



NOTICE OF MEETING

City Council

Regular Meeting – Monday, April 28, 2025 – 5:30 PM
City Hall – 1100 Frederick Avenue

COUNCIL SEATING ARRANGEMENT

Mike Schumacher
City Manager

John Josendale
Mayor

Paula Heyde
City Clerk

COUNCILMEMBERS

Kenton Randolph (At Large)
Jeff Schomburg (At Large)
Randy Schultz (At Large)
Andrew Trout (3rd District)

COUNCILMEMBERS

Madison Davis (1st District)
Jason Eslinger (2nd District)
Michael Grimm (4th District)
Marty Novak (At Large)

AGENDA

PLEDGE OF ALLEGIANCE:

ROLL CALL:

CALL TO ORDER:

MINUTES:

1. Approval of the minutes of the regular meeting held April 14, 2025, at 5:30 p.m., and the special meetings held April 14, 2025, at 4:47 p.m. and April 17, 2025, at 4:00 p.m., as transcribed by the City Clerk.

SPECIAL RECOGNITIONS:

2. None

ACCEPTANCE OF AGENDA:

3. Motion to accept the Agenda as published

PUBLIC HEARING:

4. Public hearing on the request to form the "Tuscany North Community Improvement District."

CONSENT AGENDA:

5. Motion to accept the Consent Agenda

NOMINATIONS AND APPOINTMENTS:

6. Filed 4/18/25: Councilmember Marty Novak nominates Lee Sawyer, 2914 N. 39th Terrace, to serve as a member of the St. Joseph Regional Port Authority for a term expiring May 7, 2032; he is being reappointed.

BILLS FOR PASSAGE:

7. **BILL # 1227-22**
AN ORDINANCE AUTHORIZING A THREE-YEAR AGREEMENT WITH PREMIER PYROTECHNICS, INC. IN THE AMOUNT OF \$22,500.00 PER YEAR TO PROVIDE THE CITY'S 4TH OF JULY FIREWORKS DISPLAY.
8. **BILL # 1228-22**
AN ORDINANCE AUTHORIZING EXECUTION OF A COMMUNICATIONS SITE LAND LEASE AGREEMENT WITH ZANE S. DODGE AND THE BUCHANAN COUNTY COMMISSION TO LEASE LAND TO MAINTAIN A TOWER FOR THE PUBLIC SAFETY RADIO COMMUNICATION SYSTEM LOCATED GENERALLY AT 9577 SW BISEL HILL ROAD, RUSHVILLE, MISSOURI, FOR A TOTAL ANNUAL AMOUNT OF \$4,050.00.
9. **BILL # 1229-22**
AN ORDINANCE AFFIRMING EXECUTION OF THREE COMMUNICATIONS SITE LEASE AGREEMENTS WITH MCCAMMON ENTERPRISES, INC D/B/A MIDWEST MOBILE RADIO SERVICES INC. TO LEASE RADIO TOWER SPACE FOR THE CITY'S PUBLIC SAFETY RADIO COMMUNICATION SYSTEM AT THREE SITES FOR A TOTAL ANNUAL AMOUNT OF \$61,941.96 FOR THREE-YEAR TERMS.
10. **BILL # 1230-22**
AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE US ARMY CORPS OF ENGINEERS TO ACCEPT A GRANT IN THE AMOUNT OF 2,145,000.00, THAT WAS APPROPRIATED TO ST. JOSEPH AS PART OF THE WATER RESOURCES DEVELOPMENT ACT, FOR THE BLOWER REPLACEMENT PROJECT AT THE WASTEWATER TREATMENT FACILITY AND DECLARING THE INTENT TO UTILIZE THE CMAR (CONSTRUCTION MANAGER AT RISK) PROJECT DELIVERY METHOD.
11. **BILL # 1231-22**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE LANDFILL FUND BUDGET AND THE PURCHASE OF ONE (1) PORTABLE GAS EXTRACTION MONITOR AND RELATED ACCESSORIES FROM QED ENVIRONMENTAL SYSTEMS INC. IN AN AMOUNT NOT TO EXCEED \$17,685.90.
12. **BILL # 1232-22**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE LANDFILL FUND BUDGET AND THE EXECUTION OF CHANGE ORDER NO. 2 WITH M-CON, LLC FOR THE CITY SANITARY LANDFILL CELL 8 EMERGENCY EXCAVATION PROJECT, IN THE AMOUNT OF \$233,018.28.
13. **BILL # 1233-22**
AN ORDINANCE AUTHORIZING THE EXECUTION OF A MASTER AGREEMENT FOR

ON-CALL CONSTRUCTION SERVICES WITH AUXIER CONSTRUCTION COMPANY, TO PROVIDE GENERAL CONSTRUCTION SERVICES FOR THE CITY OF ST. JOSEPH, MISSOURI AND AUTHORIZING THE CITY MANAGER TO ISSUE WORK ORDERS AND PURCHASE ORDERS ASSOCIATED WITH THESE MASTER AGREEMENTS IN AMOUNTS NOT TO EXCEED \$75,000.00.

14. **BILL # 1234-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF A MASTER AGREEMENT FOR ON-CALL CONSTRUCTION SERVICES AND ON-CALL ROUTINE AND EMERGENCY SEWER REPAIRS WITH JOHN JACKSON PLUMBING LLC TO PROVIDE GENERAL CONSTRUCTION SERVICES AND ROUTINE AND EMERGENCY SEWER REPAIRS FOR THE CITY OF ST. JOSEPH, MISSOURI AND AUTHORIZING THE CITY MANAGER TO ISSUE WORK ORDERS AND PURCHASE ORDERS ASSOCIATED WITH THIS MASTER AGREEMENT IN AMOUNTS NOT TO EXCEED \$75,000.00.

15. **BILL # 1235-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF A MASTER AGREEMENT FOR ON-CALL CONSTRUCTION SERVICES WITH JD BISHOP CONSTRUCTION, LLC TO PROVIDE GENERAL CONSTRUCTION SERVICES FOR THE CITY OF ST. JOSEPH, MISSOURI AND AUTHORIZING THE CITY MANAGER TO ISSUE WORK ORDERS AND PURCHASE ORDERS ASSOCIATED WITH THESE MASTER AGREEMENTS IN AMOUNTS NOT TO EXCEED \$75,000.00.

16. **BILL # 1236-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF A MASTER AGREEMENT FOR ON-CALL CONSTRUCTION SERVICES AND ON-CALL ROUTINE AND EMERGENCY SEWER REPAIRS WITH SPRAGUE EXCAVATING COMPANY, INC. TO PROVIDE GENERAL CONSTRUCTION SERVICES AND ROUTINE AND EMERGENCY SEWER REPAIRS FOR THE CITY OF ST. JOSEPH, MISSOURI AND AUTHORIZING THE CITY MANAGER TO ISSUE WORK ORDERS AND PURCHASE ORDERS ASSOCIATED WITH THIS MASTER AGREEMENT IN AMOUNTS NOT TO EXCEED \$75,000.00.

17. **BILL # 1237-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF A MASTER AGREEMENT FOR ON-CALL ROUTINE AND EMERGENCY SEWER REPAIRS WITH M-CON, LLC TO PROVIDE ROUTINE AND EMERGENCY SEWER REPAIRS FOR THE CITY OF ST. JOSEPH, MISSOURI AND AUTHORIZING THE CITY MANAGER TO ISSUE WORK ORDERS AND PURCHASE ORDERS ASSOCIATED WITH THIS MASTER AGREEMENT IN AMOUNTS NOT TO EXCEED \$75,000.00.

18. **BILL # 1239-22**

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PAYMENT FROM LEHR CONSTRUCTION AND AN AMENDMENT TO THE GENERAL FUND PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT BUDGET ALL IN THE AMOUNT OF \$15,889.00 FOR FUTURE PROFESSIONAL SERVICES COSTS ASSOCIATED WITH THE DEVELOPMENT OF A NEW MEDICAL OFFICE BUILDING FOR MOSAIC LIFE CARE AT UNIVERSITY HILLS DEVELOPMENT.

19. **BILL # 1240-22**
AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF PAYMENT FROM TOWNEPLACE SUITES AND AN AMENDMENT TO THE GENERAL FUND PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT BUDGET ALL IN THE AMOUNT OF \$9,778.00 FOR FUTURE PROFESSIONAL SERVICES COSTS ASSOCIATED WITH THE DEVELOPMENT OF A NEW HOTEL AT 1401 NORTH WOODBINE ROAD.
20. **BILL # 1241-22**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE PARKS SALES TAX FUND TO ACCEPT A DONATION FROM THE GEORGE BODE, JR. BENEVOLENT TRUST IN AN AMOUNT NOT TO EXCEED \$180,000 AND AUTHORIZING THE PURCHASE OF A NEW ZAMBONI FROM ZAMBONI COMPANY USA, INC. IN THE AMOUNT OF \$196,684.74 AND AN AUTO ICE PAINTER FROM BECKER ARENA PRODUCTS IN THE AMOUNT OF \$13,172.00 FOR USE AT THE BODE ICE ARENA.

RESOLUTIONS FOR ADOPTION:

21. **BILL # 1243-22**
A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) SIX-INCH TRASH PUMP TO BE USED BY THE LANDFILL DIVISION FROM FOLEY EQUIPMENT COMPANY FOR THE AMOUNT OF \$35,992.19.
22. **BILL # 1244-22**
A RESOLUTION AUTHORIZING THE EXECUTION OF A WORK ORDER WITH R/S ELECTRIC CORP. IN THE AMOUNT NOT TO EXCEED \$60,175.00 FOR THE INSTALLATION OF ELECTRICAL SERVICE FOR A NEW MAINTENANCE BUILDING AT HYDE PARK.
23. **BILL # 1245-22**
A RESOLUTION AUTHORIZING THE EXECUTION OF A WORK ORDER WITH SAK CONSTRUCTION, LLC IN THE AMOUNT OF \$963,891.60 FOR SANITARY SERVICES USING CURED-IN-PLACE PIPE (CIPP) AT VARIOUS LOCATIONS THROUGHOUT THE CITY.

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

NOMINATIONS AND APPOINTMENTS:

24. None.

BILLS FOR PASSAGE:

25. **BILL # 1238-22**
AN ORDINANCE APPROVING A PETITION FOR AND ESTABLISHING THE TUSCANY NORTH COMMUNITY IMPROVEMENT DISTRICT (CID), APPROVING A COOPERATIVE AGREEMENT BETWEEN THE CITY OF ST. JOSEPH, MISSOURI, THE TUSCANY NORTH COMMUNITY IMPROVEMENT DISTRICT, AND BR & JR DEVELOPMENT, LLC,

AND AUTHORIZING THE CITY MANAGER OF THE CITY OF ST. JOSEPH TO EXECUTE THE AGREEMENT.

EMERGENCY BILLS FOR PASSAGE:

26. None

RESOLUTIONS FOR ADOPTION:

27. None.

BILLS FOR FIRST READING:

28. **BILL # 1246-22**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO CHAPTER 27, ARTICLE IV, OF THE CODE OF ORDINANCES TITLED "HOTELS, MOTELS, TOURIST COURTS (BED TAX)" TO REQUIRE ONLINE SHORT-TERM RENTAL LISTING SERVICES TO COLLECT AND REMIT THE CITY'S TRANSIENT GUEST TAX TO THE CITY ON BEHALF OF THE PROPERTY OWNERS AND PROVIDING PENALTIES FOR FAILURE TO COLLECT AND REMIT APPLICABLE TRANSIENT GUEST TAXES TO THE CITY.

REPORTS OF BOARDS & COMMISSIONS:

29. Filed 4/16/25: Minutes of the Human Rights Commission meeting held March 20, 2025, at 5:00 p.m., in the 3rd Floor Conference room at City Hall.
30. Filed 4/18/25: Minutes of the Senior Citizen Foundation meeting held March 18, 2025, at 3:00 p.m., at the Joyce Raye Patterson 50+ Activity Center, 100 S. 10th Street.
31. Filed 4/21/25: Minutes of the Housing Authority meeting held February 27, 2025, at 4:00 p.m., at the St. Joseph Housing Authority office, 2902 S 36th Street.
32. Filed 4/22/25: Minutes of the Aviation Board meeting held March 20, 2025, at 3:30 p.m., in the Airport Terminal Conference Room at Rosecrans Memorial Airport.

WORK SESSION MINUTES - CITY CLERK'S OFFICE:

33. Filed 4/17/25: Minutes of the Council Work Session held April 14, 2025, at 4:00 p.m., in Room 305 at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

34. Filed 4/9/25: Memorandum from Mike Schumacher, City Manager, in re: Absent from the City April 10, 2025, through April 13, 2025.

DELEGATIONS, PETITIONS:

35. None.

COMMUNICATIONS:

36. Filed 4/9/25: Building Permits Report, March 2025.
37. Filed 4/9/25: Human Resources Department Monthly Activity Report with Openings, March 2025.
38. Filed 4/10/25: Parks, Recreation & Civic Facilities Department Report, March 2025.
39. Filed 4/15/25: Memorandum from Clint Thompson, Director of Planning and Community Development, in re: Special Event Permits.
40. Filed 4/16/25: Minutes of the St. Joseph Museums Bi-Monthly Board meeting held March 20, 2025, at 4:00 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
41. Filed 4/17/25: Minutes of the Police Pension Board meeting held March 19, 2025, at 4:00 p.m., in the 1st Floor Conference Room at City Hall.
42. Filed 4/17/25: Missouri Gaming Commission State/Local Allocation of Gaming Revenues, March 2025.
43. Filed 4/22/25: Social Welfare Board, dba Stuber Health Center, The Clinic Beat newsletter, March 2025.

OTHER BUSINESS:

44. 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.