



TENTATIVE AGENDA

City of Sikeston

**SPECIAL CITY COUNCIL MEETING
SIKESTON CITY HALL**

**Monday, August 25, 2014
11:30 A.M.**

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. OPENING PRAYER
- IV. PUBLIC HEARING

Establishment of 2014 Municipal Real Estate Tax Rates

V. ITEMS OF BUSINESS

- A. 1st & 2nd Reading Emergency Bill #5965, Establishing 2014 Municipal Real Estate Tax Rates
- B. 2nd Reading & Consideration of Emergency Bill #5964, Authorizing Increase in Board of Municipal Utilities Electrical Rates
- C. 2nd Reading & Consideration of Bill #5961, Amending City Code Chapter 405 Zoning, Manufactured Homes
- D. Council Consideration of Resolution #14-08-01, Authorizing Preliminary Funding Agreement
- E. Council Consideration of Resolution #14-08-02, Authorizing the City to Engage Gilmore & Bell and PGAV as Planning Consultants for Proposed TIF Project
- F. 1st Reading, Bill #5966, Authorizing Termination of Redevelopment Project Area 3 of the 60/61 Tax Increment Finance District
- G. Authorization to Repair 1998 Vac-Con Sewer Truck
- H. Authorization to Re-Appropriate Funding for Purchase of Used DPW Vehicle
- I. Request to Bid Broker Services for Ancillary Employee Benefits
- J. Briefing: Municipal Court Domestic Violence Shelter Surcharge Fee
- K. Briefing: 2014 Boards & Commissions Appointments
- L. Other Items As May Be Determined During the Course of the Meeting

VI. ADJOURNMENT

Dated this 21st day of August 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 any reasonable accommodation needed to participate in the City Council's Meeting.



Council Letter

Date of Meeting: 14-08-25

Originating Department: Administrative Services

To the Mayor and City Council:

Subject: 1st & 2nd Reading, Bill # 5965, Approval of 2014 Tax Rate

Attachments:

1. Ordinance 5965
2. Notice of Public Hearing
3. State Auditor's Office-Assessed Valuation Summary
4. State Auditor's Office-Tax Rate Calculations

Action Options:

1. Approve Ordinance 5965
2. Other action Council may deem appropriate

Background:

In accordance with RSMO 67.110, all political subdivisions must establish their 2014, property tax rates by September 1, after a public hearing. After receiving assessed valuation data from both Scott and New Madrid Counties, the State Auditor's Office calculates rates permitted in order to be in compliance with laws pertaining to revenue restrictions established by the Hancock Amendment and those subdivisions with voluntary reduction restrictions

Due to the requirements of the State of Missouri, this is presented as an emergency bill which upon approval, shall be forwarded to both Counties and the State Auditor's office for final approval.

AN EMERGENCY BILL, WHICH UPON ADOPTION AND PASSAGE, SHALL BECOME ORDINANCE NUMBER 5965, AN ORDINANCE FIXING THE RATE OF TAXATION ON ALL TAXABLE PROPERTY IN THE CITY OF SIKESTON, MISSOURI, FOR THE FISCAL YEAR 2014-2015.

WHEREAS, the Sikeston City Council held a public hearing in accordance with Section 67.110 RSMO prior to the adoption of the City's 2014-2015 Tax Rate.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Sikeston, Missouri, as follows:

Section I. This ordinance will not be codified in the Municipal Code Book of the City of Sikeston.

Section II. That for the purpose of maintaining a general fund, there is hereby levied a tax rate of forty and two one-hundredth cents (\$.4002) per one hundred dollars (\$100.00) of assessed valuation on all taxable property in the City of Sikeston, Missouri, for the year 2014-2015.

Section III. That for the purpose of maintaining a public library fund, there is hereby levied a tax rate of seventeen and forty four one-hundredth cents (\$.1744) per one hundred dollars (\$100.00) of assessed valuation on all taxable property in the City of Sikeston, Missouri, for the year 2014-2015.

Section IV. That for the purpose of maintaining public parks, there is hereby levied a tax rate of seventeen and forty four one-hundredth cents (\$.1744) per one hundred dollars (\$100.00) of assessed valuation on all taxable property in the City of Sikeston, Missouri, for the year 2014-2015.

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

Section VII. Emergency Clause: Due to requirements of the State of Missouri, this ordinance will become effective upon its passage.

Section VIII. Record of Passage:

- A. Bill Number 5965 was introduced to Council and read the first time this 25th day of August 2014.
- B. Bill Number 5965 was read the second time this 25th day of August 2014, discussed and voted as follows:
- Burch _____, Depro _____, Gilmore _____,
Graham _____, Harris _____, Teachout _____,
and Pullen _____, thereby being _____.
- C. Ordinance 5965 shall be in full force and effect from and after Monday, August 25, 2014.

Jerry Pullen, Mayor

Approved as to Form
Charles Leible, City Counselor

Seal/Attest:

Carroll L. Couch, City Clerk

NOTICE OF PUBLIC HEARING

A hearing will be held at 11:30 a.m., August 25, 2014 in the City Council Chambers in the City Administration Building, 105 East Center Street, Sikeston, Missouri, at which time citizens may be heard on the property tax rates proposed to be set by the City of Sikeston. The tax rates shall be set to produce the revenues for the fiscal year beginning July 1, 2014 subject to Article X, Section 22 of the Missouri Constitution. The value of the new construction and improvements is \$2,069,990.00.

Type of Property		2013 Assessed Valuation	2014 Assessed Valuation*
Real Estate		\$137,495,434	\$141,027,659
Personal		<u>57,043,981</u>	<u>59,640,114</u>
		\$194,539,415	\$200,667,773*

2013-2014 Property Tax <u>Revenue</u>	2013-2014 Property Tax <u>Rate</u>	2014-2015 Property Tax <u>Revenue</u>	2014-2015 Property Tax <u>Rate</u>
\$1,457,878	\$0.7494	\$1,503,078	\$0.7490

General Fund - \$0.4002; Park Fund - \$0.1744; Library Fund \$0.1744
(Expressed in cents per \$100 valuation)

Carroll L. Couch, City Clerk

*Subject to certification by the State Auditor's Office

To be published August 17, 2014.

Missouri State Auditor's Office
2014 Tax Rate Assessed Valuation Summary

08/07/2014

Political Subdivision - 09-100-0016 City of Sikeston

		Current Assessed Valuation					New Construction and Improvements Real Estate	Newly Added Territory	Newly Separated Territory	Property Changed from Local to State Assessed
Purpose	County	Real Property	Personal Property	Total						
01 General Revenue	072 New Madrid	34,782,625	15,660,161	50,442,786		641,750		0		0
01 General Revenue	100 Scott	108,315,024	51,845,205	160,160,229		1,428,240		0		0
	Total	143,097,649	67,505,366	210,603,015		2,069,990		0		0
02 Parks & Recreation	072 New Madrid	34,782,625	15,660,161	50,442,786		641,750		0		0
02 Parks & Recreation	100 Scott	108,315,024	51,845,205	160,160,229		1,428,240		0		0
	Total	143,097,649	67,505,366	210,603,015		2,069,990		0		0
10 Library	072 New Madrid	34,782,625	15,660,161	50,442,786		641,750		0		0
10 Library	100 Scott	108,315,024	51,845,205	160,160,229		1,428,240		0		0
	Total	143,097,649	67,505,366	210,603,015		2,069,990		0		0



Tax Rate Form A

(2014)

For Political Subdivisions OTHER THAN SCHOOLS Levying a Single Rate on ALL PROPERTY

City of Sikeston

09-100-0016

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

1. (2014) Current Year Assessed Valuation

Include the current state and locally assessed valuation obtained from the County Clerk, County Assessor, or comparable office finalized by the local board of equalization.

(a)	143,097,649	+	(b)	67,505,366	=	210,603,015
	(Real Estate)			(Personal Property)		(Total)

2. Assessed Valuation of New Construction and Improvements

2(a) - Obtained from the County Clerk or County Assessor

2(b) - Increase in Personal Property. Use the formula listed under Line 2(b).

(a)	2,069,990	+	(b)	7,865,252	=	9,935,242
	(Real Estate)			Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)		(Total)
				If Line 2b is Negative, Enter Zero		

3. Assessed Value of Newly Added Territory

Obtained from the County Clerk or County Assessor.

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

4. Adjusted Current Year Assessed Valuation

[Line 1 (Total) - Line 2 (Total) - Line 3 (Total)]

200,667,773

5. (2013) Prior Year Assessed Valuation

Include prior year locally assessed valuation obtained from the County Clerk, County Assessor, or comparable office finalized by the local board of equalization.

Note: If this is different than the amount on the Prior Year Form A, Line 1, then revise the Prior Year tax rate form to re-calculate the Prior Year Tax Rate Ceiling. Enter the revised Prior Year Tax Rate Ceiling on this year's Tax Rate Summary Page, Line A.

(a)	137,966,854	+	(b)	59,640,114	=	197,606,968
	(Real Estate)			(Personal Property)		(Total)

6. Assessed Value of Newly Separated Territory

Obtained from the County Clerk or County Assessor.

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

7. Assessed Value of Property Locally Assessed in Prior Year, but State Assessed in Current Year

Obtained from the County Clerk or County Assessor.

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

8. Adjusted Prior Year Assessed Valuation

[Line 5 (Total) - Line 6 (Total) - Line 7 (Total)]

197,606,968



Tax Rate Form A

(2014)

For Political Subdivisions OTHER THAN SCHOOLS Levying a Single Rate on ALL PROPERTY

City of Sikeston

09-100-0016

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data page at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use in
Calculating its Tax
Rate

9. **Percentage Increase in Adjusted Valuation** of existing property in the current year over the prior year's assessed valuation.

$[(\text{Line 4} - \text{Line 8}) / \text{Line 8}] \times 100$

1.5489%

10. **Increase in Consumer Price Index**
as Certified by the State Tax Commission.

1.5000%

11. **Adjusted Prior Year Assessed Valuation**
(Line 8)

197,606,968

12. **(2013) Tax Rate Ceiling From Prior Year**
(Tax Rate Summary Page, Line A)

0.4004

13. **Maximum Prior Year Adjusted Revenue**
from property that existed in both years $[(\text{Line 11} \times \text{Line 12})/100]$

791,218

14. **Permitted Reassessment Revenue Growth**

The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%.

A negative figure on Line 9 is treated as a zero for Line 14 purposes.
Do not enter less than 0, nor more than 5%.

1.5000%

15. **Additional Reassessment Revenue Permitted**
(Line 13 x Line 14)

11,868

16. **Total Revenue Permitted in Current Year ***
from property that existed in both years (Line 13 + Line 15)

803,086

17. **Adjusted Current Year Assessed Valuation**
(Line 4)

200,667,773

18. **Maximum Tax Rate Permitted by Article X, Section 22 and
Section 137.073 RSMo.** $[(\text{Line 16} / \text{Line 17}) \times 100]$
Round a fraction to the nearest one/one hundredth of a cent.
Enter this rate on the Tax Rate Summary Page, Line B.

0.4002

* To compute the total property tax revenues BILLED for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues BILLED would be used in estimating budgeted revenues.



Tax Rate Form A

(2014)

For Political Subdivisions OTHER THAN SCHOOLS Levying a Single Rate on ALL PROPERTY

City of Sikeston

09-100-0016

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

1. (2014) Current Year Assessed Valuation

Include the current state and locally assessed valuation obtained from the County Clerk, County Assessor, or comparable office finalized by the local board of equalization.

(a)	<u>143,097,649</u>	+	(b)	<u>67,505,366</u>	=	<u>210,603,015</u>
	(Real Estate)			(Personal Property)		(Total)

2. Assessed Valuation of New Construction and Improvements

2(a) - Obtained from the County Clerk or County Assessor

2(b) - Increase in Personal Property. Use the formula listed under Line 2(b).

(a)	<u>2,069,990</u>	+	(b)	<u>7,865,252</u>	=	<u>9,935,242</u>
	(Real Estate)			Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)		(Total)
				If Line 2b is Negative, Enter Zero		

3. Assessed Value of Newly Added Territory

Obtained from the County Clerk or County Assessor.

(a)	<u>0</u>	+	(b)	<u>0</u>	=	<u>0</u>
	(Real Estate)			(Personal Property)		(Total)

4. Adjusted Current Year Assessed Valuation

[Line 1 (Total) - Line 2 (Total) - Line 3 (Total)]

200,667,773

5. (2013) Prior Year Assessed Valuation

Include prior year locally assessed valuation obtained from the County Clerk, County Assessor, or comparable office finalized by the local board of equalization.

Note: If this is different than the amount on the Prior Year Form A, Line 1, then revise the Prior Year tax rate form to re-calculate the Prior Year Tax Rate Ceiling. Enter the revised Prior Year Tax Rate Ceiling on this year's Tax Rate Summary Page, Line A.

(a)	<u>137,966,854</u>	+	(b)	<u>59,640,114</u>	=	<u>197,606,968</u>
	(Real Estate)			(Personal Property)		(Total)

6. Assessed Value of Newly Separated Territory

Obtained from the County Clerk or County Assessor.

(a)	<u>0</u>	+	(b)	<u>0</u>	=	<u>0</u>
	(Real Estate)			(Personal Property)		(Total)

7. Assessed Value of Property Locally Assessed in Prior Year, but State Assessed in Current Year

Obtained from the County Clerk or County Assessor.

(a)	<u>0</u>	+	(b)	<u>0</u>	=	<u>0</u>
	(Real Estate)			(Personal Property)		(Total)

8. Adjusted Prior Year Assessed Valuation

[Line 5 (Total) - Line 6 (Total) - Line 7 (Total)]

197,606,968



Tax Rate Form A

(2014)

For Political Subdivisions OTHER THAN SCHOOLS Levying a Single Rate on ALL PROPERTY

City of Sikeston

09-100-0016

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data page at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use in
Calculating its Tax
Rate

9. **Percentage Increase in Adjusted Valuation** of existing property in the current year over the prior year's assessed valuation.

[(Line 4 - Line 8) / Line 8] x 100

1.5489%

10. **Increase in Consumer Price Index**
as Certified by the State Tax Commission.

1.5000%

11. **Adjusted Prior Year Assessed Valuation**
(Line 8)

197,606,968

12. **(2013) Tax Rate Ceiling From Prior Year**

(Tax Rate Summary Page, Line A)

0.1745

13. **Maximum Prior Year Adjusted Revenue**
from property that existed in both years [(Line 11 x Line 12)/100]

344,824

14. **Permitted Reassessment Revenue Growth**

The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%.

A negative figure on Line 9 is treated as a zero for Line 14 purposes.

Do not enter less than 0, nor more than 5%.

1.5000%

15. **Additional Reassessment Revenue Permitted**
(Line 13 x Line 14)

5,172

16. **Total Revenue Permitted in Current Year ***
from property that existed in both years (Line 13 + Line 15)

349,996

17. **Adjusted Current Year Assessed Valuation**
(Line 4)

200,667,773

18. **Maximum Tax Rate Permitted by Article X, Section 22 and
Section 137.073 RSMo.** [(Line 16 / Line 17) x 100]

Round a fraction to the nearest one/one hundredth of a cent.

Enter this rate on the Tax Rate Summary Page, Line B.

0.1744

* To compute the total property tax revenues BILLED for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues BILLED would be used in estimating budgeted revenues.



Tax Rate Form A

(2014)

For Political Subdivisions OTHER THAN SCHOOLS Levying a Single Rate on ALL PROPERTY

City of Sikeston

09-100-0016

Library

Name of Political Subdivision

Political Subdivision Code

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Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

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	(Real Estate)			Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)		(Total)
				If Line 2b is Negative, Enter Zero		

3. Assessed Value of Newly Added Territory

Obtained from the County Clerk or County Assessor.

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

4. Adjusted Current Year Assessed Valuation

[Line 1 (Total) - Line 2 (Total) - Line 3 (Total)]

200,667,773

5. (2013) Prior Year Assessed Valuation

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(a)	137,966,854	+	(b)	59,640,114	=	197,606,968
	(Real Estate)			(Personal Property)		(Total)

6. Assessed Value of Newly Separated Territory

Obtained from the County Clerk or County Assessor.

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

7. Assessed Value of Property Locally Assessed in Prior Year, but State Assessed in Current Year

Obtained from the County Clerk or County Assessor.

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

8. Adjusted Prior Year Assessed Valuation

[Line 5 (Total) - Line 6 (Total) - Line 7 (Total)]

197,606,968



Tax Rate Form A

(2014)

For Political Subdivisions OTHER THAN SCHOOLS Levying a Single Rate on ALL PROPERTY

City of Sikeston

09-100-0016

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For Political
Subdivision Use in
Calculating its Tax
Rate

9. **Percentage Increase in Adjusted Valuation** of existing property in the current year over the prior year's assessed valuation.

$[(\text{Line 4} - \text{Line 8}) / \text{Line 8}] \times 100$

1.5489%

10. **Increase in Consumer Price Index**
as Certified by the State Tax Commission.

1.5000%

11. **Adjusted Prior Year Assessed Valuation**
(Line 8)

197,606,968

12. **(2013) Tax Rate Ceiling From Prior Year**
(Tax Rate Summary Page, Line A)

0.1745

13. **Maximum Prior Year Adjusted Revenue**
from property that existed in both years $[(\text{Line 11} \times \text{Line 12}) / 100]$

344,824

14. **Permitted Reassessment Revenue Growth**

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Do not enter less than 0, nor more than 5%.

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(Line 13 x Line 14)

5,172

16. **Total Revenue Permitted in Current Year ***
from property that existed in both years (Line 13 + Line 15)

349,996

17. **Adjusted Current Year Assessed Valuation**
(Line 4)

200,667,773

18. **Maximum Tax Rate Permitted by Article X, Section 22 and
Section 137.073 RSMo.** $[(\text{Line 16} / \text{Line 17}) \times 100]$
Round a fraction to the nearest one/one hundredth of a cent.
Enter this rate on the Tax Rate Summary Page, Line B.

0.1744

* To compute the total property tax revenues BILLED for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues BILLED would be used in estimating budgeted revenues.

Council Letter

Council Letter: 14-08-25

Originating Department: Board of Municipal Utilities

To the Mayor and City Council:

Subject: 2nd 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. Adopt 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 1st, a \$5.20/month increase; and beginning May 1st, an additional \$5.46/month increase.

Staff asks for council consideration and approval of this bill. 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 4th day of August 2014.

B. Bill Number 5964 was read the second time and discussed on this 25th 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

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

Date of Last
Rate Revision
September 01, 2012

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 20th 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 20th 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

LARGE GENERAL SERVICE 6-78

Page 1 of 2

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
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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 20th 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

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	\$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 20th 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 Siketon

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
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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 20th 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 20th 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 20th 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

LARGE GENERAL SERVICE 6-78

Page 1 of 2

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
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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 20th 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 _____

Mayor
City of Sikeston

Date Effective March 1, 2015

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 20th 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 20th 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

Date of Meeting: 14-08-25

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: 2nd 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 2nd Reading and approve amendment of Chapter 405 Zoning Regulations of the City Code of Sikeston, Missouri regarding the definition, permitted uses and conditional uses of manufactured housing units
2. Other action Council may deem appropriate

Background:

This is the request to amend Chapter 405 Zoning Regulations of the City Code of Sikeston, Missouri regarding the definition, permitted uses and conditional uses of manufactured housing units. Council read this the first time on August 4, 2014 and unless there are further questions from the Council or the public, staff recommends approval on the second reading at this time.

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		
Category/Use	"TZ" Transitional	"DT" Downtown District
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. ~~the applicable building code is 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

Category/Use	"TZ"	"DT" Downtown
	Transitional	District
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	

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"	"C-3"	"C-3"	"DT"
	Neighborhood	General	Highway	Downtown District
Residential				
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
Commercial, miscellaneous (b)(c)				
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	
Open Display Commercial (d)				
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	
Wholesale Trade				
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

Minimum Yards	"C-1" Neighborhood	"C-2" General	"C-3" Highway
Front yard depth			
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.

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

Date of Meeting: 14-08-25

Originating Department: General Government

To the Mayor and City Council:

Subject: Consideration of Resolution 14-08-01, Authorizing a Preliminary Funding Agreement with Sikeston Development Co., LLC in Connection with a Proposed Tax Increment Finance (TIF) Project

Attachment(s):

1. Resolution 14-08-01
2. Exhibit A - Preliminary Funding Agreement

Action Options:

1. Adopt Resolution 14-08-01
2. Other action Council may deem appropriate

Background:

In early August Council was approached by representatives of Sikeston Development Co., LLC regarding a proposed TIF project in an area north of US 60 and west of the Sikeston Walmart, consisting of approximately 180 acres. In order to move forward with the required studies to determine the feasibility of the project, Council must adopt Resolution 14-08-01.

Adoption of Resolution 14-08-01 authorizes the Mayor to execute the Preliminary Funding Agreement; the City Clerk to deposit funds from Sikeston Development Co., LLC into a special escrow account; the City Manager to prepare and distribute a request for proposal for the proposed redevelopment area; and for the City Clerk to convene the City's Tax Increment Financing Commission for New Madrid County.

RESOLUTION NO. 14-08-01

A RESOLUTION AUTHORIZING A PRELIMINARY FUNDING AGREEMENT WITH SIKESTON DEVELOPMENT CO., LLC IN CONNECTION WITH A PROPOSED TAX INCREMENT FINANCING PROJECT; AUTHORIZING THE DISTRIBUTION OF A REQUEST FOR PROPOSALS ASSOCIATED WITH THE PROPOSED TAX INCREMENT FINANCING PROJECT; AND AUTHORIZING CERTAIN ACTIONS CONNECTED THEREWITH.

WHEREAS, Sikeston Development Co., LLC (the “Company”) desires to redevelop certain parcels generally located north of Highway 60 and west of the existing Wal-Mart Supercenter (the “Proposed Redevelopment Area”); and

WHEREAS, the Company has requested that the City explore the feasibility of financing a portion of the costs of redeveloping the Proposed Redevelopment Area through the use of tax increment financing and/or other economic development programs; and

WHEREAS, the Company has indicated a willingness to provide funds to defray the expenses expected to be incurred by the City in connection with the Company’s request, it being understood that the City is not obligated to approve tax increment financing or any other economic development incentive for the proposed project; and

WHEREAS, the City wishes to distribute requests for proposals for the Proposed Redevelopment Area in accordance with applicable City ordinances and the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo.

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

Section I. Approval of Preliminary Funding Agreement.

- A. The Mayor is hereby authorized and directed to enter into a Preliminary Funding Agreement (the “Agreement”) with the Company, said Agreement to be in substantially the form attached hereto as **Exhibit A**, for the purpose of establishing the Company’s obligation to fund certain costs anticipated to be incurred by the City in further considering the Company’s request relating to the redevelopment of the Proposed Redevelopment Area.
- B. The City Clerk is hereby authorized and directed to deposit any and all funds received pursuant to the Agreement into a special escrow account and to disburse such funds in accordance with the Agreement for such expenses as may be reasonably incurred and necessary for consideration of the adoption of tax increment financing and/or other economic development incentives.

Section II. Request for Proposals. The City Manager is hereby directed to prepare or cause to be prepared and distributed a request for proposals for the Proposed Redevelopment Area (the “RFP”) in accordance with Section 130.1070 of the Municipal Code. The City Manager is hereby authorized, on behalf of the City, to determine the parties to whom the RFP shall be mailed.

Section III. Notice to Taxing Districts. The City Clerk is hereby directed to provide notice to other taxing districts of the City’s desire to convene the Tax Increment Financing Commission of the City of Sikeston, Missouri, for the purpose of considering a redevelopment plan and redevelopment project.

Section IV. Severability. The sections of this Resolution shall be severable. If any section of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void ones, unless the court finds that the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section V. Record of Passage:

Read this 25th day of August 2014, discussed and voted as follows:

Gilmore_____, Burch_____, Depro_____.

Teachout_____, Harris_____, Graham_____, and Pullen_____.

Thereby being _____.

Jerry Pullen, Mayor

APPROVED AS TO FORM:

Charles Leible, City Counselor

Attest/Seal

Carroll L. Couch, City Clerk

EXHIBIT A

PRELIMINARY FUNDING AGREEMENT

THIS PRELIMINARY FUNDING AGREEMENT (the “Agreement”) is made and entered into as of the _____ day of August, 2014, by and between the **CITY OF SIKESTON, MISSOURI** (the “City”) and **SIKESTON DEVELOPMENT CO., LLC** (the “Developer”).

RECITALS

1. The Developer has advised the City of its desire to redevelop an area within the City generally located north of Highway 60 and west of the existing Wal-Mart Supercenter (the “Proposed Redevelopment Area”) by the potential use of economic development incentives.

2. The City is willing to explore the feasibility of financing a portion of the costs of redeveloping the Proposed Redevelopment Area through the use of economic development incentives, if the Developer advances funds to pay the City’s costs of exploring such incentives.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Advance of Funds.

(a) The Developer shall advance the City the sum of \$75,000 upon execution of this Agreement (the “Preliminary Funds”). The City shall use the Preliminary Funds to pay or reimburse the City for payment of actual out-of-pocket expenses incurred by the City and for the payment of actual costs incurred by the City for such consultants and advisors (including, but not limited to, attorneys, planners and financial consultants) as the City deems advisable from time to time, and for administrative costs and expenses, associated with the implementation of economic development incentives for the Developer’s proposed project, including preparation of a redevelopment plan, blight analysis and cost-benefit analysis and the negotiation of a redevelopment agreement (collectively, the “Work Program”). The Work Program shall be performed by the consultants and attorneys selected by the City at their respective regular hourly rates and fees (the “Fees”) and the City shall pay for such work only in accordance with paragraph 2 below.

(b) If the parties enter into a Redevelopment Agreement, the Redevelopment Agreement shall provide for the disbursement of any remaining Preliminary Funds in the manner specified in the Redevelopment Agreement.

2. Disbursement. Subject to the remaining provisions of this Agreement, the City shall disburse Preliminary Funds on a monthly basis for any month in which Fees and expenses are actually incurred or to reimburse the City for Fees and expenses previously paid by the City in connection with the redevelopment project upon receipt of: (a) invoices for work reasonably and actually performed by the selected consultants and attorneys in accordance with the Work Program and for administrative costs and expenses incurred by the City relating to the Work Program; (b) invoices and/or receipts for out-of-pocket expenses incurred by such parties in connection with such work; and (c) such other supporting documentation as may be requested by the City (collectively, a “Disbursement Request”). A Disbursement Request by the City for reimbursement shall include an itemization of the Fees and expenses to be paid by the City and copies of the consultant’s invoices for the work performed, provided, however, that invoice entries that could compromise attorney-client privilege or confidentiality or other privileged information or communication may be redacted therefrom. The City Manager shall use reasonable care in ascertaining that all amounts charged to the City pursuant to each Disbursement Request are fair and reasonable amounts for the work represented on each Disbursement Request.

3. Copies of Disbursement Requests. The City Clerk shall promptly forward a copy of each Disbursement Request to the Developer. If the Developer has questions regarding any Disbursement Request, the Developer shall promptly direct such questions in writing to the City Manager. If the Developer provides timely written questions regarding a Disbursement Request, the City and the Developer shall in good faith attempt to resolve any questions so raised as soon as reasonably possible, and to the extent necessary, communicate or negotiate with the appropriate third party submitting the payment request in order to do so. If the parties nonetheless are unable to reach agreement upon the Disbursement Request within a reasonable time, the City Manager may proceed to pay the Disbursement Request.

4. **Consideration of Incentives.** Nothing herein shall obligate the City to approve tax increment financing or any other incentives for the Developer's proposed project.

5. **Developer's Right of Termination.** The Developer may terminate this Agreement at any time in its sole discretion upon giving the City 10 days' written notice; whereupon 10 days following the Developer's delivery of said notice this Agreement shall be deemed terminated. Upon receipt of such notice, the City shall cease incurring expenditures under this Agreement as soon as reasonably possible. The City shall pay to the Developer, within 60 days after the Developer delivers notice of its termination under this Section, all Preliminary Funds remaining after the City's payment of any Disbursement Requests submitted pursuant to this Agreement for work performed through the date of termination.

6. **City's Right of Termination.** The City may terminate this Agreement upon giving the Developer 10 days' written notice if (a) a redevelopment agreement is not executed within a reasonable time (as determined by the City in its reasonable discretion), or (b) all of the initial Preliminary Funds advanced hereunder have been spent and the Developer does not provide additional Preliminary Funds to the City. Upon giving such notice under this Section, the City shall cease incurring expenditures under this Agreement. The City shall pay to the Developer, within 60 days after the City delivers notice of its termination of this Agreement under this Section, all Preliminary Funds remaining after the City's payment of any Disbursement Requests submitted pursuant to this Agreement for work through the date of termination.

7. **No Third Party Beneficiaries.** This Agreement constitutes a contract solely between the City and Developer. No third party has any beneficial interest in or derived from this Agreement.

8. **Notices.** All notices and correspondence hereunder shall be in writing and shall be delivered by hand delivery, email, or first class mail, postage prepaid, to the parties as set forth below:

If to the City:

City of Sikeston
105 East Center Street
Sikeston, Missouri 63801
Attention: City Manager
Email: jdouglass@sikeston.org

If to Developer:

Sikeston Development Co., LLC

or to such other address with respect to either party as that party may, from time to time, designate in writing and forward to the other as provided in this paragraph.

9. **Miscellaneous.**

a. **Severability.** If any provision of this Agreement is unenforceable, the remainder of this Agreement shall be enforced as if such provision were not contained herein.

b. **No Waiver.** Failure of any party hereto to enforce its rights hereunder at any time shall not be deemed a waiver of any such rights.

c. **Representations and Warranties.** The Developer and the City each represent that (i) this Agreement has been duly executed by them or on their behalf, as the case may be, pursuant to due authorization, and is not in violation of any such party's governing documents, charter or ordinances, as the case may be, (ii) no consents are necessary for the execution, delivery, and performance of this Agreement by such party, and (iii) this Agreement is valid, binding and enforceable against such party in accordance with its terms.

d. **Assignment.** This Agreement may not be assigned by either party without the written consent of the other.

e. **Survival.** Notwithstanding the expiration or termination or breach of this Agreement by either party, the City's obligations with respect to repayment of unexpended Preliminary Funds and copies of Disbursement Requests shall survive expiration, termination or breach of this Agreement by either party.

10. **Limitation of Liability.** Notwithstanding any provision hereof to the contrary, the City and its officials, agents, employees and representatives shall not be liable to the Developer for damages or otherwise if this Agreement is declared invalid or unconstitutional in whole or in part by the final (as to which all rights of appeal have expired or have been exhausted) judgment of any court of competent jurisdiction, and by reason thereof either the City is prevented from performing any of the covenants and agreements herein or the Developer is prevented from enjoying the rights and privileges contemplated hereunder.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this Preliminary Funding Agreement to be duly executed as of the date first above written.

CITY OF SIKESTON, MISSOURI

By: _____
Mayor

SIKESTON DEVELOPMENT CO., LLC

By: _____
Manager

Council Letter

Date of Meeting: 14-08-25

Originating Department: General Government

To the Mayor and City Council:

Subject: Consideration of Resolution 14-08-02, Authorizing the City to engage the firms of Gilmore and Bell, P.C. as special legal counsel, and Peckham Guyton Alberts & Viets, Inc. (PGAV) as planning consultant in connection with a proposed tax increment financing project.

Attachment(s):

1. Resolution 14-08-02
2. Gilmore & Bell, P.C. Letter of Engagement
3. PGAV Agreement for Technical Services
4. Tax Increment Financing Approval Schedule

Action Options:

1. Adopt Resolution 14-08-02
2. Other action Council may deem appropriate

Background:

Resolution 14-08-02 authorizes the Mayor to execute the attached Gilmore and Bell, P.C. Letter of Engagement for services as special legal counsel, and the Agreement for Technical Services with PGAV to perform studies and analysis required of proposed TIF projects.

RESOLUTION NO. 14-08-02

**A RESOLUTION AUTHORIZING THE CITY OF SIKESTON,
MISSOURI TO ENGAGE GILMORE & BELL, P.C., AS SPECIAL
LEGAL COUNSEL, AND PECKHAM GUYTON ALBERS &
VIETS, INC., AS PLANNING CONSULTANT, IN CONNECTION
WITH A PROPOSED TAX INCREMENT FINANCING
PROJECT.**

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”), authorizes municipalities to undertake redevelopment projects in blighted, conservation or economic development areas, as defined in the TIF Act; and

WHEREAS, the City desires to engage Gilmore & Bell, P.C. as special legal counsel in connection with a proposed redevelopment project located north of Highway 60 and west of the existing Wal-Mart Supercenter (the “Redevelopment Project”); and

WHEREAS, the City desires to engage Peckham Guyton Albers & Viets, Inc. (“PGAV Planners”) as planning consultant in connection with the Redevelopment Project;

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

Section I. The City hereby engages Gilmore & Bell, P.C. to serve as the City’s special legal counsel in accordance with the terms of the engagement letter attached hereto as **Exhibit A**, which the Mayor is authorized to sign on behalf of the City.

Section II. The City hereby engages PGAV Planners to serve as the City’s planning consultant in accordance with the terms of the Agreement for Technical Services attached hereto as **Exhibit B**, which the Mayor is authorized to sign on behalf of the City and the City Clerk is authorized to attest thereto.

Section III. Record of Passage:

Read this 25th day of August 2014, discussed and voted upon as follows:

Gilmore_____, Burch_____, Depro_____,

Teachout_____, Harris_____, Graham_____, and Pullen,_____

Thereby being _____.

Jerry Pullen, Mayor

APPROVED AS TO FORM:

Charles Leible, City Counselor

Attest/Seal

Carroll L. Couch, City Clerk

314-436-1000
FAX: 314-436-1166
WWW.GILMOREBELL.COM



KANSAS CITY, MISSOURI
WICHITA, KANSAS
LINCOLN, NEBRASKA
OMAHA, NEBRASKA

August 21, 2014

Mr. Jonathan Douglass
City Manager
City of Sikeston
105 E. Center Street
Sikeston, Missouri 63801

Re: Engagement Letter for Special Counsel Services for the City of Sikeston, Missouri

Dear J.D.:

This will confirm our engagement to serve as special counsel to the City of Sikeston in connection with the consideration of economic development incentives in Sikeston. The purpose of this letter is to set forth our responsibilities and fees with respect to the proposed engagement.

SCOPE OF SERVICES

Gilmore & Bell will provide the following services, if directed by the City:

1. Prepare or assist in the preparation of requests for proposals from potential developers, and advise the City regarding compliance with legal requirements pertaining to the bidding process. Assist in analyzing proposals for predevelopment proposals to the extent requested by the City.
2. Review and comment on redevelopment plans, existing conditions studies, tax impact studies and other documents not prepared by Gilmore & Bell.
3. Prepare or review all legal proceedings relating to the approval of redevelopment plans.
4. Prepare or review documents relating to the creation of transportation development districts and/or community improvement districts.
5. Assist the City in negotiating and drafting redevelopment agreements and related documents between the City and developers or property owners.
6. Prepare applicable resolutions and ordinances, public notices to local taxing bodies, and other documents as may be requested by the City.

7. Advise the City on all legal matters incident to the approval of any economic development incentives.
8. Attend such conferences and meetings as may be requested by the City in connection with the above services.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this engagement letter, the City will be our client and an attorney-client relationship will exist between us. We assume that all other parties to any transaction will retain such counsel as they deem necessary and appropriate to represent their interests in any transaction. We further assume that all other parties understand that in this transaction we represent only the City and we are not acting as an intermediary among the parties. Our services are limited to those contracted for herein. Our representation of the City will not affect, however, our responsibility to render objective legal opinions as required by the City.

FEES AND EXPENSES

Our fees associated with the Special Counsel services pursuant to this engagement will be \$295/hour for the remainder of 2014, and such rate as may be determined by Gilmore & Bell thereafter but in any event no more than 105% of the hourly rate charged in the prior year.

In addition, we will seek reimbursement for our out-of-pocket expenses incurred in connection with the provision of our services, such as travel, postage, deliveries, photocopying, printing and similar expenses.

We will submit invoices for payment of costs incurred on a monthly basis or at such other time as may be agreed to by the City and Gilmore & Bell.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other materials retained by us after the termination of the engagement.

CONFLICTS

As you are aware, our firm represents many political subdivisions, underwriters and others. It is possible that during the time that we are representing the City, one or more of our present or future clients will have transactions with the City. We do not believe any such representation will adversely affect our ability to represent the City as provided in this letter, either because such matters will be sufficiently different from the scope of services described above so as to make such representation not adverse to our

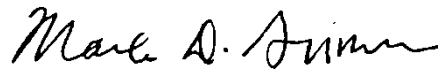
Mr. Jonathan Douglass
August 21, 2014
Page 3

representation of the City, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the scope of services described above. Execution of this letter will signify the City's consent to our representation of others consistent with the circumstances described in this paragraph.

CONCLUSION

If the foregoing terms are acceptable to you, please so indicate by returning a signed copy of this engagement letter. We look forward to working with you.

Very truly yours,



Mark D. Grimm

MDG:jcg

ACCEPTED AND APPROVED:

Date: _____

CITY OF SIKESTON, MISSOURI

By: _____
Jerry Pullen, Mayor

AGREEMENT FOR TECHNICAL SERVICES
BETWEEN THE CITY OF SIKESTON, MISSOURI AND
PECKHAM GUYTON ALBERS & VIETS, INC.

THIS AGREEMENT, is entered into on the date and by execution shown hereafter, by and between the City of Sikeston, Missouri (hereinafter referred to as the "City") and Peckham Guyton Albers & Viets, Inc., (hereinafter referred to as "PGAV").

WITNESSETH:

Whereas, the City is seeking to determine potential development and/or redevelopment of certain properties within the City to generally include the area identified on Exhibit A of this Agreement hereinafter referred to as the "Study Area"; and

Whereas, the City is considering implementing a Tax Increment Financing Redevelopment Area for the Study Area under the provisions of the Real Property Tax Increment Allocation Redevelopment Act (the TIF Act - R.S. MO Sections 99.800 to 99.865); and

Whereas, other applicable statutes such as the Community Improvement District Act and/or Transportation Development District Act may also be considered as part of the redevelopment program for the Study Area; and

Whereas, the City is intending PGAV to assist in the preparation and implementation of the TIF Redevelopment Plan and to conduct other planning analyses and studies as may be necessary to assist or induce the development of the Study Area; and

Whereas, PGAV is duly experienced in providing said services,

Now, therefore the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

PGAV will provide the services as outlined in Exhibit B of this Agreement.

II. INFORMATION TO BE PROVIDED BY CITY

PGAV's proposed scope of work as outlined in Exhibit B assumes certain information and access to staff will be provided as follows:

1. Data and/or contact persons representing the selected developer who may provide information regarding proposed plans or projects that are contemplated in the Study Area;
2. Such Geographic Information Systems ("GIS") mapping information PGAV requires in order to create map exhibits for the Redevelopment Plan including, but not necessarily limited to,

parcel boundaries, road centerlines, City boundary, infrastructure, floodplain, water features, etc.

3. Data which the City has or which may be readily acquired without extensive research which may assist in the establishment of blighting conditions in the Study Area, including information regarding, but not necessarily limited to, code violations, crime data, fire data, and infrastructure problems;
4. Data provided by a recognized financial advisor, bond underwriter, or other sources that can be used to fulfill the statutory requirement regarding evidence of commitment to finance Redevelopment Plan and Project costs;
5. Compilation of the sales taxes collected within the proposed Study Area for the preceding calendar year (subject to PGAV entering into an appropriate confidentiality agreement regarding disclosure of such data as required by State law);
6. A written boundary description for the area selected as the final boundary of the Redevelopment Area prepared by a Land Surveyor registered in the State of Missouri (Note that PGAV may acquire this information via subcontract with an engineering firm of the City's choice or chosen by PGAV which would be treated as a reimbursable cost under this Agreement or alternatively the developer may provide this information);
7. The services of the City Attorney (and Special Counsel/Bond Counsel, if any) for review of the draft redevelopment plan and cost benefit analysis prepared by PGAV required by the TIF Act and for counsel, review and assistance in establishing and monitoring a project schedule, including verification of compliance with the TIF Act of the timing and performance by City staff of published notices and certified mailings. Review comments on materials submitted by PGAV to these parties for review shall occur within 5 business days of receipt by the City Attorney or Special Bond Counsel; and
8. In addition, the City will provide the following items necessary for notification compliance for implementation of the Redevelopment Plan:
 - a. Printing and mailing of the taxing district notification letters;
 - b. Actual placement of newspaper public notices (including associated costs); and
 - c. Printing and mailing of the notices to the person in whose name taxes were paid.

III. TIMING OF PERFORMANCE

The work on all tasks as provided for herein will begin upon execution of this Agreement (which shall constitute "notice to proceed" unless otherwise provided in written or electronic form by the City) and will be conducted based on a mutually agreed upon schedule developed by PGAV and the City. This schedule will be dictated by the timing of various factors including, but not necessarily limited to, the receipt of proposals from prospective developers, meeting dates established by the Board of Aldermen, and the requirements of the TIF Act. It is anticipated that this schedule will be modified as a result of various factors during the course of the planning and implementation process for the TIF program.

IV. COMPENSATION

The fee for the completed services will be as stated below. All fees as stated are exclusive of reimbursable expenses which are defined below.

- A. The following work tasks as outlined in Exhibit B of this Agreement will be conducted for either the lump sum amount not to exceed Thirty-one Thousand Five Hundred Dollars (\$31,500) or on an hourly basis for an amount not to exceed Seven Thousand Five Hundred (\$7,500) dependent of the tasks as indicated below:

Task Item	Fixed Fee Amount	Hourly Cap Amount
A. Initial Qualifications Analysis	\$2,500	
B. TIF Redevelopment Plan	\$29,000	
C. TIF & CID/TDD Revenue Analysis & Cost Benefit Analysis		\$7,500
D. Assistance at Meetings	Included	Included
Total	\$31,500	\$7,500

The hourly rates to apply for tasks to be conducted on an hourly basis as indicated above shall be charged in accord with the rates as stated below:

PROJECT STAFF	HOURLY RATE
Vice President/Senior Consultant	\$200
Director, PGAV Planners	\$175
Associate Director, PGAV Planners	\$175
Senior Project Manager/Senior Architect	\$160
Project Architect/Landscape Architect	\$120
Project Manager/GIS Manager & Project Planner	\$110
Planner/CAD Technician/Landscape Architect	\$100
Administrative/Technical Assistance	\$90

PGAV may submit invoices for partial completion of services for any Task per the above schedule for payment.

- B. Reimbursable expenses will consist of reasonable travel expenses to and from Sikeston, local mileage, long distance telephone charges, express delivery charges, photographic expenses, the cost of printing or other reproduction of documents, fees or charges for documents owned by others, and other "out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV.

V. TERMINATION OF AGREEMENT

If the work associated with Section I, Exhibit B, Task C, results in a finding that the Study Area does not, in the opinion of PGAV, qualify for redevelopment as contemplated herein, or if for any reason the City determines that the project should not proceed, the City will inform PGAV in writing that it wishes to terminate this Agreement. The date of said termination shall occur upon receipt of the written notice of

termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy).

If the City determines that the project should not proceed after it has been initiated, payment to PGAV shall be made for the amount of work associated with the completed portions of Tasks described in Exhibit B of this Agreement. Payment for partial completion of these Tasks shall be made to PGAV in accordance with the hourly rate schedule provided in Section IV, plus the cost of reimbursable expenses.

VI. SCOPE OF SERVICES LIMITATIONS

The fee for providing the contracted services are based on the following assumptions:

- A. That the number of parcels envisioned to be included in the area to be redeveloped will not be altered (either reduced or increased) after the initial qualifications analysis is conducted and the City has given PGAV notice to proceed with preparation of the Redevelopment Plan;
- B. That the version of the Redevelopment Plan as submitted for the TIF Commission hearing will not have substantial revision in the form of boundary changes which are parcel inclusions or exclusions and/or that the number of Redevelopment Project Areas will not exceed three (3);
- C. That the redevelopment project as described in the Redevelopment Plan and which is the subject of the Cost Benefit Analysis will not have substantial and/or multiple changes which impact the financial spreadsheets developed for the Cost Benefit Analysis and may invoke changes in the Redevelopment Plan cost tables (such as changes in the number of Redevelopment Project Areas stipulated above or major revisions to the development plan on which the Redevelopment Plan and Project(s) are based;
- D. That the number of developer proposals received in the City's RFP solicitation does not exceed more than three; and
- E. That the TIF Commission does not request multiple "what if" runs of the Cost Benefit Analysis, does not request adjunct studies (market or economic impact analysis, etc.) or require other data research.

Actions such as those outlined, will increase the cost of the work and will result in a request for additional fee. These services shall be considered additional work beyond the scope of this Agreement. The City may request the provision of such services by PGAV at an additional cost to be negotiated and provided for in the form of an addendum to this Agreement.

VII. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Exhibit B of this Agreement.

- B. If, in the opinion of PGAV and the City, a particular assignment requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior written approval of the City.

VIII. OWNERSHIP OF DOCUMENTS

PGAV agrees that any and all reports prepared, and conclusions reached hereunder, are for the confidential information of the City and that neither PGAV nor any member of the PGAV staff will disclose any of the same with any person whatsoever, other than the City or their authorized representatives, except when called upon to testify in relation to such report or conclusion under oath in a judicial forum, or as may be otherwise required by law. Except to the extent that documents, reports or other information are prepared under the provisions of this Agreement and submitted to the City or other public entities wherein they become subject to Federal or State "sunshine law" provisions, the City will have sole ownership of all reports, maps, etc. prepared under this Agreement, including rights of copying and distribution.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2014.

ATTEST:

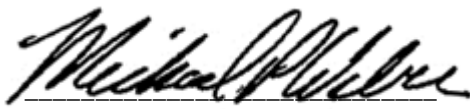
CITY OF SIKESTON


Carroll Couch
City Clerk

Jerry Pullen
Mayor

ATTEST:

PECKHAM GUYTON ALBERS & VIETS, INC.


Mike Weber
Director, PGAV Planners


John W. Brancaglione
Vice President

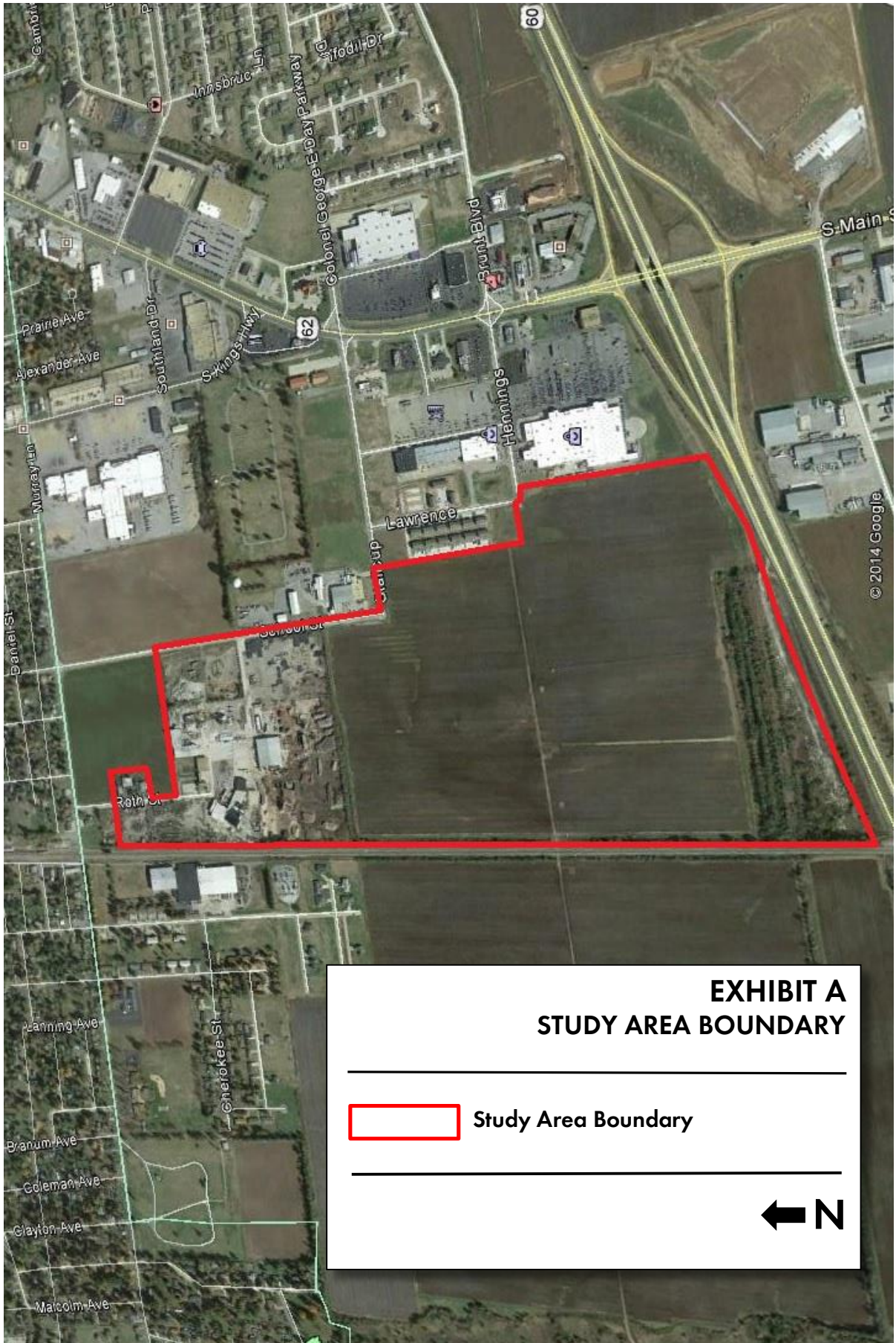


EXHIBIT B
PROPOSED SCOPE OF WORK

A. TIF Redevelopment Plan

1. Qualification Analysis

- a. Based on a group of properties envisioned for designation as the area to be developed or redeveloped identified in Exhibit A as the Study Area, PGAV will conduct an investigation of existing conditions to evaluate the potential for designation as a “blighted area” in accord with the provisions of the TIF Act. PGAV will also conduct an investigation of existing conditions to evaluate the properties noted above for potential for designation as a “blighted area” in accord with the CID Act. This evaluation will include, but not necessarily be limited to, a review of current conditions and factors present based on the criteria as set forth in the TIF and CID Acts. Note that under the provisions of the CID Act, if the Area qualifies as a “blighted area” under the TIF Act it will automatically qualify for CID purposes. Therefore, this task will be a single unified effort.
- b. PGAV will meet with the City, the developer, and/or other parties that the City may designate, to review the findings of the investigation and evaluation described above.

2. Redevelopment Plan

PGAV will prepare a Redevelopment Plan for the designated redevelopment project area that addresses the following elements of a Redevelopment Plan under the TIF Act:

- a. Plan objectives;
- b. General description of the program to be undertaken to accomplish the objectives;
- c. Estimated redevelopment project costs;
- d. Anticipated sources of funds to pay the costs;
- e. Evidence of the commitments to finance the project costs;
- f. Anticipated type and term of the sources of funds to pay costs;
- g. Anticipated type and terms of the obligations to be issued;
- h. Most recent equalized assessed valuation of the Redevelopment Area;
- i. An estimate as to the equalized assessed valuation after redevelopment;
- j. General land uses to apply in the Redevelopment Area; and

- k. Such other items necessary to establish a Redevelopment Area pursuant to Section 99.805 R.S. Mo., as amended, including (except as provided for in Section VI of this Agreement):
 - 1) Development of a master address list for mailing notification letters to taxing districts and property owners, and development of newspaper notices required for compliance with TIF Act notification provisions unless otherwise prepared by the City's legal counsel. (Note: the City will be responsible for developing the notification letters, printing and mailing the notification letters, and placement of the published notices in the newspaper);
 - 2) The required narrative, tabular, graphic data and map exhibits necessary to constitute the Redevelopment Plan document;
 - 3) Development of a project schedule to be used as the ongoing agenda for program and plan implementation; and
 - 4) Coordination of program activities with other participants, including key City staff, City Attorney (and Special TIF Counsel/Bond Counsel if any), Investment Banker/Bond Underwriter, and potential developers.

B. Revenue Analysis for TIF and/or TDD or CID and Cost/Benefit Analysis

1. Using methodology that PGAV has developed and implemented on many similar projects, PGAV will prepare estimates of the various taxes to be generated from the implementation of the redevelopment project. These estimates will cover local taxes from real property, sales (including CID and/or TDD revenues, if appropriate), utility, and personal property by the phases of the development program and full build-out. These estimates will form the basis for determining potential financing of certain eligible development costs to be financed publicly using TIF assistance that may be authorized by the City. As a component of the revenue projections, PGAV will work with the City and New Madrid County to obtain the most recent equalized assessed value and sales volume for the previous calendar year within the proposed Redevelopment Area.
2. A cost/benefit analysis will be provided as a separate document for use by the City. The cost-benefit analysis will show the potential fiscal impact of the plan on each taxing district that is wholly or partially within the boundaries of the Redevelopment Area. The analysis will document the following potential impacts per the TIF Act:
 - a. If the project is not built;
 - b. If the project is built pursuant to the redevelopment plan; and
 - c. The fiscal impact on affected political subdivisions.

3. Neither the Revenue Analysis or the Cost/Benefit Analysis are intended to or shall be construed by the City, the Developer, or third parties to satisfy the provisions of TIF Act as contained in R.S. MO 99.810, 1 (5) relative to determination that “the project as proposed is financially feasible”. Such information documenting whether the project, as proposed, is financially feasible is to be provided by the Developer. PGAV assumes no responsibility for the production or the evaluation of this information. Furthermore the Revenue Analysis and/or the Cost/Benefit Analysis as provided for above are intended solely to demonstrate the elements and information as described above. These items are not intended to be a substitute for the responsible reviews of private lending institutions who may be contemplating or have conditionally committed to project financing.
4. For the purposes of this scope of work, PGAV will prepare a separate estimate of the revenue to be captured by a CID/TDD for an area that is assumed to be the same as that of the Redevelopment Area as outlined above. Some of this revenue will be captured as TIF revenue and will also be accounted for in the Cost/Benefit Analysis as noted in the description of task D.2 above.

E. Assistance at Meetings

The fee for conducting the work as outlined in the Section IV, Compensation of this proposal is based on attending not more than seven (7) meetings including but not limited to the Qualifications Analysis meeting, the TIF Commission meetings, the public hearings, and the Board of Alderman meetings related to the adoption of the TIF Redevelopment Plan. PGAV will also meet with City staff, City Attorney (and Special Counsel/Bond Counsel, if any) and the selected developer as deemed necessary by PGAV and the City to perform the services required by the Agreement.

**CITY OF SIKESTON, MISSOURI
TAX INCREMENT FINANCING APPROVAL SCHEDULE**

**Proposed Schedule of Events
(as of August 7, 2014)**

<u>Completed</u>	<u>Date</u>	<u>Event</u>	<u>Responsible Party</u>
✓	August 7	Gilmore & Bell distributes draft of resolution authorizing Preliminary Funding Agreement, engagement of PGAV and Gilmore & Bell, preparation and distribution of RFP, and notice to taxing districts to request TIF Commission appointments	G&B
	August 25 ¹	City Council meeting: <ul style="list-style-type: none"> • Approve resolution authorizing Preliminary Funding Agreement, engagement of PGAV and Gilmore & Bell, preparation and distribution of RFP, and notice to taxing districts to request TIF Commission appointments • Introduce ordinance terminating RPA 3 of existing TIF district 	City
	August 26	Developer executes Preliminary Funding Agreement and deposits initial escrow funds with City	Developer
	August 26	City executes Preliminary Funding Agreement and engagement letters with PGAV and Gilmore & Bell	City
	August 27	City mails notice to taxing districts requesting appointment of members to TIF Commission (written notice by certified mail) (<i>Gilmore & Bell will draft notices</i>)	City G&B
	August 28	PGAV distributes draft of RFP	PGAV
	September 2	Comments due from Working Group on draft of RFP	All
	September 3	PGAV finalizes RFP and City mails RFP to prospective developers	PGAV City
	September 7	City publishes notice of RFP in newspaper (must provide at least 30 days for submission of proposal)	City
	September 8 ²	City Council meeting: <ul style="list-style-type: none"> • Adopt ordinance terminating RPA 3 of existing TIF district 	City
	September 19	PGAV distributes initial drafts of the Redevelopment Plan, Blight Study and Cost-Benefit Analysis	PGAV

¹ Assumes special meeting. Regular City Council meetings are on the first Monday of each month.

² Regular September meeting date is Labor Day (September 1). The City webpage shows that the Council will meet on September 8 instead of September 1.

<u>Completed</u>	<u>Date</u>	<u>Event</u>	<u>Responsible Party</u>
	September 29	Comments due from Working Group on initial drafts of Redevelopment Plan, Blight Study and Cost-Benefit Analysis	All
	October 1	TIF Commission Meeting: <ul style="list-style-type: none"> • Elect Officers • Discuss Proposed Plan/Project • Set Public Hearing Date 	All
	October 2	City mails public hearing notice to taxing districts and Dept. of Economic Development (written notice by certified mail, not less than 45 days before public hearing) (<i>Gilmore & Bell will draft notice</i>)	City G&B
	October 2	City mails public hearing notice to "Persons In Whose Name Taxes Were Paid" (written notice by certified mail, not less than 10 days before public hearing) (<i>Gilmore & Bell will draft notice</i>)	City G&B
	October 3	PGAV distributes revised drafts of the Redevelopment Plan, Blight Study and Cost-Benefit Analysis	PGAV
	October 7	Deadline to submit proposals; Developer submits proposal prior to this date	Developer
	October 10	Comments due from Working Group on revised drafts of Redevelopment Plan, Blight Study and Cost-Benefit Analysis	All
	October 14	PGAV distributes revised drafts of the Redevelopment Plan, Blight Study and Cost-Benefit Analysis	PGAV
	October 22	PGAV finalizes Redevelopment Plan, Blight Study and Cost-Benefit Analysis	PGAV
	October 23	City distributes Redevelopment Plan, Blight Study and Cost-Benefit Analysis to TIF Commission members	City
	October 28	Gilmore & Bell (on behalf of the City) publishes public hearing notice (published in a "newspaper of general circulation" not more than 30 days before the public hearing)	G&B
	October 29	TIF Commission Meeting: <ul style="list-style-type: none"> • Discuss Redevelopment Plan, Blight Study and Cost-Benefit Analysis • Approve Public Hearing Procedures 	All
	October 30	Gilmore & Bell distributes working draft of Redevelopment Agreement to City for discussion purposes	G&B
	November 7	Gilmore & Bell distributes initial draft of Redevelopment Agreement to Developer	G&B

<u>Completed</u>	<u>Date</u>	<u>Event</u>	<u>Responsible Party</u>
	November 11	Gilmore & Bell (on behalf of the City) publishes public hearing notice (published in a "newspaper of general circulation" not more than 10 days before the public hearing)	G&B
	November 19	TIF Commission Meeting: <ul style="list-style-type: none"> Public Hearing on Redevelopment Plan 	All
	November 21	Comments due from Developer on initial draft of Redevelopment Agreement	All
	November 25	Gilmore & Bell distributes revised draft of Redevelopment Agreement to Developer	G&B
	December 3	TIF Commission Meeting: <ul style="list-style-type: none"> Recommendation to City Council (if not made at conclusion of public hearing) 	All
	December 5	Comments due from Working Group on revised draft of Redevelopment Agreement	All
	December 10	Gilmore & Bell finalizes Redevelopment Agreement	G&B
	December 11	City distributes documents to Council (will include Redevelopment Plan, Blight Study, Cost-Benefit Analysis, Authorizing Ordinances, TIF Commission Resolution and Redevelopment Agreement ³)	City
	December 15 ⁴	City Council Meeting (within 14 to 90 days from the completion of the public hearing): <ul style="list-style-type: none"> Introduce ordinance approving the Redevelopment Plan and Redevelopment Project Introduce ordinance approving the Redevelopment Agreement 	All
	January 5	City Council Meeting <ul style="list-style-type: none"> Adopt ordinance approving the Redevelopment Plan and Redevelopment Project Adopt ordinance approving the Redevelopment Agreement 	All

* * *

³ Approval of Redevelopment Agreement does not need to occur at the same time as the approval of the Redevelopment Plan. If more time is needed for negotiation, approval of the Redevelopment Agreement can occur after approval of the Redevelopment Plan or the City can table the final passage of the ordinance approving the Redevelopment Plan until the Redevelopment Agreement is also ready to be approved.

⁴ Assumes special meeting.

Council Letter

Date of Meeting: 14-08-25

Originating Department: General Government

To the Mayor and City Council:

Subject: First Reading of Bill 5966 Terminating Tax Increment Financing within
Redevelopment Project Area (RPA) of the 60/61 Redevelopment Area.

Attachment(s):

1. Bill 5966

Action Options:

1. Conduct first reading of Bill 5966
2. Other action Council may deem appropriate

Background:

In 2000, City Council approved the "Redevelopment Plan and Project 60/61", designating three distinct project areas for development using tax increment financing. Work on Redevelopment Project Area 3, was never undertaken. Council is being asked to terminate tax increment financing within this area.

A second reading and Council action on Bill 5966 will be requested during Council's September 8, 2014,

AN ORDINANCE TERMINATING TAX INCREMENT FINANCING WITHIN REDEVELOPMENT PROJECT AREA 3 OF THE 60/61 REDEVELOPMENT AREA; DISSOLVING THE ACCOUNT OF THE SPECIAL ALLOCATION FUND RELATED THERETO; AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO.

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), authorizes municipalities to undertake redevelopment projects in blighted, conservation or economic development areas, as defined in the Act; and

WHEREAS, on June 5, 2000, the City Council adopted Ordinance No. 5328, approving the “Redevelopment Plan and Project, 60/61 Redevelopment Area” (as amended, the “Redevelopment Plan”) and designating the redevelopment area described therein (the “Redevelopment Area”) as a “redevelopment area” under the Act; and

WHEREAS, the Redevelopment Plan describes a portion of the Redevelopment Area, generally consisting of the portion of the Redevelopment Area located west of Business Route U.S. 61 (South Kingshighway), as “RPA 3”; and

WHEREAS, the Redevelopment Plan also describes a redevelopment project for RPA 3 (the “RPA 3 Redevelopment Project”); and

WHEREAS, on June 5, 2000, the City Council adopted Ordinance No. 5332, approving the RPA 3 Redevelopment Project and adopting tax increment financing within RPA 3; and

WHEREAS, the City Council hereby finds that the RPA 3 Redevelopment Project was never undertaken and, therefore, it is in the best interest of the City and the other affected taxing districts to terminate tax increment financing within RPA 3.

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

Section 1. The City Council hereby terminates tax increment financing within RPA 3.

Section 2. The City’s Treasurer or other appropriate official is hereby directed to dissolve the RPA 3 Account of the Special Allocation Fund. The City Council hereby declares all revenues in the RPA 3 Account of the Special Allocation Fund, after payment of any administrative expenses related thereto, as surplus so that such funds will be paid to the taxing districts from which they originated as provided in Section 99.820 of the Act. The City’s Treasurer or other appropriate official shall pay the surplus funds to the County Collector and other appropriate entities, as applicable, for distribution to the appropriate taxing districts in the manner provided in the Act.

Section 3. The officers, agents and employees of the City are hereby authorized and directed to execute all documents and take such necessary steps as they deem necessary and advisable to carry out and perform the purpose of this Ordinance.

Section 4. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void ones, unless the court finds that the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. Record of Passage:

- A. Bill number 5966 was introduced to the City Council and read the first time on this 25th day of August, 2014.
- B. Bill number 5966 was read for the second and final time and discussed on this 8th day of September, 2014, and final passage thereon was voted as follows:

Burch _____, Depro _____, Gilmore _____, Pullen _____,
Graham _____, Harris _____, Teachout _____,

thereby being _____.

C. Ordinance 5966 shall be in full force and effect from and after Wednesday, October 8, 2014.

Mayor Jerry Pullen

Approved as to form
Chuck Leible, City Attorney

SEAL/ATTEST

Carroll L. Couch, City Clerk

Council Letter

Date of Meeting: 14-08-25

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: Authorization to Seek Repairs to 1998 Vac-Con Truck from EJ Equipment, Inc. of Manteno, Illinois

Attachments:

1. Estimate #0063097 for Repairs Totaling \$67,273.65
2. Estimate #0063224 for Repairs Totaling \$39,101.49

Action Options:

1. Authorize Repairs
2. Other action Council may deem appropriate

Background:

One of the challenges ahead of Public Works is the age of our fleet of equipment and trucks. Over the next ten years, we anticipate having to replace approximately \$2,000,000 in equipment; many pieces needing replacement in the near future.

One of the major pieces of equipment needing immediate attention is our 1998 Vac-Con truck. This vehicle (that we refer to as the 'sewer truck') is used for cleaning stormwater pipes. It has attachments and pumps to both spray water and vacuum. The equipment is no longer functioning properly, and needs to be replaced.

Due to the need to replace snow plow outfitted dump trucks first, it does not appear financially feasible right now to replace the Vac-Con truck which has an estimated replacement value of \$315,000. So we have instead investigated the options of having the truck reconditioned: replacing vital parts, bearings, hoses and fittings, and reconditioning/replacing the primary pumps and fans.

The only authorized service provider available in our area is EJ Equipment from the St. Louis area. They have prepared two estimates. The first is to recondition all of the water/vacuum equipment including the replacement of the primary water pump and vacuum. This estimate totals \$67,273.65. The second estimate is for the same items, however, with the water pump and vacuum being rebuilt, rather than replaced. This second estimate totals \$39,101.49.

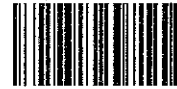
Unfortunately, until they tear into the equipment, we do not know if the pump and vacuum can be rebuilt successfully. For this reason, we are supplying both estimates for your review and approval. If the items can be rebuilt, then we will proceed accordingly at the lower price. If we are not able to rebuild the pump and vacuum, then we will have to have them replaced at the higher estimate of \$67,273.65.

We anticipate that these repairs will extend the life of this Vac-Con truck 5-8 years.

EJ Equipment, Inc.

6949 N 3000 E Road
PO Box 665
Manteno, IL 60950-0665

Phone (815) 468-0250
Fax (815) 468-0341
E-Mail parts@ejequipment.com

Estimate 0063097**6/12/2014****Bill To**

City of Sikeston
105 E Center
Sikeston, MO 63801

Ship To

City of Sikeston
105 E Center
Sikeston, MO 63801

Purchase Order	Ship Via	FOB	Reference	Entered By	Sales rep	Terms
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UPS Ground

SYS 6/12/2014 CDS Net 30

Product	W/H	Description	Ordered	Price	Disc%	Amount
644-0188	WH1	FLANGE BEARING 1-15/16 MED DUTY	2.00 Ea	314.73 Ea	0.00	629.46
640-0004	WH1	POWERBAND 3/5VX1250 MATCHED COG	2.00 Ea	386.65 Ea	0.00	773.30
690-0847	WH1	SEAL OUTLET, BLACK	2.00 Ea	48.94 Ea	0.00	97.88
690-0848	WH1	SEAL INLET	1.00 Ea	56.32 Ea	0.00	56.32
665-0043	WH1	WATER TANK 204 GALLON-LOWER	1.00 Ea	1,417.49 Ea	0.00	1,417.49
810-3558RH	WH1	WATER TANK TIRE GUARD	1.00 Ea	81.06 Ea	0.00	81.06
810-3559LH	WH1	WATER TANK TIRE GUARD	1.00 Ea	82.45 Ea	0.00	82.45
UA25637A	WH1	8" X 8' Intake Tube - Flanges on Both Ends	2.00 Ea	173.50 Ea	0.00	347.00
UA25637M	WH1	8" X 4' Intake Tube - Flanges on Both Ends	1.00 Ea	126.20 Ea	0.00	126.20
UA25637D	WH1	8" X 6' Intake Tube - Flanges on Both Ends	1.00 Ea	150.04 Ea	0.00	150.04
711-14516R	WH1	VACUUM COMPRESSOR ASSY - REBUILT	1.00 Ea	15,496.41 Ea	0.00	15,496.41
Misc	WH1	PAINTING OF VACUUM COMPRESSOR	1.00 Ea	300.00 Ea	0.00	300.00
662-0202	WH1	HIGH PR. RELIEF VALVE-MODIFIED	1.00 Ea	611.88 Ea	0.00	611.88
662-0053	WH1	RELIEF VALVE, PISTON	1.00 Ea	153.89 Ea	0.00	153.89
711-21409A	WH1	WATER PUMP FMC 50 @ 3000 CONVERSION ASSY	1.00 Ea	14,480.20 Ea	0.00	14,480.20
711-43301H050	WH1	HANDGUN HOSE ASSEMBLY W/QUICK DISCONNECT	1.00 Ea	454.01 Ea	0.00	454.01
662-0205	WH1	BALL VALVE 1" W/COATED BALL	1.00 Ea	173.04 Ea	0.00	173.04
662-0044	WH1	BALL VALVE 1/2" 2000 PSI -8 NPT	1.00 Ea	44.96 Ea	0.00	44.96
UEMP230-600	WH1	3/4 X 600' 3000 PSI - Blue Piranha Hose	1.00 Ea	1,194.00 Ea	0.00	1,194.00
662-0094	WH1	BALL VALVE 1/4 NPTF FULL PORT	1.00 Ea	42.24 Ea	0.00	42.24
624-0029	WH1	HYD FILTER ELEMENT FOR 624-0020	1.00 Ea	202.76 Ea	0.00	202.76
624-0009	WH1	REPLACEMENT SPIN-ON FILTER CARTRIDGE	1.00 Ea	15.55 Ea	0.00	15.55
Hyd. Oil ISO 68	WH1	Hydraulic oil - ISO 68 - Gal	55.00 Ea	14.26 Ea	0.00	784.30
800-1077	WH1	IN-OUT BOX WELDMENT	1.00 Ea	2,411.52 Ea	0.00	2,411.52
800-1459	WH1	SCREEN WELDMENT	2.00 Ea	573.88 Ea	0.00	1,147.76
690-0443	WH1	REED VALVE RUBBER 40 DURO	2.00 Ea	4.23 Ea	0.00	8.46
800-1079	WH1	SLIDE HINGE WELD	4.00 Ea	23.46 Ea	0.00	93.84
810-4105	WH1	SUPPORT	2.00 Ea	10.77 Ea	0.00	21.54
690-1179	WH1	DOOR SEAL 5 THRU 16 YARD	1.00 Ea	291.06 Ea	0.00	291.06
680-0030	WH1	HANDGUN REPAIR KIT FOR 680-0010	1.00 Ea	103.93 Ea	0.00	103.93
642-0058	WH1	CHAIN NO# 50 X 67.00 LG SINGLE	1.00 Ea	94.23 Ea	0.00	94.23

\$67,273.65**Tax**

EJ Equipment, Inc.

6949 N 3000 E Road
PO Box 665
Manteno, IL 60950-0665

Phone (815) 468-0250
Fax (815) 468-0341
E-Mail parts@ejequipment.com

Estimate 0063097**6/12/2014****Bill To**

City of Sikeston
105 E Center
Sikeston, MO 63801

Ship To

City of Sikeston
105 E Center
Sikeston, MO 63801

Purchase Order	Ship Via	FOB	Reference	Entered By	Sales rep	Terms
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UPS Ground

SYS 6/12/2014 CDS Net 30

Product	W/H	Description	Ordered	Price	Disc%	Amount
624-0021	WH1	GAUGE PRESS 2 1/2" 0-10,000 BM	1.00 Ea	44.40 Ea	0.00	44.40
665-0005	WH1	GAUGE PRESS 2 1/2" 0-4000 BM 1/4 NPT	1.00 Ea	34.68 Ea	0.00	34.68
711-12955	WH1	REAR DOOR HINGE ASSY-ADJUSTABLE	1.00 Ea	304.31 Ea	0.00	304.31
711-12764	WH1	DOOR STRUCTURE ASSEMBLY - UNI MOUNT	1.00 Ea	4,003.39 Ea	0.00	4,003.39
633-0612	WH1	TACHOMETER	1.00 Ea	152.28 Ea	0.00	152.28
Misc	WH1	WOODEN REEL FOR 600' HOSE	1.00 Ea	65.00 Ea	0.00	65.00
711-24977P12	WH1	SINGLE ROLLER MANUAL WIND GUIDE ASSY	1.00 Ea	542.46 Ea	0.00	542.46
640-0020	WH1	POWERBAND 2GR/5VX500 COG BELT	1.00 Ea	100.78 Ea	0.00	100.78
645-2115	WH1	U-JOINT KIT 1410	2.00 Ea	54.31 Ea	0.00	108.62
650-0376	WH1	CLAMP JD	1.00 Ea	47.87 Ea	0.00	47.87
623-0097	WH1	CONTROL VALVE W/DETENT	1.00 Ea	613.94 Ea	0.00	613.94
623-0003	WH1	VALVE- 3 POSITION 4-WAY W/FLOW CONTROL	1.00 Ea	523.10 Ea	0.00	523.10
Misc	WH1	PAINTING OF INLET ASSEMBLY	1.00 Ea	300.00 Ea	0.00	300.00
512A305AA00	WH1	FLUSHOUT HOSE	1.00 Ea	143.48 Ea	0.00	143.48
516B137AA12	WH1	B-B TO JAMESBURY VALVE	1.00 Ea	282.87 Ea	0.00	282.87
516A136AA00	WH1	B-B TO BYPASS VALVE	1.00 Ea	167.91 Ea	0.00	167.91
504A011AA00	WH1	H2O PRESSURE GAUGE HOSE	1.00 Ea	34.43 Ea	0.00	34.43
504A020AA00	WH1	PRESSURE GAUGE TO BULKHEAD FITTING	1.00 Ea	23.67 Ea	0.00	23.67
516B166AA00	WH1	H2O PUMP TO BB (PRESURE HOSE)	1.00 Ea	256.35 Ea	0.00	256.35
516A176AA00	WH1	H2O PUMP TO BB (RETURN HOSE)	1.00 Ea	256.35 Ea	0.00	256.35
516A063AA00	WH1	H2O PUMP RETURN TO TANK	1.00 Ea	66.36 Ea	0.00	66.36
508AA210AA00	WH1	PUMP TO HANDGUN VALVE HOSE	1.00 Ea	72.20 Ea	0.00	72.20
508A075AA00	WH1	HANDGUN (RIGHT)	1.00 Ea	59.39 Ea	0.00	59.39
508A026AA00	WH1	HANDGUN (LEFT)	1.00 Ea	59.39 Ea	0.00	59.39
Misc	WH1	TACHOMETER INSIDE OF CAB	1.00 Ea	250.00 Ea	0.00	250.00
Misc	WH1	GASKET FROM THE TURBO TO THE MANIFOLD	1.00 Ea	34.64 Ea	0.00	34.64
Misc	WH1	Shop Supplies	1.00 Ea	249.00 Ea	0.00	249.00
St/Sewer In House Day		Street/Sewer in house labor			0.00	16,590.00
Freight	WH1	Freight	1.00 Ea	0.00 Ea	0.00	0.00
		Freight is not included in estimate				

\$67,273.65**Tax**

EJ Equipment, Inc.

6949 N 3000 E Road
PO Box 665
Manteno, IL 60950-0665

Phone (815) 468-0250
Fax (815)468-0341
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Estimate 0063097**6/12/2014****Bill To**

City of Sikeston
105 E Center
Sikeston, MO 63801

Ship To

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105 E Center
Sikeston, MO 63801

Purchase Order	Ship Via	FOB	Reference	Entered By	Sales rep	Terms
	UPS Ground			SYS 6/12/2014	CDS	Net 30
Product	W/H	Description	Ordered	Price	Disc%	Amount

This estimate is for the following repairs to your
Vac-con Serial # 03981824:

- Replace bearings and belts for water pump
- Replace leaking lower right front water tank
- Replace rear water tank guards (bottom)
- Replace 8" Aluminum tubes on unit
- Replace 3-stage vacuum compressor
- Replace high pressure relief valve
- Replace hand gun pressure
- Install handgun repair kit for the low pressure handgun
- Replace 50' of handgun hose reel 1/2"
- Replace 1" washout valve
- Replace hose reel and pump control ball valves
- Replace engine tach gauge for chassis that is mounted on reel
- Replace 1/2" ball valve for handgun that is on front bumper
- Replace 3/4" rodder hose 600' @ 3000psi
- Replace hose reel bypass valve on front bumper
- Replace hydraulic fluid and filters
- Replace in/out box assembly and seals
- Replace Rear door on debris body along with rear door seals
- Replace hose reel articulating chain
- Replace auxiliary engine tach that is in cab of truck
- Replace both hydrostatic gauges (10,000 and 4,000 PSI Gauge)
- Replace wind guide assembly
- Replace Hydrostatic pump belt
- Replace u-joints on hydrostatic driveline
- Replace aux engine turbo gasket and clamp
- Replace all water lines. (possible) Labor

\$67,273.65**Tax**

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PO Box 665
Manteno, IL 60950-0665

Phone (815) 468-0250
Fax (815)468-0341
E-Mail parts@ejequipment.com

Estimate 0063097**6/12/2014****Bill To**

City of Sikeston
105 E Center
Sikeston, MO 63801

Ship To

City of Sikeston
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Sikeston, MO 63801

Purchase Order	Ship Via	FOB	Reference	Entered By	Sales rep	Terms
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UPS Ground

SYS 6/12/2014 CDS Net 30

Product	W/H	Description	Ordered	Price	Disc%	Amount
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intensive have to move things around to be able to reach some of the lines.

-Replacing water pump with an FMC model in place of the one that is currently on your truck. This model is available in 10-14 days.

This is only an estimate, once the work has been started additional repairs could be identified and customer will be notified prior to any additional repairs being performed.

Sub-total	\$67,273.65
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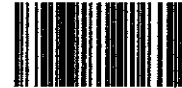
Tax	0.00
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Total	\$67,273.65
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EJ Equipment, Inc.

6949 N 3000 E Road
PO Box 665
Manteno, IL 60950-0665

Phone (815) 468-0250
Fax (815) 468-0341
E-Mail parts@ejequipment.com

Estimate 0063224**6/18/2014****Bill To**

City of Sikeston
105 E Center
Sikeston, MO 63801

Ship To

City of Sikeston
105 E Center
Sikeston, MO 63801

Purchase Order	Ship Via	FOB	Reference	Entered By	Sales rep	Terms
	UPS Ground		Quintraplex	SYS 6/18/2014	CDS	Net 30
Product	W/H	Description	Ordered	Price	Disc%	Amount
644-0188	WH1	FLANGE BEARING 1-15/16 MED DUTY	2.00 Ea	314.73 Ea	0.00	629.46
640-0004	WH1	POWERBAND 3/5VX1250 MATCHED COG	2.00 Ea	386.65 Ea	0.00	773.30
690-0847	WH1	SEAL OUTLET, BLACK	2.00 Ea	48.94 Ea	0.00	97.88
690-0848	WH1	SEAL INLET	1.00 Ea	56.32 Ea	0.00	56.32
665-0043	WH1	WATER TANK 204 GALLON-LOWER	1.00 Ea	1,417.49 Ea	0.00	1,417.49
810-3558RH	WH1	WATER TANK TIRE GUARD	1.00 Ea	81.06 Ea	0.00	81.06
810-3559LH	WH1	WATER TANK TIRE GUARD	1.00 Ea	82.45 Ea	0.00	82.45
UA25637A	WH1	8" X 8' Intake Tube - Flanges on Both Ends	2.00 Ea	173.50 Ea	0.00	347.00
UA25637M	WH1	8" X 4' Intake Tube - Flanges on Both Ends	1.00 Ea	126.20 Ea	0.00	126.20
UA25637D	WH1	8" X 6' Intake Tube - Flanges on Both Ends	1.00 Ea	150.04 Ea	0.00	150.04
662-0202	WH1	HIGH PR. RELIEF VALVE-MODIFIED	1.00 Ea	611.88 Ea	0.00	611.88
662-0053	WH1	RELIEF VALVE, PISTON	1.00 Ea	153.89 Ea	0.00	153.89
711-43301H050	WH1	HANDGUN HOSE ASSEMBLY W/QUICK DISCONNECT	1.00 Ea	454.01 Ea	0.00	454.01
662-0205	WH1	BALL VALVE 1" W/COATED BALL	1.00 Ea	173.04 Ea	0.00	173.04
662-0044	WH1	BALL VALVE 1/2" 2000 PSI -8 NPT	1.00 Ea	44.96 Ea	0.00	44.96
UEMP230-600	WH1	3/4 X 600' 3000 PSI - Blue Pirahna Hose	1.00 Ea	1,194.00 Ea	0.00	1,194.00
662-0094	WH1	BALL VALVE 1/4 NPTF FULL PORT	1.00 Ea	42.24 Ea	0.00	42.24
624-0029	WH1	HYD FILTER ELEMENT FOR 624-0020	1.00 Ea	202.76 Ea	0.00	202.76
624-0009	WH1	REPLACEMENT SPIN-ON FILTER CARTRIDGE	1.00 Ea	15.55 Ea	0.00	15.55
Hyd. Oil ISO 68	WH1	Hydraulic oil - ISO 68 - Gal	55.00 Ea	14.26 Ea	0.00	784.30
800-1077	WH1	IN-OUT BOX WELDMENT	1.00 Ea	2,411.52 Ea	0.00	2,411.52
800-1459	WH1	SCREEN WELDMENT	2.00 Ea	573.88 Ea	0.00	1,147.76
690-0443	WH1	REED VALVE RUBBER 40 DURO	2.00 Ea	4.23 Ea	0.00	8.46
800-1079	WH1	SLIDE HINGE WELD	4.00 Ea	23.46 Ea	0.00	93.84
810-4105	WH1	SUPPORT	2.00 Ea	10.77 Ea	0.00	21.54
690-1179	WH1	DOOR SEAL 5 THRU 16 YARD	1.00 Ea	291.06 Ea	0.00	291.06
680-0030	WH1	HANDGUN REPAIR KIT FOR 680-0010	1.00 Ea	103.93 Ea	0.00	103.93
642-0058	WH1	CHAIN NO# 50 X 67.00 LG SINGLE	1.00 Ea	94.23 Ea	0.00	94.23
624-0021	WH1	GAUGE PRESS 2 1/2" 0-10,000 BM	1.00 Ea	44.40 Ea	0.00	44.40
665-0005	WH1	GAUGE PRESS 2 1/2" 0-4000 BM 1/4 NPT	1.00 Ea	34.68 Ea	0.00	34.68
711-12955	WH1	REAR DOOR HINGE ASSY-ADJUSTABLE	1.00 Ea	304.31 Ea	0.00	304.31
711-12764	WH1	DOOR STRUCTURE ASSEMBLY - UNI MOUNT	1.00 Ea	4,003.39 Ea	0.00	4,003.39

\$39,101.49**Tax**

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	UPS Ground		Quintraplex	SYS 6/18/2014	CDS	Net 30
Product	W/H	Description	Ordered	Price	Disc%	Amount
633-0612	WH1	TACHOMETER	1.00 Ea	152.28 Ea	0.00	152.28
Misc	WH1	WOODEN REEL FOR 600' HOSE	1.00 Ea	65.00 Ea	0.00	65.00
711-24977P12	WH1	SINGLE ROLLER MANUAL WIND GUIDE ASSY	1.00 Ea	542.46 Ea	0.00	542.46
640-0020	WH1	POWERBAND 2GR/5VX500 COG BELT	1.00 Ea	100.78 Ea	0.00	100.78
645-2115	WH1	U-JOINT KIT 1410	2.00 Ea	54.31 Ea	0.00	108.62
650-0376	WH1	CLAMP JD	1.00 Ea	47.87 Ea	0.00	47.87
623-0097	WH1	CONTROL VALVE W/DETENT	1.00 Ea	613.94 Ea	0.00	613.94
623-0003	WH1	VALVE- 3 POSITION 4-WAY W/FLOW CONTROL	1.00 Ea	523.10 Ea	0.00	523.10
Misc	WH1	PAINTING OF INLET ASSEMBLY	1.00 Ea	300.00 Ea	0.00	300.00
512A305AA00	WH1	FLUSHOUT HOSE	1.00 Ea	143.48 Ea	0.00	143.48
516B137AA12	WH1	B-B TO JAMESBURY VALVE	1.00 Ea	282.87 Ea	0.00	282.87
516A136AA00	WH1	B-B TO BYPASS VALVE	1.00 Ea	167.91 Ea	0.00	167.91
504A011AA00	WH1	H2O PRESSURE GAUGE HOSE	1.00 Ea	34.43 Ea	0.00	34.43
504A020AA00	WH1	PRESSURE GAUGE TO BULKHEAD FITTING	1.00 Ea	23.67 Ea	0.00	23.67
516B166AA00	WH1	H2O PUMP TO BB (PRESURE HOSE)	1.00 Ea	256.35 Ea	0.00	256.35
516A176AA00	WH1	H2O PUMP TO BB (RETURN HOSE)	1.00 Ea	256.35 Ea	0.00	256.35
508AA210AA00	WH1	PUMP TO HANDGUN VALVE HOSE	1.00 Ea	72.20 Ea	0.00	72.20
508A075AA00	WH1	HANDGUN (RIGHT)	1.00 Ea	59.38 Ea	0.00	59.38
508A026AA00	WH1	HANDGUN (LEFT)	1.00 Ea	59.38 Ea	0.00	59.38
516A063AA00	WH1	H2O PUMP RETURN TO TANK	1.00 Ea	66.36 Ea	0.00	66.36
Misc	WH1	TACHOMETER INSIDE OF CAB	1.00 Ea	250.00 Ea	0.00	250.00
650-1569	WH1	TURBO MT GASKET JD	1.00 Ea	34.64 Ea	0.00	34.64
Misc	WH1	Shop Supplies	1.00 Ea	249.00 Ea	0.00	249.00
St/Sewer In House Day		Street/Sewer in house labor			0.00	15,120.00
Freight	WH1	Freight	1.00 Ea	0.00 Ea	0.00	0.00
		Freight is not included in estimate				

\$39,101.49**Tax**

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Purchase Order	Ship Via	FOB	Reference	Entered By	Sales rep	Terms
	UPS Ground		Quintraplex	SYS 6/18/2014	CDS	Net 30

Product	W/H	Description	Ordered	Price	Disc%	Amount
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This estimate is for the following repairs to your
Vac-con Serial # 03981824:

- Replace bearings and belts for water pump
- Replace leaking lower right front water tank
- Replace rear water tank guards (bottom)
- Replace 8" Aluminum tubes on unit
- Removing the 3-stage fan and attempting to patch the holes on it to extend the life of the fan. We would use steel to patch the holes and paint the areas that are patched.
- Replace high pressure relief valve
- Replace hand gun pressure
- Install handgun repair kit for the low pressure handgun
- Replace 50' of handgun hose reel 1/2"
- Replace 1" washout valve
- Replace hose reel and pump control ball valves
- Replace engine tach gauge for chassis that is mounted on reel
- Replace 1/2" ball valve for handgun that is on front bumper
- Replace 3/4" rodder hose 600' @ 3000psi
- Replace hose reel bypass valve on front bumper
- Replace hydraulic fluid and filters
- Replace in/out box assembly and seals
- Replace Rear door on debris body along with rear door seals
- Replace hose reel articulating chain
- Replace auxiliary engine tach that is in cab of truck
- Replace both hydrostatic gauges (10,000 and 4,000 PSI Gauge)
- Replace wind guide assembly
- Replace Hydrostatic pump belt

\$39,101.49**Tax**

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Purchase Order	Ship Via	FOB	Reference	Entered By	Sales rep	Terms
	UPS Ground		Quintraplex	SYS 6/18/2014	CDS	Net 30

Product	W/H	Description	Ordered	Price	Disc%	Amount
		-Replace u-joints on hydrostatic driveline -Replace aux engine turbo gasket and clamp -Replace all water lines. (possible) Labor intensive have to move things around to be able to reach some of the lines. -We will attempt to repack the water pump instead of replacing it.				
		This is only an estimate, once the work has been started additional repairs could be identified and customer will be notified prior to any additional repairs being performed.				
661-0557	WH1	SEAL QB/QC	15.00 Ea	22.53 Ea	0.00	337.95
661-0690	WH1	GREASEABLE PACKING (QB) NEED TO KNOW IF PACKING IS GREASABLE OR NON GREASEABLE. THIS IS WORSE CASE SCENERIO	5.00 Ea	168.88 Ea	0.00	844.40
661-0524	WH1	GLAND NUT WASHER	5.00 Ea	9.95 Ea	0.00	49.75
644-0008	WH1	PILLOW BLOCK BEARING 1-15/16	1.00 Ea	614.21 Ea	0.00	614.21
644-0009	WH1	FLANGE BEARING 1-15/16 FIXED	1.00 Ea	305.73 Ea	0.00	305.73
644-0010	WH1	FLANGE BEARING (EXP) 1-15/16	1.00 Ea	539.60 Ea	0.00	539.60
644-0035	WH1	COUPLING FLEXIBLE 1-15/16 X 14T TAPR-LCK	1.00 Ea	672.83 Ea	0.00	672.83
Misc	WH1	Steel / welding supplies	1.00 Ea	210.00 Ea	0.00	210.00

Sub-total**\$39,101.49****Tax****0.00****Total****\$39,101.49**

**Capital Improvement Discussion
Street Department
FY15**

Revenue	
Transportation Sales Tax	\$100,000
Gen	\$50,000
Other*	\$20,000
Total	\$170,000

DRAFT

Description	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Lease Purchase Pkg #1 **	\$55,400	\$55,400	\$55,400	\$55,400	\$55,400	\$55,400	\$55,400	\$55,400	\$55,400	\$55,400
Sweeper Lease ***	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Sewer Truck	\$60,000					LP#2	LP#2	LP#2	LP#2	LP#2
Lease Purchase Pkg #2 ****						\$64,541	\$64,541	\$64,541	\$64,541	\$64,541
Propatch Truck										
Large Tractors		\$45,000			\$45,000					
Small Tractors								\$15,000	\$15,000	
1/2 Ton Truck		\$20,000	\$20,000							
3/4 Ton Truck			\$25,000	\$25,000						
1 Ton Truck				\$30,000	\$30,000					
Snow Plow for Loader	\$14,000									
Snow Plow for Truck		\$5,000								
Portable Radios	\$8,000									
UTV			\$5,000							
Front End Loader						LP#2	LP#2	LP#2	LP#2	LP#2
Backhoes						LP#2	LP#2	LP#2	LP#2	LP#2
Leaf Machines										
Air Compressor						\$10,000				
Portable Welder							\$10,000			
Total	\$177,400	\$165,400	\$145,400	\$150,400	\$170,400	\$169,941	\$169,941	\$174,941	\$174,941	\$159,941

Notes:

* Additional Funds Available from Street Program (if necessary)

** Lease Purchase Pkg#1 includes 1 single axle and 2 tandem axle dump trucks outfitted for snow & ice

*** Assuming \$180,000/5 Year Lease - Continuous

**** Lease Purchase Pkg #2 includes 1 single axle dump truck, 1 sewer truck, 1 backhoe, and 1 front end loader

Concerns:

(1) Does not account for 1 Backhoe, 1 Propatch Truck, 2 Leaf Machines or 1 Work Truck

Council Letter

Date of Meeting: 14-08-25

Originating Department: Public Works Department

To the Mayor and City Council:

Subject: Authorization to Re-Appropriate Funds with existing budget

Action Options:

1. Authorize the Re-Appropriation
2. Other action Council may deem appropriate

Background:

Within the Code Enforcement/Building Inspection Division, the vehicles of the four officers are all in need of replacement. Our senior code officer is currently driving a surplus DPS vehicle on a daily basis. Our goal is to replace one vehicle per year for the next four years. Rather than Ford Rangers, we would like utilize full-size pickup trucks. For the senior code officer, I want to provide a four-door truck so that code officers can ride together at times for training purposes.

The approved budget for the replacement of this first vehicle is \$10,000. We have spent the last month searching for a vehicle that fits our needs for that budget. We have looking for a white four-door truck that is less than 10 years old with less than 100,000 miles. After looking in the communities of Sikeston, Cape Girardeau, Dexter and Malden, and looking online, we have only found one vehicle.

We have found a 2006 Chevrolet Truck with 60,000 miles that has a prior-salvage title, with a price of \$11,500 at a dealer in Malden, MO. This is \$1,500 over our approved budget.

In coincidental discussions this week, we learned that DPS came under budget on the rehabilitation of a used truck that they have, and that they would be willing to transfer \$1,500 of their savings to assist DPW with the purchase of this used truck.

We have discussed this internally between the department heads, the city manager, and the city treasurer, and everyone has approved the re-appropriation, contingent upon City Council Approval.

Council Letter

Council Letter: 14-08-25

Originating Department: Administrative Services Department

To the Mayor and City Council:

Subject: Request for Proposal of Broker Services for Ancillary Employee Benefits

Attachments:
None

Action Options:

1. Authorize Staff to Proceed with the Bidding of Broker Services Ancillary Employee Benefits
2. Other action as Council may deem appropriate.

Background:

Currently, City of Sikeston employees have life insurance through Kansas City Life Insurance Company (KC Life) and Healthy Alliance Life Insurance Company (HALIC). With KC Life, coverage is based upon salary and the City pays half of the basic cost. The HALIC policy is for \$10,000 of coverage for the employee only. The City pays 80% of that plan.

Staff would like to consider bidding for one life insurance policy that would provide more flexibility. The City could pay 100% of the basic premium and it would automatically cover all employees. The cost should be no more than the two separate premiums we are currently paying. Employees would have the ability to increase to higher levels of coverage if desired, at their cost.

City employees do not have an opportunity to purchase dental or vision insurance. This could also be bid, with the employee paying the entire premium.

Staff is requesting permission to solicit requests for proposals for broker services for ancillary employee benefits. Once the proposals have been received, staff will meet with the Professional Consulting Committee and following review, a recommendation will be made to the City Council for award.

Council Letter

Date of Meeting: 08-25-14

Originating Department: Municipal Court Division

To the Mayor and City Council:

Subject: Repeal of Court's Domestic Violence Shelter Surcharge Fee

Attachments:
None

Action Options:

1. Direct Staff to draft bill to repeal Municipal Court's \$2 Domestic Violence Shelter Surcharge
2. Other actions as deemed appropriate.

Background:

In 2010 the City adopted legislation (City Code 135.310-135.360) implementing a \$2.00 Domestic Violence Shelter Surcharge on violations of municipal ordinances. Per State statute, monies collected via this surcharge are restricted in use and may only be paid to domestic violence shelters that serve Sikeston residents. Currently the only shelter meeting these criteria is the House of Refuge.

During a routine audit of Municipal Court by the State Auditor's Office, the auditor raised questions regarding the feasibility of continuing collection of this surcharge. Decreased caseloads coupled with installment payment of fines resulted in the collection of \$3,953 in surcharge fees during calendar year 2013. Surcharge collections during the first six months of 2014 totaled, \$1,452. Based on these numbers, projected receipts for the full year will be \$2,904. The 5% administration fee, \$145, the City is allowed to retain will not sufficiently cover the cost of collection, distribution and general administration of the surcharge program. Last year, the House of Refuge did not apply for funding through this program.

Newly adopted State law authorizes the Domestic Violence Shelter Surcharge to be increased to \$4.00. The City, therefore, is faced with the choice of eliminating the surcharge based on the cost of collection, or increasing the surcharge to \$4.00. Before making a recommendation, City Staff reviewed the House of Refuge's annual budget (as provided in their funding application) to determine the impact of the City's surcharge fee. The House of Refuge's 2013 budgeted revenues were estimated to be \$206,966. Revenue from the domestic violence shelter surcharge's net proceeds (\$3,755.35) is 1.8% of the Shelter's total annual revenue.

At this time Staff is requesting Council authorization to draft legislation to repeal the City's domestic violence surcharge fee. If permitted to proceed with this recommendation the ordinance will

authorize the City to remit all surcharges assessed prior to the repeal and collected following the repeal to the Shelter. The Shelter's Board Chairman, Terri Wallace, has been advised of Staff's recommendation. She requested monies collected after the repeal be paid to the Shelter on a semi-annual basis.

Council Letter

Date of Meeting: 14-08-25

Department: Governmental Services

To the Mayor and City Council:

Subject: Briefing, 2014 Boards and Commissions Appointments

Attachments:

1. Boards and Commissions Appointment Summary
2. 2014 Citizens Resource Bank Applicants List
3. 2014 Boards and Commissions Appointee List

Action Options:

Briefing: Action will be requested during the September 8 meeting

Background:

On September 8, Council will be asked to take action on the appointment or reappointment of residents to 32 positions on 16 boards and commissions. To assist you in this process, a summary of each board/commission and its responsibilities is provided below.

Attachment #1 is an overview of each board/commission for which an appointment is needed. This summary includes attendance data and a listing of citizens seeking a Council appointment. City records have been reviewed to identify current appointees and applicants with outstanding taxes. These individuals were notified by mail and asked to resolve the matter prior to September 1, 2014. Current outstanding amounts are noted on attachments #2 and #3.

OVERVIEW, SIKESTON BOARDS AND COMMISSIONS

Autonomous (executive) boards and commissions on which appointments will be made include the following:

Board of Adjustments: This is a quasi-judicial body which makes rulings on appeals resulting from decisions made by a zoning officer or to grant relief from the literal enforcement of zoning ordinances in certain hardship cases. This board meets on an as-needed basis.

Board of Appeals: This board hears appeals relative to the enforcement of the International Building Code, as adopted by the City. It also meets on an as-needed basis.

Board of Municipal Utilities Commission: This commission oversees general operations of the Board of Municipal Utilities: electric generation and distribution; water supply, treatment and distribution; and operation of the sanitary sewer system and wastewater treatment. It meets at 4 PM on the second Tuesday of each month.

Housing Authority Commission: The Housing Authority is a municipal corporation under contract with the Federal government to provide decent, safe, and sanitary non-luxurious housing at an affordable cost to low income families and individuals. It meets at noon on the second Monday of each month.

Industrial Development Authority: The IDA is a not-for-profit corporation that promotes and solicits industrial and economic development projects. Locally this has primarily been done through the issuance of bonds. It meets on an as-needed basis.

Land Clearance Redevelopment Authority Commission: Created by Sikeston's voters, the Commission is charged with identifying "blighted" areas, developing, and implementing a plan to provide well-organized residential neighborhoods of decent homes. It meets at 11:30 AM on the third Monday of the month.

Advisory boards/commissions on which appointments will be made include the

Enhanced Enterprise Zone Board: This board advises Council on the designation of enhanced enterprise zones. After designation of a zone, the board reviews and assesses zone activities, and submits required State reports. It meets on an as-needed basis.

Park Board: This board advises Council on issues related to park services and facilities. This includes the development of short and long-term plans and identification of funding needs. It meets at 5:15 PM on the second Monday of the month.

Planning & Zoning Commission: The Commission provides recommendation on all zoning issues and subdivision approvals. It is also charged with developing the City's plan for physical development, including the use of land, location of streets, public grounds and public utilities. It meets on an as-needed basis.

Public Safety Advisory Board: This board recommends programs to enhance good community relations and monitors community concerns. It meets at 6:30 PM on the third Monday of every other month.

Rental Ordinance Appeals Board: Created as part of the City's effort to preserve the quality of Sikeston's housing inventory and to protect neighborhoods from neglect and deterioration, the Appeals Board hears and makes determination on appeals resulting from the application and enforcement of the City's Rental Property Standards. It meets on an as-needed basis.

Strategic Plan Implementation Commission: The Commission assists with the implementation of the community goals identified in the 2009 "Vision for Tomorrow" Strategic Plan, and communicates the plan's progress to the community. It meets at 11 AM on the third Thursday of each month.

Tax Increment Finance Commission: This Commission is convened to study the economic viability of proposed development projects seeking to use tax increment financing. It meets on an as-needed basis.

Tourism Advisory Board: This board works with the Convention & Visitors Bureau to promote and market the local tourism/hospitality industry. It meets at 4 PM, on the fourth Thursday of every other month.

Traffic Committee: The Committee hears requests and makes recommendation to Council on traffic-related matters (speed limits, no-parking zones, erection of traffic signs.) It meets on an as-needed basis.

SEMO University, Sikeston Campus Advisory Council: Established under the funding agreement between the City and SEMO University, this Advisory Council provides input to the SEMO University Board of Regents on local curriculum. It meets on the last Wednesday of each quarter at 10:30 AM.

CITY OF SKESTON

2014 BOARDS AND COMMISSIONS APPOINTMENT SUMMARY

APPOINTEES WITH TERMS EXPIRING IN 2014

Appointment Policy: With no board and commission term limits established in the Charter or City Code, Council policy has been to limit appointments to two full terms. This has been superseded, however, when qualified candidates are not available, or when the board or commission is undertaking a project where a change in membership could be detrimental to the project's outcome. In regard to the Library Board, State Statute establishes a limit of two consecutive terms which commence on July 1 of each year.

Updated 8/18/14

BOARD OF ADJUSTMENTS

APPOINTMENTS REQUESTED: 1

Term Expiring:

William Nace

Length of Service

One Term

Eligible/Seeks Reappointment

Seeks Reappointment

Remaining Board Members:

Full members - Phil Black, Sue Rogers, Jessie Redd, and Ron Galmore

Alternates -George Steck, Harvey Cooper, and James Miller

Attendance: Six meetings conducted during period 10/1/13-7/31/14

Galmore	6 of 6	Miller (Alt.)	5 of 6	Steck (Alt.)	4 of 6
Nace	5 of 6	Rogers	5 of 6	Redd	3 of 6
Cooper (Alt.)	2 of 6	Black	1 of 6		

Qualifications for Appointment: Must be citizen of Skeston (RSMo 89.080)

Term Length: 5 Years

Applicants:

Frieda Cardwell, 132 Greenbriar

Ellen Brandom, 115 Greenbrier

BOARD OF APPEALS

APPOINTMENTS REQUESTED: 1

Terms Expiring:

Mike Limbaugh (Will serve if appointed)

Length of Service

Two Terms

Eligible/Seeks Reappointment

Council Discretion

Remaining Board Members:

Reade Ferguson, Paul Cohen, Richard Murray, Carl "Jack" Vincent, James Beaird, Ron Galmore

Attendance: No meetings were conducted during the period 10/1/13-7/31/14

Qualifications for Appointment:

Municipal Code requires members to be a registered architect, registered engineer or have experience in the following occupations: licensed general contractor, electrical supplier, licensed heating and cooling contractor, plumbing supplier, licensed plumber, building supplier, licensed electrician, or licensed real estate broker. Should a candidate from any of the above professions not be available for appointment, Council at its discretion, may duplicate or substitute a field.

Term Length: 3 Years

Applicants:

None

BOARD OF MUNICIPAL UTILITIES**APPOINTMENTS REQUESTED: 1**Term Expiring:

Alan Keenan (Independent)

Length of Service

One Term

Eligible/Seeks Reappointment

Seeks Reappointment

Remaining Commission Members:

Jeff Sutton (Democrat), Brian Menz (Independent), Tim Merideth (Independent)

Attendance: Of the 14 meetings conducted, members attended as follows

Merideth	16 of 16	Sutton	15 of 18
Keenan	17 of 18	Menz	18 of 18

Qualifications for appointment:

Must be a resident of Sikeston for four years prior to appointment; may hold no other public office or be an employee of city government; and may have no business relationship with the Board other than as a consumer. No more than two Board members may be of the same political party.

Length of Term: 4-YearsApplicants:

Name	Address	Meets Residency Requirement	Party
James Miller	516 W. Lindenwood Ave.	Yes	Republican
Bill Odum	513 Lindenwood	Yes	Republican
Paul Cohen	115 N. 6th St	Yes	Undeclared
Jim Burden	811 Ladue	Yes	Republican
Chad Crow	613 Thornwood	Yes	Undeclared
Missy Marshall	510 N. Kingshighway	Yes	Independent
John Leible	1018 Pine St.	No	Independent
Mike Ziegenhorn	558 Park Ave.	Yes	Independent
Bill Lawson	522 W. Salcedo Rd.	Yes	Independent
James Bucher	205 E. Malone	Yes	Republican
Jay Elliott	412 Missouri	Yes	Undeclared
Anna Warf	627 Taylor	Yes	Undeclared
Bill Mitchell	101 Wickerwood Dr.	Yes	Republican

ENHANCED ENTERPRISE ZONE BOARD**APPOINTMENTS REQUESTED: 2**Term Expiring:

James Miller

Length of Service

One Term

Eligible/Seeks Reappointment

Seeks Reappointment

Mike Conway

One Term

No

Remaining City Appointees: Ed Dust, Don Newton, Geoff Comer

Attendance: One meeting was conducted. Council appointees in attendance were Ed Dust, Don Newton, and James Miller. Those absent were Geoff Comer and Mike Conway.

Qualifications for City Appointment: None

Sikeston Public School Appointee: Tom Williams; County Commission Appointee: Dennis Ziegenhorn

Length of Term: 5-YearsApplicants:

Greg Colwick, 103 Wickerwood

Rick Adams, 815 N. Kingshighway

Steve Matthews, 801 N. Kingshighway

Don Hastings II, 1205 S. Main

(Lives outside City Limits, associated with Southern Bank)

HOUSING AUTHORITY BOARD OF COMMISSIONERS**APPOINTMENTS REQUESTED: 2**Terms ExpiringLength of ServiceEligible/Seeks Reappointment

Mike Jensen

(Will serve if reappointed. No ordinances, state statutes or HUD regulations requiring term limits.)

Two Terms

Council Discretion

Michele Knickman

One Term

Seeks Reappointment

Remaining Commission Members:

David Hay, Larry Tetley and Alice Tharp

Attendance: 8 meetings were conducted with attendance as follows

Jensen 7 of 8

Hay 5 of 8

Tharp 8 of 8

Tetley 7 of 8

Knickman 7 of 8

Qualifications for appointment:

Appointees shall be resident taxpayers for at least one year immediately prior to their appointment. No director shall be an officer or employee of the county or municipality. (RSMo 349.045)

Length of Term: 4-YearsApplicants:

Name	Address	Meets Residency Requirement
John Leible	1018 Pine St.	Yes
Audrey "Gail" Emanuel	103 Holmes Dr.	Yes
Matthew Wright	607 Lindenwood	Yes
Jesse Bonner	1308 Butler	Yes
Lisa Hicks	205 Andrea Dr.	Yes
Bill Mitchell	101 Wickerwood	Yes
Claudia Thompson	1104 Tulip Trace	Yes
Ellen Brandom	115 Greenbrier	Yes

INDUSTRIAL DEVELOPMENT AUTHORITY**APPOINTMENTS REQUESTED: 1**Terms Expiring:Length of ServiceEligible/Seeks Reappointment

Steve Millington

One Term

Seeks Reappointment

Remaining Board Members:

Matt Wright, Terry Williams, Steve McPheeters, and Anna Warf

Attendance: 1 Meeting conducted, members in attendance included Anna Warf, Matt Wright, Terry Williams and Fred Thorton.

Qualifications for appointment:

Directors shall be resident taxpayers for at least one year immediately prior to appointment. No director shall be an officer of the county or city.

Length of Term: 6-YearsApplicants:

Name	Address	Meets Residency Requirement
Larry Tetley	141 Greenbrier	Yes
James Miller	516 W. Lindenwood	Yes
Freida Cardwell	132 Greenbrier	Yes
Rick Lovall	PO Box 771	Yes
Mary Dement Below	721 N. West St.	Yes
Mike Ziegenhorn	558 Park	Yes
James Bucher	205 W. Malone	Yes
Chad Crow	613 Thornwood	Yes

LCRA COMMISSION**APPOINTMENTS REQUESTED: 1**Term Expiring:Length of ServiceEligible/Seeks Reappointment

Emory McCauley

One Term

No

Remaining Members:

Bill Mitchell, Dan Marshall, Mike Jensen, and Larry Williams

Attendance: Of the 10 meetings conducted, members attended as follows

Marshall	10 of 10	Mitchell	9 of 10	Williams	5 of 10
McCauley	8 of 10	Jensen	7 of 10		

Qualifications for appointment:

Appointees shall be taxpayers who have resided within Sikeston for five years prior to their appointment.

Length of Term: 4-YearsApplicants:

Name	Address	Meets Residency Requirement
Larry Tetley	141 Greenbrier	Yes
Mike Ziegenhorn	558 Park	Yes
Matthew Wright	607 W. Lindenwood	Yes
Jim Burden	811 Ladue	Yes
Chad E. Crow	613 Thornwood	Yes
Karen Evans	112 Daffodil	Yes
Richard Sherman	133 Greenbriar Dr.	Yes
Jared Straton	1302 Primrose Dr.	No
Ellen Brandom	115 Greenbrier	Yes

LIBRARY BOARD OF TRUSTEES**APPOINTMENTS REQUESTED: NONE**Board Members

Lew Polivick, Dorothy Brown, Carolyn Tetley, Jay Leible, Greg Colwick, Larry Bohannon, Lisa Lawson, Susanne Chitwood, and Connie Thompson

Qualifications for appointment: Must be a citizen of SikestonLength of Term: 3-Years, expiring June 30 of each year

PARK BOARD**APPOINTMENTS REQUESTED: 3**Terms Expiring:Length of ServiceEligible/Seeks Reappointment

Jackie Cowan	One Term	Seeks Reappointment
Susanne Chitwood	One Term	Seeks Reappointment
Tess Marshall	Partial Term	Not Eligible

Remaining Members:

Rod Anderson, Jeff Hay, Paul Cohen, Chad Crow, G. Wendell Weathers, and Larry Williams.

Attendance: Of the 7 meetings conducted, members attended as follows

Crow	5 of 7	Cohen (interim)	4 of 4	Chitwood	6 of 7
Weathers	4 of 7	Anderson	6 of 7	Williams	6 of 7
Hay	5 of 7	Cowan	5 of 7		

Qualifications for appointment:

Must be a citizen of Sikeston. No member of municipal government may be appointed to the board (RSMo 90.520)

Length of Term: 3-YearsApplicants:

Name	Address	Meets Residency Requirement
Jason Davis	209 Sharp Ave.	Yes
Jared Straton	1302 Primrose Dr.	Yes
Ellen Brandom	115 Greenbrier	Yes

PLANNING & ZONING COMMISSION**APPOINTMENTS REQUESTED: 3**Terms Expiring:Length of ServiceEligible/Seeks Reappointment

Emory McCauley	Three Terms	No
Richard McGill	Three Terms	Council Discretion
Edward Miller	Two Terms	Council Discretion

Remaining Members:

Paul Cohen, Harry Howard, James Miller, Chip Thornton, and Gary Ozment

Attendance: Of the 4 meetings conducted, members attended as follows

Ware	1 of 4	McGill	1 of 4	Ozment	4 of 4
Howard	4 of 4	Cohen	3 of 4	Miller, J	4 of 4
McCauley	3 of 4	Miller, E	4 of 4		

Qualifications for appointment: Must be a citizen of Sikeston.Length of Term: 4-YearsApplicants:

Name	Address	Meets Residency Requirement
Mike Ziegenhorn	558 Park	Yes
Richard "Rick" Murray	106 Holmes	Yes

PUBLIC SAFETY ADVISORY BOARD**APPOINTMENTS REQUESTED: 2**Terms Expiring:

Daniel Martinez

David Terrell (Will serve if appointed)

Length of Service

One Term

Two Terms

Eligible/Seeks Reappointment

Seeks Reappointment

Council Discretion

Remaining Members:

Michelle Williams, Ned Matthews, David Teachout, Nathan Cox, Charles Gardner, Jr., and Patrick Douglas

Attendance: Of the 3 meetings conducted, members attended as follows:

Teachout	2 of 3	Williams	2 of 3	Cox	3 of 3
Martinez	1 of 3	Cox	3 of 3	Matthews	3 of 3
Gardner	3 of 3	Douglas	2 of 3		

Qualifications for appointment: Must be a registered voter of Sikeston.Length of Term: 3-YearsApplicants:

Name	Address	Meets Residency Requirement
Jeff Hay	612 Laurelwood Ave	Yes
Deborah K. Sherrard	937B Cambridge	Yes
Jesse Bonner	1308 Butler	Yes
Katherine "Danice" Granger	821 S. West St., Apt. D	Yes
Jay Elliott	412 Missouri	Yes
Larry Tetley	141 Greenbrier	Yes
Bill Mitchell	101 Wickerwood	Yes
Michele Williams	206 Summer Dr.	Yes
Mary Below	721 N. West St.	Yes

RENTAL ORDINANCE APPEALS BOARD**APPOINTMENTS REQUESTED: 3**Terms Expiring:

Chester Yarber

Bart Grant

Anderson Walker, Jr.

Length of Service

Four Terms

Four Terms

Four Terms

Eligible/Seeks Reappointment

Council Discretion

Council Discretion

Council Discretion

Remaining Members:

James Crowe, Carrie Lape, Dan Marshall, Larry Tetley, Bobby Tyrone, Jim Burden, Scott Jenkins and Michael Harris

Attendance: No meetings were heldQualifications for appointment:

Must be a Sikeston resident for one year prior to appointment. Council shall provide representation for landlords, tenants, construction trades and citizens at-large.

Length of Term: 3-YearsApplicants:

Name	Address	Meets Residency Requirement
Mike Ziegenhorn	558 Park	Yes
Deborah Sherrard	937B Cambridge	Yes

STRATEGIC PLAN IMPLEMENTATION COMMISSION**APPOINTMENTS REQUESTED: 1**Term Expiring:

Rick Lovall

Length of Service

One Term

Eligible/Seeks Reappointment

No

Remaining Members:

Resident Members: Michael Harris, John Bob Wilson and Geoff Posegate; Council Representatives Jerry Pullen, Bob Depro and John Graham.

Attendance: Of the 8 meetings conducted, members attended as follows

Posegate	7 of 8	Harris	6 of 8	Wilson (Interim)	4 of 6
Lovall	5 of 8	Bonner	Resigned		

Qualifications for appointment:

Must be a Sikeston resident for one year prior to appointment.

Length of Term: 3-YearsApplicants:

Name	Address	Meets Residency Requirement
Matthew Wright	607 W. Lindenwood	Yes
Lisa Hicks	205 Andrea	Yes
Steve McPheeters	146 Autumn Drive	Yes
Richard "Rick" Murray	106 Holmes	Yes
Lisa Lane	807 W. Gladys, Apt. D	Yes
Jason Davis	209 Sharp Ave.	Yes
Jared Straton	1302 Primrose Dr.	Yes

TAX INCREMENT FINANCING COMMISSION**APPOINTMENTS REQUESTED: 2**Terms Expiring (Sikeston appointees):

Nathan Cox

Length of Service

One Term

Eligible/Seeks Reappointment

Seeks Reappointment

Matthew Wright

One Term

Seeks Reappointment

Remaining Members:

Missy Marshall, Matt Marshall, Rik LaPlant, and Karen Evans

Attendance: No meetings were heldQualifications for Appointment: None established in City Code.Length of Term: 4-YearsApplicants:

Daniel Martinez, 609 Holly Hill Dr.

John Leible, 1018 Pine St.

Karen Evans, 112 Daffodil

Claudia Thompson, 1104 Tulip Trace

TOURISM ADVISORY BOARD**APPOINTMENTS REQUESTED: 2**Term Expiring:Length of ServiceEligible/Seeks Reappointment

Rick Justice (Will serve if appointed)

Two Terms

Council Discretion

John Tarter (Will serve if appointed)

Two Terms

Council Discretion

Remaining Members:

Sue Rogers, David Carnell, Charlie Ziegenhorn (JC Rep.); Ex-officio members Jiggs Moore, Susie Lawrence, Lynn Lancaster, Kayla Evans, Audrey Hileman

Attendance: Of the 7 meetings conducted, members attended as follows

Carnell	4 of 7	Tarter	5 of 7	Rogers (Interim)	1 of 1
Justice	3 of 7	Ziegenhorn	3 of 7		

Qualifications for appointment: Reside in the Sikeston area and have a demonstrated interest in tourismLength of Term: 3-YearsApplicants:

Lisa Hicks, 205 Andrea Dr.
Karen Evans, 112 Daffodil

Susanne Chitwood, PO Box 81

TRAFFIC COMMITTEE**APPOINTMENTS REQUESTED: 1**Terms Expiring:Length of ServiceEligible/Seeks Reappointment

Lois McRill

One Term

Seeks Reappointment

Remaining Members:

Full Members - Jim Burden, Deborah Sherrard, Anna Warf, Mike Ziegenhorn; Alternate members - Paul Cohen, Emory McCauley, Jr., and David Carnell

Attendance: One meeting was conducted between October 1, 2013 and July 31, 2014.

Those in attendance included: Warf, Ziegenhorn, Cohen, McCauley, Sherrard and Burden.

Those absent were McRill and Carnell.

Qualifications for appointment: None set forth in City Code.Length of Term: 3-YearsApplicants:

Ellen Brandom, 115 Greenbrier

SCOTT COUNTY EXTENSION COUNCIL**NO APPOINTMENT REQUIRED**Appointee:

Alice Jackson

Term expires February 2016

Terms Expiring:

Chad Crow
Matt Tanner
Carrie Lape
Patrick Douglas
Terry Williams
Carolyn Harris (Would accept reappointment)

Length of Service

Partial Term
One Term
One Term
One Term
One Term
Two Terms

Eligible/Seeks Reappointment

Seeks Reappointment
Seeks Reappointment
Seeks Reappointment
Seeks Reappointment
Seeks Reappointment
Council Discretion

Remaining Sikeston Appointees:

Trisha Bill, Jeffrey Hay, Bill Lawson, Julie Ann Palmer, Michelle Knickman, David Ross, Jan Barkett, Libby Caskey, and Mike Parker

Attendance: To be provided at later date.

Length of Term: 3-Years beginning January 1, 2015

Applicants:

Bill Odum, 513 Lindenwood
Matthew Wright, 607 W. Lindenwood
Freida Cardwell, 132 Greenbriar
Michele Williams, 206 Summer Dr.
Daniel Martinez, 609 Holly Hill

Jason Davis, 209 Sharp Avenue
Katherine "Danice" Granger, 821 S. West, Apt. D
James Miller, 516 W. Lindenwood
Mary Below, 721 N. West St.

RESOURCE BANK APPLICANTS

Residents may access Resource Bank Applications on-line at www.sikeston.org, apply via telephone, or pick up an application from City Hall or the Sikeston Public Library. Resource Bank Applications are valid for a period of 24 months from date of submission to the City. Questions regarding the application process may be addressed to Linda Lowes, lllowes@sikeston.org or by phone at 471-2512.

<u>Last Name</u>	<u>First Name</u>	<u>Appointment(s) Requested</u>	<u>Unpaid Taxes</u>
Adams	Rick	Enhanced Enterprise Zone Board	
Beaver	Mrs. Gordon (Mary)	Library Board	
Below	Mary Dement	Industrial Development Authority, Public Safety Advisory Board, SEMO U Sikeston Campus Advisory Council	
Bonner	Jesse	Housing Authority Board, Public Safety Advisory Board, Traffic Committee	RE \$52.07
Brandom	Ellen	Board of Adjustments, Housing Authority Board, LCRA Commission, Park Board, Traffic Committee	
Bryant	Cully	Library Board	
Bucher	James	Board of Municipal Utilities, Industrial Development Authority	
Burden	Jim	Board of Municipal Utilities, LCRA Commission	
Cardwell	Freida	Board of Adjustments, Industrial Development Authority, SEMO U Sikeston Campus Advisory Council	
Chitwood	Susanne	Tourism Advisory Board	
Cohen	Paul	Board of Municipal Utilities, Library Board	
Colwick	Greg	Enhanced Enterprise Zone Board	
Crow	Chad	Board of Municipal Utilities, Industrial Development Authority, LCRA	
Davis	Jason	Park Board, SEMO U Sikeston Campus Advisory Council, Strategic Plan Implementation Commission	
Elledge	Cindy	Library Board	
Elliott	Jay	Board of Municipal Utilities, DPS Advisory Board	
Emanuel	Audrey "Gail"	Housing Authority Board	
Evans	Karen	LCRA Commission, Tourism Advisory Board, TIF Commission	
Granger	Katherine "Danice"	Library Board, Public Safety Advisory Board, SEMO U Sikeston Campus Advisory Council	

RESOURCE BANK APPLICANTS

<u>Last Name</u>	<u>First Name</u>	<u>Appointment(s) Requested</u>	<u>Unpaid Taxes</u>
Hastings	Don	Enhanced Enterprise Zone	
Hay	Jeffrey	Public Safety Advisory Board	
Hicks	Lisa	Housing Authority Board, Strategic Plan Implementation Commission, Tourism Advisory Board	
Lane	Lisa	Strategic Plan Implementation Commission	PP \$194.67
Lawson	Bill	BMU Board	
Leible	John	Board of Municipal Utilities, Housing Authority, TIF Commission	
Lovall	Rick	Industrial Development Authority	
Marshall	Missy	Board of Municipal Utilities	
Martinez	Daniel	SEMO U Sikeston Campus Advisory Council, Scott County Extension, TIF Commission	
Matthews	Steve	Enhanced Enterprise Zone Board	
McPheeters	Steve	Strategic Plan Implementation Commission	
Miller	James	Industrial Development Authority, Board of Municipal Utilities, SEMO U Sikeston Campus Advisory Council	
Mitchell	Bill	Board of Municipal Utilities, Housing Authority, Public Safety Advisory Board	
Murray	Richard "Rick"	Planning & Zoning Commission, Strategic Plan Implementation Commission	
Odum	Bill	Board of Municipal Utilities, SEMO U Sikeston Campus Advisory Council	
Palmer	William	Library Board	
Shorman	Richard	LCRA Commission	
Sherrard	Deborah	Rental Ordinance Appeals Board, Public Safety Advisory Board	
Straton	Jared	LCRA Commission, Park Board, Strategic Plan Implementation Commission	
Tetley	Larry	IDA, Public Safety Advisory Board, LCRA Commission	
Thompson	Claudia	Housing Authority Board, Tax Increment Finance Commission	

RESOURCE BANK APPLICANTS

<u>Last Name</u>	<u>First Name</u>	<u>Appointment(s) Requested</u>	<u>Unpaid Taxes</u>
Warf	Anna	Board of Municipal Utilities, Industrial Development, Traffic Committee	
Williams	Michele	Public Safety Advisory Board, SEMO U Sikeston Campus Advisory Council	
Wright	Matthew	Housing Authority Board, LCRA Commission, Strategic Plan Implementation Commission, SEMO U Sikeston Campus Advisory	
Ziegenhorn	Mike	LCRA Commission, Board of Municipal Utilities, Rental Ordinance Appeals Board, Planning & Zoning Commission, Industrial	

BOARDS AND COMMISSIONS MEMBERS

<u>Last Name</u>	<u>First Name</u>	<u>Position</u>	<u>Unpaid Taxes</u>
Anderson	Rod	Park Board	
Barkett	Jan	SEMO U Sikeston Campus Advisory Council	
Beaird	James	Board of Appeals	
Bill	Trish	SEMO U Sikeston Campus Advisory Council	
Black	Phil	Board of Adjustments	
Bohannon	Larry	Library Board	
Brown	Dorothy	Library Board	
Burden	James	Traffic Committee, Rental Ordinance Appeals Board	
Carnell	David	Traffic Committee, Tourism Advisory Board	
Caskey	Libby	SEMO U Sikeston Campus Advisory Council	
Chitwood	Susanne	Library Board, Park Board	
Cohen	Paul	Traffic Committee, Planning & Zoning, Bd. of Appeals, Park Board	
Colwick	Greg	Library Board	
Comer	Geoff	Enhanced Enterprise Zone Board	
Conway	Mike	Enhanced Enterprise Zone Board	
Cooper	Harvey	Board of Adjustments (Alternate)	
Cowan	Jackie	Park Board	
Cox	Nathan	DPS Advisory Board, TIF Commission	
Crow	Chad	Park Board, SEMO U Sikeston Campus Advisory Council	
Crowe	James	Rental Ordinance Appeals Board	
Douglas	Patrick	DPS Advisory Board, SEMO U Sikeston Campus Advisory Council	
Dust	Edward	Enhanced Enterprise Zone Board	
Evans	Karen	TIF Commission	
Ferguson	Reade	Board of Appeals	
Galemore	Ron	Board of Adjustments, Board of Appeals	
Gardner, Jr.	Charles	DPS Advisory Board	
Grant	Bart	Rental Ordinance Appeals Board	
Harris	Carolyn	SEMO U Sikeston Campus Advisory Council	
Harris	Michael	Rental Ordinance Appeals Board, Strategic Plan Implementation Commission	
Hay	David	Housing Authority Board	
Hay	Jeffrey	Park Board, SEMO U Sikeston Campus Advisory Council	
Howard	Harry	Planning & Zoning Commission	

BOARDS AND COMMISSIONS MEMBERS, continued

<u>Last Name</u>	<u>First Name</u>	<u>Position</u>	<u>Unpaid Taxes</u>
Jackson	Alice	Scott County Extension Council	
Jenkins	Scott	Rental Ordinance Appeals Board	
Jensen	Mike	Housing Authority Board, LCRA Commission	
Justice	Rick	Tourism Advisory Board	
Keenan	Alan	BMU Board	
Knickman	Michele	Housing Authority Board, SEMO U Sikeston Campus Advisory Council	
Lape	Carrie	SEMO U Sikeston Campus Advisory Council, Rental Ordinance Appeals Board	
LaPlant	Rik	TIF Commission	
Lawson	Bill	SEMO U Sikeston Campus Advisory Council	
Lawson	Lisa	Library Board	
Leible	Jay	Library Board	
Limbaugh	Mike	Board of Appeals	
Lovall	Rick	Strategic Plan Implementation Commission	
Marshall	Dan	LCRA Commission, Rental Ordinance Appeals Board	
Marshall	Matt	TIF Commission	
Marshall	Missy	TIF Commission	
Martinez	Daniel	DPS Advisory Board	
Matthews	Ned	DPS Advisory Board	
McCauley	Emory	LCRA Commission, Planning & Zoning Commission, Traffic Committee	
McGill	Richard	Planning & Zoning Commission	
McPheeters	Steve	Industrial Development Authority	
McRill	Lois	Traffic Committee	
Menz	Brian	BMU Board	
Merideth	Tim	BMU Board	
Miller	Edward	Planning & Zoning Commission	
Miller	James	Bd of Adjustments (Alternate), Enhanced Enterprise Zone, Planning & Zoning Commission	
Millington	Steve	Industrial Development Authority	
Mitchell	Bill	LCRA Commission	
Murray	Richard	Board of Appeals	
Nace	William	Board of Adjustments	

BOARDS AND COMMISSIONS MEMBERS, continued

<u>Last Name</u>	<u>First Name</u>	<u>Position</u>	<u>Unpaid Taxes</u>
Newton	Don	Enhanced Enterprise Zone Board	
Ozment	Gary	Planning & Zoning Commission	
Palmer	Julie Ann	SEMO U Sikeston Campus Advisory Council	
Parker	Mike	SEMO U Sikeston Campus Advisory Council	
Polivick	Lew	Library Board	
Posegate	Geoffrey	Strategic Plan Implementation Commission	
Redd	Jessie	Board of Adjustments	PP \$91.22
Rogers	Sue	Board of Adjustments, Tourism Advisory Board	
Ross	David	SEMO U Sikeston Campus Advisory Council	
Sherrard	Deborah	Traffic Committee	
Steck	George	Board of Adjustments (Alternate)	
Sutton	Jeff	BMU Board	
Tanner	Matt	SEMO U Sikeston Campus Advisory Council	
Tarter	John	Tourism Advisory Board	
Teachout	David	DPS Advisory Board	
Terrell	David	DPS Advisory Board	
Tetley	Carolyn	Library Board	
Tetley	Larry	Housing Authority, Rental Ordinance Appeals Board	
Tharp	Alice	Housing Authority	
Thompson	Connie	Library Board	
Thornton	Chip	Planning & Zoning Commission	
Tyrone	Bobby	Rental Ordinance Appeals Board	
Vincent	Jack	Board of Appeals	
Walker	Anderson	Rental Ordinance Appeals Board (Unpaid taxes are disputed)	\$122.42
Warf	Anna	Industrial Development Authority, Traffic Committee	
Weathers	G. Wendell	Park Board	
Williams	Larry	Park Board, LCRA Commission	
Williams	Michelle	DPS Advisory Board	
Williams	Terry	SEMO U Sikeston Campus Advisory Council, Industrial Development Authority	
Wilson	John Bob	Strategic Plan Implementation Commission	
Wright	Matt	Industrial Development Authority, TIF Commission	
Yarber	Chester	Rental Ordinance Appeals Board	
Ziegenhorn	Charlie	Tourism Advisory Board (JC Representative)	
Ziegenhorn	Mike	Traffic Committee	