

REGULAR CITY COUNCIL MEETING
JANUARY 6, 2014

The regular Sikeston City Council meeting of January 6, 2014 was called to order at 7:45 a.m. in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were Mayor Jerry Pullen and Councilmen Steven Burch, Bob Depro, Jon Gilmore, Maude Harris, and Kathy Teachout. Staff in attendance were: City Counselor Chuck Leible, City Manager Jonathan Douglass, City Clerk Carroll Couch, City Treasurer Karen Bailey, Public Safety Director Drew Juden, Governmental Services Director Linda Lowes, Public Works Director Jay Lancaster, Economic Development Director Ed Dust, Captain Mike Williams, and Parks Director Jiggs Moore.

APPROVAL OF CITY COUNCIL MINUTES

City Council minutes of the regular meeting of November 4, 2013 and December 2 and 18, 2013, were presented for approval. Councilman Depro moved to approve the minutes as presented. Councilman Burch seconded the motion and the following roll call vote was recorded:

Burch Aye, Depro Aye, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

ACCEPTANCE OF BOARD AND COMMISSION MINUTES

Minutes from various board and commission meetings were presented to the City Council. Councilman Depro moved to approve the minutes as presented. The motion was seconded by Councilman Burch and voted as follows:

Burch Aye, Depro Aye, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

PRESENTATIONS

Employee of the Quarter Presentations

Public Safety Officer Ben Quick and Public Works Acting Supervisor Darren Martin were recognized as Employees of the Quarter.

ITEMS OF BUSINESS

Bill Number 5948, Authorizing the City to Enter into a Certain Real Estate Contract

Bill Number 5948 authorizes the Mayor and City Clerk to execute documents associated with a real estate contract between the City of Sikeston and Rizk Village Green. Councilman Burch moved for the first reading of Bill Number 5948. The motion was seconded by Councilman Depro and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

Counselor Leible presented Bill Number 5948 for a first reading, an emergency ordinance authorizing the City of Sikeston, Missouri to enter into a certain real estate contract with Rizk Village Green, LLC.

Councilman Depro moved for the second reading of Bill Number 5948. The motion was seconded by Councilman Teachout and the following vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

Counselor Leible presented the bill for reading.

BILL NUMBER 5948

ORDINANCE NUMBER 5948

AN EMERGENCY ORDINANCE AUTHORIZING THE CITY OF SIKESTON, MISSOURI TO ENTER INTO A CERTAIN REAL ESTATE CONTRACT WITH RIZK VILLAGE GREEN, LLC.

WHEREAS, the City Council finds and determines that it is necessary and desirable to purchase from Rizk Village Green, LLC. certain property commonly known as the Village Green Shopping Center for future recreational, commercial and educational purposes and to approve the execution of certain documents herein.

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

SECTION I: Authorization of Documents. The City is hereby authorized to enter into the following documents (the "City Documents"), in substantially the form presented to the City Council and attached to this Ordinance, with such changes therein as are approved by the officials of the City executing the documents, such officials' signatures thereon being conclusive evidence of their approval thereof:

- (a) Contract for Sale of Real Estate.

SECTION II: Execution of Documents. Upon the transfer of all funds necessary and proper to comply with the terms of the contract and associated closing documents by the City of Sikeston, the Mayor is hereby authorized to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized to attest to and affix the seal of the City to the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION III. Further Authority. The City shall, and the officials, agents and employees of the City are hereby authorized to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the City Documents.

SECTION IV. Emergency Ordinance. The City Council finds that an emergency exists within the meaning of Article III, Section 312(f) of the City Charter, because a 30 day delay in the closing may jeopardize the intended use of the property.

SECTION V: Record of Passage:

A. Bill Number 5948 was introduced and read the first time this 6th day of January, 2014.

B. Bill Number 5948 was read the second time and discussed on this 6th day of January, 2014. Councilman Teachout moved to approve Bill Number 5948. The motion was seconded by Councilman Burch and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

C. Upon passage by the City Council, this bill shall become Ordinance 5948 and shall be in full force and effect from and after its passage.

Authorization to Proceed with Park Division Change Orders

Councilman Teachout moved to authorize proceeding with change orders to remove the chat on the side of the recently paved walking trail and back fill it with soil and to remove and replace the concrete flume located in the sports complex at the Kennedy and Ingram intersection with piping at an estimated total cost of \$23,000. The motion was seconded by Councilman Depro and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

ADJOURNMENT INTO EXECUTIVE SESSION

Councilman Burch moved to adjourn into executive session for the discussion of property [RSMO 610.021 (2)]. The motion was seconded by Councilman Gilmore and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

Councilman Burch moved to authorize an offer of \$300,000 to purchase the Riggs Building, contingent upon a lease between the City of Sikeston and DAEOC; DAEOC accepting a triple net lease on the building, prior to the City being committed to purchasing the property and allowing a maximum of \$125,000 for renovation. The motion was seconded by Councilman Gilmore and the following roll call vote recorded:

Burch Aye, Depro Abstain, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

No further action was taken in executive session.

ADJOURNMENT OUT OF EXECUTIVE SESSION

Councilman Teachout moved to adjourn from executive session. The motion was seconded by Councilman Depro and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

Public Works Director Lancaster addressed continued efforts to address the drainage needs of the City.

ADJOURNMENT

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

Burch Aye, Depro Aye, Gilmore Aye, Harris Aye,
Teachout Aye, and Pullen Aye, thereby being passed.

APPROVED:

JERRY PULLEN, MAYOR

ATTEST:

CARROLL L. COUCH, CITY CLERK

SEAL: