

COUNCIL WORK SESSION MINUTES

**October 12, 2020 – 4:00 p.m.
City Hall – Council Chamber**

A Council work session was held to discuss the following issues: 1) Corby Pond Project; 2) Bridges update; and 3) New Fire Station #8/EOC.

Attending: Mayor Bill McMurray and Councilmembers Brenda Blessing, Madison Davis, PJ Kovac, Russell Moore and Kent O'Dell.

Chris Connally, Interim City Manager; Bryan Carter, City Attorney; Andy Clements, Public Works & Transportation Director; Mike Dalsing, Fire Chief; Tom Mahoney, Interim Administrative Services Director; Chuck Kempf, Parks, Recreation & Civic Facilities Director; Reed Schwartzkopf, City Engineer; Paris Jenkins, Battalion Chief; Bill LaMar, Emergency Manager; Kenny Cordonnier, Chief of Fire Prevention; Mary Robertson, Asst. to the City Manager/Communications & Public Relations Manager; Ed Schilling, Multimedia Planner; and Paula Heyde, City Clerk.

Mayor Bill McMurray called the meeting to order.

Agenda #1 – Corby Pond Project. Andy Clements, Public Works & Transportation Director, gave a power point presentation on this subject (copy attached).

Chuck Kempf, Parks, Recreation & Civic Facilities Director, addressed what the Parks, Recreation & Civic Facilities Department will be doing to prepare for the project: 1) remove some of the memorial benches temporarily to be relocated after the project is complete as close as possible to original site; 2) remove dock and try to replace it; 3) some trees will be lost but they will try to minimize the loss of the good quality trees; and 4) use the tennis court on 22nd Street as a storage area for drying out the dirt removed from the pond. He said they have been working with the Missouri Department of Conservation on a CAP (Community Assistance Program) agreement for fish management and grant funds for other amenities.

Agenda #2 – Bridges update. Mr. Clements gave a power point presentation on this topic (copy attached).

Agenda #3 – New Fire Station #8/EOC. Mike Dalsing, Fire Chief, gave a power point presentation on this project (copy attached).

Mayor McMurray ask if there were any objections to introducing an ordinance to spend the \$200,000 in TIF funds and 2013 CIP sales tax funds to cover the difference in the construction costs and to rough in an EOC in the basement of the new fire station. No objections were expressed.

The meeting adjourned at 5:12 p.m.



Minutes transcribed by Paula Heyde, CMC, City Clerk.



Corby Pond


GREEN PROJECT

ADMINISTRATIVE ORDER ON
CONSENT PROJECT


Project Goals

1. Detain water to reduce Combined Sewer Overflows from Blacksnake
2. Enhance the storage capacity of Corby Pond
3. Interconnect Corby Pilot Project to create two-phase detention
4. Improve Water Quality in Corby Pond
5. Repair significant damage to bank erosion on Corby
6. Restore the appearance of the overall pond and park
7. Meet Administrative Order on Consent Deadline of December 2021


Engineering

- Preliminary work completed by Burns & McDonnell in 2015
 - Engineering division is completing design in-house
 - Construction in-house
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Background

- ❑ Only surface water that gets into Corby now is from the hillside to the east (48 acres)
 - ❑ During dry periods the pond goes septic and black algae grows
 - ❑ Silted-in so provides little storage and in even minor rains it overflows, goes down the parkway and into the combined sewer
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Scope

- Remove material from the pond to add more storage
 - Divert two streams that flow directly into the combined sewer into Corby instead
 - Live flow of water will flush the pond and greatly improve aquatic habitat
 - Rebuild overflow structure to store more water.
 - Restore bank on south, west and part of north side to store more water & repair bank erosion
 - Area captured now is 48 acres – to 338 acres
 - Existing storage is approximately 3 acre-feet
 - Post construction will be approximately 18.3 acre-feet
 - Install “smart” equipment to manage storage before, during and after rainfall
 - Restore the public areas, coordinating with Parks
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Existing Drainage Area



New Drainage Area



Plan View of Work




Schedule

Drain Pond – Fall 2020

Excavate Pond – Fall/Winter 2020 – early 2021

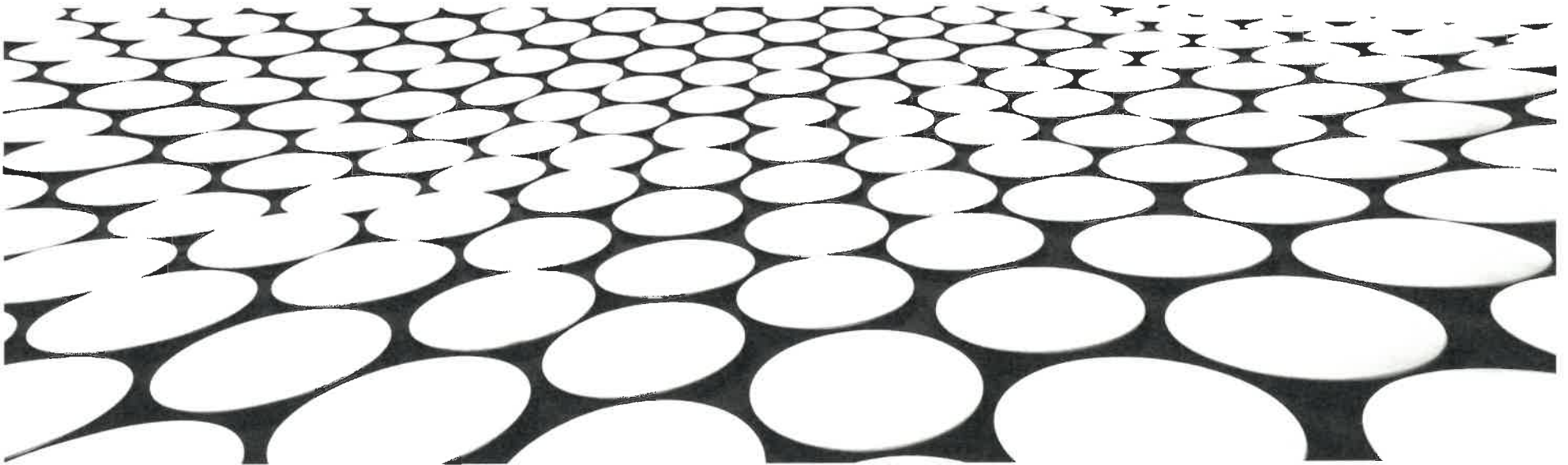
Hire Contractor to install retaining walls, construct new overflow box & separate creeks from sewer
Fall/Winter 2020

Project Complete – Summer/Fall 2021



BONDS FOR BRIDGES

PROGRAM UPDATE



PROJECT SCHEDULE



FIRMS SELECTED - PACKAGES

- CFS

- Huntoon
- 6th Street Viaduct (repairs)
- McArthur Drive (repairs)
- 5th Avenue removal

- Transystems

- 13th Street
- 11th Street
- Krug Park Box
- North Woodbine Box

- Wilson

- Hyde Park Pedestrian
- King Hill
- Box Below 36th St north of Monterey
- Box Below Monterey St. near 36th

- HDR

- Lovers Lane
- 22nd St/Corby Pond
- Genefield Road
- NW Parkway Pedestrian

PRIORITY BRIDGES FIRST

Projects will have to be staged to assure that neighborhoods are not cutoff during construction

CITY OF ST. JOSEPH CIP BRIDGE PROJECTS
13TH STREET BRIDGE

EXISTING



PROPOSED



Not At the Same Time

CITY OF ST. JOSEPH CIP BRIDGE PROJECTS
11TH STREET BRIDGE

EXISTING



PROPOSED



TYPE OF CONSTRUCTION

Steel

- Steel fabricator delivery may be slower

Pre-Cast

- Likely the quickest delivery times

Concrete Girder

- Possible to source more quickly

Cast-in-Place

- Likely a good solution for bridges that don't lend themselves to pre-cast options

CITY OF ST. JOSEPH, MO.
BRIDGE/CULVERT REPLACEMENT
LOCATION MAP



Fire Station 8 Current Situation

Initial design build price was \$3.4 million

Dirt work and bringing utilities to site presented challenge and increased cost. (900 ft of sewer line) additional pavement and curbing

The Mo Western police station is no longer a part of our project however we will be bringing a new ordinance to you to pay the \$275,000.00 directly to the university. Land acquisition was out of old CIP

Fire and Public works staff have worked with builder and architect to get price down to around \$3 million.

Current budget stands at \$2,840,474.60 . Original budget was 2,878,763.00. \$32,288.40 has been spent on engineering and soil testing

Current Situation continued

- Wood products have increased substantially
- Covid, Wildfires and Property loss from rioting have all contributed to an increase of over 50% in wood cost
- Three years of increased inflation and construction costs have added to price tag of new station

Station 9 costs with inflation

Station #9 Breakdown		Building with Design	Building without Design
	Construction	\$ 2,510,225.00	\$ 2,510,225.00
WSKF	Design	\$ 296,309.50	
	Survey	\$ 1,649.00	\$ 1,649.00
	CO#1	<u>\$ 5,626.70</u>	\$ 5,626.70
		\$ 2,813,810.20	\$ 2,517,500.70
	2018 inflation 6%	\$ 2,982,638.81	\$ 2,668,550.74
	2019 inflation 6%	\$ 3,161,597.14	\$ 2,828,663.79
	2020 inflation 6%	\$ 3,351,292.97	\$ 2,998,383.61
	2021 inflation 6%	\$ 3,552,370.55	\$ 3,178,286.63

Options

- Staff and builder can continue to work on options to get to the original dedicated CIP amount
- Some of those options are:
 - downsizing bays or living spaces,
 - using different materials such as eifs/stucco on exterior walls
 - Changing to different types of insulation
- Another option is to pay the current builder/architect a severance fee for the work they have performed and do a new RFP

Additional funding source

- If you are willing to allow us to use additional funding sources, we do have
- over \$200,000 left in TIF account.

Emergency Operations Center

- Currently housed at Fire Station 12 on St Joseph Avenue
- Very small and not functional
- Did not allow for social distancing during south end flooding, so it was not used.
- One bathroom, no breakout rooms for different divisions and no space for communications (dispatch) or media briefings
- Not ADA accessible located on second floor
- Limited parking

New EOC in Station 8 basement

- Can be built under the living area of the fire station
- Would meet ICC 500 design performance requirements (this would require the building design to meet 250 mph wind resistance) and be capable of operating independently of public power. Would also need to have its own independent mechanical system and restrooms
- Would have 3477 sq ft of space nearly four times the usable space of the current EOC
- Bid as an alternate and only as a shell (not finished)
- \$283,610.00 to build it as part of the station

New Stand-Alone Emergency Ops Center projected cost

- EOC – Building Costs (based on 2,500 s.f. building)
- Building cost per square foot \$250-300 \$625,000 - \$750,000
- Site Utilities \$50,000
- Parking & Drives (parking for 20) \$80,000
- Site Grading \$50,000 (minimal grading/site)
- Misc (lighting, landscaping, walks) \$30,000
- Generator \$40,000
- **TOTAL \$875,000 – 1,000,000 (\$350 - \$400 s.f.)**
- (We need to also provide design fees for this stand-alone building; recommend \$70,000 to \$80,000.)
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- *Note: This is based on 2,500 s.f. building, indications from meetings that 3,000 s.f. would be preferred. This would increase cost \$125,000 - \$150,000.