

COUNCIL AGENDA

March 26, 2018 - 7:00 p.m.

COUNCIL SEATING ARRANGEMENT

J. Bruce Woody
City Manager

Bill Falkner
Mayor

Paula Heyde
City Clerk

MANAGER'S
STAFF*

COUNCILMEMBERS

COUNCILMEMBERS

Barbara LaBass (5th District)

Ken Beck (At Large)

Kent O'Dell (At Large)

Donna Jean Boyer (At Large)

Gary Roach (4th District)

Pat Jones (1st District)

Joyce A. Starr (2nd District)

PJ Kovac (3rd District)

*City Attorney Bryan Carter, Administrative Services Director Tom Mahoney, Fire Chief Michael L. Dalsing, Police Chief Chris Connally, Health Director Debra Bradley, Parks, Recreation & Civic Facilities Director Chuck Kempf, Planning & Community Development Director Clint Thompson and Public Works & Transportation Director Andrew Clements.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

CALL TO ORDER:

MINUTES:

1. Approval of the minutes of the special meeting held March 12, 2018, at 6:00 p.m. and the regular meeting held March 12, 2018, at 7:00 p.m., as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

2. Proclamation – National Public Health Week

ACCEPTANCE OF AGENDA:

PUBLIC HEARING FOR THE ESTABLISHMENT OF A COMMUNITY IMPROVEMENT DISTRICT:

3. The City Council will hold a public hearing on March 26, 2018, at 7:00 p.m. in the Council Chamber at City Hall, 1100 Frederick Avenue, for the purpose of considering the establishment of a community improvement district.

A petition for the establishment of the American Electric Lofts Community Improvement District has been filed with the City Clerk.

The boundaries of the proposed American Electric Lofts Community Improvement District are:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Twenty-Eight (28) in Original Town, now the City of St. Joseph, Buchanan County, Missouri. According to the recorded Plat thereof subject to all public and private roads and easements, if any, now of record.

Residents will be given an opportunity to be heard at this time on the proposed community improvement district (See Agenda #28, Bill #1350-14).

PUBLIC HEARINGS ON ORDINANCES FOR REZONING AND CONDITIONAL USE PERMITS:

4. A Bill (#1338-14) redistricting property located at 3702-3724, 4004 and 4016 Frederick Boulevard and 701 North Woodbine Road and 715 North Belt Highway from C-3, Commercial District to CP-3, Planned Commercial District, as requested by Garry Hayes, Agent for Stephen L. Craig and Midland Empire Retail, LLC.

CONSENT AGENDA:

Bills for Passage:

5. A Bill (#1327-14) authorizing an amendment to the Aviation Fund budget and the purchase of one (1) Bobcat S650 Skid Steer Loader with angle broom attachment to be used at Rosecrans Memorial Airport from K.C. Bobcat, using Missouri Department of Transportation (MODOT) Contract #IFB605CO17001093 both in the amount of \$44,530.00.

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

6. A Bill (#1328-14) authorizing an amendment to the Aviation Fund budget and the purchase of one (1) 1-ton crew cab truck from Car City Motor Company, Inc. to be used at Rosecrans Memorial Airport both in the amount of \$36,830.00.

7. A Bill (#1329-14) proposing the extension of a one-half of one percent City sales tax for a five year period for the purpose of funding capital improvements at an election to be held on August 7, 2018.

8. A Bill (#1332-14) authorizing execution of a Real Estate Purchase Agreement with Mark D. and Kimberly M. Clark, husband and wife (Buyers) to sell real estate located at 815 South 21st Street for the amount of \$1,007.00 and other good and valuable consideration.

9. A Bill (#1333-14) authorizing execution of a Real Estate Purchase Agreement with David Phillip Foster (Buyer), to sell real estate located at 1118 South 16th Street for the amount of \$3,120.00 and other good and valuable consideration.

10. A Bill (#1334-14) authorizing execution of a Real Estate Purchase Agreement with David Phillip Foster, (Buyer), to sell real estate located at 806 South 15th Street for the amount of \$5,120.00 and other good and valuable consideration.

11. A Bill (#1335-14) authorizing execution of a Real Estate Purchase Agreement with Douglas W. and Nancy L. Diedrick, husband and wife (Buyers), to sell real estate located at 2608 Patee Street for the amount of \$6,000.00 and other good and valuable consideration.

12. A Bill (#1336-14) authorizing execution of a Real Estate Purchase Agreement with Kevin Ginn and Cathy Devers, (Buyers) to sell real estate located at 1303 Grand Avenue for the amount of \$3,000.00 and other good and valuable consideration.

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

13. A Bill (#1337-14) authorizing execution of a Real Estate Purchase Agreement with Kevin Ginn and Cathy Devers (Buyers), to sell real estate located at 2404 Penn Street for the amount of \$5,000.00 and other good and valuable consideration.

14. A Bill (#1339-14) authorizing the issuance of Sewerage System Revenue Bonds, Series 2018, in the aggregate principal amount of \$16,750,000.00, prescribing the form and details of said bonds and the covenants and agreements to provide for the payment and security thereof; and authorizing certain actions and documents and prescribing other matters relating thereto.

15. A Bill (#1330-14) approving an amendment to the Downtown St. Joseph Tax Increment Financing Redevelopment Plan to establish the American Electric Redevelopment Project as Redevelopment Project 2A within Redevelopment Project Area 2 and designate the developer of the Redevelopment Project.

16. A Bill (#1331-14) approving Redevelopment Project 2A of the Downtown St. Joseph Tax Increment Financing Redevelopment Plan as a redevelopment project and adopting tax increment financing therein.

Resolutions for Adoption:

17. A Resolution (#1347-14) authorizing the execution of Change Order Number 1 with Lee Grover Construction Company and the issuance of purchase orders towards said change order in a total amount not to exceed \$6,637.00 for the City Hall Generator Project.

18. A Resolution (#1349-14) authorizing renewal of the Lease Agreement with Buchanan County, Missouri, for the lease of space at the Buchanan County Courthouse for the City of St. Joseph Municipal Court for one-year beginning July 1, 2018.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

19. A Bill (#1326-14) amending Section 4-103 of the Code of Ordinances entitled “Consumption of intoxicating liquor or non-intoxicating beer (COL) license” to require a license when alcohol is possessed by persons who paid to enter the premises.

20. A Bill (#1316-14) authorizing an amendment to the Mass Transit Fund budget in the amount of \$461,601.00 and the purchase of nine (9) transit buses and spare parts from the Gillig, LLC at an estimated cost of \$3,836,601.00.

21. A Bill (#1325-14) approving a plan for an Industrial Development Project for 302 North 3rd St, LLC, a Missouri Limited Liability Company, consisting of the acquisition and construction of certain real property improvements for the American Electric Lofts Project; authorizing the City of St. Joseph, Missouri, to issue its Taxable Industrial Revenue Bonds (American Electric Lofts Project), Series 2018, in a principal amount not to exceed \$30,000,000 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 BILLS FOR PASSAGE:

None.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

22. A Bill (#1342-14) authorizing execution of a Rights-of-Way Use Agreement for communications facilities with Ascend Development, LLC.
23. A Bill (#1343-14) accepting street improvements located in Greystone Subdivision Plat 6 from Greystone Partners Land Development, LLC.
24. A Bill (#1344-14) accepting public sanitary sewer infrastructure located in Greystone Subdivision Plat 6 from Greystone Partners Land Development, LLC.
25. A Bill (#1345-14) authorizing execution of a Realty Services Agreement with Re\Max Professionals of St. Joseph for sale of city-owned residential property obtained by the Planning & Community Development Department.
26. A Bill (#1346-14) authorizing an amendment to the Capital Projects Fund budget and the execution of a Unit-Price Contract with Auxier Construction Company for the Mansfield Road Reconstruction Phase 2, both in the amount of \$613,080.00.
27. A Bill (#1348-14) authorizing an amendment to the Police Department budget in the General Fund and the execution of revised contract with the Missouri Department of Highway Safety and Traffic Division for additional Midland Empire Alcohol Task Force, Youth Alcohol Grant funds both in the amount of \$5,000.00.
28. A Bill (#1350-14) approving a petition for and establishing the American Electric Lofts Community Improvement District (CID).
29. A Bill (#1351-14) approving a Cooperative Agreement with the American Electric Lofts Community Improvement District and 302 North 3rd Street, LLC, for funding and financing of certain improvements related to the petition to establish the American Electric Lofts Community Improvement District.
30. A Bill (#1352-14) authorizing execution of a Downtown Building Rehabilitation Program Agreement and Addendum No. 1 with 302 North 3rd Street, LLC, for the American Electric Building Redevelopment Project.

REPORTS OF BOARDS & COMMISSIONS:

31. Filed 3/8/18: Minutes of the Zoning Board of Adjustment meeting held March 6, 2018, at 4:00 p.m., in the Council Chamber at City Hall.
32. Filed 3/8/18: Minutes of the Landmark Commission work session held February 6, 2018, at 6:00 p.m., in the Council Chamber at City Hall.
33. Filed 3/8/18: Minutes of the Landmark Commission meeting held February 6, 2018, at 7:00 p.m., in the Council Chamber at City Hall.
34. Filed 3/8/18: Minutes of the Senior Citizens Foundation, Inc. Board meeting held February 20, 2018, at 3:00 p.m., at 100 South 10th Street.
35. Filed 3/8/18: Minutes of the Community Police Advisory Committee meeting held March 6, 2018, at 501 Faraon Street.
36. Filed 3/8/18: Minutes of the Administrative Violation Review Board meeting held February 6, 2018, at 1:00 p.m., in the 4th Floor Conference Room at City Hall.
37. Filed 3/12/18: Minutes of the Downtown Review Board meeting held March 7, 2018, at 5:30 p.m., in the Council Chamber at City Hall.
38. Filed 3/15/18: Minutes of the Plumber's Examining and Appeals Board meeting held March 8, 2018, at 4:00 p.m., in the 1st Floor Conference Room at City Hall.

WORK SESSION MINUTES – CITY CLERK'S OFFICE:

39. Filed 3/14/18: Minutes of the Work Session held March 7, 2018, at 4:15 p.m., in the 4th Floor Conference Room at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

40. Filed 3/12/18: Memorandum in re: Acting City Manager (March 13-14).

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

41. Filed 3/8/18: Minutes of the St. Joseph Museums, Inc. Wyeth-Tootle Mansion Committee meeting held February 28, 2018, at 4:10 p.m., at 3406 Frederick Avenue.

COMMUNICATIONS: (Cont'd)

42. Filed 3/13/18: Minutes of the St. Joseph Museums, Inc. Wyeth-Tootle Mansion Committee meeting held December 27, 2017, at 4:00 p.m., at 3406 Frederick Avenue.
43. Filed 3/14/18: Minutes of the St. Joseph Museums, Inc. Annual Membership meeting held January 18, 2018, at 5:30 p.m., at 3406 Frederick Avenue.
44. Filed 3/16/18: Letter from William K. Seibert, Jr., Executive Director Missouri Gaming Commission, in re: State/Local Allocation of Gaming Revenues for the period 2/1/18 through 2/28/18.
45. Filed 3/19/18: Commendations regarding the Police Department staff.

OTHER BUSINESS:

46. 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.