

REGULAR CITY COUNCIL MEETING
JANUARY 4, 2016

The regular Sikeston City Council meeting of January 4, 2016 was called to order at 5:00 p.m. in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Steven Burch and Councilmen Bob Depro, Karen Evans, Jon Gilmore, Maude Harris, Ryan Merideth, and Gerald Settles. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Chuck Leible, City Clerk Carroll Couch, Governmental Services Director Linda Lowes, Public Safety Director Drew Juden, Public Works Director Jay Lancaster, Economic Development Director Ed Dust, Park Directors Jiggs Moore and Dustin Care, DPW Supervisor Darren Martin, and Senior Building Official Collin Cecil.

APPROVAL OF CITY COUNCIL MINUTES

City Council minutes of August 3, August 20, and August 24, 2016 were presented for approval. Councilman Depro moved to approve the minutes as presented. Councilman Evans seconded the motion and the following roll call vote was recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,
Settles Aye, and Burch Aye, thereby being passed.

ACCEPTANCE OF BOARD AND COMMISSION MINUTES

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

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,
Settles Aye, and Burch Aye, thereby being passed.

PUBLIC HEARING

Granting of Enhanced Enterprise Zone Credits

Councilman Depro moved to open the Public Hearing for the granting of Enhanced Enterprise Zone tax credits. The motion was seconded by Councilman Merideth and the following vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,
Settles Aye, and Burch Aye, thereby being passed.

InSight plans to construct a \$5 million, 170,000 sq. ft. warehouse adjacent to Cott Beverage in New Madrid County. No comment was received from the public.

Councilman Depro moved to declare the Public Hearing closed. The motion was seconded by Councilman Settles and the following roll call vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,
Settles Aye, and Burch Aye, thereby being passed.

ITEMS OF BUSINESS**Award of Bid #16-06, Professional Administration Services for CDBG, Authorizing Enhanced Enterprise Credits**

Councilman Settles moved for the first reading of Bill Number 6008. The motion was seconded by Councilman Merideth and the following vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye, Settles Aye, and Burch Aye, thereby being passed.

Counselor Leible presented the bill for reading.

BILL NUMBER 6008**ORDINANCE NUMBER 6008**

AN EMERGENCY ORDINANCE AUTHORIZING THE CITY OF SIKESTON, MISSOURI TO ENTER INTO A CERTAIN MEMORANDUM OF UNDERSTANDING AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH ENHANCED ENTERPRISE ZONE TAX ABATEMENT FOR INSITE REAL ESTATE, LLC.

WHEREAS, the City of Sikeston, a constitutionally chartered city and political subdivision of the State of Missouri adopted Ordinance No. 5691 which designated certain areas within the City as an Enhanced Enterprise Zone, and

WHEREAS, INSITE REAL ESTATE, LLC has indicated its willingness to construct and operate an expansion to the Cott Beverage Distribution Center, 301 Larcel Drive, Sikeston, MO 63801, which is located in the Enhanced Enterprise Zone, and

WHEREAS, the Enhanced Enterprise Zone Board met and recommended certain tax abatements if INSITE REAL ESTATE, LLC constructed and operated an expansion to the Cott Beverage Distribution Center at 301 Larcel Drive, Sikeston, MO 63801, and

WHEREAS, after due notice to all interested and necessary parties, a public hearing was held on January 4, 2016 to consider the proposed tax abatements to INSITE REAL ESTATE, LLC, and

WHEREAS, the City Council finds and determines that it is necessary and desirable to grant certain Enhanced Enterprise Zone tax abatements to INSITE REAL ESTATE, LLC, and 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) Memorandum of Understanding.

SECTION II: Execution of Documents. 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 INSITE REAL ESTATE, LLC, cannot proceed with its expansion until the City executes the City Documents, and delays could jeopardize the timing and market conditions for the proposed project.

SECTION V: Record of Passage:

- A. Bill Number 6008 was introduced and read the first time this 4th day of January, 2016.
- B. Councilman Depro moved for the second reading of Bill Number 6008 this 4th day of January, 2016. The motion was seconded by Councilman Merideth and the following roll call vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,
Settles Aye, and Burch Aye, thereby being passed.

Bill Number 6008 was discussed. Councilman Settles moved to approve Bill Number 6008. The motion was seconded by Councilman Gilmore and the following roll call vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,
Settles Aye, and Burch Aye, thereby being passed.

- C. Upon passage by the City Council, this bill shall become Ordinance 6008 and shall be in full force and effect from and after its passage.

Briefing, 60 West TIF

Michael Bohannon, representing the developer, briefed Council on the planned expansion of Phase 1 of the 60 West TIF District. It will encompass 2.75 acres located behind Wal-Mart in New Madrid County. Developers intend to construct a 100-room Hampton Inn at this location.

Discussion of Drainage Improvements

DPW Director Jay Lancaster presented an overview of locations where stormwater drainage has been problematic, and the City's actions to address these problems. The City is entering a contractual agreement with Tim Farrenburg Excavating to cleanout 7 ditches that provide drainage to the City. These include Lateral B of St. Johns Ditch (located between Orscheln's

and Pizza Hut); 2 drainage ditches in the Recreation Complex; Salcedo Ditch east of Main Street; Plaza Ditch running east-west; Tanglewood Ditch; Butler Ditch; and Sunset Ditch near John Dansler Field.

Similar ditch projects are planned for the Allen Blvd. ditch, Second St. ditch, Sunset Ditch, Butler Ditch (south of east-west section), 3 segments of Lateral C of St. Johns Ditch (Malone to Ables Rd., Ables to US 60, and US 60 to St. John's Ditch main channel). The City is working with MoDOT to remedy drainage problems along Salcedo Road, and has contracted with Lambert's Engineering to develop drainage solutions for Davis Boulevard, and Maple at Greer. DPW staff is analyzing drainage issues in other areas of the City and will be developing solutions to be incorporated into the City's Street and Stormwater Drainage Improvement Program.

RFP 16-12, Gateway/Wayfinding Design and Engineering Services

Councilman Depro moved to award RFP 16-12 to Workshop Design, LLC of Kansas City, Missouri in the amount of \$17,000. The motion was seconded by Councilman Harris, discussed, and the following roll call vote recorded:

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,
Settles Aye, and Burch Aye, thereby being passed.

ADJOURNMENT

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

Depro Aye, Evans Aye, Gilmore Aye, Harris Aye, Merideth Aye,
Settles Aye, and Burch Aye, thereby being passed.

APPROVED:

STEVEN BURCH, MAYOR

ATTEST:

CARROLL L. COUCH, CITY CLERK

SEAL: