

**REGULAR CITY COUNCIL MEETING**  
**MONDAY, NOVEMBER 15, 2021**

The regular Sikeston City Council meeting of November 15, 2021 was called to order at 5:00 p.m. at the City Hall, located at 105 East Center Street, Sikeston. Present at the meeting were: Mayor Greg Turnbow and Councilmembers Brian Self, David Teachout, Ryan Merideth and Onethia Williams. Councilman Vest Baker was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Thurman, City Clerk Rhonda Council, Finance Director Karen Bailey, HR Director Amanda Groves, Public Safety Director James McMillen, Public Works Director Jay Lancaster, Street Superintendent Brian Dial, Street Supervisor Darren Martin, Parks Director Dustin Care and Community Development Director Lorenzo Ware.

**ITEMS OF BUSINESS**

**Resolution 21-11-02, Chapter 100 Bonds for Unilever Expansion**

RESOLUTION 21-11-02

RESOLUTION AUTHORIZING AND DIRECTING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT FOR UNILEVER MANUFACTURING (US), INC.

WHEREAS, Sikeston, Missouri (the "City") has offered certain incentives (the "Development Incentives") to encourage Unilever Manufacturing (US), Inc. (the "Company") to construct and equip an approximately 12,200 square foot expansion of its existing manufacturing facility in the City (the "Project"); and

WHEREAS, the Company, subject to final approval and implementation of the Development Incentives, desires to carry out the Project; and

WHEREAS, the City has determined that it is necessary and desirable to declare the official intent of the City to take certain other actions in connection with the provision of the Development Incentives, including but not limited to the issuance of taxable industrial revenue bonds pursuant to Sections 100.010 to 100.200 of the Missouri Revised Statutes (the "Act");

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

Section 1. Finding of Public Benefit. The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the taxing districts encompassing the area of the Project, and that the implementation of the Development Incentives will be in furtherance of the public purposes set forth in the Act.

Section 2. Intent to Issue Bonds. The City Council hereby declares the intent of the City to issue taxable industrial revenue bonds (the "Bonds") in a principal amount of approximately \$27,000,000 to provide funds to finance the costs of the Project, subject to the conditions set forth in this Resolution.

Section 3. Limited Obligations. The Bonds shall be limited, special revenue obligations payable solely out of payments, revenues and receipts derived from the lease of the Project by the City to the Company or another appropriate entity. The Bonds and the interest thereon shall not be a debt of the City or the State of Missouri, and neither the City nor the State

shall be liable thereon, and the Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory or charter debt limitation or restriction.

Section 4. Reimbursement for Project Costs. The Company is hereby authorized to proceed with the purchase, construction and installation of the Project, including the entering of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes. Upon issuance of the Bonds, the Company may be reimbursed from the proceeds thereof for expenditures paid or incurred in connection with the Project.

Section 5. Sales Tax Relief. The City will provide a sales tax certificate (the "Certificate") for the purpose of enabling the Company to obtain sales tax exemption on all construction materials for the Project, upon the Company's agreement to fully indemnify and protect the City from any judgments or actions arising from the use of the Certificate.

Section 6. Notice to Taxing Districts. The City Clerk, on behalf of the City Council, shall send such notices as are required by the Act in connection with the issuance of the Bonds.

Section 7. Preparation of Documents. Gilmore & Bell, P.C., as Bond Counsel, and the officers, employees and representatives of the City, are hereby authorized to work with the Company, its counsel and others, to prepare for submission to and final action by the City Council all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder in connection with the Development Incentives.

Section 8. Further Authority. The City hereby authorizes and empowers the officers and representatives of the City to do all such acts and things and to execute, acknowledge and deliver all such documents as may in their discretion be deemed necessary or desirable to carry out or comply with the terms and provisions of this Ordinance in connection with the structure and sale of the Bonds and the implementation of the Development Incentives. All of the acts and undertakings of such officers and representatives that are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and the same are hereby in all respects, ratified, confirmed and approved.

Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage by the City Council.

Councilman Merideth moved to adopt Resolution 21-11-02 to provide a Chapter 100 Bond incentive package for the expansion of Unilever's Sikeston plant valued at \$27,000,000. The package includes Chapter 100 Bond Financing which will provide a 50% tax abatement for 10 years, as well as applicable sales and use tax exemptions for the project. The motion was seconded by Councilman Self, discussed the following roll call vote was recorded:

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

Appoint City Representative to Sikeston Area Economic Development Corporation (SAEDC)  
Board of Directors

The City contracts with the Sikeston Area Economic Development Corporation (SAEDC) to provide economic development services for the City. Under the bylaws of the SAEDC, the City is entitled to designate one member of the board of the directors. The SAEDC is currently conducting

elections for its elected directors, and requests that the City Council appoint their designated director at this time as well.

Councilman Self motioned to appoint Mayor Turnbow as the City Council Representative on the Sikeston Area Economic Development Corporation (SAEDC) Board . The motion was seconded by Councilman Merideth. There being no further nominations, the following roll call vote was recorded:

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

Other Items:

City Manager Douglass noted that the maps for the proposed ward redistricting was available to view in the foyer at City Hall. The proposed changes does not affect the current Council members nor anyone who has registered to run for Council in the upcoming election. He also mentioned that the changes will not go into effect until after the April 2022 election.

**ADJOURNMENT**

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

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

APPROVED:

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GREG TURNBOW, MAYOR

ATTEST:

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RHONDA COUNCIL, CITY CLERK

SEAL: