

TENTATIVE AGENDA

REGULAR CITY COUNCIL MEETING  
CITY HALL  
COUNCIL CHAMBERS  
105 E. CENTER ST., SIKESTON MO  
MONDAY, NOVEMBER 27, 2023  
5:00 P.M.

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. OPENING PRAYER
- IV. PLEDGE OF ALLEGIANCE
- V. ITEMS OF BUSINESS
  - A. 2<sup>nd</sup> Reading & Consideration, Bill #6322, Flood Plain Regulations Amendments
  - B. 1<sup>st</sup> Reading, Bill #6329, Calling for General Election
  - C. 1<sup>st</sup> Reading, Bill #6331, Creating Title I, Article VII, Section 130.605 – Vacancies, How Filled; Three Terms Disqualifies; Nepotism Forbidden (Library Board)
  - D. Resolution 23-11-01, Surplus DPW Equipment
  - E. Capital Improvement Plan 2025-2029
  - F. Other Items as May Be Determined During the Course of the Meeting
- VI. ADJOURNMENT

Dated this 21<sup>st</sup> day of November 2023.

*Rhonda Council*

Rhonda Council, City Clerk

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

# **Council Letter**

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Date of Meeting: 23-11-27

Originating Department: Community Development Department

To the Mayor and City Council:

Subject: Bill 6322, Amending Chapter 410, Floodplain Regulations

Attachment(s):

1. Bill 6322

Action Options:

1. Second reading of Bill 6322
2. Other action Council may deem appropriate

Background:

This is to update the Floodplain Regulations as required with compliance with SEMA (State Emergency Management Agency). We updated due to several item changes with the state statues and FEMA regulations.

Staff seeks Council's approval of this bill.

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6322 AND SHALL AMEND TITLE IV: LAND USE, CHAPTER 410 FLOODPLAIN REGULATIONS IN THE MUNICIPAL 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 the City Municipal Code.

SECTION II: Title IV: LAND USE – Chapter 410 – Floodplain Regulations shall be amended as follows:

**Article I Statutory Authorization, Findings of Fact, Purpose and Objectives**

**Section 410.010 Statutory Authorization.**

The legislature of the State of Missouri has in, RSMo 89.020 delegated the responsibility to local units to adopt floodplain management regulations designed to protect the health, safety, and general welfare of the public. Therefore, the City Council of Sikeston, Missouri, does ordain as follows.

**Section 410.020 Finding of Fact.**

- A. The special flood hazard areas of Sikeston, Missouri, are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- B. These flood losses are caused by:
  - 1. The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
  - 2. The occupancy of flood hazard areas by uses vulnerable to floods, or uses hazardous to others, inadequately elevated or otherwise unprotected from flood damages.

**Section 410.030 Statement of Purpose.**

- A. It is the purpose of this Chapter to promote the public health, safety and general welfare of the public; to minimize those losses described in Article 1, Section 410.020 (1); to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) § 59.22(a) (3); and to meet the requirements of 44 CFR § 60.3(d) by applying the provisions of this ordinance to:
  - 1. To protect human life and health;
  - 2. To minimize expenditures of public money for costly control projects;
  - 3. To minimize the need of rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
  - 4. To minimize prolonged business interruptions;
  - 5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
  - 6. To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas;
  - 7. To insure that potential home buyers are notified that property is in a flood

area; and

8. To insure that those who occupy the areas of special hazard assume responsibilities for their actions.

#### Section 410.040 **Methods of Reducing Flood Losses.**

- A. In order to accomplish its purposes, this Chapter includes methods and provisions for:
  1. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion or to flood heights or velocities.
  2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
  3. Controlling the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation of floodwaters.
  4. Controlling filling, grading, dredging and other development which may increase erosion or flood damage.
  5. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

### **Article II Definitions**

#### Section 410.050 **Definitions.**

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable application.

#### **ACCESORY STRUCTURE**

A structure that is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

#### **ACTUARIAL RATES OR RISK PREMIUM RATES**

Those rates established by the Federal Insurance Administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the Act and accepted actuarial principles. "*Risk premium rates*" include provisions for operating cost and allowances.

#### **AGENCY**

Governing body of floodplain regulations: FEMA and/or SEMA.

#### **APPEAL**

A request for a review of the City Administrator's interpretation of any provision of this Chapter or a request for a variance.

#### **AREA OF SPECIAL FLOOD HAZARD**

The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year.

#### **BASE FLOOD**

The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

#### **BASE FLOOD ELEVATION**

The elevation of the surface of the water during a (1%) annual chance flood event.

**BASEMENT**

Any area of the building having its floor subgrade (below ground level) on all sides.

**BUILDING**

Principle structure on the parcel of property.

**CHANNEL**

A natural or artificial watercourse of perceptible extent, with a definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow, thus, is that water which is flowing within the limits of a defined channel.

**COMMUNITY**

State or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

**DEVELOPMENT**

Any manmade change to improved or unimproved real estate including, but not limited to, buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

**ELEVATED BUILDING**

For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

**ELIGIBLE COMMUNITY” OR “PARTICIPATING COMMUNITY**

A community for which the Federal Insurance Administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

**EXISTING CONSTRUCTION**

For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before this date. "*Existing construction*" may also be referred to as "existing structures".

**EXISTING MANUFACTURED HOME PARK OR SUBDIVISION**

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

**EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION**

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**FLOOD OR FLOODING**

1. General and temporary condition of partial or complete inundation of normally dry land areas from (1) The overflow of inland; and/or (2) The unusual and rapid accumulation or runoff of surface waters from any source.
2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as flash flood or an abnormal

tidal surge or by some similarly unusual and unforeseeable event which results in flooding as defined in Subsection (1) of this definition.

**FLOOD ELEVATION DETERMINATION**

A determination by the Federal Insurance Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

**FLOOD FRINGE**

The area outside the floodway encroachment lines, but still subject to inundation by the regulatory flood.

**FLOOD INSURANCE RATE MAP (FIRM)**

An official map of a community on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY OR FLOOD ELEVATION STUDY**

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations or an examination, evaluation and determination of mudslides (i.e., mudflow) and/or flood-related erosion hazards.

**FLOOD PROTECTION SYSTEM**

Those physical structural works for which funds have been authorized, appropriated and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such system typically includes dams, reservoirs, levees or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

**FLOODPLAIN ADMINISTRATOR OR CERTIFIED FLOODPLAIN MANAGER**

Designated city employee who reviews floodplain/building permits for structures within floodplains and inspects developments to determine compliance with the community development standards and NFIP requirements. Explains floodplain development requirements to community leaders, citizens, and the general public when requested. Maintains records and documents that keep the community eligible to participate in the FEMA's NFIP and Community Rating System (CRS).

**FLOODPLAIN OR FLOOD-PRONE AREA**

Any land area susceptible to being inundated by water from any source, as designated by FEMA.

**FLOODPLAIN MANAGEMENT**

The operation of an overall program of corrective and preventive measures for reducing flood damage including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

**FLOODPLAIN MANAGEMENT REGULATIONS**

Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of police power. The term describes such state or local regulations in any combination thereof that provide standards for the purpose of flood damage prevention and reduction.

**FLOODPROOFING**

Any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**FLOODWAY OR REGULATORY FLOODWAY**

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

#### **FLOODWAY ENCROACHMENT LINES**

Lines marking the limits of floodways on Federal, State and local floodplain maps.

#### **FREEBOARD**

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings and the hydrological effect of urbanization of the watershed.

#### **HIGHEST ADJACENT GRADE**

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

#### **HISTORIC STRUCTURE**

Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a State Inventory of Historic Places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - a. By an approved State program as determined by the Secretary of the Interior; or
  - b. Directly by the Secretary of the Interior in States without approved programs.

#### **LOWEST FLOOR**

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements.

#### **MANUFACTURED HOME**

A structure transportable in one (1) or more sections that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "*manufactured home*" does not include a "*recreational vehicle*".

#### **MANUFACTURED HOME PARK OR SUBDIVISION**

A parcel (or contiguous parcels) of land divided into two (2) or more

manufactured home lots for rent or sale.

**NEW CONSTRUCTION**

For the purposes of determining insurance rates, structures for which the “*start of construction*” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, “*new construction*” means structures for which the “*start of construction*” commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

**NEW MANUFACTURED HOME PARK OR SUBDIVISION**

A manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

**(NFIP)**

National Flood Insurance Program

**ONE PERCENT ANNUAL CHANCE FLOOD**

See “base flood.”

**PARTICIPATING COMMUNITY**

Known as an “eligible community,” a community in which the Federal Insurance Administrator has authorized the sale of flood insurance.

**PERSON**

Any individual or group of individuals, corporation, partnership, association, or any other entity, including Federal, State, and local governments and agencies.

**PERMIT**

A signed document from a designated community official authorizing development in a floodplain, including all necessary supporting documentation such as: (1) the site plan; (2) an elevation certificate; and (3) any other necessary or applicable approvals or authorizations from local, state or federal authorities.

**PRINCIPAL STRUCTURE**

The main structure of building on a lot or parcel in which the primary permitted use by right occurs.

**RECREATIONAL VEHICLE**

A vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently towable by a light-duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**REPETITIVE LOSS**

Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, equals or exceeds twenty-five percent of the market value of the structure before the damage occurred.

**SPECIAL FLOOD HAZARD AREA**

See “*area of special flood hazard*.”

**START OF CONSTRUCTION**

For other than new construction or substantial improvement under Coastal Barrier Resources Act Pub. L. 97-348, includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction,



rehabilitation, addition, placement or other improvement was within one hundred eighty (180) days of permit date. The "*actual start*" means either the first (1st) placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling; nor does it include the installation of street and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the "*actual start of the construction*" means the first (1st) alteration of any wall, ceiling, floor or other structural part of building, whether or not that alteration affects the external dimensions of the building.

#### **STATE COORDINATING AGENCY**

Agency of the state government, or other office designated by the governor of the state or by state statute at the request of the Administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that state.

#### **STRUCTURE**

For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. "*Structure*", for insurance purposes, means a walled and roofed building, other than gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

#### **SUBSTANTIAL DAMAGE**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

#### **SUBSTANTIAL IMPROVEMENT**

Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" or the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local Code Enforcement Official and which are the minimum necessary to assure safe living conditions, or
2. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

#### **VARIANCE**

**A grant of relief to a person from the requirements of this Chapter, which permits construction in manner otherwise prohibited by this Chapter, where specific enforcement would result in unnecessary hardship.**

#### **VIOLATION**

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this chapter is presumed to be in violation until such time as that documentation is provided.

### **Article III General Provisions**

#### **Section 410.060 Lands To Which This Chapter Applies.**

This Chapter shall apply to all lands within the jurisdiction of the City of Sikeston identified as numbered and unnumbered A Zones, AE, AO, and AH Zones on the Flood Insurance Rate Map (FIRM) for Scott County, Missouri on map panels 29201C0295D, 29201C0300D, 29201C0305D, 29201C0314D, 29201C0315D, 29201C0316D, 29201C0318D, 29201C0319D, 29201C0402D, 29201C0406D, 29201C0407D, and 29201C0425D dated June 5, 2012, as amended, and any future revisions thereto. In all areas covered by this Chapter, no development shall be permitted except through the issuance of a floodplain development permit granted by the Sikeston City Council or its duly designated representative under such safeguards and restrictions as the Sikeston City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in Article IV.

#### **Section 410.070 Basis For Establishing The Areas of Special Flood Hazard.**

The Flood Insurance Study (FIS) that is the basis of this ordinance uses a standard engineering method of analyzing flood hazards, which consist of a series of interrelated steps.

- A.** Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this Chapter is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this Chapter. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one (1) year as delineated on the Federal Insurance Administrator's FIS and illustrative materials for Scott County dated June 5, 2012 as amended, and any future revisions thereto.
- B.** Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
- C.** Computation of a floodway required to convey this flood without increasing flood heights more than one (1) foot at any point.
- D.** Delineation of floodway encroachment lines within which no development is permitted that would cause **any** increase in flood height.
- E.** Delineation of flood fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.

#### **Section 410.080 Penalties For Non-Compliance.**

- A.** No structure or other development without a floodplain development permit or other evidence of compliance is presumed to be in violation until such documentation is provided. Imposition of such fines or penalties for any violation for non-compliance with this Chapter shall not excuse the violation or noncompliance or allow it to continue. All such violations or non-compliant actions shall be remedied within an established and reasonable time.
- B.** Violation of the provisions of this Chapter or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor.
- C.** Any person, firm, corporation, or other entity that violates this Chapter or fails to

comply with any of its requirements shall upon conviction thereof be fined not more than five hundred dollars (\$500.00) or imprisoned for not more than ninety (90) days, or both, and in addition shall pay all cost and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

- D. Nothing herein contained shall prevent the City of Sikeston or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

**Section 410.090 Abrogation and Greater Restrictions.**

- A. This Chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter imposes greater restrictions, the provisions of this Chapter shall prevail. All other Chapters inconsistent with this Chapter are hereby repealed to the extent of the inconsistency only.

**B. Compliance**

No development located within the special flood hazard areas of this community shall be located, extended, converted, or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

**Section 410.100 Interpretation.**

- A. In the interpretation and application of this Chapter, all provisions shall be:
  - 1. Considered as minimum requirements;
  - 2. Liberally construed in favor of the Governing Body; and
  - 3. Deemed neither to limit nor repeal any other powers granted by Missouri Statutes.

**Section 410.110 Warning and Disclaimer of Liability.**

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This Chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Chapter shall not increase liability on the part of the City of Sikeston, Missouri, or by any officer or employee thereof for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made thereunder.

**Article IV Administration**

**Section 410.120 Establishment of A Floodplain Development Permit.**

- A. A development permit shall be required for all proposed construction or development, including the placement of manufactured homes, in areas as established in Article III, Section **410.060**. No person, firm or corporation or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate permit for each development. Application for a development permit shall be made on forms furnished by the Community Development Department other and may include, but not limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:
  - 1. Elevation, in relation to mean sea level, of the lowest floor (including basement) of all structures.
  - 2. Elevation, in relation to mean sea level, to which any non-residential structure is to be floodproofed.

3. Certification from a Missouri registered professional engineer or architect that non-residential floodproofed structure will meet the floodproofing criteria in Article **V**, Section **410.180**.
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

**Section 410.130 Designation of Floodplain Administrator.**

The City Manager or his/her designee is hereby appointed to administer and implement the provisions of this Chapter by granting or denying development permit applications in accordance with its provisions.

**Section 410.140 Duties and Responsibilities of The Floodplain Administrator.**

- A.** Duties of the Floodplain Administrator shall include, but not be limited to:
1. Review all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the permit requirements of this Chapter have been satisfied.
  2. Review all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required by Federal, State, or local law.
  3. When base flood elevation data have not been provided, then the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation or floodway data available from a Federal, State or other source in order to administer the provision of Article **V**.
  4. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures.
  5. Verify and maintain a record of the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been floodproofed.
  6. When floodproofing is utilized for a particular non-residential structure, the Floodplain Administrator shall obtain certification from the permittee's Missouri registered professional engineer or architect that floodproofing standards have been met.
  7. Notify adjacent communities and the Missouri State Emergency Management Agency (MoSEMA) prior to any alteration or relocation of a watercourse and shall submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
  8. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
  9. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain Administrator shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in the Article.
  10. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;
  11. Issue floodplain development permits for all approved applications.

**B. Application For Floodplain Development Permit**

1. To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every floodplain development permit application shall:
  - a. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
  - b. Identify and describe the work to be covered by the floodplain development permit;
  - c. Indicate the use or occupancy for which the proposed work is intended;
  - d. Indicate the fair market value of the structure and the fair market value of the improvement;
  - e. Specify whether development is located in designated flood fringe or floodway;
  - f. Identify the existing base flood elevation and the elevation of the proposed development;
  - g. Give such other information as reasonably may be required by the floodplain administrator;
  - h. Be accompanied by plans and specifications for proposed construction; and
  - i. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

**Section 410.150 Variance Procedures.**

**A. Establishment of Appeal Board**

The Board of Adjustment as established by the City of Sikeston, Missouri, shall hear and decide appeals and requests for variances from the requirements of this Chapter.

**B. Responsibility of Appeal Board**

1. Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the Floodplain Administrator, the applicant may apply for such floodplain development permit or variance directly to the appeal board, as defined in Article IV, Section A.
2. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision or determination made by the Floodplain Administrator in the enforcement or administration of this Chapter.

**C. Further Appeals**

Any person aggrieved by the decision of the Board of Adjustment, or any taxpayer may appeal such decision to the Scott County or New Madrid County Circuit Court as provided in RSMo 89.110.

**D. Floodplain Management Variance Criteria**

In passing upon such applications for variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, standards specified in other Sections of this Chapter and:

1. The danger that materials may be swept onto other lands causing injury to persons or property;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and sediment transport of flood waters, if applicable, expected at the site; and
11. The cost of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electric and water systems and streets and bridges.

**E. Conditions For Approving Floodplain Management Variances.**

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot one-half ( $\frac{1}{2}$ ) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (2—6) below have been fully considered. As the lot size increases beyond the one-half ( $\frac{1}{2}$ ) acre, the technical justification required for issuing the variance increases.
2. Variances may be issued for the repair or rehabilitation of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination provided the proposed activity will not preclude the structure's continued historic designation and the variance is the minimum necessary to preserve the historic character and design of the structure.
3. Variances shall not be granted within any designated floodway unless an engineer has submitted an evaluation of the hydraulic impact of the proposed development as well as signed, sealed and dated "no rise" certification.
4. Variances shall only be issued upon determination that the variance is the minimum necessary, considering the flood hazard, to avoid relief.
5. Variances shall only be issued upon:

- a. A showing of good and sufficient cause,
  - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant, and
  - c. A determination that granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, increase nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- 6. Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
  - 7. A community shall maintain a record of all variance actions, including justification for their issuance.
  - 8. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria of items 1 through 5 of this section are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

F. Conditions For Approving Variances Of Accessory Structures

- 1. Any permit granted for an accessory structure shall be decided individually based on a case by case analysis of the building's unique circumstances. Permits shall meet the following conditions.
- 2. In order to minimize flood damages during the one percent annual chance flood event, also referred to as the 100-year flood and the threat to public health and safety, the following conditions shall be required for any permit issued for accessory structures that are constructed at-grade and wet-floodproofed:
  - a. Use of the accessory structures must be solely for parking and limited storage purposes in any special flood hazard area as identified on the community's Flood Insurance Rate Map (FIRM).
  - b. For any new or substantially damaged accessory structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with Article 4, Section A (4)(b) of this ordinance.
  - c. The accessory structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structure in accordance with Article 4, Section A (4)(a) of this ordinance. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
  - d. Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Article 4, Section A (4)(d) of this ordinance.

- e. The accessory structures must meet all NFIP opening requirements. The NFIP requires that enclosure or foundation walls, subject to the one percent annual chance flood event, also referred to as the 100-year flood, contain openings that will permit the automatic entry and exit of flood waters in accordance with Article 4, Section B (1)(c) of this ordinance.
- f. The accessory structures must comply with the floodplain management floodway encroachment provisions of Article 4, Section D (2) of this ordinance. No permits may be issued for accessory structures within any designated floodway, if any increase in flood levels would result during the 100-year flood.
- g. Equipment, machinery, or other contents must be protected from any flood damage.
- h. No disaster relief assistance under any program administered by any Federal agency shall be paid for any repair or restoration costs of the accessory structures.
- i. Wet-floodproofing construction techniques must be reviewed and approved by the community. The community may request approval by a registered professional engineer or architect prior to the issuance of any floodplain development permit for construction. Cost for any required professional certification to be paid by the developer.

G. Conditions For Approving Variances Of Agricultural Structures

- 1. Any permit granted for an agricultural structure shall be decided individually based on a case by case analysis of the building's unique circumstances.
- 2. In order to minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any permit issued for agricultural structures that are constructed at-grade and wet-floodproofed:
  - a. All proposed agricultural structures shall demonstrate that no other alternate location outside of the special flood hazard area exists for the agricultural structure. Residential structures, such as farm houses, cannot be considered agricultural structures.
  - b. Use of the structures must be limited to agricultural purposes in any special flood hazard area only as identified on the community's Flood Insurance Rate Map (FIRM).
  - c. For any new or substantially damaged agricultural structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with Article 4, Section A (4)(b) of this ordinance.
  - d. The agricultural structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structures in accordance with Article 4, Section A (4)(a) of this ordinance. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.



- e. Any mechanical, electrical, or other utility equipment must be located *one (1) foot above the base flood elevation*. or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Article 4, Section A (4)(d) of this ordinance. The elevation shall be certified by a licensed land surveyor or professional engineer.
- f. The agricultural structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the one percent annual chance flood event, also referred to as the 100-year flood, contain openings that will permit the automatic entry and exit of flood waters in accordance with Article 4, Section B (1)(c) of this ordinance.
- g. The agricultural structures must comply with the floodplain management floodway encroachment provisions of Article 4, Section D (2) of this ordinance. No permits may be issued for agricultural structures within any designated floodway, if any increase in flood levels would result during the one percent annual chance flood event, also referred to as the 100-year flood.
- h. Major equipment, machinery, or other contents must be protected from any flood damage.
- i. No disaster relief assistance under any program administered by any Federal agency shall be paid for any repair or restoration costs of the agricultural structures.
- j. Wet-floodproofing construction techniques must be reviewed and approved by the community. The community may request approval by a registered professional engineer or architect prior to the issuance of any floodplain development permit for construction. Cost for any required professional certification to be paid by the developer.

## Article V Provisions For Flood Hazard Reduction

### Section 410.160 General Standards.

No permit for floodplain development shall be granted for new construction, substantial-improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A zones, AE, AO, and AH zones, unless the conditions of this section are satisfied.

- A. All new construction, subdivision proposals, substantial-improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:
  - 1. All new construction, including manufactured homes and substantial improvements, shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
  - 2. All new construction and substantial improvements shall be constructed with materials resistant to flood damage.
  - 3. All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.

4. All new construction and substantial improvements shall be constructed with electrical, heating, ventilating, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
5. All new and replacement water supply systems be designed to minimize or eliminate infiltration of floodwaters into the system.
6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwater into the systems and discharges from the systems into floodwaters. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
7. All—areas identified as unnumbered A zones on the FIRM are subject to inundation of the one percent annual chance (aka 100-year) flood; however, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this ordinance. If Flood Insurance Study data is not available, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources.
8. Until a floodway has been designated, no new construction, substantial improvements, including fill, may be permitted within any unnumbered or numbered A zones, or AE zones on the City's FIRM unless the applicant for the land use has demonstrated that the proposed use, when combined with all other existing and reasonably anticipated development, will not increase the water surface elevation of the 100-year flood more than (1) foot on the average cross section of the reach in which the development or landfill is located as shown on the Flood Insurance Rate Study.

B. Storage, Material, and Equipment

1. The storage or processing of materials that are in time of flooding, buoyant, flammable, explosive or could be injurious to human, animal or plant life is prohibited.
2. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

C. Accessory Structures

1. Structures used solely for parking and limited storage purposes, not attached to any other structure on the site, of limited investment value, and not larger than 400 square feet, may be constructed at-grade and wet-floodproofed provided there is no human habitation or occupancy of the structure; the structure is of single-wall design; the accessory structure meets the following floodplain management requirements; and a floodplain development permit has been issued. Wet-floodproofing is only allowed for small low-cost structures.

D. Agricultural Structures

1. Structures used solely for agricultural purposes in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock, may be constructed at-grade and wet-floodproofed provided there is no human habitation or occupancy of the structure; the structure is of single-wall design; there is no permanent retail, wholesale, or manufacturing use included in the structure; the structure meets

the following floodplain management requirements; and a floodplain development permit has been issued.

Section 410.170 **Standards For Subdivision Proposals.**

- A. All subdivision proposals and other proposed new developments, including manufactured home parks or subdivisions, shall be consistent with the need to minimize flood damage.
- B. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- D. All proposals for development, including proposals for manufactured home park and subdivisions greater than either fifty (50) lots or five (5) acres, whichever is lesser, include within such proposals base flood elevation data.

Section 410.180 **Specific Standards.**

- A. In all areas identified as numbered and unnumbered A zones, AE, and AH zones, where **base flood elevation** data has been provided as set forth in Article IV, Section **410.140**, the following provisions are required:
  - 1. *Residential construction.* New construction or substantial improvement of any residential structure, including manufactured homes, shall have the lowest floor, including basement, elevated one (1) foot above the base flood elevation. The elevation of the lowest floor shall be certified by a Missouri licensed land surveyor, engineer, or architect.
  - 2. *Non-residential construction.* New construction or substantial improvement of any commercial, industrial or other non-residential structure, including manufactured homes, shall either have the lowest floor, including basement, elevated to at least one (1) foot above the level of the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below such a level the structure is water-tight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A Missouri registered professional engineer or architect shall certify that the standards of this Subsection are satisfied. Such certification shall be provided to the official as set forth in Article IV, Section 410.140(6).
  - 3. *Enclosures below lowest floor.* Require for all new construction and substantial improvement that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a Missouri registered professional engineer or architect or meet or exceed the following minimum criteria:
    - a. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
    - b. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices

provided that they permit the automatic entry and exit of floodwaters.

**Section 410.190 Manufactured Homes.**

- A.** All manufactured homes to be placed within all unnumbered and numbered A zones, AE, and AH zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Manufactured homes must be anchored in accordance with State and local building codes and FEMA guidelines. In the event that over-the-top frame ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:
  - 1.** Over-the-top ties shall be provided at each of the four (4) corners of the manufactured home with two (2) additional ties per side at intermediate locations and manufactured homes less than fifty (50) feet long requiring only one (1) additional tie per side;
  - 2.** Frame ties shall be provided at each corner of the manufactured home with five (5) additional ties per side at intermediate points and manufactured homes less than fifty (50) feet long requiring only four (4) additional ties per side;
  - 3.** All components of the anchoring system be capable of carrying a force of four thousand eight hundred (4,800) pounds; and
  - 4.** Any additions to the manufactured home be similarly anchored.
- B.** Require that all manufactured homes to be placed within or substantially improved within unnumbered or numbered A zones, AE, and AH zones, on the community's FIRM on site:
  - a.** Outside of manufactured home park or subdivision;
  - b.** In a new manufactured home park or subdivision;
  - c.** in an expansion to and existing manufactured home park or subdivision; or
  - d.** In an existing manufactured home park or subdivision on which a manufactured home has incurred substantial-damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is one (1) foot above the base flood elevations and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement in accordance with the provisions of this Section. The elevation of the lowest floor shall be certified by a Missouri licensed land surveyor, engineer, or architect.
- C.** Require that manufactured homes to be placed or substantially improve on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones, AE and AH zones, on the community's FIRM, that are not subject to the provisions of Article V, Section **410.190** (B) of this Chapter, be elevated so that either:
  - 1.** The lowest floor of the manufactured home is at one (1) foot above the base flood level; or
  - 2.** The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade, and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- D.** Require that recreational vehicles placed on sites within all unnumbered

and numbered A Zones, AO, AE and AH Zones on the community's FIRM either:

1. Be on a site for fewer than one hundred eighty (180) consecutive days, or
2. Be fully licensed and ready for highway use,\*or
3. Meet the permitting, elevation and anchoring requirements for manufactured homes of this Chapter

\*A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices and has no permanently attached additions.

#### Section 410.200 **Areas of Shallow Flooding (AO and AH Zones).**

- A. Located within the areas of special flood hazard established in Article III, Section **410.060** are areas designated as AO zones. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and intermediate; therefore, the following provisions apply:

1. AO Zones.

- a. All new construction and substantial improvements of residential structures, including manufactured homes, shall have the lowest floor (including basement) elevated above the highest adjacent grade at least one (1) foot above depth number specified in feet on the community's FIRM (at least two (2) feet plus one (1) *foot of freeboard* if no depth number is specified).
- b. All new construction and substantial improvements of non-residential structures, including manufactured homes, shall:
  - (1) Have the lowest floor (including basement) elevated above the highest adjacent grade at least one (1) foot above feet above the depth number specified in feet on the community's FIRM (at least two (2) feet plus one (1) *foot of freeboard* if no number is specified), or
  - (2) Together with attendant utility and sanitary facilities be completely floodproofed to or above the level so that any space below that level is water-tight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- c. Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.
- d. The anchoring requirements for manufactured homes established in Article V, Section **410.190** shall be required.

2. AH Zones.

- a. The specific standards for all areas of special flood hazard where base flood elevation data has been provided shall be required as set forth in Article V, Section **410.180**.

- b. Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.

**3. Floodway**

Located within areas of special flood hazard established in Article 3, Section **410.060** are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters that carry debris and potential projectiles, the following provisions shall apply:

- a. The community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one (1) foot at any point.
- b. The community shall prohibit any encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in **any** increase in flood levels within the community during the occurrence of the base flood discharge.
- c. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and Floodway revision, fulfills the requirements of such revisions as established under the provisions of 44 CFR § 65.12, and receives the approval of FEMA.
- d. If Article V, Section **410.200 (3) (b)** is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article V.
- e. In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources as set forth in Article V, Section **410.160 (A) (7)**.

**Article VI Non-Conforming Use of Federal Floodplain Regulations**

**Section 410.210 Non-Conforming Use.**

- A. A structure or the use of a structure or premises which was lawful before the passage or amendment of the original floodplain ordinance, but which is not in conformity with the provisions of this Chapter, may be continued subject to the following conditions:
  - 1. If such use is discontinued for twelve (12) consecutive months, any future use of the building premises shall conform to this Chapter. The Board of Municipal Utilities (Utility Department) shall notify the Floodplain Administrator in writing of any location that has had utility services disconnected for a period of twelve (12) months.
  - 2. Uses of adjuncts thereof, which are or become nuisances, shall not be entitled to continue as non-conforming uses.
- B. If any non-conforming use structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty percent

(50%) of the market value of the structure before the damage occurred, except that if it is reconstructed in conformity with the provisions of this Chapter.

This limitation does not include the cost of any alteration to comply with existing State or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Article VII Amendments

Section 410.220 Amendments.

- A. The regulations, restrictions, boundaries set forth in this Chapter may from time to time be amended, supplemented, changed or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided however, that no such action may be taken until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Sikeston.
- B. At least twenty (20) days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Federal Emergency Management Agency (FEMA). The regulations of this Chapter are in compliance with the National Flood Insurance Program (NFIP) Regulations as published in Title 44 of the Code of Federal Regulations.

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 6322 was introduced and read the first time this 6<sup>th</sup> day of November, 2023.
- B. Bill Number 6322 was read the second time and discussed this 27<sup>th</sup> day of November, 2023, and voted as follows:  
  
Lindsey, \_\_\_\_\_, Baker, \_\_\_\_\_, Leible, \_\_\_\_\_, Robison, \_\_\_\_\_  
  
Teachout, \_\_\_\_\_, Williams, \_\_\_\_\_, and Turnbow\_\_\_\_\_,  
  
hereby being \_\_\_\_\_.  
  
becoming ordinance 6322.
- C. Ordinance 6322 shall be in full force and effect from and after Wednesday, December 27th , 2023.

\_\_\_\_\_  
Greg Turnbow, Mayor

\_\_\_\_\_  
Approved as to form  
Tabatha Graham, City Counselor

Seal / Attest:

\_\_\_\_\_  
Rhonda Council, City Clerk

# **Council Letter**

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Date of Meeting: 23-11-27

Originating Department: Governmental Services

To the Mayor and City Council:

Subject: 1<sup>st</sup> Reading, Bill # 6329, Calling for April 2, 2024, General Election

Attachments:

1. Bill # 6329
2. Legal Notice

Action Options:

1. 1<sup>st</sup> Reading, Bill # 6329
2. Other Action council may deem appropriate

Background:

Bill # 6329 calls for a general election to be held on Tuesday, April 2, 2024, for the purpose of electing a Mayor, Councilman Ward 2 and Councilman Ward 3 for a three-year term. Mayor Greg Turnbow, Ward 2 Councilman Vest Baker and Ward 3 Councilman David Teachout were eligible to seek a second term. Each filed for their respective position and were unopposed when filing ended October 31, 2023.

Staff will request approval of this bill at the December 4, 2023 Council meeting.



THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6329, CALLING FOR A GENERAL ELECTION IN THE CITY OF SIKESTON, MISSOURI, ON TUESDAY, APRIL 2, 2024, FOR THE PURPOSE OF ELECTING A CANDIDATE FOR THE POSITION OF MAYOR, COUNCILMAN WARD 2 AND COUNCILMAN WARD 3.

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

SECTION I: This ordinance shall not be codified.

SECTION II: That in accordance with the Missouri Comprehensive Election Laws of the State of Missouri, applicable Missouri Revised Statutes of the State of Missouri and the ordinances of the City of Sikeston, Missouri, a General Election shall be held and the same is hereby ordered to be held on Tuesday, April 2, 2024.

SECTION III: That the polls be open for said election continuously from six o' clock in the forenoon until seven o'clock in the afternoon of that day, April 2, 2024.

SECTION IV: That said election be held in the City of Sikeston, Missouri, in the polling places and precincts designated by the County Clerks.

SECTION V: That said election is hereby called for the purpose of electing one (1) candidate for the office of Mayor, one (1) candidate for the office of Councilman Ward 2 and one (1) candidate for the office of Councilman Ward 3.

SECTION VI: That the Judges and Clerks of said election shall be those appointed by the County Clerks.

SECTION VII: That the City Clerk shall cause notice, poll books, ballots, and all other matters necessary to the election to be requested from the County Clerks' office as required by law.

SECTION VIII: That the City Clerk of the City of Sikeston, Missouri, be and she is hereby authorized and directed to notify the County Clerks of Scott and New Madrid County, Missouri, of the adoption of this ordinance no later than January 23, 2024, and to include in said notification all the terms and provisions required by the Comprehensive Election Act of 1986, as amended, and the above cited Statutes and ordinances.

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

SECTION X: 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 XI: Record of Passage.

A. Bill Number 6329 was introduced to Council and read the first time this 27th day of November 2023.

B. Bill Number 6329 was read the second time, discussed and voted upon this 4<sup>th</sup> day of December 2023, as follows:

Lindsey \_\_\_\_\_, Teachout \_\_\_\_\_, Leible \_\_\_\_\_, Robison \_\_\_\_\_,

Baker \_\_\_\_\_, Williams \_\_\_\_\_, and Turnbow \_\_\_\_\_,

thereby being \_\_\_\_\_,

becoming Ordinance 6329.

C. Ordinance 6329 shall be in full force and effect from and after January 3, 2024.

Bill Number 6329

Ordinance Number 6329

\_\_\_\_\_  
Greg Turnbow, Mayor

\_\_\_\_\_  
APPROVED AS TO FORM  
Tabatha J. Graham, City Counselor

SEAL/ATTEST

\_\_\_\_\_  
Rhonda Council, City Clerk

PUBLIC NOTICE OF GENERAL ELECTION IN THE CITY OF SIKESTON, MISSOURI, ON APRIL 2, 2024, FOR THE PURPOSE OF ELECTING ONE (1) CANDIDATE FOR THE POSITION OF MAYOR, (1) CANDIDATE FOR THE POSITION OF COUNCILMAN WARD 2 AND (1) CANDIDATE FOR THE POSITION OF COUNCILMAN WARD 3.

Section 1: That in accordance with the Missouri Comprehensive Election Laws of the State of Missouri, applicable Missouri Revised Statutes of the State of Missouri, and the ordinances of the City of Sikeston, Missouri, a General Election shall be held and the same is hereby ordered to be held on Tuesday, the second day of April, 2024.

Section 2: That the polls be open for said election continuously from six o'clock in the forenoon until seven o'clock in the afternoon of that date, April 2, 2024.

Section 3: That said election be held in the City of Sikeston, Missouri, in the polling places and precincts set by the County Clerk.

ADDRESS

WARD 1                                      901 Davis Blvd. (Trinity Gospel Church)

WARD 2                                      1006 N. Main (1<sup>st</sup> Christian Church)

WARD 3

New Madrid County                      1400 S. Main (Three Rivers College)

Scott County                                306 S. Kingshighway (1<sup>st</sup> Assembly of God Church)

WARD 4

127 W. Trotter (Cornerstone Baptist Church)

Section 4: That said election is hereby called for the purpose of electing one (1) candidate for the position Mayor, (1) candidate for the position Councilman Ward 2, and (1) candidate for the position Councilman Ward 3, under the Charter form of government (City Charter of the City of Sikeston, Article VII, Section 7.1 - City Elections, paragraphs a and c). Said candidates shall be elected by ward.

Section 5: That the Judges and Clerks of said election shall be those appointed by the County Clerk.

Section 6: That the City Clerk shall cause notice, poll books, ballots, and all other matters necessary to the election be requested from the County Clerk's office as required by law.

Section 7: That the City Clerk of the City of Sikeston, Missouri, be and he is hereby authorized and directed to notify the County Clerks of Scott and New Madrid County, Missouri, of the adoption of the ordinance no later than January 23, 2024, and to include in said notification of all terms and provisions required by the Comprehensive Election Act of 1986, as amended, and the above cited Statutes and ordinances.

Section 8: The ballots used in the aforementioned General Election shall be in substantially the following form:

**WARNING:** Voting for more than the total number of candidates to be chosen for any one office will invalidate this ballot.

### **OFFICIAL BALLOT – WARD 1 - SCOTT COUNTY**

Candidates for Mayor of Sikeston, Missouri, at the General Election (3 Year Term):

Vote for one (1) Candidate

☐ Greg Turnbow

☐

Mark an 'X' in the box opposite the name of the candidate for whom you wish to vote.

### **OFFICIAL BALLOT – WARD 2 - SCOTT COUNTY**

Candidates for Mayor of Sikeston, Missouri, at the General Election (3 Year Term):

Vote for one (1) Candidate

☐ Greg Turnbow

☐

Mark an 'X' in the box opposite the name of the candidate for whom you wish to vote.

**OFFICIAL BALLOT – WARD 3 - SCOTT COUNTY**

Candidates for Mayor of Sikeston, Missouri, at the General Election (3 Year Term):

Vote for one (1) Candidate

☐ Greg Turnbow

☐

Mark an 'X' in the box opposite the name of the candidate for whom you wish to vote.

**OFFICIAL BALLOT – WARD 3 – NEW MADRID COUNTY**

Candidates for Mayor of Sikeston, Missouri, at the General Election (3 Year Term):

Vote for one (1) Candidate

☐ Greg Turnbow

☐

**OFFICIAL BALLOT – WARD 4 - SCOTT COUNTY**

Candidates for Mayor of Sikeston, Missouri, at the General Election (3 Year Term):

Vote for one (1) Candidate

☐ Greg Turnbow

☐

Mark an 'X' in the box opposite the name of the candidate for whom you wish to vote.

### **OFFICIAL BALLOT – WARD 2 - SCOTT COUNTY**

Candidates for Councilman Ward 2 of Sikeston, Missouri, at the General Election (3 Year Term):

Vote for one (1) Candidate

☐ Vest Baker

☐

Mark an 'X' in the box opposite the name of the candidate for whom you wish to vote.

### **OFFICIAL BALLOT – WARD 3 - SCOTT COUNTY**

Candidates for Councilman Ward 3 of Sikeston, Missouri, at the General Election (3 Year Term):

Vote for one (1) Candidate

☐ David Teachout

☐

Mark an 'X' in the box opposite the name of the candidate for whom you wish to vote.

### **OFFICIAL BALLOT – WARD 3 – NEW MADRID COUNTY**

Candidates for Councilman Ward 3 of Sikeston, Missouri, at the General Election (3 Year Term):

Vote for one (1) Candidate

☐ David Teachout

☐

Mark an 'X' in the box opposite the name of the candidate for whom you wish to vote.

## Council Letter

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Date of Meeting: 23-11-27

Department: Governmental Services

To the Mayor and City Council:

Subject: 1<sup>st</sup> Reading of Bill 6331, Creating City Code Title I, Article VII, Section 130.605,  
Library Board Terms

Attachments:

1. Bill 6331

Action Options:

1. Conduct the first reading of Bill 6331
2. Other action as Council may deem appropriate.

Background:

Sikeston Public Library Director Ron Eifert contacted City staff regarding the number of terms a board member may serve on the Library Board. According to State Statute, Library board members shall serve no more than three consecutive full terms and then shall not be eligible to be reappointed until two years after the expiration of the third term. Board members were initially instructed that they could only serve two full terms.

Bill #6331 will create Section 130.605 – Vacancies, How Filled; Three Terms Disqualifies; Nepotism Forbidden – to bring City Municipal Code into compliance with State Statute.

Staff will seek Council's approval of this bill at the December 4<sup>th</sup> meeting.

A BILL, WHICH UPON ADOPTION AND PASSAGE SHALL BECOME ORDINANCE NUMBER 6331 CREATING TITLE 1, ARTICLE VII, SECTION 130.605 – VACANCIES, HOW FILLED; THREE TERMS DISQUALIFIES; NEPOTISM FORBIDDEN, IN THE MUNICIPAL CODE OF THE CITY OF SIKESTON, MISSOURI TO BRING LIBRARY BOARD OF TRUSTEE TERMS INTO COMPLIANCE WITH STATE STATUTE.

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

SECTION I: This ordinance shall be codified in Title I, Article VII, Section 130.605 of the Sikeston City Code.

SECTION II: Title 1, Article VII, Section 130.605 is created to read as follows:

**Section 130.605. Vacancies, How Filled; Three Terms Disqualifies; Nepotism Forbidden**

Vacancies in the board of trustees, occasioned by removals, resignations or otherwise, shall be reported to the proper official and be filled in like manner as original appointments, except that if the vacancy is an unexpired term, the appointment shall be made for only the unexpired portion of that term. No member of the board shall serve for more than three successive full terms and shall not be eligible for further appointment to the board until two years after the expiration of the third term. No trustee shall receive compensation as such, and no person shall be employed by the board who is related either by blood or by marriage to any trustee of the board.

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 6331 was introduced and read the first time this 27<sup>th</sup> day of November, 2023.

B. Bill Number 6331 was read the second time and discussed on this 4th of December, 2023, and was voted as follows:

Baker \_\_\_\_\_, Leible \_\_\_\_\_, Robison \_\_\_\_\_, Teachout \_\_\_\_\_,  
Lindsey \_\_\_\_\_, Williams \_\_\_\_\_, Turnbow \_\_\_\_\_,  
thereby being \_\_\_\_\_,  
and becoming Ordinance 6331.

C. Ordinance 6331 shall be in full force and effect from and after January 3, 2024.

\_\_\_\_\_  
Greg Turnbow, Mayor

Approved as to Form:

\_\_\_\_\_  
Tabatha Graham, City Counselor

SEAL/ATTEST:

\_\_\_\_\_  
Rhonda Council, City Clerk



# Council Letter

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Date of Meeting 23-11-27

Originating Department: Public Works

To the Mayor and City Council:

Subject: Authorization to Surplus DPW equipment

Action Options:

1. Authorize staff to surplus DPW equipment
2. Other action the City Council deems appropriate.

Attachment:

1. Resolution 23-11-01

Background:

The following equipment is no longer in use and staff is requesting these be declared surplus from city inventory. Once declared surplus, staff will make arrangements for the equipment to be auctioned/sold.

1. 2008 Utility Trailer, VIN: 4YSWS162X85000239
2. 2008 Utility Trailer, VIN: 4YSWS162685000240
3. 2005 Swenson Salt Spreader, SN: 0805-1194

RESOLUTION 23-11-01

A RESOLUTION OF THE CITY OF SIKESTON, MISSOURI DECLARING CERTAIN EQUIPMENT, VEHICLES, AND ITEMS IN THE CITY'S INVENTORY TO BE SURPLUS PROPERTY AND AUTHORIZING ITS DISPOSAL.

WHEREAS, Certain equipment, vehicles and items in the City's inventory, due to its age or state of disrepair can no longer adequately perform the day-to-day operations of the City; and

WHEREAS, the City of Sikeston seeks to remove such items from its inventories to maximize operations, and while providing a safe and efficient environment for its employees.

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

The items enumerated below are hereby declared surplus and the City Manager is directed to proceed with the removal of this item from City inventories by sale at public auction, sale by sealed bid, or when the item is no longer usable, by disposal.

Equipment :

1. 2008 Utility Trailer, VIN: 4YSWS162X85000239
2. 2008 Utility Trailer, VIN: 4YSWS162685000240
3. 2005 Swenson Salt Spreader, SN: 0805-1194

Read this 27<sup>th</sup> day of November 2023, discussed, and voted as follows:

Leible\_\_\_\_\_, Lindsey \_\_\_\_\_, Teachout \_\_\_\_\_, Williams \_\_\_\_\_,  
Robison \_\_\_\_\_, Baker \_\_\_\_\_ and Turnbow \_\_\_\_\_  
thereby being \_\_\_\_\_.

\_\_\_\_\_  
Greg Turnbow, Mayor

\_\_\_\_\_  
Approved as to Form:  
Tabatha Graham, City Counselor

ATTEST:

\_\_\_\_\_  
Rhonda Council, City Clerk

# **Council Letter**

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Date of Meeting: November 27, 2023

Originating Department: City Manager

To the Mayor and City Council:

Subject: 2025-2029 Capital Improvement Plan

Attachment(s):

1. 2025-2029 Capital Improvement Plan

Action Options:

1. Receive the 2025-2029 Capital Improvement Plan
2. Other Action Council May Deem Necessary

Background:

The Capital Improvement Plan (CIP) is the city's 5 year plan for investment in capital assets. Development of the 2025-2029 CIP began in October with city staff. This plan will inform decisions made in the FY2025 budget process which will begin this spring.

The City Charter requires that the city manager submit a five year capital program to the city council at least six months prior to the start of the new fiscal year. Staff requests that Council accept the attached Capital Improvement Plan. For more information please see the introductory letter in the attached plan.

# *CITY OF SIKESTON*

## *2025-2029 Capital Improvement Plan*



### *MAYOR*

*Greg Turnbow*

### *CITY COUNCIL*

*Vest Baker*

*John Leible*

*Tom Robison*

*Brian Self*

*David Teachout*

*Onethia Williams*

### *CITY MANAGER*

*Jonathan "J.D." Douglass*



## *2025-2029 Capital Improvement Plan*

### **Introduction**

#### ***What is a Capital Improvement Plan?***

The Capital Improvement Plan (CIP) is a tool for the city's leaders – elected officials and management staff – to plan for future investments in city services. The CIP is not a budget, but it will be used to help formulate the upcoming budget. Although the CIP contains far more projects than the city will realistically be able to afford, they are all projects with value to the city and its residents. City leaders will use the CIP to weigh the value of those projects against each other, and eventually choose which ones should be funded in upcoming budgets.

Development of the CIP helps city leaders look beyond the current or upcoming budget year and think about the community's needs several years into the future. This is especially important as we contemplate large projects that require several years of planning. The CIP helps the City Council and staff to take a long-range view of the city's activities and responsibilities.

The Capital Improvement Plan is not to be confused with the Capital Improvement Fund or Capital Improvement Budget. Annually, the city adopts a budget for the upcoming fiscal year. Within that budget is a Capital Improvement Fund, which will fund some of the projects identified in the Capital Improvement Plan. Other projects contained in the Plan will be budgeted from other city funds, and many projects will not be funded at all because the resources are not available. Those projects will likely be deferred to a future year.

#### ***Capital Project Defined***

Capital projects are defined as purchases and projects of \$20,000 or more that meet one or more of the following criteria:

1. Acquisition of land for a public purpose.
2. Construction of a new facility (such as a building, ball field, picnic shelter, etc.) or expansion of a facility.
3. Repair or renovation of a building, grounds, facility or equipment with a useful life of 5 years or more.
4. Purchase of major equipment with an individual cost of \$20,000 or more. Purchase of multiple small pieces of equipment (such as radios, weapons, etc.) that together add up to \$20,000 or more are NOT considered capital projects.
5. Planning, feasibility, engineering, or design study related to a capital project.

### **Capital Improvement Plan Development Process**

#### ***Departmental Submittals***

The City Manager prepares spreadsheets upon which departments are to enter their capital improvement requests. The spreadsheets are distributed to department heads in early October,



and are due back to the City Manager in early November. The City Manager then reviews the submittals with the department heads for clarification and additional information.

### ***Capital Improvement Plan Evaluation Committee***

After the City Manager receives and reviews the initial submittals from the departments, the CIP Evaluation Committee is convened to evaluate the projects. The CIP Evaluation Committee consists of the City's Executive Team (city manager, city clerk, and all of the department heads) plus a City Council member. Mayor Turnbow served as the Council representative on the committee this year. The committee met to review the requested projects and allow the other department heads the opportunity to explain their requests and answer questions. The committee then gave numerical ratings to all of the projects requested for fiscal year 2025 (FY2025). Projects for years beyond FY2025 are included in the CIP but are not ranked at this time.

Per the City Charter, the City Council should accept the CIP by December 31, or at least 6 months prior to the beginning of the upcoming fiscal year.

### ***Evaluation Committee Results***

FY2025 projects were rated and ranked using the following Evaluation Criteria and Scores:

#### City Council Goals

- 0=Does not address City Council Goals
- 1= Falls within a major goal category
- 2=Directly addresses a Council goal

#### Public Health & Safety

- 0=Minimal impact on public health/safety
- 1=Increases public health/safety but not an urgent need
- 2=Addresses an immediate urgent hazard or public health/safety issue

#### Infrastructure & Facilities

- 0=No significant impact to infrastructure/facilities
- 1=Minor improvement to infrastructure/facilities
- 2=Major improvement to infrastructure/facilities

#### Economic Development

- 0=Doesn't directly support economic development
- 1=Minor impact on economic development
- 2=Major impact on economic development

#### Mandates

- 0=Not mandated or required by court order, judgment, or other agreement
- 1=Addresses a potential or anticipated mandate or requirement
- 2=Directly addresses an actual mandate or other requirement

#### Extent of Benefit

- 0=Benefits only a small number of Sikeston residents
- 1=Benefits many Sikeston residents
- 2=Benefits most or all Sikeston residents

#### Social Equity

- 0=Could be perceived as benefitting already advantaged areas/groups
- 1=Project has a neutral effect on social equity
- 2=Primarily benefits underserved or disadvantaged areas/groups

#### Public Support

- 0=Little public support, or public is unaware of the need
- 1=Some public support, but not widespread or strong support
- 2=Strong or widespread public or Council support

#### Efficiency

- 0=Little or no efficiency improvements
- 1=Would eliminate or replace obsolete equipment/facilities
- 2=Significant savings of staff time or costs

#### Budget Impact

- 0=Would result in additional debt service, maintenance, or staff costs
- 1=No significant impact on on-going budget beyond initial purchase
- 2=Would result in significant on-going savings or new revenues

**A word of caution about the ratings: A project's rating and ranking will not be an absolute determinant of funding.** The ratings and rankings will be important decision-making tools as future budgets are developed, but final funding decisions will also take into account financial realities and the professional judgment of city management and the City Council during budget deliberations.

With the above disclaimer in place, here are the rankings of the projects based on the average score of all the committee members. There is not a cut and dried answer to the "best" way to rank the projects. The rankings are a tool to inspire discussion and serious thought regarding the projects and their merit. The rankings do not include projects which show up in the CIP but have already been approved, such as fire apparatus and dump truck lease purchases. The rankings also do not include individual street and drainage projects funded through the Transportation Sales Tax, which are ranked and chosen in a separate process by the Planning and Zoning Commission and then the City Council. The rankings do, however, consider additional funding for street and drainage projects from the Capital Improvement Sales Tax.

2024 Project Ranking By Average Score				
<i>Rank</i>	<i>Dept</i>	<i>Division</i>	<i>Project</i>	<i>Estimate</i>
1	Public Safety	Fire	Station 2 Replacement	\$6,520,000
2	Public Works	Streets	Additional Contracted Street & Drainage Program	\$350,000
3	Public Works	Streets	ADA Sidewalk Improvements	\$50,000
4	Public Works	Streets	Stormwater Basin Construction	\$250,000
5	Public Works	Streets	Ditch Maintenance	\$50,000
6	Public Safety	Patrol	City Wide Camera System Maintenance	\$60,500

7	Public Works	Parks	Automated Locks for Park Restrooms	\$25,000
8	Comm Dev	Code Enf	Skid Steer/LCRA	\$100,000
9	Public Works	Parks	Trail Project - Salcedo, Complex to Kingshighway	\$300,000
10	Comm Dev	Code Enf	Grapple Truck for Bulk Pickup/Cleanup	\$200,000
11	Public Safety	EmerMgmt	Warning Sirens, Complex and Matthews Park	\$80,000
12	Public Works	Parks	Master Plan for Parks System	\$90,000
13	Comm Dev	Code Enf	Dump Trailer/LCRA	\$20,000
14	Public Safety	Fire	Tower 1 (2002 E-One 95' Platform)	\$2,500,000
15	Public Works	Airport	Apron/Runway Improvements (Local Match Only)	\$156,000
16	Govt Services	Gen Govt	Downtown Parking Study/Improvements	\$100,000
17	Public Safety	Admin	911 Recorder - Model 400	\$90,000
18	Govt Services	Gen Govt	Sound/Video System for Council Chambers	\$20,000
19	Public Works	Parks	Replace playground equipment, Complex	\$80,000
20	Public Works	Parks	Complex sidewalk improvements	\$425,000
21	Public Works	Parks	Replace playground equipment, Other Parks	\$70,000
22	Public Safety	Fire	Station 1 and 3 renovations	\$20,000
23	Public Works	Parks	Splash pad - Complex	\$600,000
24	Public Works	Streets	Alley Maintenance	\$25,000
25	Public Works	Parks	Fitness equipment around complex lake	\$90,000
26	Public Works	Airport	AWOS	\$100,000
27	Public Works	Parks	Various ballfield improvements	\$25,000
28	Comm Dev	Code Enf	Tool Loan Trailer	\$30,000
29	Public Safety	Patrol	Sedans/Patrol, new (3 per year)	\$180,000
30	Public Safety	Admin	Building Renovations, HQ (general plus rooftop unit replacements)	\$70,000
31	Govt Services	Gen Govt	City Hall HVAC replacements	\$20,000



32	Public Safety	Patrol	Sedans/Patrol, refurbished (3 per year)	\$100,000
33	Public Works	Parks	Tennis court lights (6)	\$30,000
34	Public Works	Parks	Playground Surfacing- (Pour in Place), various	\$50,000
35	Govt Services	City Clerk	DED/Council Chambers Renovations	\$50,000
36	Public Safety	PAWS	Building Renovations	\$20,000
37	Public Safety	PAWS	Generator	\$50,000
38	Public Works	Parks	Maintenance road from Complex to Rodeo	\$100,000
39	Comm Dev	Code Enf	GPS/Locators	\$20,000
40	Public Works	Parks	Trail improvements for Bootheel (maintenance)	\$20,000
41	Public Safety	Patrol	Sedans/Admin (2 per year)	\$110,000
42	Public Works	Parks	Grade soccer fields	\$25,000
43	Public Works	Streets	Batwing Mower	\$25,000
44	Public Works	Parks	Wood Picnic Tables for Shelters- Replacements	\$20,000
45	Public Works	Parks	Mountain bike trail at Bootheel	\$60,000
46	Govt Services	City Clerk	Laserfiche Document Solutions	\$20,000
47	Public Works	Parks	Complex Parking Lots	\$90,000
48	Govt Services	Gen Govt	Carpeting - 2nd Floor Hallways & City Offices (3,308 Sq. Ft.)	\$20,000
49	Public Safety	Fire	Cascade Portable Air Trailer	\$75,000
50	Comm Dev	Code Enf	Tahoe	\$50,000
51	Public Works	Streets	Backhoe	\$140,000
52	Public Works	Parks	Grading/Seeding/Tee Boxes for Disc Golf	\$30,000
53	Public Works	Streets	Crawler Loader (used) for compost	\$75,000
54	Public Works	Streets	Frontend Loader	\$200,000
55	Public Works	Parks	Built in PA System for BSB/SB/Soccer Concession Stands	\$35,000

56	Govt Services	Gen Govt	City Hall Kitchen/Breakroom Renovations	\$20,000
57	Public Works	Parks	3/4 ton work truck	\$50,000
58	Public Works	Parks	1 ton Flatbed work truck	\$75,000
59	Public Works	Streets	1 Ton Flatbed work truck	\$75,000
60	Public Works	Parks	Large Digital Sign, Complex	\$60,000
61	Public Works	Streets	Air Compressor	\$25,000
<b>Total</b>				<b>\$14,416,500</b>

I hope that this Capital Improvement Plan, and the process that created it, will bring attention to the needs of the city and its operational departments, and will help city leaders effectively allocate limited resources.

Respectfully Submitted,



Jonathan M. Douglass, ICMA-CM  
City Manager

## CAPITAL IMPROVEMENT PLAN, FISCAL YEARS 2025 - 2029

Capital Improvement Purchase, defined: Any purchase of \$20,000 or more that meets one or more of the following criteria:

1. Acquisition of land for a public purpose.
2. Construction of a new facility (such as a building, ball field, picnic shelter, etc.) or expansion of a facility.
3. Repair or renovation of a building, grounds, facility or equipment with a useful life of 5 years or more.
4. Purchase of major equipment with an individual cost of \$20,000 or more. Purchase of multiple small pieces of equipment (such as radios, weapons, etc.) that together add up to \$20,000 or more are NOT considered capital projects.
5. Planning, feasibility, engineering, or design study related to a capital project.

Funding Source Legend:

GF-General Fund

CI-Capital Improvement Sales Tax Fund

TS - Transportation Sales Tax

PF - Park Fund

911 - E911 Fund

Department	Division	Project Description	Est. Life	Purch. Year	Funding Source	FY25	FY26	FY27	FY28	FY29
Comm Dev	Code Enf	Tahoe	10		CI	\$50,000				
Comm Dev	Code Enf	GPS/Locators	7		CI	\$20,000				
Comm Dev	Code Enf	Grapple Truck for Bulk Pickup/Cleanup	7		CI	\$200,000				
Comm Dev	Code Enf	Skid Steer/LCRA	7		CI	\$100,000				
Comm Dev	Code Enf	Dump Trailer/LCRA	10		CI	\$20,000				
Comm Dev	Code Enf	Tool Loan Trailer	10		CI	\$30,000				
Comm Dev	Code Enf	Paint and Renovation for Comm Development	15		CI		\$25,000			
Govt Services	City Clerk	Laserfiche Document Solutions	5		CI	\$20,000	\$20,000			
Govt Services	City Clerk	DED/Council Chambers Renovations	15		CI	\$50,000				
Govt Services	Gen Govt	City Hall Kitchen/Breakroom Renovations	15		CI	\$20,000				
Govt Services	Gen Govt	Sound/Video System for Council Chambers	10		ARPA	\$20,000				
Govt Services	Gen Govt	Postage Machine (lease)	5	2020	GF		\$20,000			
Govt Services	Gen Govt	Carpeting - 2nd Floor Hallways & City Offices (3,308								
Govt Services	Gen Govt	Sq. Ft.)	15	2006	GF	\$20,000				
Govt Services	Gen Govt	Renovations of SW upstairs, City Hall	30		CI		\$250,000			
Govt Services	Gen Govt	Paint East and South Exterior Walls, City Hall Parking								
Govt Services	Gen Govt	Lot	10	2012	CI		\$30,000			
Govt Services	Gen Govt	City Hall HVAC replacements	10		CI	\$20,000	\$20,000	\$20,000		
Govt Services	Gen Govt	Downtown Parking Study/Improvements	20		CI	\$100,000				
Public Safety	Admin	911 Recorder - Model 400			911	\$90,000				
Public Safety	Admin	Mobile Data Terminals	5		CI		\$60,000			
Public Safety	Admin	Building Renovations, HQ (general plus rooftop unit re	5		CI	\$70,000	\$50,000	\$50,000		
Public Safety	Patrol	Sedans/Patrol, new (3 per year)	3		CI	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Public Safety	Patrol	Sedans/Patrol, refurbished (3 per year)	3		CI	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Public Safety	Patrol	Sedans/Admin (2 per year)	10		CI	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Public Safety	Patrol	Glock 9mm	12		CI	\$70,000				
Public Safety	Patrol	Portable Radio Maintenance/Replacement	5		CI	\$30,000	\$30,000	\$30,000		
Public Safety	Patrol	City Wide Camera System Maintenance	10		CI	\$60,500	\$60,500	\$155,000	\$155,000	\$155,000
Public Safety	Fire	Engine 4 (1992 C933 pumper)	15	1992	CI					

Department	Division	Project Description	Est. Life	Purch. Year	Funding Source	FY25	FY26	FY27	FY28	FY29
Public Safety	Fire	Tower 1 (2002 E-One 95' Platform)	15	2002	CI	\$2,500,000				
Public Safety	Fire	Engine 1 (2007 E-One)	15	2007	CI		\$850,000			
Public Safety	Fire	Hose and appliances replacement schedule			CI	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Public Safety	Fire	Cascade Portable Air Trailer			CI	\$75,000				
Public Safety	Fire	Turnout Gear replacement schedule			CI	\$45,000	\$75,000	\$45,000	\$45,000	\$45,000
Public Safety	Fire	Station 2 Replacement			CI	\$6,520,000				
Public Safety	Fire	Station 1 and 3 renovations			CI	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Public Safety	Fire	Extrication equipment			CI			\$50,000		
Public Safety	PAWS	Building Renovations			CI	\$20,000				
Public Safety	PAWS	Generator				\$50,000				
Public Safety	EmerMgmt	Warning Sirens, Complex and Matthews Park			CI	\$80,000				
Public Works	Streets	Crawler Loader (used) for compost			CI	\$75,000				
Public Works	Streets	3/4 ton work truck (Replace #6)			TS				\$40,000	
Public Works	Streets	1 Ton Flatbeds			TS	\$75,000				
Public Works	Streets	Backhoe			TS	\$140,000				
Public Works	Streets	Street Sweeper Lease			CI			\$50,000	\$50,000	\$50,000
Public Works	Streets	Frontend Loader			CI	\$200,000				
Public Works	Streets	Cab Tractor			TS		\$60,000			
Public Works	Streets	Air Compressor			TS	\$25,000				
Public Works	Streets	Batwing Mower			CI	\$25,000				
Public Works	Streets	Dump truck building (Additional 3 bays)			CI		\$100,000			
Public Works	Streets	Additional Contracted Street & Drainage Program			CI	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Public Works	Streets	Ditch Maintenance			TS	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Public Works	Streets	Stormwater Basin Construction			CI	\$250,000	\$250,000	\$250,000	\$250,000	
Public Works	Streets	Alley Maintenance			CI	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Public Works	Streets	ADA Sidewalk Improvements			CI	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Public Works	Parks	3/4 ton work truck			CI	\$50,000				
Public Works	Parks	1 ton Flat bed work truck			CI	\$75,000				
Public Works	Parks	Large tractor with loader/Cab			CI			\$60,000		
Public Works	Parks	Batwing Mower for Complex			CI				\$75,000	
Public Works	Parks	Front mounted mowers			CI		\$25,000			
Public Works	Parks	UTV with long bed			CI		\$20,000			
Public Works	Parks	Add on parks shop at BMX			CI			\$60,000		
Public Works	Parks	New outdoor pickleball courts			CI			\$300,000		
Public Works	Parks	Built in PA System for BSB/SB/Soccer Concession Stands			CI	\$35,000				
Public Works	Parks	Downtown restroom			CI	\$80,000				
Public Works	Parks	Open Air Market Restroom			CI	\$50,000				
Public Works	Parks	Ice Skating Rink			CI	\$180,000				
Public Works	Parks	Soccer field lights (3 fields)			CI				\$350,000	
Public Works	Parks	Tennis court lights (6)			CI	\$30,000				

Department	Division	Project Description	Est. Life	Purch. Year	Funding Source	FY25	FY26	FY27	FY28	FY29
Public Works	Parks	Replace VFW field lights			CI		\$350,000			
Public Works	Parks	Replace High School Soccer Lights			CI		\$350,000			
Public Works	Parks	Replace Rotary Park ballfield lights			CI			\$350,000		
Public Works	Parks	Restroom - RS Matthews Park			CI				\$60,000	
Public Works	Parks	Fitness equipment around complex lake			CI	\$90,000				
Public Works	Parks	Replace playground equipment, Complex			CI	\$80,000				
Public Works	Parks	Replace playground equipment, Other Parks			CI	\$70,000	\$70,000	\$70,000		
Public Works	Parks	Playground Surfacing- (Pour in Place), various			CI	\$50,000	\$50,000	\$50,000		
Public Works	Parks	Wood Picnic Tables for Shelters- Replacements			CI	\$20,000			\$20,000	
Public Works	Parks	Various ballfied improvements			CI	\$25,000	\$25,000	\$25,000	\$25,000	
Public Works	Parks	Grade soccer fields			CI	\$25,000	\$25,000	\$25,000		
Public Works	Parks	Splash pad - Complex			CI	\$600,000				
Public Works	Parks	Rail Trail - Sunset to Western Terminus			CI			\$600,000		
Public Works	Parks	Rail Trail - Veteran's Park to Tetra Pak			CI				\$700,000	
Public Works	Parks	Trail Project - Salcedo, Complex to Kingshighway			CI	\$300,000				
Public Works	Parks	Trail Project - South West, Malone to Murray Ln			CI		\$200,000			
Public Works	Parks	Various trail improvements			CI				\$150,000	
Public Works	Parks	St John's Bayou improvements			CI				\$150,000	
Public Works	Parks	Complex Parking Lots			CI	\$90,000	\$110,000			
Public Works	Parks	Grading/Seeding/Tee Boxes for Disc Golf			CI	\$30,000				
Public Works	Parks	New baseball/softball quad/quint at Bootheel			CI					\$6,000,000
Public Works	Parks	2 soccer fields at Bootheel			CI					\$1,000,000
Public Works	Parks	Parking for additional soccer fields			CI					\$360,000
Public Works	Parks	Mini golf/Batting Cage area at Bootheel			CI					\$180,000
Public Works	Parks	Rec center at Bootheel			CI					\$15,000,000
Public Works	Parks	Parking for rec center			CI					\$520,000
Public Works	Parks	RV camping at Bootheel			CI					\$500,000
Public Works	Parks	Tent camping at Bootheel			CI					\$200,000
Public Works	Parks	Mountain bike trail at Bootheel			CI	\$60,000				
Public Works	Parks	Maintenance road from Complex to Rodeo			CI	\$100,000				
Public Works	Parks	Public access road to Bootheel (Gravel/Paved)			CI		\$216,000	\$512,000		
Public Works	Parks	Trail improvements for Bootheel (maintenance)			CI	\$20,000		\$40,000		
Public Works	Parks	New parks shop (Bootheel)			CI					\$100,000
Public Works	Parks	Miracle ballfield			CI					\$625,000
Public Works	Parks	Complex sidewalk improvements			CI		\$425,000			
Public Works	Parks	Large gathering shelter at Complex			CI			\$86,500		
Public Works	Parks	Native grass/meadow establishment (Bootheel/Complex)			CI			\$45,000		
Public Works	Parks	Master Plan for Parks System			CI	\$90,000				
Public Works	Parks	Ampitheatre for Complex			CI			\$300,000		
Public Works	Parks	Automated Locks for Park Restrooms			CI	\$25,000				

Department	Division	Project Description	Est. Life	Purch. Year	Funding Source	FY25	FY26	FY27	FY28	FY29
Public Works	Parks	Large Digital Sign, Complex			CI	\$60,000				
Public Works	Airport	Apron/Runway Improvements (Local Match Only)			CI	\$156,000				
Public Works	Airport	Replace PAPIs, REILs & Beacon Lights (Local Match Only)			CI			\$52,500		
Public Works	Airport	Construct Hangar (Local Match Only)			CI			\$92,944		
Public Works	Airport	Replace Runway Lights & Signage (Local Match Only)			CI				\$120,000	
Public Works	Airport	Install Taxiway Lighting (Local Match Only)			CI					\$175,000
Public Works	Airport	AWOS			CI	\$100,000				
Public Works	Airport	Multi-hangar roof			CI		\$250,000			
TOTALS						\$14,466,500	\$4,921,500	\$4,223,944	\$3,095,000	\$25,815,000