



City Council ACTION

The following is a summary of select City Council action items from the March 18, 2024 City Council meeting.

Boards & Commissions Appointments

The following board and commission nominations were approved:

- Seth Slayden – Zoning Board of Adjustment
- Kendall Randolph – Zoning Board of Adjustment

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:

Short Term Rentals (Item #5 Bill #732-22): The City Council approved an amendment to the Code of Ordinances to provide new rules and regulations for short term rentals such as Airbnb or VRBO. The amendment outlines requirements for short-term rentals to be properly licensed, be located in the appropriate zoning districts, and pay all applicable taxes.

Missouri-American Water Termination Rate Increase (Item #10 Bill #733-22): The City Council approved an agreement with Missouri-American Water Company that will increase the cost of terminating and restoring water service due to non-payment of sewer bills. The cost will go from \$28.50 to \$94.00. This amount is typically passed through to customers on their sewer bills. Missouri-American Water Company required the change in order to continue providing the shut-off service. The City is reliant on the ability to shut off water service to ensure the payment of sewer bills.

HDDA St. Joseph, LLC Agreement for Downtown Hotel (Item #12 Bill #735-22): The City Council previously approved a Tax Reimbursement and Development Agreement between the City of St. Joseph and HDDA St. Joseph, LLC for redevelopment of the former Red Lion Hotel located at 102 South 3rd Street. The agreement was later amended to approve a request to demolish the former structure. In a recent work session, HDDA updated the City Council on the status of the project. Due to circumstances outside HDDA's control, the Company requested a second amendment to the agreement to recognize an extension of the start and completion date. The amended agreement requires a start date before August 31, 2024 and completion before August 31, 2026. The terms of the original financial incentives did not change.

Police Department Equipment Purchases (Item #14 Bill #737-22): The City Council authorized the purchase of two Harley-Davidson Police Motorcycles from St. Joe Harley-Davidson. The motorcycles will be used by the Traffic Unit for traffic enforcement and events such as parades. They will supplement the current two-unit motorcycle fleet, which includes a 2011 model and needs to be replaced.

Economic Development Agreements (Item #17 Bill #721-22, Item #18 Bill #722-22): The City Council approved partnership agreements for Economic Development with CGMTAM Enterprises, DBA East Hills Cleaners and Big Sky Donuts. The agreements provide funding from the federal Community Block Grant program to be used for equipment purchases and the hiring of new employees to expand both businesses.

InterServ Improvement Grant (Item #19 Bill #741-22): The City Council approved a St. Joseph River Bluff Gateway Project Revitalization agreement with InterServ to provide funds for installation of windows at 228 Cherokee Street.

815 Francis Street Improvements (Item #20 Bill #742-22, Item #21 Bill #743-22, Item #22 Bill #744-22): The City Council approved the execution of three St. Joseph River Bluff Gateway Project Revitalization Agreements with Jeff Penland to provide funds for the fabrication of artwork, fabrication and installation of an entryway vinyl graphic, and installation of a commercial entry door at 815 Francis Street.

504 Edmond Street Façade Improvement (Item #23 Bill #745-22): The City Council authorized the execution of a Façade Improvement Grant Contract with Wahlgren Family Trust, LLC for façade improvements to the property located at 504 Edmond Street. Funding for the improvements is available through the federal Community Block Grant program.

Traffic Box Artwork Agreement (Item #27 Bill #749-22): Previously, the City executed an agreement with the Allied Arts Council of St. Joseph, Missouri Inc., allowing artwork to be placed on specific traffic signal boxes. The agreement was later renewed to include two art districts within which additional boxes could be approved without the need for new agreements. The City Council approved a revised agreement to add a third art district along Frederick Avenue east from 10th Street up to and through Noyes Boulevard. The districts now include an area in the south side as well as the downtown area and Frederick Avenue east to Noyes Boulevard.

Fairview Golf Car Lease Agreement (Item #28 Bill #750-22): The City Council authorized the amendment of an agreement with Masek Golf Car Company for the lease of fifteen newer model golf cars for use at Fairview Golf Course. The current golf cars that are being leased through Masek are 2014 model year that are beginning to have mechanical issues. The additional golf cars help meet demands during the heavy usage months of May through October while also providing enough cars during tournaments and events.

Heritage Park Improvements (Item #29 Bill #751-22): The City Council authorized the purchase of new scoreboards for the Heritage Park Softball Complex. Previously, the City Council authorized funding for several projects associated with the St. Joseph Riverfront Master Plan area, including the procurement of five scoreboards. The improvements are needed to make repairs caused by damage during flooding events and age of the existing scoreboards.

City Hall Improvements (Item #30 Bill #752-22): The City Council authorized the execution of a Work Order with Goldberg Group Architects for design of masonry improvements at City Hall. The masonry at City Hall is showing signs of deterioration and needs repair. Goldberg has provided a scope for necessary designing, repointing and cleaning of the exterior masonry, repairing the stonework on the ADA ramp, resealing gaps in the north steps, and patching some of the stone if budgeting allows. Goldberg will assist in the development of specifications that will be utilized to issue a request for proposals for a construction and rehabilitation contract.

Police Department Vehicle Purchase (Item #34 Bill #753-22): The City Council authorized the purchase of a 2024 Chevrolet Tahoe to be utilized by the Police Department School Resource Officer Program. The purchase would replace 1 of 7 aging School Resource Officer vehicles. The vehicle will be outfitted for police use but will exclude certain equipment that is not needed for School Resource Officers. An agreement with the St. Joseph School District to provide equipment costs to the City for the School Resource Officer Program will provide a portion of the funding necessary for this purchase.

City Council Vacancy: The City Council discussed the process for replacing Councilmember Taylor Crouse who represented City Council District II prior to his resignation on March 15, 2024. A press release will be issued on March 19, 2024, announcing details of the replacement process. The press release will include a statement that qualified candidates interested in filling the District II City Council seat will be eligible to hand-deliver a letter of intent and resume to the City Clerk's Office in Room 303 at City Hall (1100 Frederick Avenue) prior to 5:00 p.m. on Friday, March 29, 2024.

City Manager's Report

City Manager Bryan Carter reported the following:

Non-Profit ARPA Allocations: On February 9, the window of time for local non-profit organizations to submit requests for an allocation of up to \$25,000 of a \$150,000 pool of American Rescue Plan Act Funds closed. The City Council has completed their initial review and allocation process and prospective recipients of funds have been notified. The next steps will be completion of ARPA eligibility analysis and creation of funding agreements. After those steps are complete, the individual agreements will be submitted to the City Council for final approval.

Parks Mowing: The Parks Department will begin the mowing process for the parks and parkway this week on their regular schedule: weather permitting, parks will be mowed weekly, and the parkway will be mowed biweekly. This will be about a month earlier than the process has traditionally begun and will come at an additional cost of approximately \$10,000 per week for labor and materials. With the early start on mowing and last fall's late finish, early projections are that the ordinance could run as much as \$100,000.

Email Server Issue: For the last week and a half, the email server that hosts the City's email addresses has been experiencing significant technical issues affecting emails sent and received by City staff and elected City officials. In many cases, email deliveries fail without notice to the sender. Prior to the current issues, the City's technology team has been working on a long-term plan to transition all email addresses off the aging server and to a cloud-based system. Due to the importance of reliable email communication, that transition is being expedited. That expedited transition will cost up to \$30,000 that is not currently budgeted. Staff will be working to complete the transition this week with a follow-up ordinance being presented at the next City Council meeting to budget the funds that will be necessary for the emergency transition.