

**SPECIAL CITY COUNCIL MEETING**  
**DECEMBER 29, 2014**

**CALL TO ORDER/RECORD OF ATTENDANCE**

The special Sikeston City Council meeting of December 29, 2014 was called to order at 11:30 a.m., in the City Council Chambers, located at 105 East Center, Sikeston. Present at the meeting were: Mayor Jerry Pullen and Councilmen Bob Depro, Jon Gilmore, John Graham, Maude Harris, and Kathy Teachout. Councilman Steven Burch was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Chuck Leible, City Clerk Carroll Couch, City Treasurer Karen Bailey, Governmental Services Director Linda Lowes, Public Works Director Jay Lancaster, Economic Development Director Ed Dust, Street Superintendent Brian Dial, Director of Public Safety Captain James McMillen, and Senior Building Official Collin Cecil. City Judge Frank Marshall, City Prosecutor Dan Norton, and Court Clerks Pat Cox and City Surgeon were also present.

**PRESENTATION**

Mayor Pullen recognized Prosecutor Dan Norton for his years of service. Mr. Norton has served as the City Prosecutor since September 1994. He is resigning his current position to work fulltime for the Scott County Juvenile Office.

**PUBLIC HEARING**

**Main & Malone TIF District**

Councilman Depro moved to open the public hearing on the Main & Malone TIF District. The motion was seconded by Councilman Teachout and the following vote recorded:

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

Director of Administrative Services/City Clerk Carroll Couch advised RSMo99.865 requires a public hearing be held every five years after the adoption of a TIF redevelopment plan to determine if the project is making satisfactory progress. He reported that \$965,000 of the approximately 1.7 million financed through TIF has been re-paid. The remaining debt is expected to be paid in full within the next 5-6 years, well within the time allowed.

No comments were heard from the public. Councilman Gilmore moved to close the public hearing. The motion was seconded by Councilman Depro and the following vote recorded:

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

**ITEMS OF BUSINESS**

**Bill Number 5973, Consideration and Adoption of the 60 West TIF Plan and Project**

Councilman Teachout moved for the first reading of Bill Number 5973. The motion was seconded by Councilman Harris and the following vote recorded:

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

Counselor Leible presented Bill Number 5973 for a first reading, an ordinance designating a portion of the City of Sikeston, Missouri as a redevelopment area; approving the Sikeston 60 West Tax Increment Financing Redevelopment Plan and the RPA-1 Redevelopment project described therein; making findings related thereto; adopting tax increment financing with respect thereto; and authorizing certain actions by city officials.

#### Briefing and Award of Bid Number 15-18, Applegate and John R. Boulevard Street and Drainage Projects

Public Works Director Jay Lancaster reviewed the three bids received for the Applegate and John R. Boulevard street and drainage projects. Councilman Depro moved to award Bid Number 15-18 to Lape Cement Finishing, Inc. for the lowest and best bid of \$332,100.71. The motion was seconded by Councilman Graham and the following roll call vote recorded:

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

#### Humane Society Contract Renewal

Staff recommended renewal of the current agreement with the Sikeston Area Humane Society to provide animal shelter services through June 30, 2015. The current contract, for \$5,250 per month, expires December 31, 2014. The City also provides water, sewer, and electric utilities.

Councilman Graham moved to authorize the City Manager to execute the animal shelter services agreement. The motion was seconded by Councilman Gilmore and the following roll call vote recorded:

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

#### 2016-2020 Capital improvement Plan

City staff presented the Capital Improvement Plan (CIP), a five-year plan for investment in capital assets. The CIP will be used as a planning tool during budget preparation. Councilman Graham moved to accept the 2016-2020 Capital Improvement Plan as presented. The motion was seconded by Councilman Depro and the following roll call vote recorded:

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

#### Temporary Use of the Bootheel Golf Clubhouse

The former Bootheel Golf Course property was purchased by the Sikeston Board of Municipal Utilities (BMU) and, like other BMU properties, is now titled to the City of Sikeston. The former clubhouse building has been vacant for over a year. In order to preserve the condition of the building and realize positive public use of the property until its redevelopment, the BMU has requested that the City consider managing the building as a public event space, similar to the Clinton Building. This use would be temporary until the building is put to another use as part of

a larger redevelopment strategy. The clubhouse will be available for use by the public, once renovations are complete.

Councilman Depro moved to authorize City staff to execute the Memorandum of Understanding with the BMU for the repair and renovation of the former clubhouse, ongoing maintenance, utility expenses, and establishment of rental rates and scheduling guidelines. The motion was seconded by Councilman Graham and the following roll call vote recorded:

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

#### Other Items

The Wakefield Bridge will be closed to through traffic beginning the week of January 5, 2015. Construction is expected to take three months.

City Manager Douglass advised the City was unsuccessful in their application for State TAP funding.

The Council agreed to take a tour of City streets in preparation of the FY2015 Street and Stormwater Drainage Program.

There was a consensus of the City Council to have a retreat in July or August utilizing the new Three Rivers campus facility, in Sikeston. Michelle Ferguson of Novak Consulting will be asked to facilitate the meeting.

#### **ADJOURNMENT INTO EXECUTIVE SESSION**

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

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

Present were: Mayor Jerry Pullen and Councilmen Bob Depro, Jon Gilmore, John Graham, Maude Harris, and Kathy Teachout. Councilman Steven Burch was absent. Staff in attendance were: City Manager Jonathan Douglass, City Counselor Chuck Leible, City Clerk Carroll Couch, City Treasurer Karen Bailey, Governmental Services Director Linda Lowes, Economic Development Director Ed Dust, and Public Safety Captain James McMillen.

Councilman Gilmore moved to proceed with a new appraisal and legal description of seventy acres known as the back nine plus a one-hundred year lease on 10 acres and rent due. The motion was seconded by Councilman Graham and the following roll call vote recorded:

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

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

**ADJOURNMENT**

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

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

APPROVED:

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JERRY PULLEN, MAYOR

ATTEST:

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CARROLL L. COUCH, CITY CLERK

SEAL: