
NOTICE OF MEETING

CITY COUNCIL

Regular Meeting – Monday, March 21, 2022 – 5:30 p.m.
City Hall – 1100 Frederick Avenue

AGENDA

COUNCIL SEATING ARRANGEMENT

Bryan Carter
City Manager

Bill McMurray
Mayor

Paula Heyde
City Clerk

COUNCILMEMBERS

Brian Myers (At Large)

Marty Novak (2nd District)

Kent O'Dell (At Large)

Gary Roach (4th District)

COUNCILMEMBERS

Brenda Blessing (At Large)

Madison Davis (1st District)

PJ Kovac (3rd District)

Russell Moore (5th District)

PLEDGE OF ALLEGIANCE:

ROLL CALL:

CALL TO ORDER:

MINUTES:

1. Approval of the minutes of the special meeting held March 3, 2022, at 4:00 p.m., and the regular meeting held March 7, 2022, at 5:30 p.m., as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

2. Presentation of Key to the City to Hillyard Companies

ACCEPTANCE OF AGENDA:

PUBLIC HEARINGS FOR THE ESTABLISHMENT OF A COMMUNITY IMPROVEMENT DISTRICT:

3. The City Council will hold a public hearing on March 21, 2022, at 5:30 p.m., in the Council Chamber at City Hall, 1100 Frederick Avenue, for the purpose of considering the establishment of a community improvement district. The hearing is being held pursuant to the requirements of Section 67.1431 of the Revised Statutes of Missouri, as amended.

A petition for the establishment of the St. Joseph Hotel Community Improvement District has been filed with the City Clerk.

The proposed St. Joseph Hotel Community Improvement District consists of approximately 3.35 acres and is located on the property generally bounded by Francis Street to the North, South Second Street to the West, South Third Street to the East and Edmond Street to the South.

Residents will be given an opportunity to be heard at this time on the proposed community improvement district (See Agenda #27, Bill #1517-18).

CONSENT AGENDA:

Bills for Passage:

4. A Bill (#1494-18) sponsored by Mayor McMurray and Councilmember Novak amending Section 2-631 of Chapter 2 “Administrative Code” of the Code of Ordinances titled “Established, Membership” to allow individuals to serve a second term on the Community Police Advisory Committee.
5. A Bill (#1488-18) sponsored by Councilmember O’Dell abating demolition and trash and debris liens and administrative penalties in the amount of \$3,606.00 plus applicable interest and penalties on the property located at 812 Rhudy Street.

CONSENT AGENDA: Bills for Passage: (Cont'd)

6. A Bill (#1489-18) sponsored by Councilmember Moore authorizing an amendment to the Police Department budget in the General Fund and execution of a contract with the St. Joseph Youth Alliance in the amount of \$17,400.00 to provide alcohol and electronic cigarette enforcement and compliance checks.

7. A Bill (#1490-18) sponsored by Councilmember Moore authorizing an amendment to the Police Department budget in the General Fund to roll forward insurance proceeds in the amount of \$32,340.00 received for a damaged police vehicle.

8. A Bill (#1492-18) sponsored by Councilmember O'Dell approving a plan for an industrial development project for Clarios, LLC, a Wisconsin Limited Liability Company, consisting of the acquisition and installation of certain personal property and equipment at the company's manufacturing facility; authorizing the City of St. Joseph, Missouri, to issue its Taxable Industrial Development Revenue Bonds (Clarios, LLC Project) Series 2022, in a principal amount not to exceed \$25,000,000 to finance the costs of such project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

9. A Bill (#1496-18) sponsored by Councilmember O'Dell authorizing an amendment to the American Rescue Plan Act (ARPA) Fund budget and the execution of an agreement with Baker Tilly in the amount of \$26,000 for services related to the review and evaluation of projects for which ARPA funding has been requested to ensure the eligible use of funds in accordance with federal requirements.

10. A Bill (#1503-18) sponsored by Councilmember Blessing authorizing execution of an agreement with Baker Tilly US, LLP, and amendment to the General Fund in the amount of \$14,750.00 to update the City's classification and compensation study at a cost of \$27,250.00.

11. A Bill (#1497-18) sponsored by Councilmember Moore authorizing the execution of an agreement with the County of Buchanan for the provision of City Communication Center Services for dispatch of county personnel in the amount of \$422,605.56 for a one-year term beginning January 1, 2022.

CONSENT AGENDA: Bills for Passage: (Cont'd)

12. A Bill (#1501-18) sponsored by Councilmember Kovac authorizing the amendment to the Parks Sales Tax Fund budget to accept revenues and recognize expenditures associated with the half cent sales tax for improvements throughout the Parks System in the amount of \$9,076,147.00.

13. A Bill (#1502-18) sponsored by Councilmember Davis authorizing an amendment to the Public Safety Tax Fund to budget funds received from the Buchanan County Sheriff's Office in the amount of \$14,035.00 to be used towards the purchase of electronic crimes software for the Police Department and authorizing the purchase of the software for the total amount of \$28,070.00.

Resolutions for Adoption:

14. A Resolution (#1505-18) authorizing the execution of a housing rehabilitation contract with Lelonia Taylor, a single person (owner), and Superior Exteriors of Northwest Missouri, LLC (contractor) for a housing rehabilitation project at 722 Warsaw Avenue for a total amount not to exceed \$32,220.10.

15. A Resolution (#1513-18) authorizing the purchase of stadium and arena seating for the Civic Arena from Carroll Seating Company in the amount of \$1,369,127.58.

***** END OF CONSENT AGENDA *****

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

None.

EMERGENCY BILL FOR PASSAGE:

None.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

16. A Bill (#1504-18) sponsored by Councilmember Moore authorizing an amendment to the budget to transfer the amount of \$131,292.84 from the American Rescue Plant Act Fund to the General Fund Police Department Program and authorizing the purchase of public safety virtual server and storage infrastructure from CDW-G LLC.
17. A Bill (#1506-18) sponsored by Councilmember Davis amending Section 28-1579 “Speed limit in school zones” of Chapter 28 “Traffic and Vehicles” of the Code of Ordinances to create a school zone with a 25 mile per hour speed limit for Robidoux Middle School on US 59 Highway, from 384 feet south of Cook Road to 90 feet north of Maxwell Road.
18. A Bill (#1507-18) sponsored by Councilmember Davis amending Section 28-1590 “Parking prohibited at any time” of Chapter 28 “Traffic and Vehicles” of the Code of Ordinances to allow parking on the east side of 11th Street from 167 feet north of Highly Street.
19. A Bill (#1508-18) sponsored by Councilmember Roach amending Sections 29-131, 29-157, 29-219 and 29-237 of Chapter 29 “Utilities” of the Code of Ordinances to provide for revisions to sewers and sewage disposal regulations as a result of a new Missouri State Operating Permit issued by Missouri Department of Natural Resources.
20. A Bill (#1509-18) sponsored by Councilmember O’Dell redistricting the property located at 1910 Howard Street from R-4, Apartment Residential District to C-3 Commercial District, as requested by Marty Lyle.
21. A Bill (#1510-18) sponsored by Councilmember O’Dell redistricting the properties located at 3215, 3221, 3503, 3505, and 3510 South 40th Terrace, 3510, 3516, 3520, 3604 and 3612 South 41st Terrace, 3807, 3941, 3945 and 3961 Easton Road, 4002, 4006 and 4115 McCarthy Street and 4107 Preston Drive from C-3 Commercial District, to R-1A Single Family Residential District, as requested by the City of St. Joseph.

BILLS FOR FIRST READING: (Cont'd)

22. A Bill (#1511-18) sponsored by Councilmember O'Dell adopting the Riverfront Precise Plan as prepared by the City of St. Joseph consisting of 365 acres more or less located generally west of Interstate 229, east of the Missouri River, north of Robidoux Landing and south of the City Limits.
23. A Bill (#1512-18) sponsored by Councilmember Moore authorizing the execution of a Change Order No. 2 with Herner Construction, Inc. for the construction of an additional storage garage for the new Fire Station Number 8 and an amendment to Capital Projects Fund to roll forward available fund balance to this Fiscal Year in an amount of \$33,279.00.
24. A Bill (#1514-18) sponsored by Mayor McMurray amending Section 2-42 titled "Voting rotation" of Chapter 2 "Administrative Code" of the Code of Ordinances to allow for electronic voting at City Council meetings.
25. A Bill (#1515-18) sponsored by Councilmember O'Dell amending various sections in Article I, Divisions 1 through 3 of Chapter 31 "Zoning" of the Code of Ordinances, adding new sections 31-048 "District use table" and 31-049 "Use limitations" and replacing and adding appendices.
26. A Bill (#1516-18) sponsored by Councilmember O'Dell authorizing the City of St. Joseph, Missouri to enter into a Development and Performance Agreement with Hillyard Industries Inc. approving certain incentives to be offered to said company in connection with a multi-phase industrial development project; expressing the official intent of the City to issue taxable industrial development revenue bonds to finance each project phase for the benefit of said company; and authorizing certain other actions in connection therewith.
27. A Bill (#1517-18) sponsored by Councilmember O'Dell approving a petition for and establishing the St. Joseph Hotel Community Improvement District (CID), approving a Cooperative Agreement among the City of St. Joseph, Missouri, the St. Joseph Hotel Community Improvement District, and HDDA St. Joseph, LLC, and authorizing the City Manager of the City of St. Joseph to execute the agreement.
28. A Bill (#1518-18) sponsored by Councilmember O'Dell approving a Tax Reimbursement and Development Agreement between the City of St. Joseph, Missouri and HDDA St. Joseph, LLC.
29. A Bill (#1519-18) sponsored by Councilmember O'Dell approving a plan for an industrial development project for HDDA - St. Joseph, LLC, a Missouri Limited Liability Company, consisting of the redevelopment of the former Red Lion Hotel into a new hotel facility, authorizing the City of St. Joseph, Missouri, to issue its Taxable Industrial Development Revenue Bonds (Red Lion Hotel Project) Series 2022, in a principal amount not to exceed \$21,000,000 to finance the costs of such project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

BILLS FOR FIRST READING: (Cont'd)

30. A Bill (#1520-18) sponsored by Councilmember Moore authorizing an amendment to the General Fund Community Health Services Program budget to appropriate revenues received from a “HIV – Epidemic; Integrated HIV Programs for Health Departments” grant amendment from the Missouri Department of Health and Senior Services in the amount of \$62,647.00 to be used for ending the HIV Epidemic activities.
31. A Bill (#1521-18) sponsored by Councilmember Kovac authorizing an amendment to the Park Maintenance Fund budget to accept matching funds in the amount of \$10,000.00 from the Trim grant and the execution of a contract with Big or Small Tree Service in an amount not to exceed \$20,000.00 for Ash tree removal along Noyes Boulevard from Ashland Avenue to Messanie Street.
32. A Bill (#1522-18) sponsored by Councilmember Moore authorizing an amendment to the Public Health Department budget in the General Fund to move grant funds to incentivize retention for identified Health Department employees in the amount of \$80,230.00
33. A Bill (#1523-18) sponsored by Councilmember Moore authorizing the execution of a Cooperative Agreement with the Friends of the Animal Shelter for development of a new animal shelter.
34. A Bill (#1524-18) sponsored by Councilmember Roach authorizing the execution of an Energy Services Contract with Schneider Electric Buildings Americas, Inc., in the amount of \$15,366,107.00 and an amendment to the Water Protection Fund budget in the amount of \$11,066,107.00 for the Biogas Optimization and Capital Reinvestment Project.

REPORTS OF BOARDS & COMMISSIONS:

35. Filed 3/4/22: Minutes of the Museum Oversight Board meeting held February 16, 2022, at 9:30 a.m., at St. Joseph Museums, 3406 Frederick Avenue.
36. Filed 3/4/22: Minutes of the Social Welfare Board meeting held January 25, 2022, at 3:00 p.m., at Rogers’ Pharmacy, 3705 N. Belt Highway.
37. Filed 3/9/22: Minutes of the Senior Citizen Foundation Inc. Board meeting held January 18, 2022, at 3:00 p.m., at the Joyce Raye Patterson 50+ Activity Center, 100 South 10th Street.
38. Filed 3/11/22: Minutes of the Human Rights Commission meeting held February 15, 2022, at 6:00 p.m., in the 1st Floor Conference Room at City Hall.
39. Filed 3/11/22: Minutes of the Housing Authority meeting held December 16, 2021, at 4:00 p.m., at the Housing Authority, 2902 South 36th Street via video conferencing.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

40. Filed 3/3/22: Minutes of the Council Work Session held February 28, 2022, at 4:00 p.m., in the 4th Floor Conference Room at City Hall.
41. Filed 3/9/22: Minutes of the Council Work Session held March 7, 2022, at 4:00 p.m., in the 4th Floor Conference Room at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

None.

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

42. Filed 3/4/22: Minutes of the Sustainable Environment Advisory Committee meeting held February 23, 2022, at 3:30 p.m., in the 1st Floor Conference Room at City Hall.
43. Filed 3/4/22: Minutes of the St. Joseph Museums Fundraising Committee meeting held February 10, 2022, at 4:03 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
44. Filed 3/4/22: Petition for the establishment of the St. Joseph Hotel Community Improvement District.
45. Filed 3/7/22: Building Permits Issued Report, February 2022.
46. Filed 3/7/22: Property Maintenance Activity Report, February 2022.
47. Filed 3/7/22: Apartment House Rental Property Licenses Report, February 2022.
48. Filed 3/7/22: Duplex-Housing Rental Property Licenses Report, February 2022.
49. Filed 3/7/22: Single Family Rental Property Licenses Report, February 2022.
50. Filed 3/7/22: Business Licenses Report, February 2022.
51. Filed 3/7/22: Human Resources Department Report, February 2022.
52. Filed 3/7/22: Mayor McMurray State of the City Address, March 3, 2022.
53. Filed 3/8/22: Activities of the Social Welfare Board for the month of February 2022.
54. Filed 3/10/22: Minutes of the St. Joseph Museums Membership Committee meeting held January 13, 2022, at 3:05 p.m., at St. Joseph Museums, 3406 Frederick Avenue.

55. Filed 3/14/22: Minutes of the St. Joseph Museums Executive/Finance Committee meeting held February 17, 2022, at St. Joseph Museums, 3406 Frederick Avenue.
56. Filed 3/15/22: Memorandum from Terri Craig, Police Records Supervisor, in re: Disposition List.

OTHER BUSINESS:

57. City Manager's Report.

PUBLIC COMMENT:

ADJOURN:

Paula Heyde, CMC, City Clerk

It is the intention of the City of St. Joseph to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the ADA Coordinator, 816-271-5500, or TODD# 816-271-4898 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.