



City Council ACTION

The following is a summary of select City Council action items from the November 27, 2023 City Council meeting.

Boards & Commissions Appointments

The following board and commission nominations were approved:

- Joshua Hayes – Plumbers Examining and Appeals Board

No board or commission nominations were denied or postponed.

Summarized City Council Actions

Following is an explanation of select items that were taken up by the City Council:

Cook Road Bridge Aesthetics Improvements (Item #27 Bill #612-22): The City Council postponed an ordinance that would approve up to \$34,900 in funding for aesthetic improvements that the Missouri Department of Transportation will incorporate into their design of a new Cook Road bridge over Interstate 29. The postponement was the second postponement and resulted from an unanticipated delay in receiving the final agreement from the Missouri Department of Transportation.

The project is scheduled to occur next year. If the aesthetic improvements are incorporated, they will include a package that provides the appearance of a stone veneer and inclusion of signage identifying “St. Joseph” on the north face of the bridge. The actual cost of the aesthetics package will not be known until the Missouri Department of Transportation receives construction bids. In the event costs exceed \$34,900, the City will have the opportunity to terminate the agreement or pay the additional sum that is necessary to include the aesthetic improvements.

624 East Highland Avenue Lien Abatement (Item #18: Bill #615-22): The City Council approved Habitat for Humanity’s request to abate property maintenance liens and administrative penalties for the property located at 624 East Highland Avenue. The total value of the abatement was \$18,606.75, plus applicable interest. The liens were incurred when the property was owned by another individual. The abatement releases the property from responsibility for payment of the liens, but the liens will continue to be a debt of the individual who owned the property at the time the liens occurred. Freeing the property of the liens will enable Habitat for Humanity to construct a home on the property.

139th Airlift Wing Military Advocate (Item #9: Bill #616-22): The City Council approved the contribution of funds to the Community Alliance's effort for the cost of hiring a Military Advocate. This position would work to facilitate, create, and implement initiatives, as defined by the Board of the Community Alliance with an initial focus on securing C-130J Models, which is an initiative that is important in solidifying the continued presence and relevancy of 139th Airlift Wing in St. Joseph.

City Hall Window Replacement Project (Items #28 Bill #617-22): The City Council postponed an ordinance that would authorize a design build contract with Timekey Glazing for the City Hall window replacement project. The project was originally a 2019 Capital Improvement Program Sales Tax project and would replace all 138 City Hall windows with windows that would be constructed to modern performance standards but look substantially similar to the existing windows. This ordinance was postponed by the City Council to provide time to hold a work session. That work session will likely be held on December 18th at 4:00 p.m.

Local Public Health Infrastructure Contract (Item #10 Bill #618-22): The City Council approved a contract with the Department of Health and Senior Services for the Local Public Health Infrastructure Contract. Missouri Department of Health and Senior Services (DHSS) distributes federal government funds for the Local Public Health Infrastructure contract. The contract provides support for core infrastructure improvements such as health agency workforce, foundational capabilities, and data infrastructure. The grant is one of several that support operations of the Health Department.

The Shoppes at North Village CID (Item #28 Bill #619-22): The City Council postponed an ordinance that would approve a petition to establish the Shoppes at North Village Community Development District (CID). The statutorily required amount of property owners submitted a Petition to Establish the Shoppes at North Village Community Improvement District. The Petition proposes the imposition of a one-cent CID sales tax on the property to fund the construction, reconstruction, repair, and replacement of sidewalks, asphalt, common area amenities, and beautification. This ordinance was postponed by the City Council to provide time to hold a work session that is scheduled for December 4th at 4:00 p.m.

Altec Industries Economic Development (Item #11 Bill #620-22): The City Council approved an economic development incentive plan for Altec Industries, which has proposed a facility expansion costing approximately \$8.6 million. If approved, the Chapter 100 bond tool would be used to allow Altec to receive property tax abatement on the new investment. During the first two years, 75% of the property taxes due would be abated. That amount would go down to 50% in years three through seven and 25% in years eight through 10.

1002-1014 South 10th Street Alley Vacation (Item #12 Bill #621-22): The City Council approved the vacation of the East/West alley located between 1002 South 10th Street and 1014 South 10th Street. This entire block is owned by a single property owner. That property owner proposed the area to be vacated to allow them to combine their properties into a single parcel of land. The owner does not currently have a plan to change zoning.

1617 Poplar Street Alley Vacation (Item #13 Bill #622-22): The City Council approved the vacation of the North/South alley located East of 1617 Poplar Street. This alley is largely unused, and all abutting property owners have redundant access to their properties, whether by private driveways or other public right-of-way.

The Commons Plat 6 Final Approval (Item #14 Bill #623-22): The City Council approved the final plat for The Commons Plat 6, consisting of 15.7798 acres created from existing parcels near Commonwealth Drive, Commons Drive, and Commonwealth Court. The preliminary plat for The Commons Plat 6 was approved in August 2023. The final plat is in substantial compliance with the preliminary plat. Only one minor change was made and involves differing ownership of one lot.

Mahaffy Valley Preliminary Plat Approval (Item #15 Bill #624-22): The City Council approved the preliminary plat for the Mahaffy Valley subdivision, consisting of 7 lots located at 1500 Highland Avenue. The preliminary plat divides land that is currently a single parcel at the request of St. Joseph Habitat for Humanity. No associated change of zoning is proposed for any portion of this property.

1312 South 38th Place Rezoning (Item #4 Bill #625-22): The City Council denied a rezoning for the property located at 1312 South 38th Place. If approved, the rezoning would have modified the zoning designation from single family residential to multi-family residential to allow a structure that was constructed as a single-family home to be used as a multi-family home. The property has been used as a multi-family home previously. The use was previously allowed as a legal non-conforming use. The rezoning application was previously recommended for denial by the Planning Commission.

AT&T Cell Tower Conditional Use Permit (Item #5 Bill #626-22): The City Council approved the issuance of a conditional use permit that will grant zoning authority for construction of a 185-foot monopole cell tower on the property located at 3918 Karnes Road. The permit will be issued to Network Real Estate, LLC for construction of an AT&T cell tower near an existing water tower. The structure must be constructed in accordance with relevant building, electrical, mechanical, and other municipal codes and must be screened by various trees. The application for a conditional use permit was previously recommended for approval by the Planning Commission.

Transportation Planning Consolidated Grant Agreement (Item #17 Bill #628-22): The St. Joseph urbanized area Metropolitan Planning Organization is administered by the City of St. Joseph. To support MPO activities, the City Council approved a Transportation Planning Consolidated Grant Agreement with the Missouri Highways & Transportation Commission. Grant funds contribute to administrative costs, long range transportation planning, short range planning, inter and multi-modal transportation planning, and special MPO planning projects.

Transit Employee Insurance Coverage (Items #18 & #19 Bills #629-22 & #630-22): The City Council approved proposals for dental insurance coverage and short-term disability insurance coverage for Mass Transit employees who are employed by St. Joseph Transit, Inc., a non-profit corporation employing transit employees represented by the Amalgamated Transit Union, Local #847. Those employees generally include bus operators, mechanics, and hostlers. CBIZ/Delta Dental of Missouri will provide dental coverage and CBIZ/Kansas City Life will provide short-term disability insurance coverage. Short-term disability coverage will increase from \$350 to \$450 per week, as required by the current labor agreement.

ARPA Project List Approval (Item #20 Bill #631-22): The City Council approved a list of projects to be completed using American Rescue Plan Act State and Local Fiscal Recovery Funds. In significant part, the list has been previously discussed during City Council work session occurring on September 18 and November 27. Large expenditures included \$2,000,000 for upgrades to traffic signals at prominent intersections, up to \$1,200,000 to replace Fire Engine 6, \$1,200,000 for repairs and updates to City Hall and Civic Center Park, and \$690,000 for updated equipment for Civic Arena. The list included approximately \$1.6 million that has already been authorized for the City Hall HVAC project.

Cold Weather Shelter Reimbursement Grant (Item #21 Bill #632-22): The City Council approved an agreement with Community Missions to provide a reimbursement grant to support the operation of the Cold Weather Shelter located at 700 Olive Street as a part of the River Bluff Gateway Project. The funds support ongoing operations by the cold weather shelter and will be drawn down as expenses are incurred. The project was specifically identified in the application for the River Bluff Gateway Project.

202 Main Street Improvements Reimbursement Grant (Item #22 Bill #633-22): The City Council approved an agreement with Hausman Metal Works and Roofing for masonry repair at 202 Main Street as a part of the River Bluff Gateway Project. The former NorAm facility at 202 Main Street is a prominent structure which sits at one of the entry points for the River Walk Trail. The property owner has invested significant funds into the rehabilitation of the historic structure and the project is in an area that is experiencing ongoing revitalization efforts. The grant will pay for a new parapet wall cap to properly protect the facade from the top.

224 North 4th Street Improvements Reimbursement Grant (Item #23 Bill #634-22): The City Council approved an agreement with Pinnacle Electric to provide for the installation of exterior lighting at 224 North 4th Street under the River Bluff Gateway Program. The installation of exterior uplighting which will highlight the architectural features of this structure and will make the streetscape both more appealing while contributing to an increased sense of safety.

St. Louis County and PDMP Agreement Renewal (Item #24 Bill #635-22): Historically, cities and counties across the state have coordinated to utilize a prescription drug monitoring program (PDMP) established and managed by the St. Louis County Health Department. That coordinated effort was undertaken in absence of a state managed PDMP; however, the State of Missouri is now in the process of transitioning management and maintenance of St. Louis PDMP to the state. The City Council approved the renewal of an agreement with St. Louis County Public Health Department and the transfer of data collected through the Prescription Drug Monitoring Program (PDMP) to the State of Missouri's PDMP. The existing PDMP has enabled physicians to review their patients' controlled substance prescription history before writing new prescriptions. It has improved clinical care and informed clinical decision making. The St. Louis PDMP has enabled physicians to review patients' prescription history, be alerted to dangerous drug combinations, and identify patients with concerning prescription patterns that may benefit from early intervention.

City Manager's Report

City Manager Bryan Carter reported the following:

Riverfront Development/Hotel-Motel Tax Fund Proposals: The Tourism Commission makes recommendations for the expenditure of Riverfront Development Hotel-Motel Tax funds. City staff will be discussing different proposals with the Tourism Commission at the Commission's upcoming meeting. Those proposals and the Commission's recommendations will then come to the City Council for final consideration. Each proposal has been determined by City staff to contribute to the action items listed in the City's strategic plan and includes construction of an asphalt pump track at Huston Wyeth Park and five projects at the Bill McKinney Softball Complex at Heritage Park: (i) scoreboard replacements, (ii) playground canopy replacement, (iii) replacement of stadium seating at championship field, (iv) replacement shade structure between fields 3 & 4, and (v) addition of a public address system.

River Bluff Gateway Grant Administration: The River Bluff Gateway grant application review and bidding process has become time-consuming and challenging to administer. For that reason, staff plans to evaluate hiring a grant consultant to handle those portions of the process. Staff is developing an RFQ for a consultant to perform the work with the plan of utilizing River Bluff Gateway funds to pay for the grant consultant's services. This possibility was foreseen and submitted as part of the original River Bluff Gateway proposal.

Youth Alliance Award: Two weeks ago, the Youth Alliance awarded the City of St. Joseph a Superstars for Kids award at the organization's annual awards dinner. Chief Luster accepted the award on the City's behalf. Both the Police and Health Departments have several programs they collaborate on with Youth Alliance that would have contributed to the award. The award is an appreciated recognition of the great work those departments do every day.