

REGULAR CITY COUNCIL MEETING
DECEMBER 7, 2020

The regular Sikeston City Council meeting of December 7, 2020 was called to order at 5:00 p.m. via Zoom Video Conferencing in Sikeston, MO. Present at the zoom video meeting were: Mayor Steven Burch, Karen Evans and Gerald Settles. Councilmembers Ryan Merideth, Brian Self and Onethia Williams were absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Tabatha Thurman, City Clerk Rhonda Council, Finance Director Karen Bailey, HR Director Amanda Groves, Public Works Director Jay Lancaster, Street Superintendent Brian Dial, Public Safety Director James McMillen and Community Development Director Lorenzo Ware.

APPROVAL OF CITY COUNCIL MINUTES

City Council minutes October 26, November 2, November 20 and November 30, 2020 were presented for approval. Councilman Settles moved to approve the minutes as presented. Councilman Sparks seconded the motion and the following roll call vote was recorded:

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

PUBLIC HEARING – 60/61 WEST TIF DISTRICT

Councilman Settles motioned to begin the Public Hearing to discuss the 60/61 West TIF District. The motion was seconded by Councilman Sparks and the following vote recorded:

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

Finance Director Karen Bailey discussed the status of the 60/61 West Tax Increment Financing (TIF) District. State statute requires a public hearing every 5 years after the adoption of a Tax Increment Financing (TIF) Redevelopment Plan to determine if the project is making satisfactory progress. The public hearing satisfies the statutory requirement. This TIF district includes the new Malco Theatre, Watami and Hampton Inn.

On May 6, 2015, the City entered into a redevelopment agreement with Sikeston Development Co., LLC regarding the Sikeston 60 West Tax Increment Financing Redevelopment Plan. The agreement requires the City to fund, subject to reimbursement from tax increment financing revenues, the extension of Hennings Drive, the extension of Stallcup Drive, and the construction of a new roadway connecting Hennings Drive and Stallcup Drive. The City uses tax increment financing revenues to reimburse Sikeston Development Co., LLC for certain other project costs. On May 2, 2016, the City entered into an amended and restated redevelopment agreement with Sikeston Development Co., LLC and Cotton Ridge Development Co., LLC regarding this redevelopment plan. Sikeston Development Co., LLC has assigned its interest in portions of the property in RPA I to Cotton Ridge Development Co., LLC. On August 19, 2016, Sikeston Development Co., LLC submitted a Certificate of Reimbursable Costs for \$800,000.00, the maximum approved. On December 9, 2016, Cotton Ridge Development Co., LLC submitted a Certificate of Reimbursable Costs for \$390,737.33. On December 27, 2018, Cotton Ridge Development Co., LLC submitted an additional Certificate of Reimbursable Costs for \$193,993.11. Total balance certified to Cotton Ridge Development Co., LLC is \$584,730.44. The developers are allowed 4.5% per annum interest on their costs. On each payment date, the City shall apply the TIF Revenues, first the sum of \$1,000 shall be retained by the City as an administrative

fee, with the balance paid 46.7% to the City to be applied as provided in the Cooperation Agreement and 53.3% paid to the Developer for Reimbursable Developer Costs. Unless otherwise agreed to by the Developers, the TIF Revenues paid to the Developers shall be paid first to Sikeston Development Co., LLC until all their reimbursable costs have been paid and then to Cotton Ridge Development Co, LLC until all their reimbursable costs have been paid.

No remarks were heard from the public.

There being no further discussion before the City Council, Councilman Settles moved to adjourn from the public hearing. The motion was seconded by Councilwoman Evans and the following roll call vote was recorded:

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

ITEMS OF BUSINESS

2nd Reading, Bill #6213, Change in Excessive Strength Charge Fees for Commercial or Industrial Users for Wastewater Collection

Due to further discussions that need to be held with local industries, this item was tabled by Board of Municipal Utilities staff until the January 4, 2021 Council meeting.

2nd Reading, Bill #6211, Calling for the April 6, 2021 General Election

Councilman Sparks moved for the second reading of Bill Number 6211. The motion was seconded by Councilman Settles and the following vote recorded:

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

City Counselor Thurman presented the bill for reading.

Bill Number 6211

Ordinance Number 6211

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6211, CALLING FOR A GENERAL ELECTION IN THE CITY OF SIKESTON, MISSOURI, ON TUESDAY, APRIL 6, 2021, 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 6, 2021.

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 6, 2021.

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

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

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

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 Clerk's 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 Clerk of Scott County, Missouri, of the adoption of this ordinance no later than January 26, 2021, 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 6211 was introduced and read the first time this 30th day of November, 2020.
- B. Bill Number 6211 was read the second time and discussed on this 7th day of December, 2020. Following discussion, Councilman Sparks moved to approve Bill Number 6211. The motion was seconded by Councilwoman Evans, discussed and the following roll call vote was recorded:

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

- C. Ordinance 6211 shall be in full force and effect from and after January 6, 2021.

2nd Reading, Bill #6212, Installation of Stop Signs at Various Locations

Councilwoman Evans moved for the second reading of Bill Number 6212. The motion was seconded by Councilman Settles and the following vote recorded:

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

City Counselor Thurman presented the bill for reading.

Bill Number 6212

Ordinance Number 6212

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 6212 AND SHALL AMEND TITLE III, CHAPTER 300, SCHEDULE III, TABLE III-A OF THE UNIFORM TRAFFIC CODE

ESTABLISHING ADDITIONAL TRAFFIC CONTROL MEASURES WITHIN THE CITY OF SIKESTON, MISSOURI.

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

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

SECTION II: The Traffic Committee did meet on October 27, 2020 and voted to amend the uniform traffic code by placing stop signs on the following: Indiana at Crowe, Matthews at Dona, E. Kathleen at Dona, E. Gladys at Dona and Henry at Dona.

SECTION III: Title III – Chapter 300 – Schedule III, Table III-A – Stop Locations; shall be amended by including the following:

<u>Stop Sign</u>	<u>Through Street</u>	<u>Sign Location</u>	<u>Controlled Traffic Movement</u>
Indiana Street	Crowe Street	SW Corner	East
Matthews Street	Dona Street	NE Corner	West
E. Kathleen Street	Dona Street	NE Corner	West
E. Gladys Street	Dona Street	NE Corner	West
Henry Street	Dona Street	NE Corner	West

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

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

SECTION VI: Record of Passage:

- A. Bill Number 6212 was introduced and read the first time this 30th day of November, 2020.
- B. Bill Number 6212 was read the second time and discussed on this 7th day of December, 2020. Following discussion, Councilman Sparks moved to approve Bill Number 6212. The motion was seconded by Councilwoman Evans, discussed and the following roll call vote was recorded:

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

- C. Ordinance 6212 shall be in full force and effect from and after January 6, 2021.

Other Items

Mayor Burch asked Council members if they would be in favor of joining local health care providers in promoting and encouraging citizens to wear masks in public. Those members present agreed.

ADJOURNMENT

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

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

APPROVED:

STEVEN BURCH, MAYOR

ATTEST:

RHONDA COUNCIL, CITY CLERK

SEAL: