

SPECIAL CITY COUNCIL MEETING
MARCH 30, 2015

CALL TO ORDER/RECORD OF ATTENDANCE

The special Sikeston City Council meeting of March 30, 2015 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 Steven Burch, Bob Depro, Jon Gilmore, John Graham, and Kathy Teachout. Councilman Maude Harris 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, Public Safety Captain Mike Williams, Senior Building Official Collin Cecil, and Parks Director Jiggs Moore.

ITEMS OF BUSINESS

Bill Number 5975, Consideration and Adoption of Intergovernmental Agreement

Councilman Depro moved for the first reading of Bill Number 5975. The motion was seconded by Councilman Gilmore and the following vote recorded:

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

Counselor Leible presented the Bill Number 5975 for reading, an ordinance approving an intergovernmental cooperation agreement in connection with the Sikeston 60 West Tax Increment Financing Redevelopment Plan.

Bill Number 5974, Consideration and Adoption of Redevelopment Agreement

Councilman Burch moved for the first reading of Bill Number 5974. The motion was seconded by Councilman Depro and the following vote recorded:

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

Counselor Leible presented Bill Number 5974 for reading, an ordinance approving a redevelopment agreement in connection with the Sikeston 60 West Tax Increment Financing Redevelopment Plan.

Bill Number 5982, Request for Rezoning Light Industrial "IL" to Commercial "C-3"

Councilman Depro moved for the second reading of Bill Number 5982. The motion was seconded by Councilman Burch and the following vote recorded:

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

Counselor Leible presented the bill for reading.

BILL NUMBER 3982

ORDINANCE NUMBER 3982

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 5982 PROVIDING FOR THE REZONING FROM LIGHT INDUSTRIAL "IL" TO HIGHWAY COMMERCIAL "C-3" THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT: A TRACT OF LAND, WHICH CONSISTS OF APPROXIMATELY 36.18 ACRES AND IS LOCATED GENERALLY SOUTH OF STALLCUP DRIVE, WEST OF LAWRENCE STREET AND NORTH OF HENNINGS DRIVE AS EXTENDED, IN THE CITY OF SIKESTON, NEW MADRID COUNTY, MISSOURI.

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

SECTION I: This Ordinance shall not be codified in the City Municipal Code.

SECTION II: The Planning and Zoning Commission met on March 2, 2015 and voted to approve the rezoning from Light Industrial "IL" to Highway Commercial "C-3" the following described real estate to-wit: A tract of land, which consists of approximately 36.18 acres and is located generally south of Stallcup Drive, west of Lawrence Street and north of Hennings Drive as extended, in the City of Sikeston, New Madrid County, Missouri.

SECTION III: A plat of said real estate is marked as Exhibit "A" attached hereto and incorporated by reference.

SECTION IV: The above tract of land is hereby rezoned from "IL" Light Industrial to "C-3" Highway Commercial.

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

SECTION VI: 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 VII: Record of Passage

- A. Bill Number 5982 was introduced and read the first time this 2nd day of March 2015.
- B. Bill Number 5982 was read the second time and discussed this 30th day of March 2015. Councilman Gilmore moved to approve Bill Number 5982. The motion was seconded by Councilman Depro and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Aye,
Teachout Aye, and Pullen Aye, thereby being passed,
and becoming ordinance 5982.

- C. Ordinance 5982 shall be in full force and effect from and after April 29, 2015.

Bill Number 5983, Approval of Subdivision, Cotton Ridge Subdivision, 1st Addition

Councilman Burch moved for the second reading of Bill Number 5983. The motion was seconded by Councilman Teachout and the following roll call vote recorded:

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

Counselor Leible presented the bill for reading.

BILL NUMBER 5983

ORDINANCE NUMBER 5983

THIS BILL AS APPROVED SHALL BECOME ORDINANCE NUMBER 5983 PROVIDING FOR APPROVAL OF SUBDIVIDING AN 36.18 ACRE TRACT OR PARCEL OF LAND BEING KNOWN AS COTTON RIDGE DEVELOPMENT, 1ST ADDITION, CITY OF SIKESTON, NEW MADRID COUNTY, MISSOURI, AND WHICH GENERALLY LIES SOUTH OF STALLCUP DRIVE, WEST OF LAWRENCE STREET, AND NORTH OF HENNING'S DRIVE AS EXTENDED, IN THE CITY OF SIKESTON, NEW MADRID COUNTY, MISSOURI.

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

SECTION I: This Ordinance shall not be codified in the City Municipal Code.

SECTION II: The Planning and Zoning Commission met on March 2, 2015 and passed a favorable recommendation to approve the subdividing of a tract or parcel of land the plat of which is attached hereto, marked Exhibit "A" and incorporated by reference and legally described as follows and known as Cotton Ridge Development, 1st Addition:

"A TRACT OR PARCEL OF LAND LYING IN AND BEING A PART OF LOT 4 OF STALLCUP SUBDIVISION IN U.S.P.S. NO. 635 AND U.S.P.S. NO. 689, TOWNSHIP 26 NORTH, RANGE 14 EAST, IN THE CITY OF SIKESTON, NEW MADRID COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF THE J.C. PENNEY'S REPLAT OF LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF HENNING'S SUBDIVISION TO THE CITY OF SIKESTON, NEW MADRID COUNTY, MISSOURI; THENCE S.09°50'23"E. ON AND ALONG THE WEST LINE OF SAID J.C. PENNEY'S REPLAT OF LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF HENNING'S SUBDIVISION A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT; THENCE N.80°08'53"E. ON AND ALONG THE SOUTH LINE OF SAID REPLAT A DISTANCE OF 345.15 FEET TO THE EAST LINE OF LOT 4 OF STALLCUP SUBDIVISION; THENCE S.09°51'24"E. ON AND ALONG THE SAID EAST LINE OF LOT 4 A DISTANCE OF 396.00 FEET; THENCE S.80°08'53"W. PARALLEL TO THE SOUTH R/W LINE OF HENNING'S DRIVE A DISTANCE OF 545.00 FEET; THENCE S.87°02'45"W. A DISTANCE OF 70.51 FEET; THENCE S.85°13'20"W. A DISTANCE OF 592.94 FEET; THENCE N.01°14'59"W. A DISTANCE OF 333.46 FEET; THENCE N.40°28'55"W. A DISTANCE OF 81.86 FEET; THENCE S.80°08'53"W. A DISTANCE OF 364.59 FEET; THENCE N.04°38'39"W. A DISTANCE OF 987.98 FEET; THENCE N.80°34'49"E. A DISTANCE OF 275.13 FEET; TEHNCE N.05°47'26"W. A DISTANCE OF 65.13 FEET TO THE SOUTHWEST CORNER OF LOT 9 OF THE STALLCUP ESTATE RE-SUBDIVISION, 1ST ADDITION TO THE CITY OF SIKESTON, NEW MADRID COUNTY, MISSOURI; THENCE N.80°34'49"E. ON AND ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 528.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE S.09°31'33"E. ON AND ALONG THE WEST R/W LINE OF SCHOOL STREET A DISTANCE OF 60.00 FEET TO THE SOUTH R/W LINE OF STALLCUP DRIVE; THENCE N.80°34'49"E. ON AND ALONG THE SOUTH R/W LINE OF STALLCUP DRIVE A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 8 OF THE J.C. PENNEY'S REPLAT OF LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF HENNING'S

SUBDIVISION TO THE CITY OF SIKESTON, NEW MADRID COUNTY, MISSOURI; THENCE S.09°31'33"E. ON AND ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 434.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N.80°34'49"E. ON AND ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 265.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE S.09°50'23"E. ON AND ALONG THE WEST LINE OF LOTS 6, 5 AND 4 OF THE J.C. PENNEY'S REPLAT OF LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF HENNING'S SUBDIVISION TO THE CITY OF SIKESTON, NEW MADRID COUNTY, MISSOURI A DISTANCE OF 611.36 FEET TO THE POINT OF BEGINNING".

SECTION III: Said plat and subdivision is accepted and approved subject to full compliance with all applicable building and other codes and the stormwater management plan.

SECTION IV: General Repealer Section: Any other 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, the remaining part or parts shall be severable and shall continue in full force and effect.

SECTION VI: Record of Passage

A. Bill Number 5983 was introduced and read the first time this 2nd day of March, 2015.

B. Bill Number 5983 was read the second time and discussed this 30th day of March, 2015. Councilman Depro moved to approve Bill Number 5983. The motion was seconded by Councilman Burch and the following roll call vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham Abstained,
Teachout Aye, and Pullen Aye, thereby being passed,
and becoming ordinance 5983.

C. Ordinance 5983 shall be in full force and effect from and after April 29, 2015.

Authorization to Proceed with Bidding for the Airport Terminal Construction

Director Lancaster reported MoDOT had issued its authorization for the City of Sikeston to advertise for bids for the construction of the new terminal building at the Sikeston airport. On March 23rd, both the federal and state levels approved the process.

Councilman Graham moved to authorize city staff to proceed with bidding the airport terminal construction. The motion was seconded by Councilman Burch, discussed and the following roll call vote recorded:

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

Award of Bid Number 1520, Tractor for Street Division

Street Superintendent Brian Dial reviewed the five bids received for the purchase of a Street Division Tractor. Replacement of the tractor is included in the Transportation Sales Tax budget.

The lowest and best bid was from Holt Ag, in the amount of \$39,838.66, with a trade in allowance of \$6,500 for the old tractor, resulting in the net price of \$33,338.66.

Councilman Depro moved to award Bid Number 1520 to Holt Ag in the amount of \$33,338.66. The motion was seconded by Councilman Graham, discussed, and the following roll call vote recorded.

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

Resolution 15-03-02, Declaration of DPW Surplus Property – Dump Trucks with Plows

The Public Works Department has planned for the replacement of several pieces of equipment in the current fiscal year's capital improvement plan. To accommodate these acquisitions, they requested removal of nine older pieces of equipment from its inventory.

RESOLUTION 15-03-02

A RESOLUTION OF THE CITY OF SIKESTON, MISSOURI DECLARING CERTAIN EQUIPMENT, VEHICLES AND ITEMS IN THE CITY'S INVENTORY TO BE SURPLUS PROPERTY AND AUTHORIZING ITS DISPOSAL.

WHEREAS, Certain equipment, vehicles and items in the City's inventory, due to its age or state of disrepair can no longer adequately perform the day-to-day operations of the City; and

WHEREAS, the City of Sikeston seeks to remove such items from its inventories to maximize operations, and while providing a safe and efficient environment for its employees.

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

All of the items enumerated below are hereby declared surplus and the City Manager is directed to proceed with the removal of these items from City inventories by sale at public auction, sale by sealed bid, or when the item is no longer usable, by disposal.

Vehicles:

1. 1993 Ford LN7000 Dump Truck, VIN# 1FDXR72C0PVA19080
2. 1993 Ford LN7000 Dump Truck, VIN# AFDXR72C2PVA19081
3. 1990 Chevrolet Kodiak Dump Truck, VIN# 1GBP7D1Y1LV105826

Equipment:

1. 10' Flink Snow Plow
2. 10' Flink Snow Plow
3. 10' Flink Snow Plow
4. Swenson Spreader, Serial #0805-1195
5. Swenson Spreader, Serial #0805-1196
6. Swenson Spreader, Serial #0805-1194

Read this 30th day of March, 2015, Councilman Burch moved to approve Resolution 15-03-02. The motion was seconded by Councilman Graham, discussed and the following roll call vote recorded:

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

Interim Appointments to the Board of Adjustments and Tourism Advisory Board

Sue Rogers has submitted her resignation from the Board of Adjustments and the Tourism Advisory Board. Both terms end in October 2018.

Councilman Teachout nominated Alternate Harvey Cooper to fill the unexpired term of Sue Rogers on the Board of Adjustments. The motion was seconded by Councilman Depro. There being no further nominations, the following vote was recorded:

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

Councilman Graham nominated Mike Ziegenhorn to fill the unexpired alternate position of Harvey Cooper on the Board of Adjustments. The nomination was seconded by Councilman Gilmore and there being no further nominations, the following vote was recorded:

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

Councilman Burch nominated Ron Payne to serve on the Tourism Advisory Board. The motion was seconded by Councilman Gilmore. There being no further nominations, the following vote was recorded:

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

Authorization to Award Municipal Court Collection Services Contract

Director Lowes reported staff had released a request for a proposal to obtain professional collection services for Municipal Court. Following a review of the three proposals submitted, along with evaluation by Judge Frank Marshall and Finance Director Carroll Couch, staff recommended award to Capital Recovery Systems, inc.

Councilman Burch moved to award the Municipal Court collection services contract to Capital Recovery Systems, Inc. The motion was seconded by Councilman Graham and the following vote recorded:

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

Establishment of the 2015 Council Re-organization Meeting Date/Time

A consensus was reached to hold the Council re-organization meeting at noon on April 10, 2015.

Other Items

Lloyd Smith of 1204 Sikes and Rick LaPlant of 1211 Sikes expressed apprehension regarding 1220 Sikes. The home is being remodeled into a rooming house. They are concerned how it will impact their residential neighborhood.

Councilman Depro moved to have the issue referred to the Planning & Zoning Commission for consideration and recommended action, if any. The motion was seconded by Councilman Burch and the following vote recorded:

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

ADJOURNMENT INTO EXECUTIVE SESSION

Councilman Gilmore moved to adjourn into executive session for the discussion of litigation, property and personnel [RSMO 610.021 (1, 2, & 3)]. The motion was seconded by Councilman Depro and the following roll call vote recorded:

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

Present were: Mayor Jerry Pullen and Councilmen Steven Burch, Bob Depro, Jon Gilmore, John Graham, and Kathy Teachout. Councilman Maude Harris 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, and Economic Development Director Ed Dust.

No action was taken regarding litigation and property discussions. All staff, except City Manager Douglass and Economic Development Director Dust were excused from the meeting.

Councilman Graham moved to approve a \$15,000 one-time payment to Ed Dust, from the Essex Fund, and to adjust Dust's annual salary to \$80,000. The motion was seconded by Councilman Depro and the following vote recorded:

Burch Aye, Depro Aye, Gilmore Aye, Graham 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:

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

ADJOURNMENT

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

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

APPROVED:

JERRY PULLEN, MAYOR

ATTEST:

CARROLL L. COUCH, CITY CLERK

SEAL: