

MINUTES
CITY COUNCIL
March 2, 2026
5:30 PM Regular Meeting
City Hall – 1100 Frederick Avenue

PLEDGE OF ALLEGIANCE:

ROLL CALL:

	<u>Name</u>	<u>Term Attendance</u> (mtgs attended-mtgs absent)
Members present:	Mayor John Josendale	(154-3)
	Councilmember Madison Davis	(144-13)
	Councilmember Jason Eslinger	(70-6)
	Councilmember Mike Grimm	(129-28)
	Councilmember Marty Novak	(154-3)
	Councilmember Kenton Randolph	(146-11)
	Councilmember Jeff Schomburg	(148-9)
	Councilmember Randy Schultz	(152-5)
	Councilmember Andy Trout	(136-21)

Members absent: None.

Total membership--9. Five members constitute a quorum.

Also present were City Manager Mike Schumacher, Assistant City Manager Dawn Lanning, City Attorneys Josh Emberton and Jason Soper, Public Works & Transportation Director Abe Forney, Police Chief Paul Luster, Fire Chief Ivan Klippenstein, Health Director Debra Bradley, Human Resources Director Amy Cohorst, Parks & Recreation Director Jeff Atkins, General Services Director Laurie Thompson, Civic Facilities Director Mary Robertson, Interim Planning & Community Development Director Dale Reuter, Deputy Director of Recreation Jende Smith, Chief Training Officer Kurt Fuehrer, Assistant Fire Chief Jamey McVicker, Controller Rich Karleskint, Communication & Community Engagement Manager Jessica Kozol, Multimedia Planner Ed Schilling, City Clerk Kaycee Garton and Executive Admin. Asst. Jacy Brooks.

CALL TO ORDER:

The Council of the City of St. Joseph, Missouri, met in Regular Meeting in the Council Chamber at City Hall, on Monday, March, 2, 2026, at 5:30pm. The meeting was called to order at 5:30pm by Mayor Josendale. Notice of said meeting has been established as every other Monday at 5:30pm. 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) in the City Clerk's office three days in advance.

MINUTES:

1. Approval of the minutes of the Regular Meeting held February 17, 2026, at 5:30 p.m., as transcribed by the City Clerk.

By general consent, the minutes were approved as transcribed by the City Clerk.

SPECIAL RECOGNITIONS:

2. Key to the City - Jimmy Williams

Mayor Josendale presented a "Key to the City" to retiring Fire Captain, Jimmy Williams.

ACCEPTANCE OF AGENDA:

3. Motion to accept the Agenda as published.

It was moved by Councilmember Schomburg and seconded by Councilmember Novak that the agenda be accepted as published. Motion carried. Ayes, Davis, Eslinger, Grimm, Josendale, Novak, Randolph, Schomburg, Schultz, Trout--9.

PUBLIC HEARING:4. **BILL # 45-26**

AN ORDINANCE REDISTRICTING PARCEL 06-8.0-28-002-001-014.000, LOCATED ON SOUTH 22ND STREET AT THE NORTHWEST CORNER OF 11TH STREET ROAD, FROM R-1B DETACHED SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 COMMERCIAL DISTRICT AS REQUESTED BY AMANDA MILLER.

See under "Public Comment" for comments from persons appearing to be heard. The ordinance, having been read the first time on February 17, 2026, was read the second time and passed. Ayes, Davis, Eslinger, Grimm, Josendale, Novak, Randolph, Schomburg, Schultz, Trout--9.

G.O 3148

CONSENT AGENDA:

5. Motion to accept the Consent Agenda.

It was moved by Councilmember Trout and seconded by Councilmember Eslinger that Item Numbers 7 through 10 on the Consent Agenda be passed. Motion carried. Ayes, Davis, Eslinger, Grimm, Josendale, Novak, Randolph, Schomburg, Schultz, Trout--9.

NOMINATIONS AND APPOINTMENTS:

6. None.

BILLS FOR PASSAGE:

7. **BILL # 46-26**

AN ORDINANCE AUTHORIZING EXECUTION OF A FACILITY USE AGREEMENT WITH SPECIAL OLYMPICS MISSOURI FOR THE USE OF THE MISSOURI WESTERN STATE UNIVERSITY (MWSU) THOMAS EAGLETON INDOOR POOL.

The ordinance, having been read the first time on February 17, 2026, was read the second time and passed.
S.O 10786

8. **BILL # 47-26**

AN ORDINANCE AUTHORIZING THE EXECUTION OF A MASTER AGREEMENT FOR ON CALL SANITARY SYSTEM TREATMENT MAINTENANCE FOR THE CITY'S WASTEWATER TREATMENT FACILITY WITH GARNEY COMPANIES, INC.

The ordinance, having been read the first time on February 17, 2026, was read the second time and passed.
S.O 10787

RESOLUTIONS FOR ADOPTION:

9. **BILL # 48-26**

A RESOLUTION AUTHORIZING THE EXECUTION OF A LUMP SUM CONTRACT FOR THE INSTALLATION OF A NEW LIFT AT WYETH TOOTLE MANSION WITH LAWHON CONSTRUCTION COMPANY IN THE AMOUNT OF \$41,126.00.

The resolution was read and adopted.
Resolution No. 5612

10. **BILL # 49-26**

A RESOLUTION AUTHORIZING THE EXECUTION OF A UNIT PRICE CONTRACT WITH AUXIER CONSTRUCTION COMPANY FOR THE CONSTRUCTION OF THE NEW TRANSFER STATION PHASE 1 CONSTRUCTION PROJECT IN THE AMOUNT OF \$1,788,598.00.

The resolution was read and adopted.
Resolution No. 5613

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

NOMINATIONS AND APPOINTMENTS:

11. None.

BILLS FOR PASSAGE:12. **BILL # 44-26**

AN ORDINANCE SPONSORED BY COUNCILMEMBER ESLINGER AMENDING ARTICLE V "OFFENSES AGAINST PUBLIC PEACE AND ORDER" OF CHAPTER 20 "OFFENSES AND MISCELLANEOUS PROVISIONS" OF THE CODE OF ORDINANCES TO ADD A NEW SECTION 20-194 TITLED "UNAUTHORIZED RELOCATION OF TRANSIENT AND UNHOUSED INDIVIDUALS."

It was moved by Councilmember Grimm and seconded by Councilmember Schultz that Bill #44-26 be postponed until a Work Session can be conducted for discussion of the bill. Motion carried. Ayes, Davis, Eslinger, Grimm, Josendale, Novak, Randolph, Schomburg, Schultz, Trout--9.

EMERGENCY BILLS FOR PASSAGE:

13. None.

RESOLUTIONS FOR ADOPTION:

14. None.

BILLS FOR FIRST READING:15. **BILL # 50-26**

AN ORDINANCE AMENDING ARTICLE II "ANIMAL CRUELTY AND PROTECTION" OF CHAPTER 5 "ANIMALS" OF THE CODE OF ORDINANCES TO ADD A NEW SECTION 5-47 TITLED "CUSTODY OF ANIMALS UPON ARREST, INCAPACITATION, OR EMERGENCY."

The ordinance was introduced and read the first time.

16. **BILL # 51-26**
AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH MIDLAND EMPIRE SPORTS ASSOCIATION FOR THE OPERATION OF USA SOFTBALL SANCTIONED OR OTHER APPROVED LEAGUE PLAY AND TOURNAMENTS PROMOTING THE ADVANCEMENT OF GIRLS' SOFTBALL THROUGHOUT ST. JOSEPH.
- The ordinance was introduced and read the first time.
17. **BILL # 52-26**
AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH PONY EXPRESS BASEBALL, INC. (PEB) FOR THE OPERATION OF UNITED STATES SPECIALTY SPORTS ASSOCIATION (USSSA) SANCTIONED OR OTHER APPROVED LEAGUE PLAY AND TOURNAMENTS PROMOTING THE ADVANCEMENT OF BOYS BASEBALL AT BASEBALL FACILITIES THROUGHOUT ST. JOSEPH FOR A POTENTIAL TERM OF THREE YEARS.
- The ordinance was introduced and read the first time.
18. **BILL # 53-26**
AN ORDINANCE AUTHORIZING AN AGREEMENT WITH THE ST. JOSEPH UMPIRES AND SCOREKEEPERS ASSOCIATION TO PROVIDE OFFICIATING SERVICES FOR ALL PARKS AND RECREATION SOFTBALL LEAGUES IN AN AMOUNT NOT TO EXCEED \$32,000.00.
- The ordinance was introduced and read the first time.
19. **BILL # 54-26**
AN ORDINANCE AUTHORIZING THE EXECUTION OF A CONCESSIONS AND FACILITY AGREEMENT WITH PONY EXPRESS BASEBALL, INC. (PEB) IN THE AMOUNT OF \$500.00 PER SEASON FOR OPERATION OF CONCESSIONS AND ASSOCIATED AREAS AT EAGLES FIELD, LION'S FIELD, AND THE HYDE PARK COMPLEX FOR THE 2026 SEASON AND POTENTIALLY THROUGH THE 2028 PEB SEASON.
- The ordinance was introduced and read the first time.
20. **BILL # 55-26**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE PARK SALES TAX FUND BUDGET AND THE EXECUTION OF A LUMP SUM CONTRACT IN THE AMOUNT OF \$23,700.00 FOR THE DEMOLITION OF KRUG POOL LOCATED AT NORTHSIDE COMPLEX WITH CORNELIUS WRECKING LLC.
- The ordinance was introduced and read the first time.
21. **BILL # 56-26**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CAPITAL PROJECTS FUND AND THE PARK SALES TAX FUND BUDGET AND THE EXECUTION OF A LUMP SUM CONTRACT FOR THE CONSTRUCTION OF THE HYDE POOL & POOL HOUSE WITH ROYAL CONSTRUCTION SERVICES LLC IN THE AMOUNT OF \$4,320,000.00.
- The ordinance was introduced and read the first time.

22. **BILL # 57-26**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE PARKS SALES TAX FUND BUDGET TO PROVIDE FUNDING FOR THE PURCHASE OF 45 NEW GOLF CARTS ONE BEVERAGE CART, AND ONE RANGE CART TO BE USED AT FAIRVIEW GOLF COURSE FROM M&M GOLF CARS, LLC. IN THE AMOUNT OF \$294,925.00.

The ordinance was introduced and read the first time.

23. **BILL # 58-26**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE PARKS SALES TAX FUND BUDGET TO PROVIDE FUNDS FOR THE REPLACEMENT OF WINDOWS AND HVAC AT THE HORACE MANN FACILITY AS PART OF THE ENERGY SERVICES CONTRACT WITH SCHNEIDER ELECTRIC BUILDINGS AMERICAS, INC. IN THE AMOUNT OF \$1,260,634.00.

The ordinance was introduced and read the first time.

REPORTS OF BOARDS & COMMISSIONS:

24. Filed 2/20/26: Minutes of the Museum Oversight Board meeting held January 28, 2026, at 9:00 a.m., at St. Joseph Museums, 3406 Frederick Avenue.
25. Filed 2/24/2026: Minutes of the Housing Authority meeting held January 15, 2026, at 4:0 p.m., at the Housing Authority Office, 2902 South 36th Street.

WORK SESSION MINUTES - CITY CLERK'S OFFICE:

26. Filed 2/25/26: Minutes of the City Council Work Session held February 17, 2026, at 4:30 p.m., in the Fourth Floor Conference Room at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

27. Filed 2/20/26: Memorandum from City Manager, Mike Schumacher in re: Interim Planning & Community Development Director.

DELEGATIONS, PETITIONS:

28. None.

COMMUNICATIONS:

29. Filed 2/12/26: Human Resources Department Monthly Activity Report, January 2026.
30. Filed 2/12/26: Memorandum in Re: Mayor Josendale Absent from the City, February 16-18.
31. Filed 2/18/26: St. Joseph Museums, Inc. Financial Reports July 2025 - January 2026.
32. Filed 2/19/26: Missouri Gaming Commission State/Local Allocation of Gaming Revenue, January 2026.
33. Filed 2/20/26: St. Joseph Museums, Inc. Financial Audit for Fiscal Year 2025.

OTHER BUSINESS:

34. City Manager's Report.

34.1. Status update from Schneider Electric on HVAC at Horace Mann Facility.

A representative with Schneider Electric provided information regarding the plans associated with Bill #58-26, updates to Horace Mann Facility as part of the Energy Services Contract. He provided a handout with plans and next steps (attached).

34.2. Progress updates on aquatic project partnership with YMCA, presented by Tammy Killin.

YMCA CEO Tammy Killin shared drawings of the planned indoor aquatic facility and provided details about the upcoming Groundbreaking Ceremony, which will take place on March 24, 2026, at 1:00 p.m. on the YMCA campus. The facility will feature a 50-meter, 10-lane competition pool with two diving boards, spectator seating, and locker rooms. Killin noted that the planning team visited 18 other aquatic facilities, including several partnership-based models like ours, to study best practices and ensure the community receives long-lasting amenities. In addition, the facility will include a multipurpose pool maintained at 84 degrees for water therapy, rehabilitation, water aerobics, children's swimming, and swimming lessons. That pool will have 4 lanes, be 20 yards wide, and include water features, a ramp for those with mobility issues and a zero-entry design. Completion is expected in fall 2027.

PUBLIC COMMENT:Public Hearing:

- Roxanna Kerns (4601 Iris Ave.) expressed her support and thinks it will be great for our students.
- Tom Slawson (3922 S. 22nd St, 64503) expressed his opposition to the gym because of it being a residential neighborhood. He mentioned his worry that in the plans, 8 acres could remain undeveloped and could be turned into any other commercial business. He also mentioned traffic concerns.
- Steve Boor (5 Sunset Circle, 64503) expressed his opposition. He mentioned that the plans show a two-story building which will be a "sore thumb" in his neighborhood. He also mentioned traffic and pedestrian concerns. He mentioned several commercial lots available on Pear Street. He doesn't think residential should be converted to commercial.
- Teddi Deka (1929 Park Ridge Dr, 64503) expressed her opposition. Her backyard shares a property line with the lot. Her concerns focused on commercial lighting, traffic, noise and trash. She also mentioned property values decreasing. She shared others' concerns about additional commercial businesses coming to the undeveloped portion of the property.
- Crystal Walsh (1913 Park Ridge Dr, 64503) expressed her opposition. Mentioned many vacant buildings being available. Reiterated all the concerns of previous speakers.
- Bertha Parker (2909 S. 29th St, 64503) expressed her opposition and agreement with previous speakers.
- Adam Stein (801 Felix St, 64501) relator for the Miller family and current landlord. He mentioned large industries that are interested in filling the space that Mega is currently in, growing Mitchell Woods Business Park. They began searching for property around 3 years ago. They have explored many options and looked at every existing facility available in the City and this property is the one she landed on for various reasons. The current site has been available for 10+ years and has still sat vacant.
- Dennis Welter (1926 Rosewood Ter, 64503) mentioned sewer system concerns.
- Mandy Miller (5315 SE State Route H, Agency, MO) owner of Mega Gymnastics, requesting the rezoning. She addressed concerns of other commercial businesses going into the property. She said while the first phase of their plan only requires 3–4 acres and will be completed late 2027, the remaining land is not intended for resale or unrelated commercial development. The additional acreage is room to grow for her business.
- Mike Heim (4201 S. 11th St Rd, 64503) expressed his support. He owns 5.5 acres that borders the property. His stance was that at some point, something will go in there, and he thinks it's great that it's a gym for kids.
- Nola Stickler (1910 Rosewood Ter, 64503) expressed her opposition. She mentioned sight-distance issues at the intersection that already exist, and she thinks the proposed building will make it worse.
- James Weidinger (4614 Iris Ave) expressed concerns but support for the Miller family
- Belinda Gann (4020 S. 11th St Rd, 64503) expressed her opposition and concerns about traffic in the area. She said 11th Street Road does not have the capacity to handle the traffic it will bring.

- Susan Grove (1903 Rosewood Ter, 64503) expressed her opposition. She worries about the future of the property once turned commercial. Agreed with previous speakers' concerns.
- Rita Sandstrom (4503 Iris Ave, 64503) expressed her opposition. She shared concerns regarding traffic.
- Lonnie Bass (3713 Robin Ln, 64503) considers himself a subject-matter expert and has been involved with this parcel throughout the last 3 owners. He said several developers have looked at the property and none could make it work due to cost, infrastructure and pricing for building materials. He mentioned that commercial developments have raised property values in other portions of the City.

ADJOURN:

By general consent, the City Council adjourned.

The meeting adjourned at 06:48 PM.

A handwritten signature in black ink, appearing to read "Kaycee Garton". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Minutes transcribed by Kaycee Garton, City Clerk

Making an

IMPACT

At the City of St. Joseph



Bartlett Center – Scoping Review
March 2, 2026

Life Is On | Schneider
Electric

Project Priorities



Improve Operations and Efficiencies to Match Horace Mann



Replace Aged Infrastructure



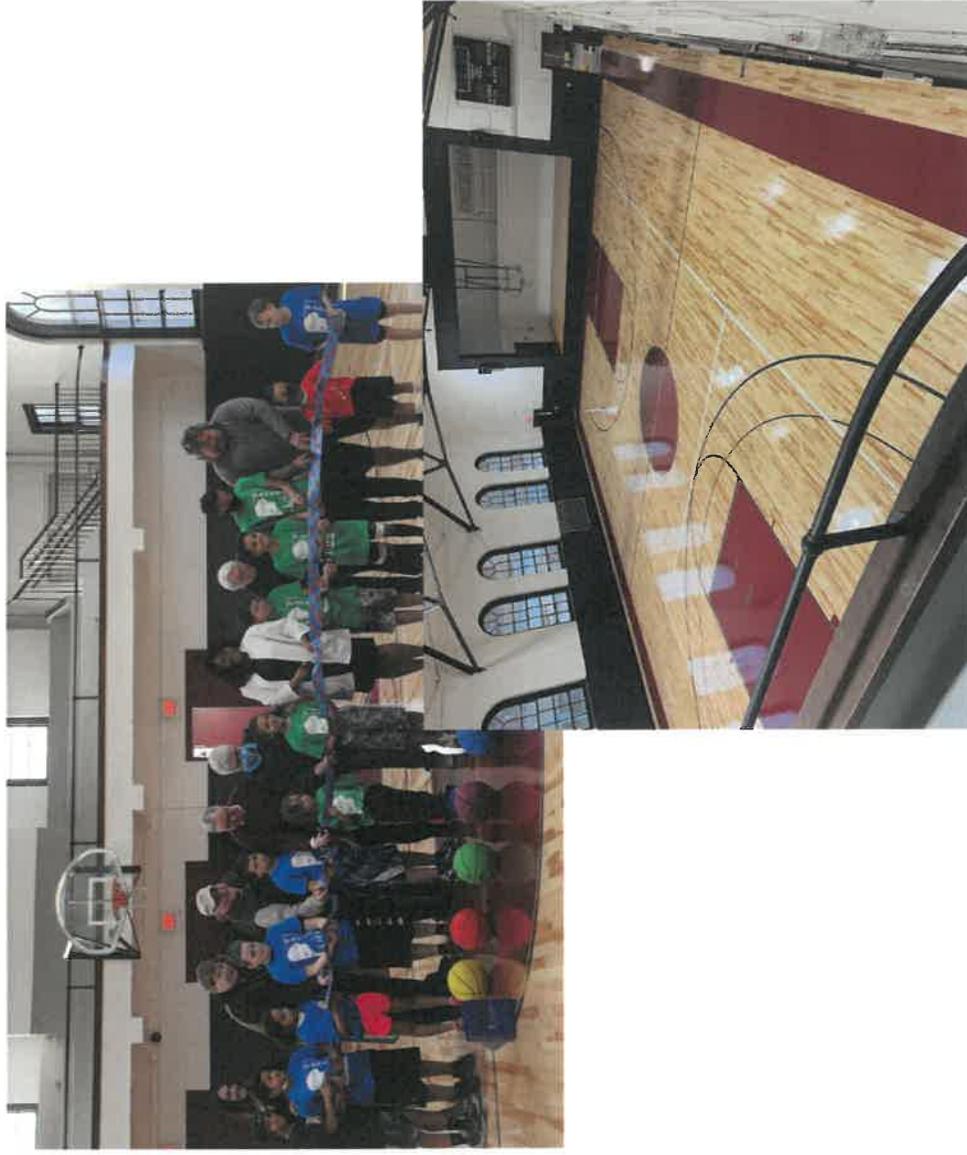
Create Comfortable Environments



Invest in the Future of the Community

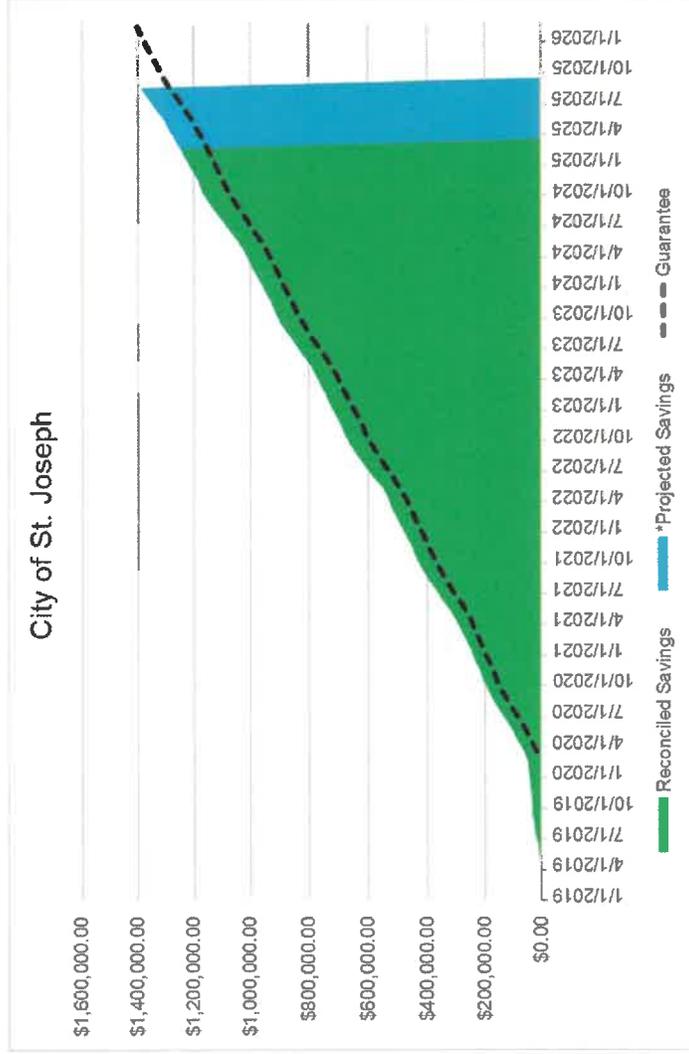


Initial Project Impact at Horace Mann



Cumulative Savings Performance

Savings is based on the past five phases of work



***Project Savings** – Schneider Electric has not yet completed its full review of the performance-year savings or officially confirmed the project savings for the year. This review occurs at the end of each performance year. The City's performance year runs from **March 1 through February 28**.



P1: General Facilities Upgrades
Improved lighting, mechanical, building automation, water retrofits, & envelope across 17 total facilities within the city



P2: Horace Mann Community Center
Updated a historic gymnasium's by replacing aged mechanical, lighting, basketball court, and painting of interior to match historical significance of the building



P3: Civic Arena
Replacement of electrical system boxes for improved operation and alignment with lighting system to match NCAA standards for high-definition television



P4: WWTP Biogas Optimization
New digester mixing, biogas reuse by solids dryer and boiler, new flare for improved operational safety, and various mechanical system replacements

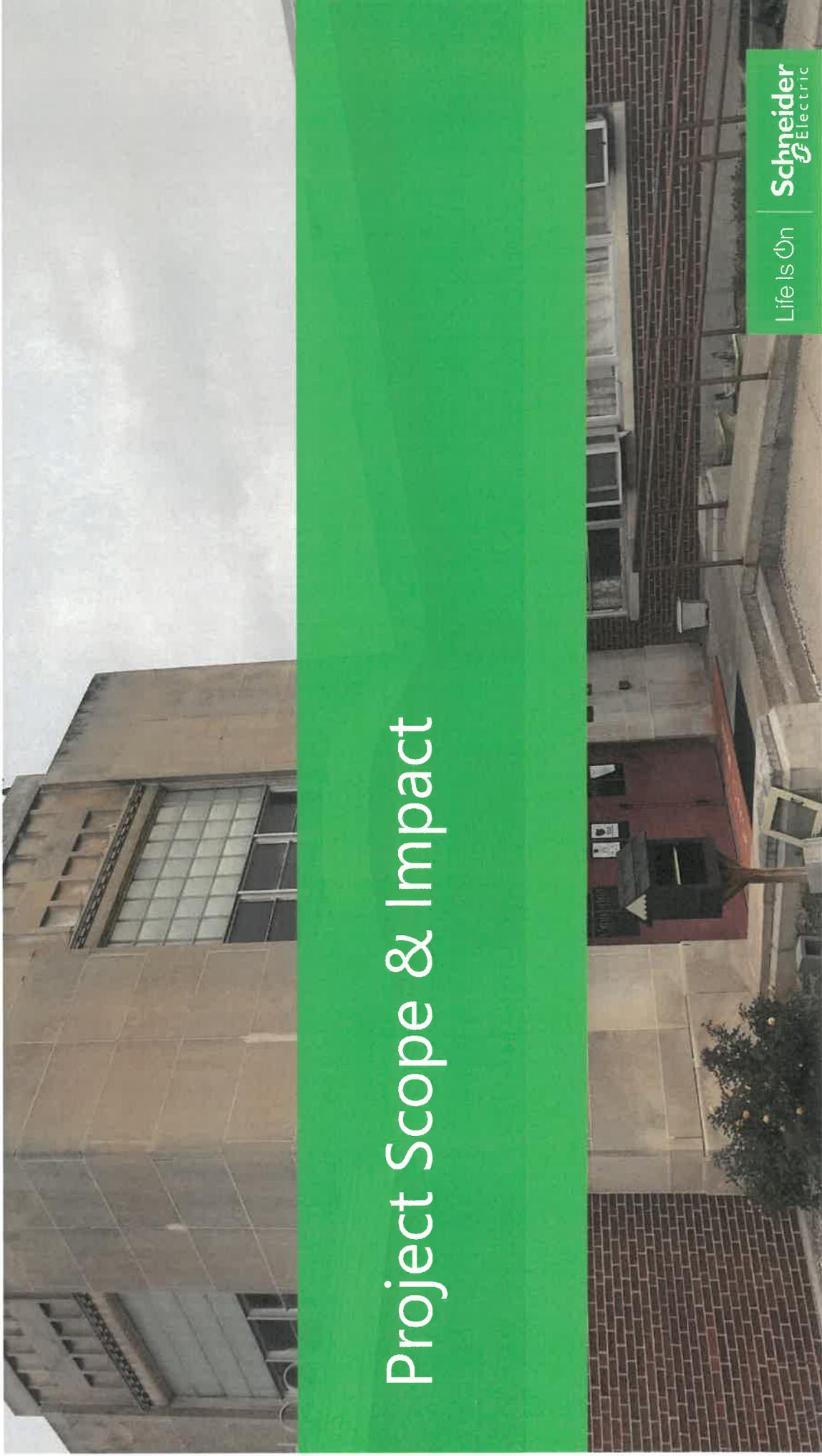


P5: City Hall HVAC
Replaced cooling system within City Hall and connected to building automation system for improved operation and system efficiencies

Project Scope & Impact

Life Is On

Schneider
ELECTRIC



Bartlett Center: Identified Needs & Solutions

Ability to reduce comfort issues, identify operational inefficiencies and improve learning environments

Mechanical Improvements

- Eliminate usage of aging boiler system and steam piping
- Improve comfort through packaged equipment
- Better classroom-by-classroom temperature regulation



Building Automation

- Connect to Horace Mann's current thermostat system
- Improve comfort and operations
- Better insights into building operation and scheduling

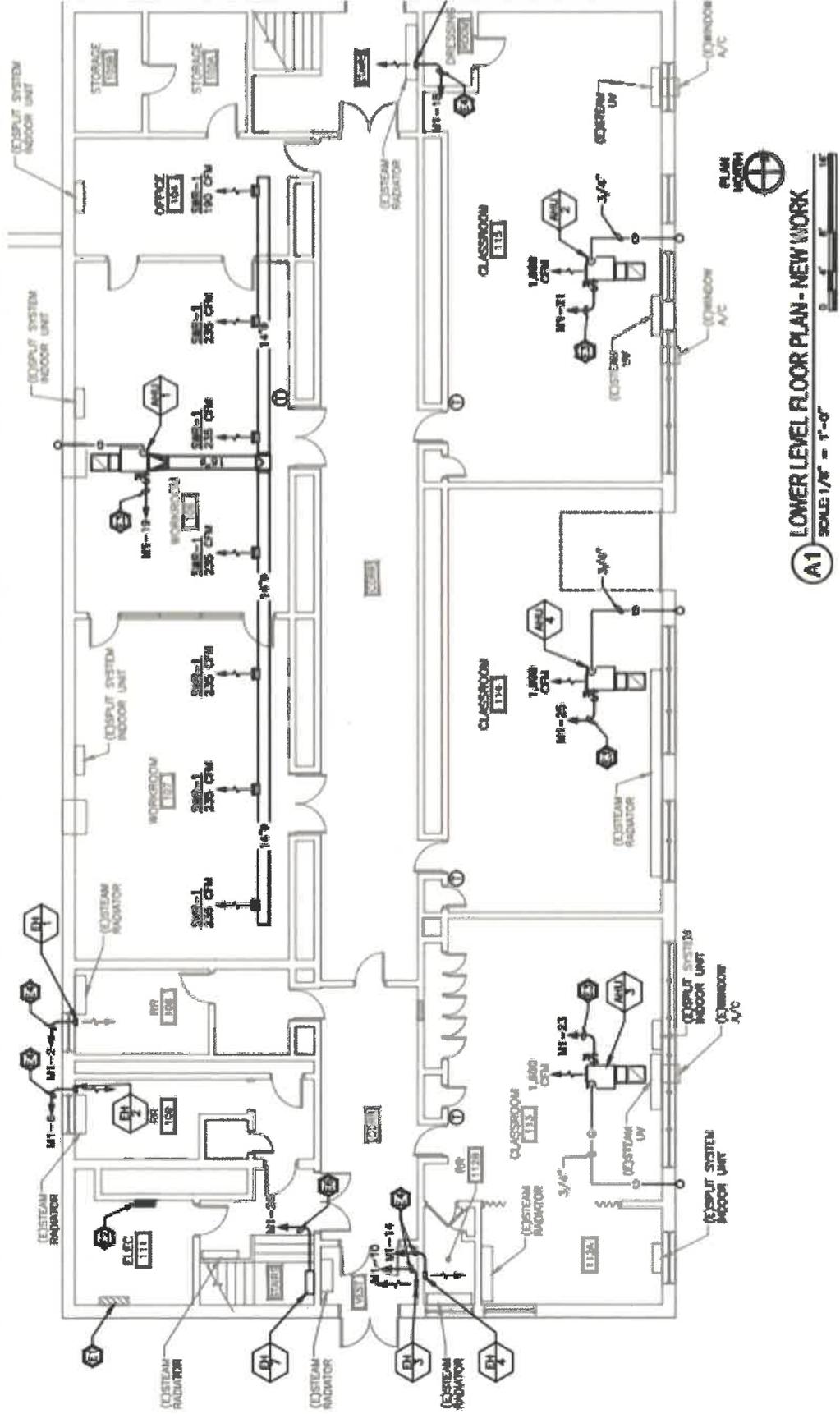


Window Replacement

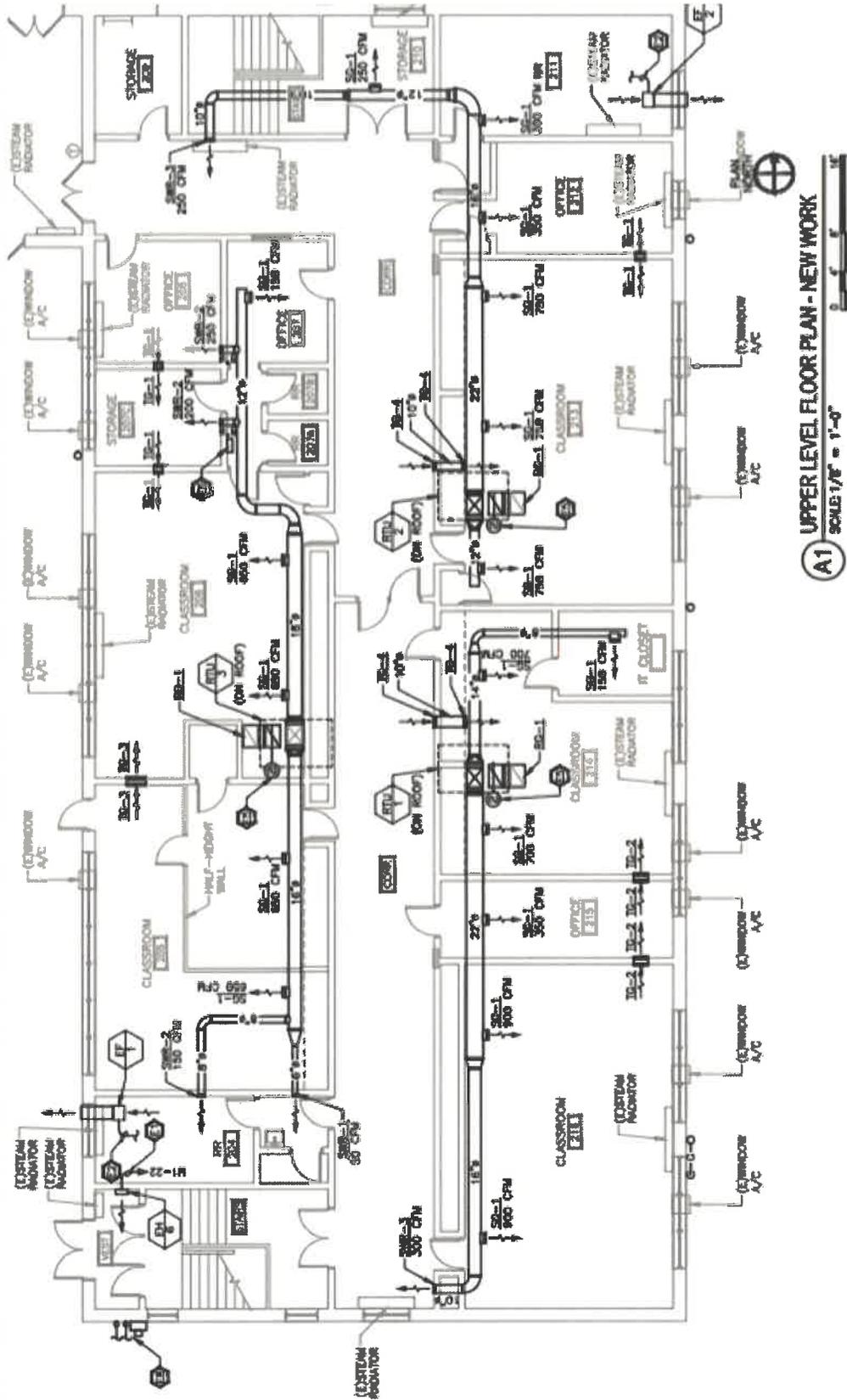
- Seal up facility and replace broken windows
- Remove glass block and ensure egress
- Focused on classroom window replacement



HVAC Design – Lower Floor

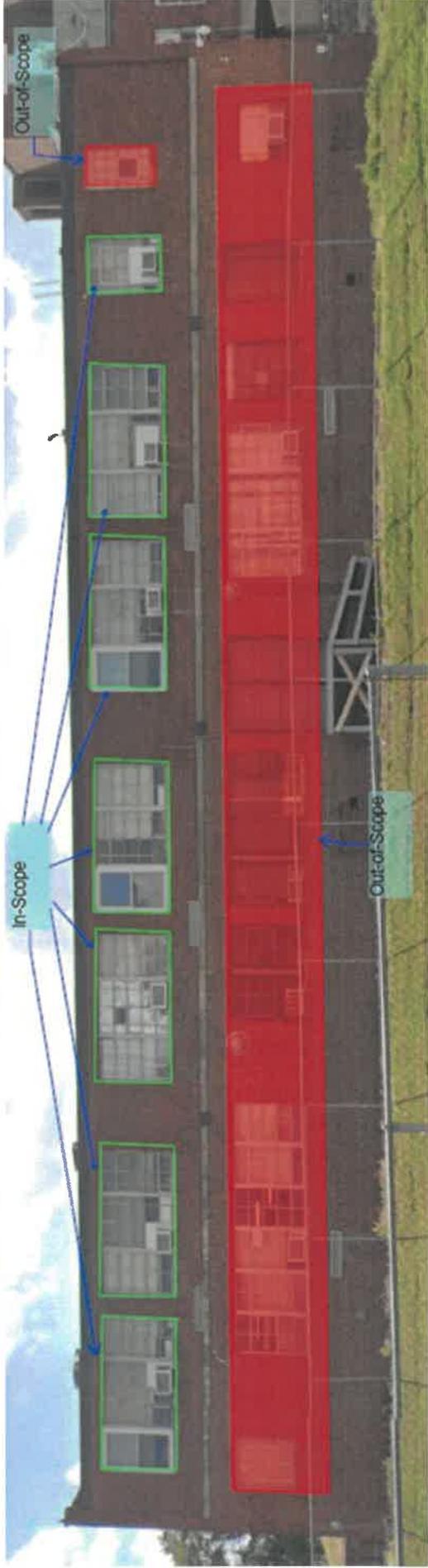


HVAC Design – Upper Floor



A1 UPPER LEVEL FLOOR PLAN - NEW WORK
SCALE 1/8" = 1'-0"

Windows Scope of Work – West & East Elevation



Final Pricing & Next Steps

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Schneider
Electric

Project Pricing Estimates

Current estimates based on initial design and engineering

ECM	Scope of Work: Phase 6 Bartlett Center	Price	Annual Energy Savings	Annual O&M Savings	Savings Over 15 Years	Rebate	Future Cost Avoidance	Included in CIP	End of Life
B1	Building Automation System - Expand Existing HVAC Controls System to Bartlett Center	\$72,097	\$3,731	\$721	\$82,797	TBD	\$11,483	\$0	X
	Building Automation Subtotal	\$72,097	\$3,731	\$721	\$82,797	\$0	\$11,483	\$0	
M1	Mechanical System Improvements - Replace HVAC System Throughout Bartlett Center - Eliminate Boiler	\$994,183	-\$7,764	\$4,971	-\$51,952	TBD	\$158,348	\$1,200,000	X
	Mechanical Subtotal	\$994,183	-\$7,764	\$4,971	-\$51,952	\$0	\$158,348	\$1,200,000	
E1	Building Envelope Improvements - Replace Windows in Bartlett Center Classroom Wing	\$194,354	\$6,951	\$972	\$147,355	TBD	\$30,956	\$0	X
	Building Envelope Subtotal	\$194,354	\$6,951	\$972	\$147,355	\$0	\$30,956	\$0	

Scope of Work By Phase	Price	Annual Energy Savings	Annual O&M Savings	Savings Over 15 Years	Rebate	Future Cost Avoidance	Included in CIP
Phase 1 Scopes of Work	\$1,260,634	\$2,918	\$6,664	\$178,200	\$0	\$200,786	\$1,200,000

Looking Ahead – Next Steps

Investment Grade Audit

Outcome – Work together to finalize scope, savings, cost, and funding method(s) to create a construction ready project.

Project Milestones

- October 2025* Investment Grade Audit Walkthroughs
- December 2025* Conceptual Scoping Review
- January 20, 2026* Final Scoping Direction from City
- March 2, 2026* City Council Work Session & First Read
- March 16, 2026* City Council Approval
- Summer 2026* Construction of Selected Scope
- Fall 2026* Construction Completed

making an
IMPACT
at the City of St. Joseph

make an
IMPACT
at City of St. Joseph

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