January 2014	948	18,113	5.23%
February 2014	1,072	36,076	2.97%
March 2014	1,745	52,153	3.35%
April 2014	1,428	42,163	3.39%
May 2014	1,343	35,866	3.74%
June 2014	1,383	30,093	4.60%

Industry standard: 2.92%

4. VisitSikeston.Com performance per Google Analytics:

www.VisitSikeston.Com Monthly Activity					
Period	Total Visits	Pages/Visit	Avg. Duration	Bounce Rate	New Visits
January 2013	26	1.04	00:00:01	96.15%	84.6%
February 2013	24	1.33	00:00:27	70.83%	91.67%
March 2013	39	1.15	00:00:31	84.62%	97.44%
April 2013	31	1.48	00:00:11	80.65%	100%
May 2013	23	1.35	00:00:21	78.26%	100%
June 2013	38	1.08	00:00:22	92.11%	97.37%
January 2014	605	2.29	00:01:28	49.89%	84.3%
February 2014	2,637	2.34	00:01:49	55.21%	78.9%
March 2014	4,077	2.16	00:01:39	59.26%	79.6%
April 2014	3,487	2.12	00:01:45	59.91%	77.6%
May 2014	3,463	2.23	00:01:33	57.58%	79.87%
June 2014	3,891	2.23	00:01:33	57.18%	81.60%

www.VisitSikeston.Com – Top 5 Geographic Origination Points			
June 2013		June 2014	
St. Louis	5-13.16%	Wichita	281-7.22%
Sikeston	3-7.89%	Sikeston	210-5.40%
Joliet	2-5.26%	Cape Girardeau	201-5.17%
Springfield	2-5.26%	Bowling Green	163-4.19%
Frankfort	2-5.26%	Afton	162-4.16%

**www.VisitSikeston.com 2014 Viewer Demographics**

Viewers by Sex	
Male	Female
54.15%	45.85%

Viewers by Age Group			
Age Group	Percent	Age Group	Percent
18-24	27.5%	45-54	12.5%
25-34	33.5%	55-64	5.5%
25-44	15.5%	65 +	5.5%

5. Toll-Free calling results:

1-800 Call Statistics						
Period: - July 1 through	Total Calls	In-State Market	Primary Market	Secondary Market	Collateral Market	Other
FY-13	157	87	44	7	0	19
FY-14	189	91	49	6	0	43

FY-14 Advertising Campaign Update:

Lead Analysis – Fall 2013 Campaign (Circulation 980,000)				
Publication	Leads Y-T-D	% In-State	% in Target Market	CPI
Madden Fall Insert	6,028	13%	65%	\$2,635.00 - \$ .44
Midwest Traveler, Fall	202	82%	100%	\$2,410.52 - \$11.93
Campaign Totals	6,230	925 – 15%	4,099-66%	\$5,045.52 - \$ .81
Lead Analysis – Spring 2014 Campaign (Circulation 1.2 Million)				
Publication	Leads Y-T-D	% In-State	% in Target Market	Ad Cost - CPI
VacationFun Sweepstakes Dropped 3/12/14	1,603	230 – 14%	1,174 - 73%	\$5,000.00 - \$3.12
Midwest Traveler Spring Dropped 3/14/14	354	281 - 79%	351 - 99%	\$2,410.52 - \$6.81
Madden Spring Insert Dropped 4/10/14	6,118	1,012 – 17%	4,461 - 73%	\$5,742.00 - \$.94
TravelerFun Insert Dropped 4/8/14	444	40 – 11%	336 - 88%	\$5,640.00 - \$12.70
St. Louis Magazine, June Dropped May 15, 2014	No Lead Tracking provided by vendor			
Campaign Totals	8,519	1,563 – 18%	6,3224– 73%	\$18,792.52 \$2.21

6. Fulfillment:

- Reprint, Historic Homes Brochure completed and distributed
- Visitors Guide completed and distributed
- 2014 Calendar of Events, printed and being distributed
- 2014 I-Brochure, completed and on-line
- 2014 Mobile App (I-Brochure), completed and on-line
- Hospitality Bags: 140 provided for Mission Missouri conference and a 5K charitable run
- Provided brochures/pens for 70-80 attendees of Retired Teachers Assn. conference

7. Other: Submitted blog for VisitMo.Com, appeared in July 2014

8. Filed for 4<sup>th</sup> quarter reimbursement from MO Division of Tourism.

B. FY-15 Fall Marketing Program:

1. State funding in place - \$11,965.00
2. Non- State funded advertising contacts executed.
3. Advertising placed:
  - Missouri Life Magazine, August/Sept. (Dropped mid-July)
  - Missouri Life Magazine, October (Drops Sept.)

St. Louis Magazine, Sept. (Drops August)

Show-Me Missouri, Sept. (Drops August)

4. Ads being designed:

Madden Fall Vacation Guide Insert, September

Show-Me Missouri, November

Upcoming Projects:

Revision of CVB website

# August 2014

## Monthly Planner

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																				
<div><div>Jul 2014</div><table><tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr><tr><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr><tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr><tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr><tr><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td></tr></table></div> <div><div>Sep 2014</div><table><tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr><tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr><tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr><tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr><tr><td>28</td><td>29</td><td>30</td><td></td><td></td><td></td><td></td></tr></table></div>					S	M	T	W	T	F	S			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31			S	M	T	W	T	F	S		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30					1	2
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3	4  Library Board Meets 4:30 p.m.  Regular Council Meeting 5:00 p.m.	5	6	7	8	9																																																																																				
10	11  Housing Authority Board Meets 12:00 p.m.  Park Board Meets 5:15 p.m.	12  BMU Board Meets 4:00 p.m.  DED Board Meets 11:30 a.m.	13	14	15	16																																																																																				
17	18  LCRAMeets 11:30 a.m.	19	20	21	22	23																																																																																				
24	25  Special Council Meeting 11:30 a.m.	26  Tourism Advisory Board Meets 4:00 p.m.	27	28  Strategic Plan Implementation Commission Meets 11:00 a.m.	29	30																																																																																				
31																																																																																										

# September 2014

## Monthly Planner

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																											
	<b>1</b> Labor Day - City Offices Closed  Library Board Meets 4:30 p.m.  Regular Council Meeting 5:00 p.m.	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>																																																																																											
<b>7</b>	<b>8</b> Housing Authority Board Meets 12:00 p.m.  Park Board Meets 5:15 p.m.	<b>9</b> BMU Board Meets 4:00 p.m.  DED Board Meets 11:30 a.m.	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>																																																																																											
<b>14</b>	<b>15</b> LCRA Meets 11:30 a.m.  Public Safety Meets 6:00 p.m.	<b>16</b>	<b>17</b>	<b>18</b> Strategic Plan Implementation Commission Meets 11:00 a.m.	<b>19</b>	<b>20</b>																																																																																											
<b>21</b>	<b>22</b>	<b>23</b> Tourism Advisory Board Meets 4:00 p.m.	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>																																																																																											
<b>28</b>	<b>29</b> Special Council Meeting 11:30 a.m.	<b>30</b>	<div> <div> <b>Aug 2014</b>  <table> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table> </div> <div> <b>Oct 2014</b>  <table> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> </table> </div> </div>				S	M	T	W	T	F	S						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							S	M	T	W	T	F	S					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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# October 2014

## Monthly Planner

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5	6 Library Board Meets 4:30 p.m.  Regular Council Meeting 5:00 p.m.	7	8	9	10	11																																																																																														
12	13 Columbus Day - City Offices Closed  Housing Authority Board Meets 12:00 p.m.  Park Board Meets 5:15 p.m.	14 BMU Board Meets 4:00 p.m.  DED Board Meets 11:30 a.m.	15	16 Strategic Plan Implementation Commission Meets 11:00 a.m.	17	18																																																																																														
19	20 LCRAMeets 11:30 a.m.	21	22	23	24	25																																																																																														
26	27 Special Council Meeting 11:30 a.m.	28 Tourism Advisory Board Meets 4:00 p.m.	29	30	31																																																																																															