

**SPECIAL CITY COUNCIL MEETING**  
**JANUARY 13, 2021**

The special Sikeston City Council meeting of January 13, 2021 was called to order at noon via Zoom Video Conferencing in Sikeston, MO. Present at the zoom video meeting were: Mayor Steven Burch, Brian Self, Gerald Settles, Brandon Sparks and Ryan Merideth. Councilwoman Karen Evans was absent. Councilwoman Onethia Williams arrived at 12:10 p.m. 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.

**ITEMS OF BUSINESS**

**Authorize Release of RFP 21-14: Purchase, Renovation and Reuse of Stallcup Building**

Vacation of the Stallcup Building (104 E Front St) was ordered in November 2017, due to the unsafe condition of the north exterior wall of the building. The 2 story, load bearing, 3 course unreinforced brick wall was leaning outward, was losing bricks from the 2nd story and was in danger of imminent collapse.

In January 2018, The City purchased the building from its previous owners for the purpose of stabilizing the structure and attracting new private owners who will renovate and use the building in a manner that will positively contribute to historic downtown Sikeston. The City completed temporary emergency shoring of the 1st and 2nd floors and roof structure immediately. In January 2018 construction of a new north wall was completed by the City's contractor, Hickman Construction. Further work on a damaged truss and replacement of the roof has been contemplated but not completed to date.

At this time, the City is ready to begin entertaining offers on the building and seeks Councils authorization to release the RFP which has a deadline of February 17. Goals in the RFP include:

- A. Timely structural repairs to the building ensuring its long-term survival and use.
- B. Timely aesthetic improvements to the interior and exterior of the building in keeping with the historic nature of the building and the surrounding properties.
- C. Consideration of a lease to the City a portion of the building for use as a public restroom facility.
- D. New uses of the building that contribute to the health and vitality of historic downtown Sikeston, with retail or restaurant uses on the first floor favored.
- E. Financial benefit to the City, including proposed purchase price of the building.

City Council will select a proposal based on several factors, including:

- Intended use of the building.
- Experience completing similar projects.
- Financial capacity of the proposer to complete the project.
- Proposed timeline for improvements to the property and occupancy of the building.
- Intended exterior finish of the building.
- Proposed purchase price to acquire the building.
- Completeness and details of the proposal.

Councilman Sparks moved to authorize the release of RFP 21-14 for the purchase, renovation and reuse of the Stallcup Building. The motion was seconded by Councilman Self and discussed. During discussion, it was determined that the RFP should not include the use of a public restroom. Councilman Settles moved to amend the motion to exclude using a portion of the building as a public restroom facility. Councilmen Sparks and Self agreed with the amendment and the following vote was recorded:

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

Other Items

Councilman Sparks asked had consideration been made about holding the Council meetings in person with limited staff in attendance and the public view via electronic devices. City Manager Douglass has contacted the Missouri Municipal League and they are waiting on a response from the Attorney General’s office to see if this would violate the Sunshine Law since the meetings will be held in a public place (possibly basement at DPS Headquarters) but the public not allowed to attend due to limited space and social distancing.

ADJOURNMENT

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

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

APPROVED:

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STEVEN BURCH, MAYOR

ATTEST:

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RHONDA COUNCIL, CITY CLERK

SEAL: