

TENTATIVE AGENDAREGULAR CITY COUNCIL MEETING
SIKESTON CITY HALLMonday, November 4, 2019
5:00 P.M.

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. OPENING PRAYER
- IV. PLEDGE OF ALLEGIANCE
- V. APPROVAL OF CITY COUNCIL MINUTES
 - A. Regular Council Minutes September 30, 2019
 - B. Regular Council Minutes October 7, 2019
 - C. Regular Council Minutes October 28, 2019
- VI. ACCEPTANCE OF BOARD AND COMMISSION MINUTES
 - A. None
- VII. ITEMS OF BUSINESS
 - A. 2nd Reading & Consideration, Bill #6159, Establishing a Business License Review Board
 - B. 2nd Reading & Consideration, Bill #6167, Amendment to Amusement & Entertainment Licensing
 - C. 2nd Reading & Consideration, Bill #6168, Drug Houses as Public Nuisances
 - D. Briefing/Authorization - Stallcup Building Repairs & Options
 - E. Other Items As May Be Determined During the Course of the Meeting
- IX. ADJOURNMENT INTO EXECUTIVE SESSION
 - Personnel (RSMo 610.021(3))
- X. ADJOURNMENT

Dated this 30th day of October 2019

Rhonda Council

Rhonda Council, Deputy City Clerk

REGULAR CITY COUNCIL MEETING
SEPTEMBER 30, 2019

The regular Sikeston City Council meeting of September 30, 2019 was called to order at 7:30 a.m. in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Steven Burch and Councilmembers Ryan Merideth, Gerald Settles, Ryan Merideth, Onethia Williams, Karen Evans and Brandon Sparks. Councilman Brian Self was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Thurman, City Clerk Carroll Couch, City Treasurer Karen Bailey, Deputy City Clerk Rhonda Council, Public Safety Director James McMillen, Public Works Director Jay Lancaster, Street Superintendent Brian Dial, Street Supervisor Darren Martin, Parks Director Dustin Care and Code Enforcement Manager Lorenzo Ware.

ITEMS OF BUSINESS

1st & 2nd Reading, Emergency Bill #6163, Request to Replat 533 N. Main Street

Councilman Merideth moved for the first reading of Bill Number 6163. The motion was seconded by Councilman Settles and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Counselor Thurman presented the bill for reading. This bill as adopted shall become emergency Ordinance Number 6163 providing for approval of the replat of 533 North Main Street, further described as a part of Lots 3 & 3 of Tannerland Subdivision to the City of Sikeston, Scott County, Missouri to be known as "P&J Marketing Addition".

Councilwoman Evans moved for the second reading of Bill Number 6163. The motion was seconded by Councilman Merideth and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Counselor Thurman presented the bill for a second reading.

BILL Number 6163

ORDINANCE Number 6163

THIS BILL AS APPROVED SHALL BECOME EMERGENCY ORDINANCE NUMBER 6163 PROVIDING FOR APPROVAL OF THE REPLAT OF 533 NORTH MAIN STREET, FURTHER DESCRIBED AS: A PART OF LOTS 3 & 4 OF TANNERLAND SUBDIVISION TO THE CITY OF SIKESTON, SCOTT COUNTY, MISSOURI TO BE KNOWN AS "P & J MARKETING ADDITION".

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

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

SECTION II: The Planning and Zoning Commission met on September 24, 2019 and passed a favorable recommendation to approve the Replat of 533 North Main Street, further described as: A Part of Lots 3 & 4 of Tannerland Subdivision to the City of Sikeston, Scott County, Missouri, to

be known as "P & J Marketing Addition" the plat of which is attached hereto, marked Exhibit "A" and incorporated by reference.

SECTION III: Aforesaid replat is accepted and approved subject to its recording in Scott County, Missouri and full compliance with the building codes and housing ordinances of the City of Sikeston, Missouri, and in the event the provision of aforesaid codes of this City conflict with said replat, the Code shall be determinative.

SECTION IV: Aforesaid replat is accepted subject to full compliance with the stormwater management plan.

SECTION V: General Repealer Section. 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. Time is of the essence for this development. An emergency clause will allow the developer to immediately begin the marketing of this tract since this matter is being presented as an emergency measure.

SECTION VIII: Record of Passage

- A. Bill Number 6163 was introduced and read the first time this 30th day of September, 2019.
- B. Bill Number 6163 was read the second time and discussed this 30th day of September, 2019. Following discussion, Councilman Merideth moved to approve Bill Number 6163. The motion was seconded by Councilman Sparks, discussed and the following roll call vote was recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

- C. Ordinance 6163 shall be in full force and effect immediately upon passage.

BMU Annual Report

Rick Landers, Board of Municipal Utilities (BMU) General Manager, presented to Council their most recent independent auditor's report and financial statements which was conducted by BKD CPA's and Advisors out of Springfield, MO.

Appointment to TIF Commission, Traffic Committee, Tourism Advisory Board & PAWS Advisory Board

On September 9th, Council tabled the appointments to TIF Commission (replace Matt Wright who move before his term was to expire in 2022) and the Traffic Committee (one full member and one alternate member). Councilman Merideth moved to appoint Matt Drake to the TIF Commission. The motion was seconded by Councilman Settles and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Councilman Sparks moved to appoint James Miller and Robert Murphy to the Traffic Committee. The motion was seconded by Councilman Merideth and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

On September 20th, City staff was informed that Aaron Bouldrey has recently moved and can no longer serve on the Tourism Advisory Board. His term expires in 2021. Councilman Merideth moved to appoint David Turnbow to the Tourism Advisory Board. The motion was seconded by Councilman Settles and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Crystal Stanislav, who was recently appointed to PAWS Advisory Board for a partial term, notified staff on September 23rd that she had relocated to Texas. Her partial appointment expires in 2021. Councilwoman Evans moved to appoint Carrie Lape to the PAWS Advisory Board. The motion was seconded by Councilman Sparks and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Authorization to Submit Governor's Cost Share Application for Ingram Interchange Project

City Council previously authorized Staff to submit a MoDOT Cost Share Application to fund the I-57/Ingram Interchange Project. An additional funding source has recently become available through the Governor's Cost Share Program. Projects may apply for funding from both programs, but the deadline to apply for this application is this week. Councilman Settles moved to authorize Staff to submit an application for the Governor's Cost Share Program. The motion was seconded by Councilman Sparks and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

1st & 2nd Reading, Emergency Bill #6164, Amendment to Ordinance #6518 - Medical Marijuana Dispensary Guidelines

Councilman Merideth moved for the first reading of Bill Number 6164. The motion was seconded by Councilman Sparks and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Counselor Thurman presented the bill for reading. This bill as approved shall become emergency Ordinance Number 6164 and shall amend Article XII, Chapter 405, of the City Code of the City of Sikeston, Missouri, regarding medical marijuana facilities

Councilman Merideth moved for the second reading of Bill Number 6164. The motion was seconded by Councilwoman Evans and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye, Williams Aye, and Burch Aye, thereby being passed.

Counselor Thurman presented the bill for a second reading.

BILL NUMBER 6164

ORDINANCE NUMBER 6164

THIS BILL AS APPROVED SHALL BECOME EMERGENCY ORDINANCE NUMBER 6164 AND SHALL AMEND ARTICLE XII, CHAPTER 405, OF THE CITY CODE OF THE CITY OF SKESTON, MISSOURI, REGARDING MEDICAL MARIJUANA FACILITIES.

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

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

SECTION II: Section 405.020.A.3.a) is hereby amended and shall hereafter read as follows:

- a) No Medical Marijuana Dispensary shall be located within five hundred (500) feet of a then existing elementary or secondary school, child day care center, or church*. Measurements shall be in a method consistent with the following:
 - a. The distance between the facility and the school, daycare, or church shall be measured between the closest public entrances of the facility and the school, daycare or church.
 - b. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

***Then existing" shall mean any school, child day-care center, or church with a written building permit from the city to be constructed, or under construction, or completed and in use at the time the Medical Marijuana Dispensary first applies for either zoning or a building permit, whichever comes first.**

SECTION III: Section 405.020.B. is hereby amended and shall hereafter read as follows:

- A. Medical Marijuana-Infused Products Manufacturing Facilities and Medical Marijuana Testing Facilities.
 - 1. "Light Industrial (IL) District and Heavy-Industrial (IH) District of the City Code of Skeston, Missouri is hereby amended to add to **Section 405.1130 Tables-Use, Height and Area Regulations** *Standards for Medical Marijuana-Infused Products Manufacturing Facilities and Medical Marijuana Testing Facilities*, which shall state the following:
 - 2. No building shall be constructed, altered or used for a Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Testing Facility without complying with the following regulations:

- a) **Distance Requirement** No Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Testing Facility using any combustible gases or CO₂ in the extraction process shall be located within one thousand (1,000) feet of a then existing elementary or secondary school, licensed child day care center, or church. Any other Medical Marijuana - Infused Products Manufacturing Facility or Medical Marijuana Testing Facility may be located in any location where a Medical Marijuana Dispensary may be located as detailed above, and subject to zoning restrictions. Measurements shall be in a method consistent with the following:
- The distance between the facility and the school, daycare, or church shall be measured between the closest public entrances of the facility and the school, daycare or church.
 - Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.
- *Then existing” shall mean any school, child day-care center, or church with a written building permit from the city to be constructed, or under construction, or completed and in use at the time the Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Testing Facility first applies for either zoning or a building permit, whichever comes first.**
- b) **Outdoor Operations or Storage** All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or outdoors on the property in an area enclosed by a razor wire fence at least ten (10) feet in height, not including the razor wire.
- c) **Onsite Usage Prohibited** No marijuana may be smoked, ingested, or otherwise consumed on the premises of any Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Testing Facility during regular business hours.
- d) **Hours of Operation** All Medical Marijuana-Infused Products Manufacturing Facilities and Medical Marijuana Testing Facilities shall be closed to the public and no persons not employed by the business shall be on the premises at any time without being approved entry and logged in by building security personnel and are required to obtain a visitor pass.
- e) **Display of Licenses Required** The Medical Marijuana-Infused Products Manufacturing Facility license or Medical Marijuana Testing Facility license issued by the State of Missouri shall be displayed in a prominent place in plain view near the front desk of the facility.
- f) **Site Plan Review Required** Any plans for a Medical Marijuana-Infused Products Facility or Medical Marijuana Testing Facility using combustible gases or CO₂ in the extraction process shall meet the standard new construction requirements of the “Light Industrial District” outlined in this Title and approved subject to the standard procedures of 2012 International Building Code and Local Ordinances of the City of Sikeston for “Light Industrial Districts (IL)” or “Heavy Industrial Districts (IH).” Furthermore, this Section clarifies that Medical Marijuana-Infused Products Facility may be built in either a “Light Industrial (IL)” or “Heavy Industrial District (IH).”

SECTION IV: Chapter 405, Article VII, Division 14. “IL” and “IH” Industrial Districts – Section 405.1130. TABLES – USE, HEIGHT AND AREA REGULATIONS, is amended to add the following to the Category Chemical and Allied Products, and Food Beverage and Products

Table Of Uses

P = Permitted as a matter of right

CU = May be permitted by the Board of Adjustment

NA = Not Allowed

CATEGORY USE	“IL” Light Industrial	“IH” Heavy Industrial	“DT” Downtown
District			
Chemical and Allied Products			
Medical Marijuana Cultivation Facility	P	P	NA
Food Beverage and Products			
Medical Marijuana-Infused Products manufacturing facility	P	P	NA
Medical Marijuana Testing Facility	P	P	NA

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. This ordinance is adopted as an emergency measure so that the effective date corresponds with the State licensing requirements.

SECTION VIII: Record of Passage:

- A. Bill Number 6164 was introduced and read the first time this 30th day of September, 2019.
- B. Bill Number 6164 was read the second time and discussed this 30th day of September, 2019. Following discussion, Councilman Settles moved to approve Bill Number 6164. The motion was seconded by Councilman Merideth, discussed and the following roll call vote was recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

- C. Ordinance 6164 shall be in full force and effect immediately upon passage.

Other Items

Council was reminded that the dates to file for City Council are October 15 - November 19.

Stan Parham, citizen of Sikeston, spoke to Council about their consideration to prepare an ordinance to allow UTV's to operate on streets in the City of Sikeston. Mr. Parham presented Council with the proposal he prepared which included ordinances from other cities in Missouri that allow UTV's in their city, requiring the owner to have proper insurance and seatbelts in the vehicles and not allowing the vehicles to operate on the main roads. Council will think about putting this item on the next agenda to discuss the proper wording needed if Staff were to prepare an ordinance for consideration.

A brief update was given on the Floodplain. All information has been sent to FEMA and Staff is waiting on their final approval.

Mayor Burch would like Staff to add as upcoming agenda items the following topics that were previously tabled - Sale/Use of Fireworks, Rental Housing Ordinance and UTV's/Golf Carts.

ADJOURNMENT

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

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

APPROVED:

STEVEN BURCH, MAYOR

ATTEST:

CARROLL L. COUCH, CITY CLERK

SEAL:

REGULAR CITY COUNCIL MEETING
OCTOBER 7, 2019

The regular Sikeston City Council meeting of October 7, 2019 was called to order at 5:00 p.m. in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Steven Burch and Councilmembers Brian Self, Karen Evans, Onethia Williams, Gerald Settles, Ryan Merideth and Brandon Sparks. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Thurman, City Clerk Carroll Couch, Deputy City Clerk Rhonda Council, Public Safety Director James McMillen, Public Works Director Jay Lancaster, Street Supervisor Darren Martin and Street Superintendent Darren Marten.

APPROVAL OF CITY COUNCIL MINUTES

City Council minutes of September 9, 2019 were presented for approval. Councilman Merideth moved to approve the minutes as presented. Councilwoman Evans seconded the motion and the following roll call vote was recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

ACCEPTANCE OF BOARD AND COMMISSION MINUTES

Various boards and commission minutes were presented for approval. Councilman Sparks moved to approve the minutes as presented. Councilwoman Evans seconded the motion and the following roll call vote was recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

ADVISORY BOARD COUNCIL LIAISON REPORTS

No reports were presented.

OATH OF OFFICE CEREMONY

City Clerk Carroll Couch conducted the oath of office ceremony to swear in citizens appointed to various City Boards and Commission.

ITEMS OF BUSINESS

BMU Presentation - Advanced Metering Infrastructure

Rick Landers, General Manager for Board of Municipal Utilities, gave a presentation on the upcoming changes BMU will have for their customers. Advanced Metering Infrastructure (AMI) is an integrated system of advance meters, communications networks and data management systems that enables two-way communication between utilities and customers. Customers can basically monitor their daily utility and water usage, detect leaks, get alerts for high usage or outages, have more accurate readings for their water and electric billings and better understand the reading of their bills. This can all be done from their computers using this updated technology. BMU plan to roll out the pilot program during the last two months of 2019 and begin the actual installation in homes and businesses in March or April of 2020. Total installation will take several months for completion.

Award Domestic Violence Shelter Funding

In 2002, the City imposed a domestic violence surcharge of \$4.00 on all municipal court convictions to provide assistance to local domestic violence shelters. The funds come to the City and are disbursed through an application process.

On September 23, the House of Refuge submitted an application for funding in an amount not to exceed \$8,000 which would be distributed on a monthly basis in 2020. In the past years, the City has normally collected around \$6,000 through these funds.

Councilman Merideth moved to award the domestic violence shelter funding to the House of Refuge in an amount not to exceed \$8,000. The motion was seconded by Councilwoman Sparks and the following vote recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Authorization to Execute Estoppel Certificate - Orgill Property

There is an existing Lease Agreement between the City of Sikeston and OG Sikeston MO Landlord, LLC that was entered into in 2008 as part of a property tax abatement program for the Orgill Distribution Center located at 2727 N. Main Street in Sikeston. The existing tenant plans to sell its right, title and interest to ORG Sikeston Missouri Landlord, LLC. The lease with the City will stay in place and ORG Sikeston, Missouri Landlord, LLC will assume the obligations of the Lessee thereunder and will become the owner of the Bonds. The new tenant and the trustee have requested the City execute and deliver the Estoppel Certificate pursuant to Section 10.4(g)(10) of the Lease.

Councilman Sparks moved to authorize the execution of the Estoppel Certificate. Councilman Settles seconded the motion and the following vote recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Resolution 19-10-01, Establishing Sikeston Complete Count Committee

The 2020 U.S. Census will take place beginning in March of 2020 when online and paper questionnaires will be sent to households. In late March and early April, reminders will be mailed to households that have not responded and in late April and early May, in person follow-ups will be conducted by Census employees to households that have still not responded.

The Census Bureau encourages local communities to form Complete Count Committees that will encourage residents to participate in the Census. The Complete Count Committee will educate residents about why getting an accurate Census count is important to them personally and to the community, and particularly will focus on getting traditionally undercounted communities (including minorities, renters and young children) accurately counted via timely, voluntary submission of the Census questionnaires. Councilman Sparks also suggested running ads on the digital billboards in Sikeston.

Councilman Self moved to approved Resolution 19-10-01, establishing the Sikeston Complete Count Committee. The motion was seconded by Councilman Sparks and the following vote recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Operation of Golf Carts/UTV's on City Streets

In September 2018, the City Council had the first reading of Bill #6113 regarding operation of golf carts, but not UTV's or ATV's, on city streets. That bill was tabled. At the September 30, 2019 Council meeting, Stan Parham presented a request to reconsider allowing UTV's and golf carts on city streets with certain restrictions.

During this discussion, suggestions included making sure the vehicle is properly insured and the driver has a valid license, City possibly issuing stickers and/or permits when registering vehicle, getting signed affidavit's for proof of obtaining items provided on checklist and also making sure the vehicle has proper signal lights.

Authorization to Purchase Vehicle for PAWS Animal Shelter

Staff is seeking authorization to purchase a used cargo van for the PAWS Animal Shelter in an amount not to exceed \$28,000. This van would replace the Ford Ranger that is no longer dependable. It would also assist in transporting animals both locally and also to and from the Humane Society of Missouri in St. Louis. The proceeds to purchase this vehicle will come from an estate donation in the amount of \$37,195.83. The remaining funds will go towards building modifications.

Councilman Self moved to authorize the purchase of a used cargo van for the PAWS Animal Shelter in an amount not to exceed \$28,000. The motion was seconded by Councilwoman Evans and the following vote recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Award Bid 20-9, Ditch Mopping/Clean-Out

Bids were opened on September 27, 2019 for the cleaning out of Lateral C Ditch from E. Malone south to Ables Road. The low bid for this project was from Kinder Brothers Excavating in the amount of \$40,000, which was below the anticipated estimated cost.

Councilman Self moved to authorize the purchase of a used cargo van for the PAWS Animal Shelter in an amount not to exceed \$28,000. The motion was seconded by Councilwoman Evans and the following vote recorded:

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

On a side note, the following ditches were bid for cleanout, but do not require Council's approval:

Package 1, Bid 20-7: Lateral C ditch from Ables Rd. south to HWY 60

Package 2, Bid 20-8: Second St. Ditch

Package 4, Bid 20-10: Lateral B Ditch from E. Malone south to St. John's Ditch

Package 5, Bid 20-11: Greenbrier Ditch from railroad west to basin and including Railroad Ditch (west side) running north/south behind houses on N. West St (which empties into Greenbrier Ditch)

Other Items

The meeting for November 2nd has been cancelled.

Mayor Burch informed Council of a potential buyer for the Little Peddler building but they are having difficulty getting an exact estimate on repairs because of the trash and debris in the building. Staff has been asked to figure out a way to remove the trash and strip down the walls and give recommendations at the next meeting.

Jessie Due, citizen of Sikeston, approached Council about the City creating a complaint form that citizens can use to file a formal complaint against a city employee. The City Manager and Human Resource Director will look into creating a form to be used.

ADJOURNMENT

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

Sparks Aye, Merideth Aye, Self Aye, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

APPROVED:

STEVEN BURCH, MAYOR

ATTEST:

CARROLL L. COUCH, CITY CLERK

SEAL:

REGULAR CITY COUNCIL MEETING
OCTOBER 28, 2019

The regular Sikeston City Council meeting of October 28, 2019 was called to order at 7:30 a.m. in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Steven Burch (arriving at 7:36 a.m.) and Councilmembers Ryan Merideth, Gerald Settles, Karen Evans, Branson Sparks and Onethia Williams (arriving at 7:35 a.m.). Councilmember Brian Self was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Thurman, City Clerk Carroll Couch, City Treasurer Karen Bailey, Deputy City Clerk Rhonda Council, Public Works Director Jay Lancaster, Street Superintendent Brian Dial, Street Supervisor Darren Martin, Parks Director Dustin Care, DPS Captains Andy Cooper and Ryan Smith and Code Enforcement Manager Lorenzo Ware.

ITEMS OF BUSINESS

Award RFP #20-04, Employee Health Insurance

The City of Sikeston issued RFP 20-04 to fourteen (14) companies. The City's RFP requested a self-funded plan with a no deductible plan for Tier 1 (MDMC), a \$1,000 deductible for Tier 2, and a Tier 3 with a \$2,500 deductible. Bids were opened on October 2, 2019 with three (3) companies providing proposals: Chap Arnold Agency, the Anderson Green Agency and Mitchell Insurance.

Councilman Settles moved to award RFP #20-04 for the Employee Health Insurance to Mitchell Insurance in an amount not to exceed \$2,084,230. The motion was seconded by Councilman Sparks and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Resolution 19-10-02, Surplus of Truck and Propatch Pothole Patcher

The Department of Public Works, Street Division would like to surplus a 2000 GMC single axle C7500 truck along with a Propatch pothole patcher. The mileage on the GMC is 46,160. The truck and pothole patcher will be sold as one unit through a governmental surplus equipment website.

Councilman Settles moved to approve Resolution 19-10-02 to surplus a 2000 GMC C7500 truck and a Propatch pothole patcher. The motion was seconded by Councilman Merideth and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

1st Reading, Bill #6159, Establishing a Business License Review Board

Councilman Merideth moved for the first reading of Bill Number 6159. The motion was seconded by Councilman Sparks and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Counselor Thurman presented the bill for reading. This bill as approved shall become Ordinance Number 6159 and shall amend Chapter 600 Business Licensing of the City code of the City of Sikeston, Missouri. This bill will create a review board to listen to appeals of revocations and suspensions of said licenses and decide on what actions should be taken. The review board will consist of the chief review officer appointed by the City Manager, another City employee appointed by the City Manager and a member appointed by the City Council to serve a three (3) year term.

1st Reading, Bill #6167, Amendment of Amusement and Entertainment Ordinances

Councilman Sparks moved for the first reading of Bill Number 6167. The motion was seconded by Councilman Merideth and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Counselor Thurman presented this bill for reading. This bill as approved shall become Ordinance Number 6167 and shall amend Title VI of the City Code of the City of Sikeston, Missouri, regarding Business Licensing. This includes amending the definition of 'Amusements' and 'Amusement or Entertainment', the type of license or permit required, the hours of operation, and to include having adequate licensed security for events that extend past 11:00 p.m.

1st Reading, Bill #6168, "Maintaining a Public Nuisance"

Councilman Sparks moved for the first reading of Bill Number 6168. The motion was seconded by Councilwoman Evans and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Counselor Thurman presented this bill for reading. This bill as approved shall become Ordinance Number 6168 and shall amend Chapter 210, Article XI of the City Code of the City of Sikeston, Missouri, regarding Maintaining a Public Nuisance. This bill will assist in preventing any structures to be used for frequent illegal drug use. Additionally, the owner or occupant or both the owner and occupant may be charged with the offense of keeping or maintaining a public nuisance, which is a Class A Misdemeanor. Additionally, it would allow the City to address the issue instead of the County.

Authorize the Purchase of Road Salt

The City is in need of purchasing road salt for the coming winter season. One vendor was located with the ability to sell the salt at a reasonable price. Cargill out of North Olmsted, OH presented a quote for 150 tons of salt at \$86/ton for a total purchase price of \$12,900.

Councilman Sparks moved to authorize the purchase of 150 tons of road salt from Cargill at \$86/ton for a total of \$12,900. The motion was seconded by Councilman Evans and the following vote recorded:

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

Other Items

The Council meeting on November 25th has been cancelled.

Department of Public Safety is still working on the UTV ordinance. It is not ready to be presented to Council at this time.

Sam Thomas, a citizen who resides in Downtown Sikeston, addressed Council about roofing issues he has in his residence which is upstairs in one of our downtown buildings. Based on information presented, Council has asked Staff to present an action plan to them to resolve this issue within the next two (2) weeks.

ADJOURNMENT

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

Sparks Aye, Merideth Aye, Self Absent, Settles Aye, Evans Aye,
Williams Aye, and Burch Aye, thereby being passed.

APPROVED:

STEVEN BURCH, MAYOR

ATTEST:

CARROLL L. COUCH, CITY CLERK

SEAL:

Council Letter

Date of Meeting: 19-11-04

Originating Department: Department of Public Safety

To the Mayor and City Council:

Subject: 2nd Reading & Consideration of Bill #6159, Establishing a Business License Review Board

Attachments:

1. Bill 6159

Action Options:

1. Approve Bill #6159

Background:

Currently, the City has no means to suspend or revoke a business license who fails to meet the standards of conducting business, made any false claims when they initially obtained their license or made significant changes in the nature of their business.

This bill will create a review board to listen to appeals of revocations and suspensions of said licenses and decide on what actions should be taken. The review board will consist of the chief review officer appointed by the City Manager, another City employee appointed by the City Manager and a member appointed by the City Council to serve a three (3) year term.

Staff seeks Council's approval of this bill.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6159 AND SHALL AMEND CHAPTER 600 BUSINESS LICENSING OF THE CITY CODE OF THE CITY OF SIKESTON, MISSOURI.

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

SECTION I: This Ordinance shall be codified in Chapter 600 of the Sikeston Municipal Code.

SECTION II: Section 605.260 is hereby established and shall read as follows:

Section 605.260. Business License Review Board. A three-member business license review board is hereby established consisting of the chief review officer appointed by the city manager, another city employee appointed by the city manager and a member appointed by the city council to serve a three-year term. The city manager's appointees shall be current city employees and shall serve at the pleasure of the city manager.

SECTION III: Section 605.270 is hereby established and shall read as follows:

Section 605.270. Administration of Law – License Suspension/Revocation.

- A. Suspension or Revocation of License – When - Manner
- (1) *Suspension or revocation.* The city manager may suspend or revoke the license of any licensee under this chapter who has failed to meet the standards of conducting business set forth in this chapter or who has made any false, misleading, fraudulent statement in the license application, or made significant changes in the nature of the business.
- (2) *Notice of suspension or revocation.* The city manager shall suspend or revoke a license issued under this chapter by sending notice of the suspension or revocation to the licensee by first class mail or by personal service on the licensee or the person in charge at the licensed premises. Mailed notice shall be presumed received three (3) days after it is mailed. The notice shall contain:
- (a) A statement of the grounds for the suspension or revocation.
 - (b) The effective date of the suspension or revocation, which shall be at least ten (10) days after the notice is received.
 - (c) In the case of a suspension, the length of the suspension.
 - (d) Instructions on how to appeal the suspension or revocation.
- (3) *Appeal to business license review board.* The licensee may appeal the suspension or revocation by requesting a hearing before the business license review board. The appeal must be in writing, addressed to the chief review officer and received by the chief review officer within ten (10) days after the notice of suspension or revocation was received. Receipt of an appeal by the chief review officer shall automatically stay enforcement of the suspension or revocation until after the hearing.
- B. Grounds for Suspension or Revocation.
- (1) Violating any of the provisions of either this Chapter, Missouri Revised Statutes or any ordinance of the City.
- (2) Making a false affidavit in an application for a license, procuring permit by fraud or false representation of facts, or application contains false/misleading statements, evasions or suppression of material facts.

(3) Failing to keep an orderly place or house; providing an environment conducive to allowing criminal activity.

(4) When reasonably necessary in the interests of protection of the public health, safety, peace or welfare.

(5) Selling, giving, offering for sale, possessing, knowingly permitting the consumption of any kind of intoxicating liquors, the sale, possession or consumption of which is not authorized under a proper license

(6) Maintaining a public nuisance under RSMO 579.105.

(7) Illegal issuance of the permit or license, including issuance under an unauthorized ordinance, issuance by mistake, or issuance in violation of an ordinance.

(8) Illegally selling, giving, offering for sale, possessing, or knowingly permitting the consumption of any kind of controlled substances.

(9) Substantial violations of the terms and conditions on which a license or permit is issued.

(10) Violation of ordinances or laws authorizing or regulating the license or permit, or regulating the business activity or purpose for which the license or permit is issued.

(11) Wrongful behavior of a substantial character and of a public concern in relation to the licensed activity.

- C. Effect of Suspension. No person whose license is under suspension by order of the City Manager shall be permitted to operate or engage in any trades, vocations, callings, occupations or businesses, until the suspension is lifted.
- D. A license under consideration for revocation or suspension may not be transferred, nor maintained by any consanguinity, under the control of original license holder.

SECTION IV: Section 605.280 is hereby established and shall read as follows:

Section 605.280. Hearings Upon Suspension or Revocation of Licenses.

- A. *Testimony—Evidence.* Hearings before the business license review board shall be in the nature of informal investigations. Testimony of witnesses and other evidence pertinent to the inquiry may be taken in such hearings, and all proceedings in such hearings shall be recorded. Any person residing or conducting a business within two hundred (200) feet of the proposed establishment shall have the right to produce witnesses and testimony.
- B. *Witnesses—How Summoned.* Subpoenas may be issued by the business license review board for any person whose testimony is desired at any hearing. Such subpoenas may be served and returns thereon made by any agent and in the same manner as provided by law for the service of subpoenas in civil suits in the Circuit Courts of this State. The business license review board also may issue subpoenas duces tecum requiring the production of documents or other items pertaining to the subject of the inquiry.
- C. *Witnesses to Be Sworn.* Before any witness shall testify in any such hearing, he/she shall be sworn by the City Clerk to tell the truth and nothing but the truth.

- D. *Decision—Suspension or Revocation.* If the evidence supports a finding that the license should be revoked or suspended pursuant to Section 605.270 of this Chapter, the business license review board shall issue a written order which shall include specific findings of fact setting forth the grounds for the action taken. If the evidence fails to support a finding that the license should be revoked or suspended, then no such order shall be issued.
- E. *Appeal.* Any applicant or licensee aggrieved by a decision of the business license review board may appeal such decision to the Circuit Court as provided in Chapter 536, RSMo., provided such appeal is filed within thirty (30) days of the date of the business license review board's decision. The business license review board may delay the implementation of its order pending appeal.

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: Record of Passage:

- A. Bill Number 6159 was introduced and read the first time this 28th day of October 2019.
- B. Bill Number 6159 was read the second time and discussed this 4th day of November, 2019, and voted as follows:

Self _____, Williams _____, Evans _____, Merideth _____,
Settles _____, Sparks _____, and Burch _____,
thereby being _____,
and becoming Ordinance 6159.

- C. Ordinance 6159 shall be in full force and effect from and after December 4, 2019.

Steven Burch, Mayor

Approved as to form
Tabatha Thurman, City Counselor

Seal / Attest:

Carroll Couch, City Clerk

Council Letter

Date of Meeting: 19-11-04

Originating Department: Department of Public Safety

To the Mayor and City Council:

Subject: 2nd Reading & Consideration, Bill #6167, Amendment of Amusement and Entertainment Ordinances

Attachments:

1. Bill 6167

Action Options:

1. Approve Bill #6167

Background:

Staff is looking to update the Amusement and Entertainment business licenses and permits section of Municipal Code. This includes amending the definition of 'Amusements' and 'Amusement or Entertainment', the type of license or permit required, the hours of operation, and to include having adequate licensed security for events that extend past 11:00 p.m. We feel these additions will improve the overall safety and security of events.

Staff asks for Council's approval of this bill.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6167 AND SHALL AMEND TITLE VI OF THE CITY CODE OF THE CITY OF SIKESTON, MISSOURI, REGARDING BUSINESS LICENSING.

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

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

SECTION II: Section 605.020.A.7. is hereby amended and shall read as follows:

Section 605.020. Fixed License Fee.

A. It is unlawful for any person to carry on or engage in any of the following trades, vocations, callings, occupations or businesses or to do or operate any of the things mentioned in this Section without first having obtained a license therefor as provided in this Section and the charges therefor and for the issuance thereof shall be made, which have been fully settled and paid before the license becomes effective:

7. Amusements. Upon amusements, the sum of one hundred dollars (\$100.00) per year. Amusements include, but are not limited to, businesses or persons that host or organize indoor or outdoor events including carnivals, circuses, pony rides, concerts, parties, or other public or private events for which an admission, cover, or entrance fee is charged, but shall not include movie theatres or live theatres otherwise licensed by the city. Amusements shall be subject to the provisions of Chapter 610 of the Sikeston Municipal Code.

SECTION III: Chapter 610 is hereby amended and shall read as follows:

Chapter 610. Amusement or Entertainment Licenses and Permits

Section 610.010. Definitions.

As used in this Chapter and unless otherwise defined or distinctly expressed, the following words and phrases shall have the meanings set out herein:

ADMISSION CHARGE

Any charge for the right or privilege to any amusement or entertainment or admission to or entry to any area or facility where amusement or entertainment is conducted.

AMUSEMENT OR ENTERTAINMENT

Includes, but is not limited to, indoor or outdoor events including carnivals, circuses, pony rides, concerts, parties, or other public or private events for which an admission, cover, or entrance fee is charged, but shall not include movie theatres or live theatres otherwise licensed by the city.

PERSON

Includes any individual, firm, corporation, company, partnership or association.

Section 610.020 License or Permit Required.

An amusements license must be obtained in order to conduct or host any amusements or entertainments at a fixed or recurring business location. An amusement or entertainment permit must be obtained in order to conduct any amusement or entertainment on a singular or infrequent basis, or on a property not otherwise licensed for such activities.

Section 610.030 License and Permit Procedure – Generally.

Every person proposing to conduct or engage in any amusement or entertainment or a duly elected officer of any corporation or organization proposing to conduct such amusement or entertainment shall apply in writing to the City Clerk for a license and/or permit pursuant to Section 610.020 on behalf of such person and shall complete an application form as may be established by the City Manager and shall obtain an occupation license as otherwise provided by law.

Section 610.040 License and Permit Procedure — Location Determination.

No license or permit shall be issued to conduct an amusement or entertainment until the City Manager has determined that the proposed location for the conduct of such amusement or entertainment complies with the zoning ordinances.

Section 610.050 License and Permit Procedure — Liability Insurance.

All applicants shall state on their application that they will indemnify the City for any claim resulting from the operation of the amusement or entertainment and each application shall be accompanied by a certificate of insurance, showing the City as a named insured, covering any damage or liability to the City which may be caused by the operation of the amusement or entertainment with a one million dollar (\$1,000,000.00) combined single limit.

Section 610.060 License and Permit Procedure — Compliance With Chapter.

The City Manager may refuse to issue a license or permit to any amusement or entertainment, the operation of which does not comply with this Chapter.

Section 610.070 License and Permit Procedure — Issuance.

Upon determination that the proposed amusement or entertainment shall comply with this Chapter, the City Manager shall issue the appropriate license and/or permit and shall notify the applicant.

Section 610.080 License and Permit — Revocation.

Any license or permit issued pursuant to this Chapter may be revoked by the City Manager upon his/her determination that the amusement or entertainment is being operated or conducted in violation of this Chapter or in violation of rules and regulations established and promulgated pursuant thereto or is so conducted or operated as to endanger substantially the public peace, health, safety and welfare of the citizens of Sikeston.

Section 610.090 Rules.

A. Any amusement or entertainment conducted pursuant to this Chapter shall comply with the following rules:

1. Hours of operation shall be limited from 9:00 A.M. to 11 P.M. Sundays through Thursdays, and from 9:00 A.M. to 1:30 A.M. on Fridays, Saturdays, and holidays. No re-entry shall be allowed after 1:00 A.M.
2. Adequate restroom facilities shall be provided on the premises of such amusement or entertainment.
3. All electrical wiring and lighting must be approved by the City Engineer, Building Inspector or their representative.
4. Adequate facilities for the disposal of trash and debris shall be provided on the premises.

- 5. The premises shall be inspected prior to operation by the Director of Public Safety or his/her representative to determine that the requirements of this Chapter and any other ordinance of the City applicable to public rooms and buildings have been complied with.
- 6. The area of premises where such amusement or entertainment is conducted shall be cleaned and policed after the cessation of such amusement or entertainment and all trash, litter and debris shall be removed.
- 7. Adequate licensed security must be provided at the cost of the event/business owner for any event that extends past 11:00 P.M.

Section 610.100 Exemptions.

Persons operating amusements or entertainments while possessing a valid liquor license shall be exempt from the provisions of Chapter 610 but must comply with all laws and regulations pertaining and applicable to said liquor license.

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

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

SECTION VI: Record of Passage:

- A. Bill Number 6167 was introduced and read the first time this 28th day of October 2019.
- B. Bill Number 6167 was read the second time and discussed this 4th day of November, 2019, and voted as follows:

Self _____, Williams _____, Evans _____, Merideth _____,
Settles _____, Sparks _____, and Burch _____,
thereby being _____,
and becoming Ordinance 6167.
- C. Ordinance 6167 shall be in full force and effect from and after December 4, 2019.

Steven Burch, Mayor

Approved as to form
Tabatha Thurman, City Counselor

Seal / Attest:

Carroll Couch, City Clerk

Council Letter

Date of Meeting: 19-11-04

Originating Department: Department of Public Safety

To the Mayor and City Council:

Subject: 2nd Reading & Consideration, Bill #6168, "Maintaining a Public Nuisance"

Attachments:

1. Bill 6168

Action Options:

1. Approve Bill #6168

Background:

Sikeston DPS is asking council to consider adding "Maintaining a Public Nuisance" section to the city municipal code. This bill, if adopted, will assist in preventing any structures to be used for frequent illegal drug use. Additionally, the owner or occupant or both the owner and occupant may be charged with the offense of keeping or maintaining a public nuisance, which is a Class A Misdemeanor. There is a state statute for this offense, however, in the event it cannot be abated the city may choose to condemn the property.

Staff seeks Council's approval of this bill.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6168 AND SHALL AMEND CHAPTER 210 ARTICLE XI OF THE CITY CODE OF THE CITY OF SIKESTON, MISSOURI, REGARDING MAINTAINING A PUBLIC NUISANCE.

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

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

SECTION II: Section 210.1880 is hereby amended and shall read as follows:

Section 210.1880 Maintaining a Public Nuisance – Violation – Penalty

- A. It shall be illegal for any person to keep or maintain a public nuisance. A person commits the offense of keeping or maintaining a public nuisance if he or she knowingly keeps or maintains:
 - 1. Any room, building, structure or inhabitable structure, as defined in Missouri Revised Statutes RSMO section 556.061, which is used for the illegal manufacture, distribution, storage, or sale of any amount of a controlled substance, except thirty-five grams or less of marijuana or thirty-five grams or less of any synthetic cannabinoid; or
 - 2. Any room, building, structure or inhabitable structure, as defined in Missouri Revised Statutes RSMO section 556.061, where on three or more separate occasions within the period of a year, two or more persons, who were not residents of the room, building, structure, or inhabitable structure, gathered for the principal purpose of unlawfully ingesting, injecting, inhaling or using any amount of a controlled substance, except thirty-five grams or less of marijuana or thirty-five grams or less of any synthetic cannabinoid.
- B. In addition to any other criminal prosecutions, including prosecution by the City of Sikeston Prosecuting Attorney, the Scott County Prosecuting Attorney or the New Madrid County Prosecuting Attorney, the prosecuting attorney may by information or indictment charge the owner or the occupant, or both the owner and the occupant of the room, building, structure, or inhabitable structure with the offense of keeping or maintaining a public nuisance.
- C. The offense of keeping or maintaining a public nuisance is a Class A Misdemeanor.
- D. Upon the conviction of the owner pursuant to this section, the room, building, structure, or inhabitable structure is subject to the provisions of Missouri Revised Statutes RSMO Sections 513.600 to 513.645.

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

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

SECTION V: Record of Passage:

- A. Bill Number 6168 was introduced and read the first time this 28th day of October 2019.
- B. Bill Number 6168 was read the second time and discussed this 4th day of November, 2019, and voted as follows:

Self _____, Williams _____, Evans _____, Merideth _____,
Settles _____, Sparks _____, and Burch _____,
thereby being _____,
and becoming Ordinance 6168.

C. Ordinance 6168 shall be in full force and effect from and after December 4, 2019.

Steven Burch, Mayor

Approved as to form
Tabatha Thurman, City Counselor

Seal / Attest:

Carroll Couch, City Clerk

Council Letter

Date of Meeting 19-11-04

Originating Department: Public Works

To the Mayor and City Council:

Subject: Briefing/Authorization – Stallcup Building Repairs and Options

Action Options:

1. Award Bid for Wall Repairs (If Appropriate)
2. Other action the City Council deems appropriate.

Background:

City staff has readvertised the wall repair project for bids allowing for prevailing wages to be considered if appropriate. The bids are due Friday afternoon, and will be presented to Council on Monday. Council can authorize staff to award the project if deemed appropriate.

There was also a request for staff to seek an estimate for demolishing the back half of the Stallcup Building, but do so in such a way as to leave the front portion of the building intact. We reached out to a local excavation company that said that for this type project we should expect bids to come in around \$100,000.

At this point, the wall continues to creep outward, and bricks continue to fall. I am not an old building expert, but I would guess that the time before that wall falls completely is three months or less. And rather than have to respond in an emergency type mode, it would be best to set a direction.

Staff is seeking direction for how the Council would like to proceed with this property. Since the cost range for demo is almost as high as the expected bids, we feel like the best situation would be for us to repair the wall, since no private developers have desired to take on the project prior to that.