

OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE CITY OF ST. JOSEPH, MISSOURI

May 31, 2011 - 7:00 p.m.  
Office of the City Clerk

CALL TO ORDER:

The Council of the City of St. Joseph, Missouri, met in regular meeting in the Council Chamber at City Hall, on Tuesday, May 31, 2011, at 7:00 p.m. The meeting was called to order at 7:00 p.m. by Mayor Falkner. Notice of said meeting had been established as every other Monday at 7:00 p.m., except when it falls on a legal holiday then it shall be held the following day. Further notice was provided by posting the regular meeting date and time in the City Clerk's office at City Hall, and by written notice (together with a tentative agenda) three days in advance in the City Clerk's office.

ROLL CALL:

Present were Councilmembers Boyer, Falkner, Jones, Kovac, LaBass, Myers, Penland, Starr--8. Absent, Roach—1. Total membership--9. Five members constitute a quorum.

Also present were Interim City Manager/Police Chief Chris Connally, City Attorney Lisa M. Robertson, Public Works & Transportation Director J. Bruce Woody, Financial Services Director Carolyn Harrison, Human Resources Director Diana Slater, Fire Chief Michael L. Dalsing, Parks, Recreation & Civic Facilities Director Bill R. McKinney, Health Director Debra Bradley, Planning & Community Development Director Clint Thompson, Customer Assistance Director Samuel T. Barber, Property Maintenance & Technology Services Director Steve Hofferber, Associate Director of Technology Services Mark Townsend, Community Development Manager Gerald McCush, Communications Manager Mary Robertson, Multi-media Coordinator Chris Clark, City Clerk Paula Heyde and Deputy City Clerk Rita K. Domini.

Under the Council voting rotation system, Councilmember Kovac voted first.

PLEDGE OF ALLEGIANCE:

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MINUTES:

37717 By general consent, the minutes of the regular meeting held May 16, 2011, at 7:00 p.m., were approved as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

None.

ACCEPTANCE OF AGENDA:

37718 It was moved by Councilmember Penland and seconded by Councilmember Starr that the Agenda be accepted as published. Motion carried. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.

PUBLIC HEARING ON PROPOSED REVISIONS TO SEWER CHARGES:

37719 The City Council held a public hearing on Tuesday, May 31, 2011, at 7:00 p.m., in the Council Chamber at the St. Joseph City Hall, 1100 Frederick Avenue, St. Joseph, Missouri, regarding proposed revisions to sewer charges established by the City of St. Joseph, Missouri.

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PUBLIC HEARING ON PROPOSED REVISIONS TO SEWER CHARGES: (Cont'd)

Residents were given an opportunity to express their views on the proposed revisions at this time.

37720 There being no persons appearing to be heard, the Mayor declared the public hearing closed.

PUBLIC HEARING ON 2011/2012 FISCAL YEAR BUDGET:

37721 The City Council held a public hearing on the proposed 2011/2012 Fiscal Year Budget on May 31, 2011, at 7:00 p.m., in the Council Chamber at City Hall.

The following is a general summary of the proposed budget:

<u>OPERATING FUND</u>	<u>EXPENDITURE</u>
General	\$ 46,833,000
Streets Maintenance	\$ 7,546,000
Parks Maintenance	\$ 1,984,000
Community Development	\$ 2,967,000
Special Allocation (TIF)	\$ 7,714,000
Gaming Initiatives	\$ 1,140,000
Museum	\$ 375,000
Aviation	\$ 1,853,000
Public Parking	\$ 469,000
Water Protection	\$ 52,839,000
Municipal Golf	\$ 722,000
Mass Transit	\$ 6,261,000
Landfill	\$ 3,986,000
	\$134,689,000
<u>CAPITAL PROJECTS FUND</u>	<u>\$ 4,434,000</u>
TOTAL	\$139,123,000

Residents were given an opportunity at this time to comment on the proposed budget.

37722 There being no persons appearing to be heard, the Mayor declared the public hearing closed.

PUBLIC HEARING ON THE PROPOSED 2011/2012 – 2016/2017 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM:

37723 The City Council will hold a public hearing on May 31, 2011, at 7:00 p.m., in the Council Chamber at City Hall on the proposed Five Year Capital Improvement Program for Fiscal Years 2012/2013 – 2016/2017, a summary of which follows:

<u>Project</u>	<u>2011/12</u>	<u>2012/13</u>	<u>2013/14</u>	<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>	<u>Total</u>
Equipment Acquisition/ Upgrade/ Replacement	124,000	189,020	26,000	26,000	26,000	26,000	\$417,020
Vehicle & Rolling Stock Acquisition/Upgrade/Replacement	1,055,000	1,201,039	1,293,606	2,849,696	2,810,879	2,040,000	\$11,250,220

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Number PUBLIC HEARING ON THE PROPOSED 2011/2012 – 2016/2017 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM: (Cont'd)

<u>Project</u>	<u>2011/12</u>	<u>2012/13</u>	<u>2013/14</u>	<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>	<u>Total</u>
Public Buildings Repair/ Renovation/ Construction	608,661	1,894,340	7,900,000	2,100,000	100,000	100,000	\$12,703,001
Other Public Facility Improvements	1,673,790	5,625,800	50,000	300,500	50,000	50,000	\$7,750,090
Community & Economic Development	518,107	150,000	0	0	0	0	\$668,107
Roads, Bridges, Hike Bike Trails	2,656,777	300,000	1,200,000	1,550,000	22,150,000	0	\$27,856,777
Water Protection & Sewer Mtce.	39,532,002	85,285,500	7,372,850	7,710,300	4,221,200	80,000	\$144,201,852
Proj Costs & Transfers for Grant Matches	<u>247,663</u>	<u>3,000</u>	<u>3,000</u>	<u>3,000</u>	<u>2,000</u>	<u>2,000</u>	<u>\$260,663</u>
Total	\$46,416,000	\$94,648,699	\$17,845,456	\$14,539,496	\$29,360,079	\$2,298,000	\$205,107,730

Residents were given an opportunity to express their views on the proposed program at this time.

See under “Notes” from comments from persons appearing to be heard.

37724 There being no further persons appearing to be heard, the Mayor declared the public hearing closed.

CONSENT AGENDA:

37725 It was moved by Councilmember Boyer and seconded by Councilmember Myers that Agenda Numbers 37726 through 37740 be passed by Consent Agenda. Motion carried. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.

Nominations and Appointments:

37726 Filed 5/12/11: The nomination by Councilmember Kovac was approved, appointing Kendall Randolph, 1418 N. 22nd Street, as a member of the Parks & Recreation Board for a term expiring May 31, 2016; he is replacing Jeff Sampson, whose term has expired.

37727 Filed 5/23/11: The nomination by Councilmember Roach was approved, appointing James Lower, 1903 N. 33rd Street, as a member of the Traffic Commission for a term expiring May 31, 2016; he is replacing Dorathea Polsky, whose term has expired.

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CONSENT AGENDA: (Cont'd)

Bills for Passage:

- 37728 (S.O. 8213) A Bill (#440-10) accepting five (5) Panasonic Toughbook or Datalux computers from the Department of Public Safety Office of Homeland Security through the Missouri Police Chief's Charitable Foundation to be used by the Police Department, having been read the first time on May 16, 2011, was read the second time and passed.
- 37729 (S.O. 8214) A Bill (#441-10) amending the Police Department budget in the General Fund to recognize funds received from an insurance company for damage to a police car in the amount of \$1,498.00 and to increase the Maintenance and Repair of Motor Vehicles Account, having been read the first time on May 16, 2011, was read the second time and passed.
- 37730 (S.O. 8215) A Bill (#451-10) amending the Police Department budget in the General Fund in the amount of \$1,500.00 to be used to purchase alcohol enforcement software, having been read the first time on May 16, 2011, was read the second time and passed.
- 37731 (S.O. 8216) A Bill (#454-10) to amend the Police Department budget in the General Fund and to enter into a contract with the Missouri Highways and Transportation Commission to accept \$3,000.00 to conduct enforcement of underage substance abuse and driving during graduation and after prom parties, having been read the first time on May 16, 2011, was read the second time and passed.
- 37732 (S.O. 8217) A Bill (#445-10) to accept a proposal from U.S. Bank for Investment Management and Custodial Trustee Services for Mass Transit Defined Benefit Pension Plans, for a period of three years, in the amount of \$5,400.00 per year, having been read the first time on May 16, 2011, was read the second time and passed.

Resolutions for Adoption:

- 37733 (Resolution No. 37733 – 3204) A Resolution (#462-10) authorizing the submittal of an application and stating intent to develop an emergency response program for domestic animal care through the Regional H Homeland Security Oversight Committee grant process, was read and adopted.
- 37734 (Resolution No. 37734 – 3205) A Resolution (#464-10) authorizing an agreement with Olsson Associates for a Transit Operational Study in the amount of \$69,165.57, funded by the St. Joseph Area Transportation Study Organization (St. Joseph MPO), was read and adopted.
- 37735 (Resolution No. 37735 – 3206) A Resolution (#465-10) authorizing the purchase of three (3) liquid polymer blending units for the amount of \$64,875.00 for the Wastewater Treatment Plant from JCI Industries, was read and adopted.
- 37736 (Resolution No. 37736 – 3207) A Resolution (#466-10) authorizing the purchase of a four wheel drive hi-loader for the St. Joseph Sanitary Landfill from Victor Phillips Company for the amount of \$149,680.00, was read and adopted.
- 37737 (Resolution No. 37737 – 3208) A Resolution (#467-10) confirming and ratifying an agreement for Merchant Card Services with US Bank for an additional one year term, was read and adopted.
- 37738 (Resolution No. 37738 – 3209) A Resolution (#468-10) confirming and ratifying an agreement with Hause Actuarial Solutions to provide Other Post Employment Benefit (OPEB) GASB 45 actuarial services for an additional one year term, was read and adopted.

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

- 37739 (Resolution No. 37739 – 3210) A Resolution (#469-10) confirming and ratifying an agreement for depository and pledge custodian/safekeeping services with Citizen’s Bank and Trust for an additional one year term, was read and adopted.
- 37740 (Resolution No. 37740 – 3211) A Resolution (#470-10) confirming and ratifying an agreement for professional services with Piper Jaffray & Co., to serve as the city’s financial advisor for an additional one year term, was read and adopted.

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

BILLS FOR PASSAGE:

- 37741 (G.O. 2428) A Bill (#457-10) amending Section 28-1577 of the Code of Ordinances entitled “Electric traffic control devices established at designated locations,” having been read the first time on May 16, 2011, was read the second time and passed. Ayes, Kovac, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Nay, LaBass—1. Absent, Roach—1.
- 37742 (S.O. 8218) A Bill (#453-10) accepting a Quit Claim Deed from Community Presbyterian Church formerly known as the Community Presbyterian Church of Industrial City for the property known as Westminster Park located at the intersection of Blackwell Road and Savannah Road, having been read the first time on May 16, 2011, was read the second time and passed. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.
- 37743 (S.O. 8219) A Bill (#446-10) to amend the Mass Transit Fund budget in the amount of \$57,960.00 to authorize the purchase of two (2) transit coaches from Gillig Corporation for the amount of \$682,960.00, and approve a Cooperative Purchasing Agreement with Stark Area Regional Transit Authority to purchase the coaches via its documented procurement activities, having been read the first time on May 16, 2011, was read the second time and passed. Ayes, Kovac, Myers, Penland, Starr, Boyer, Falkner—6. Nays, LaBass, Jones—2. Absent, Roach—1.
- 37744 (S.O. 8220) A Bill (#442-10) vacating a portion of a north/south alleyway located between and adjacent to 2001 Garfield Avenue and 3114 South 21<sup>st</sup> Street, being approximately 115 feet in length and 12 feet in width, as requested by Lon A. Gray, having been read the first time on May 16, 2011, was read the second time and passed. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.
- 37745 (S.O. 8221) A Bill (#443-10) approving the preliminary plat entitled “Cook Crossing,” a major subdivision consisting of five (5) lots located at the northwest corner of North Belt Highway and Cook Road as requested by Christie Development Associates, LLC., having been read the first time on May 16, 2011, was read the second time and passed. Ayes, Myers, Penland, Boyer, Falkner, Jones—5. Nays, Kovac, LaBass, Starr—3. Absent, Roach—1.
- 37746 It was moved by Councilmember Myers and seconded by Councilmember Penland that Bill #455-10 be amended before consideration for passage by substituting a new ordinance in place of the one originally filed. Motion carried. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.
- 37747 (G.O. 2429) A Bill (#455-10) amending Section 29-237 of the Code of Ordinances entitled “Schedule of user charges” to provide for an increase in sewer user rates, having been read the first time on May 16, 2011, was read the second time and passed. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.

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BILLS FOR PASSAGE: (Cont'd)

- 37748 It was moved by Councilmember Boyer and seconded by Councilmember Jones that Bill #444-10 be amended before consideration for passage by substituting a new ordinance and attachment in place of the ones originally filed. Motion carried. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.
- 37749 (S.O. 8222) A Bill (#444-10) amending the Fire Department budget in the General Fund in the amount of \$11,977.00 and authorizing the purchase of two thermal imaging cameras for the Fire Department for the amount of \$11,976.44 from Towers Fire Apparatus, having been read the first time on May 16, 2011, was read the second time and passed. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.
- 37750 It was moved by Councilmember Myers and seconded by Councilmember Boyer that Bill #450-10 be amended before consideration for passage by changing the amount of \$1,169,376.00 to \$556,380.00 in the caption and Section 1 in the body of the ordinance. Motion carried. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner—7. Nays, Jones—1. Absent, Roach—1.
- 37751 (S.O. 8223) A Bill (#450-10) amending the Community Development Block Grant Fund in the amount of \$1,169,376.00, entering into an agreement with Community Action Partnership of Greater St. Joseph, Inc. for said amount of HOME Investment Partnership Program funds, and entering a pre-award of \$300,000.00 from FY2011/2012 HOMES funds for a total amount of \$556,380.00 for the development of Applewood Estates, a 9-unit senior affordable housing complex to be located at the southeast corner of Pear Street and Ajax Road, having been read the first time on May 16, 2011, was read the second time and passed. Ayes, Kovac, Myers, Penland, Starr, Boyer, Falkner—6. Nays, LaBass, Jones—2. Absent, Roach—1.

EMERGENCY BILLS FOR PASSAGE:

- 37752 (S.O. 8224) An Emergency Bill (#475-10) authorizing Work Order Number 18 with Black & Veatch Corporation in the amount of \$199,585.00 to provide engineering services for the electrical improvements at the Whitehead Pump Station Project, was introduced, read and passed. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.

RESOLUTIONS FOR ADOPTION:

- 37753 (Resolution No. 37753 – 3212) A Resolution (#472-10) regarding disposition of the revenue generated by the proposed three percent increase in the Transient Guest (Hotel/Motel) Tax, was read and adopted. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.

BILLS FOR FIRST READING:

- 37754 A Bill (#458-10) to approve expenditures from the Special Business District Fund in the amount of \$7,000.00 for expenses related to maintenance of the Gateway Park, planting the downtown planters and maintenance of the Felix Street landscape notes, was introduced and read the first time.
- 37755 A Bill (#459-10) to approve expenditures from the Special Business District Fund in the amount of \$40,000.00 to purchase a historic replica clock and build a base on which to place it on at Coleman Hawkins Park on the Felix Street Square, was introduced and read the first time.
- 37756 A Bill (#460-10) adopting the Fiscal Year 2011-2012 Budget for the City of St. Joseph, Missouri, as set forth in Exhibits “A” & “B”, was introduced and read the first time.

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BILLS FOR FIRST READING: (Cont'd)

- 37757 A Bill (#461-10) accepting a Warranty Deed from Western Staab Inc. for the property located at 3409 South Belt Highway as an addition to the Recycling Center and Water Protection Line Maintenance Facility, was introduced and read the first time.
- 37758 A Bill (#463-10) entering into a contract amendment with the Missouri Department of Health & Senior Services for the Comprehensive Tobacco Control Program in the amount of \$50,000.00, was introduced and read the first time.
- 37759 A Bill (#471-10) abandoning a utility easement in Lake at Twelve Oaks, a platted subdivision in Sewer District 325, was introduced and read the first time.
- 37760 A Bill (#473-10) amending the Parks, Recreation and Civic Facilities Fund budget to accept donations from Mr. and Mrs. Allan Lowenberg in the amount of \$200.00 and from the King Hill Christian Church in the amount of \$200.00 to be used to purchase recreation supplies at Muchenberger Center, was introduced and read the first time.
- 37761 It was moved by Councilmember Myers and seconded by Councilmember Penland that bill #474-10 be amended before consideration for first reading by attaching the lease agreement with the St. Joseph Regional Port Authority to the ordinance. Motion carried. Ayes, Kovac, LaBass, Myers, Penland, Starr, Boyer, Falkner, Jones—8. Absent, Roach—1.
- 37762 A Bill (#474-10) authorizing the execution of a lease agreement with the St. Joseph Regional Port Authority for the use of 16.42 acres located at the northeast corner of Stockyards Expressway and Lower Lake Road to be used for parking and storage of Department of Public Works & Transportation vehicles and equipment and for possible future water protection facilities, was introduced and read the first time.

REPORTS OF BOARDS & COMMISSIONS:

Filed 5/13/11: Minutes of the Community Police Advisory Committee meeting held May 3, 2011, at 7:00 p.m., at the Rolling Hills Public Library, 1904 North Belt Hwy.

Filed 5/13/11: Minutes of the Senior Citizens Foundation, Inc. Board meeting held April 17, 2011, at 3:00 p.m., at the Joyce Raye Patterson Senior Center, 100 South 10<sup>th</sup> St.

Filed 5/13/11: Minutes of the St Joseph Public Library Board of Trustees meeting held May 9, 2011, at 5:00 p.m., at the Carnegie Library, 316 Massachusetts St.

Filed 5/16/11: Minutes of the Housing Authority meeting held March 17, 2011, at 4:00 p.m., at 2902 South 36<sup>th</sup> St.

Filed 5/17/11: Minutes of the St. Joseph Special Business District Board meeting held March 31, 2011, at 3:35 p.m., at Universal Guardian Acceptance, 702 Felix St.

Filed 5/24/11: Minutes of the Aviation Board meeting held May 4, 2011, at 7:00 p.m., in the conference room at Rosecrans Memorial Airport.

COUNCIL WORK SESSIONS & COMMITTEE MEETINGS – CITY CLERK’S OFFICE:

Filed 5/16/11: Minutes of the work session held May 9, 2011, at 4:00 p.m., in the 4<sup>th</sup> Floor Conference Room at City Hall.

COUNCIL WORK SESSIONS & COMMITTEE MEETINGS – CITY CLERK’S OFFICE: (Cont’d)

Filed 5/16/11: Minutes of the work session held May 10, 2011, at 4:00 p.m., in the 4<sup>th</sup> Floor Conference Room at City Hall.

Filed 5/18/11: Minutes of the work session held May 11, 2011, at 4:00 p.m., in the 4<sup>th</sup> Floor Conference Room at City Hall.

Filed 5/24/11: Minutes of the work session held May 12, 2011, at 4:00 p.m., in the 4<sup>th</sup> Floor Conference Room at City Hall.

Filed 5/24/11: Minutes of the Council work session held May 19, 2011, at 4:30 p.m., in the 4<sup>th</sup> Floor Conference Room at City Hall.

Filed 5/25/11: Minutes of the work session held May 23, 2011, at 4:15 p.m., in the 4<sup>th</sup> Floor Conference Room at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

Filed 5/13/11: Mayor and City Council Update, May 13, 2011.

Filed 5/16/11: Memorandum in re: Missouri Theater fire update.

Filed 5/19/11: Memorandum in re: Budget “Wrap Up”.

Filed 5/20/11: Memorandum in re: Missouri Theater fire update.

Filed 5/20/11: Mayor and City Council Update, May 20, 2011.

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

Filed 5/12/11: City Weekly, May 12, 2011.

Filed 5/12/11: Letter from Michael Miester, Mobile Home Park Manager, Hillview Estates, in re: Lake Contrary Sewer District waste water rates

Filed 5/12/11: Memorandum from Mary Montgomery, Capital Projects Coordinator, in re: Capital Improvement Program Update – 3<sup>rd</sup> Quarter FY11.

Filed 5/13/11: Memorandum from Steve Hofferber, Director of Property Maintenance, in re: Update of property maintenance codes.

Filed 5/13/11: FedSmith.com article entitled “National Military Heritage Museum: One man leads the way to make sure America remembers”, by Marilyn Jones.

Filed 5/13/11: Memorandum from Mike Dalsing, Fire Chief, in re: Residential sprinkler information.

Filed 5/16/11: Letter from Robert S. Bahnick, Vice President and Chief Operations Officer, Southern Star Central Gas Pipeline, in re: Natural gas transmission system traversing Buchanan County.

COMMUNICATIONS: (Cont'd)

Filed 5/17/11: Memorandum from Chuck Kempf, Project Manager and ADA Coordinator, in re: Annual ADA progress.

Filed 5/19/11: Memorandum from Carolyn Harrison, Financial Services Director, in re: Proposed Fund Balance Policy.

Filed 5/19/11: Minutes of the Police Pension Board meeting held April 20, 2011, at 4:00 p.m., in the 1<sup>st</sup> Floor Conference Room at City Hall.

Filed 5/19/11: City Weekly, May 19, 2011.

Filed 5/19/11: Memorandum from Carolyn Harrison, Financial Services Director, in re: FY2011 Third Quarter Financial Report.

Filed 5/23/11: Letter from Linda Judah, Executive Director, Social Welfare Board, in re: Thanking the City Council for the additional \$20,000 needed to balance their 2011-2012 fiscal year budget.

Filed 5/24/11: Letter from Mayor Falkner to Mayor Mike Woolston, City of Joplin, in re: Thoughts and prayers with the residents of Joplin through this difficult time.

OTHER BUSINESS:

City Manager's Report – None.

Councilmember Jones invited everyone to the northend this weekend for the annual festival. The fireworks display is Friday night, Saturday is the parade and other festivities with music in the evening and Sunday, scholarships will be given out to the Lafayette Seniors.

Mayor Falkner recognized three boy scouts in the audience from Troop #216.

Councilmember Starr said the Rolling Hills Library has an important exhibit entitled "Pride & Passion, the African America Baseball Experience." On Wednesday, June 1, 2011, there will be a Jackie Robinson impersonator at 9:00 a.m. and 1:00 p.m. and in the evening. On Thursday, June 23, 2011, Sharon Robinson, Jackie Robinson's daughter, will be at the library for a program at 1:30 p.m.

Councilmember Myers thanked Ken Reeder for his positiveness in the hotel/motel tax; he appreciates the comments Mr. Reeder made to the press.

Councilmember LaBass asked if she is the only brave soul on the City Council who has agreed to be in the dunk tank.

PUBLIC COMMENT:

DeeDee Squires, 2649 Frederick Avenue, asked the status of the search for a new city manager. She proposed that when the field is narrowed down to three to five candidates that some sort of public forum be held for the public to know of their credentials and have a question and answer session and have the citizens participate in that process if at all possible. Mayor Falkner said the selection firm is conducting background checks on the top six candidates. The Council will be meeting next Monday to discuss the interview process.

PUBLIC COMMENT: (Cont'd)

Kenneth Reeder, 1801 E. Randolph St., on behalf of Public Citizens Local & Associates, asked if there are any exceptions that can occur that allows an amendment to a contract or an agreement or an expenditure of over \$5,000 without it going through the required regulatory requirements of an ordinance process. Interim City Manager Chris Connally said if Mr. Reeder has a specific example, he would be happy to meet with Mr. Reeder to go over those requirements. Councilmember Penland said there are always exceptions to regulations and he offered to meet with Mr. Reeder to go over those. Mr. Reeder asked if the Council is aware if either of these exceptions has occurred in the past six months? If it's true, everyone makes mistakes, just get it out there and move on.

Michael B. Shaw, 415 N. 10th St., said he has attended several meetings of the Geiger Mansion Citizens Committee. He encouraged others to attend meetings because you learn a lot about the city by attending. He asked when the next Committee meeting is. Mayor Falkner said one is being scheduled next Monday (June 6) with the Council. Mr. Shaw asked about the status of the requests for proposals (RFP). Communications Manager Mary Robertson said the RFP for sale has been finalized.

NOTES:

Agenda No. 37723-4 – Donald Sherwood, 415 N. 10th St., wondered why there are no expenses listed for economic development for the years 2013/14 through 2016/17. Financial Services Director Carolyn Harrison explained that the current CIP sales tax ends in Fiscal Year 2012/13.

Agenda No. 37744 - Lon A. Gray, petitioner, 2001 Garfield Ave., said this is a dead end alley and they have mowed it for 21 years and they would just like for it to be part of their property. There is no building located there. He is aware that the Missouri American Water Co. might have a service line in the alley.

Agenda No. 37746-7 – It was decided to hold a work session to discuss the rates paid by the four sewer subscription districts. Prior to the meeting, city staff is to contact Lake Contrary and Country Club Village to see if they are interested in beginning negotiations for a sewer subscription agreement and to provide the Council with information on how much the city residents' rates would increase if the four sewer districts' rates were decreased to 25% more than what city residents pay rather than the current 2.3 times the rate.

Agenda No. 37748-9 – Doug Evenson, Housing Director for Community Action Partnership (CAP), 817 Monterey St., said the cost of each unit is approximately \$130,000. The units will rent from \$500-525.00 per month based on the final numbers. They will be income-qualified at 80% of median income level. The units will have two bedroom and two bath rooms with a maximum capacity of five to six people at the most. This development is for seniors, 55 and over. CAP is a designated CHDO and they have the option to partner with private developers and/or owners to develop projects, which is what they are doing with the ground. They are partnering with Tim Minson, who will be the general contractor on the project. They will be advertising for subcontractors. He distributed copies of the sample of the advertisement for this project, pictures of the proposed site at the southeast corner of Pear Street and Ajax Road and the proposed floor plan and site plan of the project. Anyone interested in being on CAP's bid list can contact them.

Tim Minson, Minson Homes LLC, 507 Alexander Court, Gower, Missouri, said CAP is buying eight acres at \$16,000 per acre. Phase 1 will sit on approximately three acres. The other five acres will be used for the next phase. They have elected to bid this project out to any and all subcontractors in St. Joseph. Under the requirements, there is only so much profit a developer can make. Most of the subcontractors have to have workmen's compensation and be fully insured and bonded. He will use as much local labor and material as possible.

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NOTES: (Cont'd)

Community Development Manager Gerald McCush said he supports this project.

ADJOURNMENT:

37763 By general consent, the Council adjourned.

The meeting adjourned at 8:41 p.m.

Paula Heyde, CMC, City Clerk