

NOTICE OF MEETING

CITY COUNCIL

Regular Meeting – Monday, April 4, 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 regular meeting held March 21, 2022, at 5:30 p.m., as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

2. Special Recognition by Mayor McMurray
3. Special Recognition Award – Stevenson Family Pharmacy

ACCEPTANCE OF AGENDA:

PUBLIC HEARINGS ON ORDINANCES FOR REZONING AND CONDITIONAL USE PERMITS:

4. 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.
5. 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.

PUBLIC HEARING ON AMENDMENTS TO THE ZONING CODE:

6. 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.

PUBLIC HEARING ON ORDINANCES APPROVING A PRECISE PLAN:

7. 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.

CONSENT AGENDA:

NOMINATIONS AND APPOINTMENTS:

8. Filed 3/22/22: Councilmember Kovac nominates Mary Jo Harris, 1012 Ashland Court, to serve as a member of the Tree Board for a term expiring April 4, 2025; she is replacing Daniel G. Benz, whose term has expired.
9. Filed 3/22/22: Councilmember Kovac nominates Shelly White, 3306 Renick Street, to serve as a member of the Tree Board for a term expiring January 6, 2023; she is filling a vacancy on the board.
10. Filed 3/24/22: Councilmember Roach nominates Chad Welsh, 2705 SE Galvin Road, to serve as a member of the Aviation Board for a term expiring April 10, 2027; he is replacing Lawrence Lee whose term expires on April 10, 2022.
11. Filed 3/28/22: Councilmember Novak nominates Dennis Dornhoffer, 2910 Cook Road, to serve as a member of the Community Police Advisory Committee for a term expiring November 26, 2024; he is being reappointed.
12. Filed 3/28/22: Councilmember Novak nominates Charles Davis, 6508 S. 14th Street, to serve as a member of the Community Police Advisory Committee for a term expiring March 11, 2025; he is being reappointed.
13. Filed 3/28/22: Councilmember Novak nominates Dennis Adams, 3501 N. 7th Street to serve as a member of the Community Police Advisory Committee for a term expiring March 26, 2025; he is being reappointed.

Bills for Passage:

14. 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.

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

15. 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.

16. 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.

17. 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 Plan 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.

18. 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.

19. 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.

20. 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

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

21. 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.

22. 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.

23. 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.

24. 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.

Resolutions for Adoption:

25. A Resolution (#1526-18) authorizing the purchase of one (1) EnviroSight CCTV Sewer Line Inspection Van to be used by the Sewer Maintenance Division in the amount of \$187,533.00 from Key Equipment and Supply Co.

26. A Resolution (#1527-18) authorizing the purchase of two (2) International CV515 cab and chassis trucks in the amount of \$110,960.00 from Rush Truck Center and one (1) Chevrolet Silverado 3500 cab and chassis in the amount of \$40,838.00 and one (1) Chevrolet Silverado 2500 truck in the amount of \$32,414.00 from Don Brown Chevrolet to be used by the Sewer Maintenance Division for a total amount of \$184,212.00.

CONSENT AGENDA: Resolutions for Adoption: (Cont'd)

- 27. A Resolution (#1528-18) authorizing the purchase of one (1) 2023 Chevrolet Silverado for use by the Water Protection Division in the amount of \$33,946.00 from Don Brown Chevrolet.

- 28. A Resolution (#1531-18) designating an official name for the City's new pedestrian bridge over Highland Avenue as the "Bob Simpson Bridge" at River Bluff Trails Park.

- 29. A Resolution (#1533-18) authorizing the execution of a Unit Price Contract with TNR Construction, LLC, in a total amount not to exceed \$387,717.53 for the 2018 Urban Trail Phase 24 Patee Trail Phase 3 Project.

- 30. A Resolution (#1534-18) authorizing the City Manager to enter into an agreement with a consultant for the review and potential selection of a management company for Civic Arena and Missouri Theater in an amount not to exceed \$10,000.00.

- 31. A Resolution (#1535-18) authorizing execution of a Services Agreement with CBIZ Benefits and Insurance Services, Inc. to analyze the feasibility of establishing an employee benefits onsite health clinic.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

32. A Bill (#1517-18) sponsored by Councilmembers O'Dell and Blessing 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.

33. A Bill (#1518-18) sponsored by Councilmember O'Dell and Blessing approving a Tax Reimbursement and Development Agreement between the City of St. Joseph, Missouri and HDDA St. Joseph, LLC.

34. A Bill (#1519-18) sponsored by Councilmember O'Dell and Blessing 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.

EMERGENCY BILL FOR PASSAGE:

None.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

35. A Bill (#1525-18) sponsored by Councilmember Moore authorizing an amendment to the budget to transfer the amount of \$32,600.00 from the Community Development Block Grant Fund to the General Fund Fire Department Program and the purchase of one Sea Ark Boat from D & J Marine and RV.
36. A Bill (#1529-18) sponsored by Councilmember Roach to commit to the Missouri Department of Natural Resources a total financial assurance amount of \$16,727,035.00 for closure and post-closure costs for the St. Joseph Sanitary Landfill Permit Number 102104 which includes the Free property.
37. A Bill (#1530-18) sponsored by Councilmember Moore authorizing an amendment to the budget to transfer the amount of \$114,555.93 from the Community Development Block Grant Fund to the General Fund Fire Department Program and to purchase Holmatro extrication tools from Conrad Fire Equipment, Inc.
38. A Bill (#1532-18) sponsored by Councilmember Davis authorizing the execution of documents that release the City's interest in 10 various tracts of real property located between 16th and 22nd Streets used for the 2018 Urban Trail Phase 24 Patee Trail Phase 3 Project to the adjacent property owners.

REPORTS OF BOARDS & COMMISSIONS:

39. Filed 3/17/22: Minutes of the Planning Commission meeting held March 17, 2022, at 12:00 p.m., via video conferencing.
40. Filed 3/18/22: Minutes of the Library Board of Trustees meeting held March 16, 2022, at 6:30 p.m., at the Downtown Library, 927 Felix Street.
41. Filed 3/18/22: Minutes of the Library Board Personnel Committee meeting held March 16, 2022, at 7:30 p.m., at the Downtown Library, 927 Felix Street.
42. Filed 3/23/22: Minutes of the Aviation Board meeting held February 9, 2022, at 11:30 a.m., in the Airport Terminal conference room at Rosecrans Memorial Airport, 100B NW Rosecrans Road.
43. Filed 3/23/22: Minutes of the Social Welfare Board meeting held February 22, 2022, at 3:00 p.m., at Rogers' Pharmacy, 3705 N. Belt Highway.
44. Filed 3/24/22: Minutes of the Zoning Board of Adjustment meeting held March 22, 2022, at 4:00 p.m., via video conferencing.
45. Filed 3/25/22: Minutes of the Planning Commission work session held March 24, 2022, at 4:00 p.m., in the 4th Floor Conference Room at City Hall.
46. Filed 3/25/22: Minutes of the Planning Commission meeting held March 24, 2022, at 5:30 p.m., in the Council Chamber at City Hall.
47. Filed 3/29/22: Minutes of the Museum Oversight Board meeting held March 9, 2022, at 9:30 p.m. at St. Joseph Museums, 3406 Frederick Avenue.

REPORTS OF BOARDS & COMMISSIONS: (Cont'd)

48. Filed 3/29/22: Minutes of the Land Bank Board meeting held March 28, 2022, at 1:00 p.m., in the 1st Floor Conference Room at City Hall via video conferencing.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

None.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

49. Filed 3/21/22: Memorandum in re: Acting City Manager (March 18 – 20, 2022).

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

50. Filed 3/16/22: Letter from Peggy Richardson, Executive Director, Missouri Gaming Commission, in re: State/Local Allocation of Gaming Revenues for the period 2/1/22 through 2/28/22.
51. Filed 3/16/22: Minutes of the Police Pension Board meeting held February 16, 2022, at 4:00 p.m., in the 1st Floor Conference Room at City Hall.
52. Filed 3/17/22: Letter from Patricia Elder, 4107 Preston Drive, in re: In support of a proposed rezoning request in regard to properties of the Blue Vue Addition.
53. Filed 3/21/22: Health Department Monthly Statistical Report, February 2022.
54. Filed 3/21/22: Police Department Monthly Activity Report Highlights, February 2022.
55. Filed 3/21/22: Encumbrances \$5,000 to \$25,000.00, February 2022.
56. Filed 3/22/22: Memorandum from Laurie Tietjen. Finance Director, in re: February FY2022 Financial Report.
57. Filed 3/28/22: Parks, Recreation & Civic Facilities Department Monthly Update, February 2022.

OTHER BUSINESS:

58. 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.