

---

# NOTICE OF MEETING

---

## CITY COUNCIL

Regular Meeting – Monday, October 18, 2021 – 5:30 p.m.  
City Hall – 1100 Frederick Avenue

---

## AGENDA

### COUNCIL SEATING ARRANGEMENT

Bryan Carter  
City Manager

Bill McMurray  
Mayor

Paula Heyde  
City Clerk

### COUNCILMEMBERS

Brian Myers (At Large)

Marty Novak (2nd District)

Kent O'Dell (At Large)

Gary Roach (4th District)

### COUNCILMEMBERS

Brenda Blessing (At Large)

Madison Davis (1st District)

PJ Kovac (3rd District)

Russell Moore (5th District)

---

### PLEDGE OF ALLEGIANCE:

### ROLL CALL:

### CALL TO ORDER:

### MINUTES:

1. Approval of the minutes of the regular meeting held October 4, 2021, at 5:30 p.m., as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

None.

ACCEPTANCE OF AGENDA:

PUBLIC HEARING ON ORDINANCES FOR REZONING AND CONDITIONAL USE PERMITS:

2. A Bill (#1318-18) sponsored by Councilmember O'Dell redistricting the properties located at 1001 Autumn Street, 1119 Bellevue Street, 1401 Broadway Street, 1001, 1005, 1012, 1015, 1024 and 1025 Euclid Avenue, 1001, 1007, 1013, 1015 and 1021 West Highland Avenue, 4101, 4201, 4302, 4320 and 4325 Huntoon Road, 1001, 1002, 1016 and 1020 Luverne Street, 1502 and 1802 MacArthur Drive, 2210, 2404, 2410 and 2420 Maiden Lane, 1001, 1002, 1005, 1009, 1010, 1015 and 1021 Mokaska Street, 3806 and 3908 River Road, 1002, 1010, 1014 and 1016 Summer Street, 1415 Tyrone Street, 1101, 2201, 2202, 2304, 3101, 3512, 3602, 3604, 3702 and 4022 Waterworks Road, 777 Winners Circle, 1002 and 1007 Winter Street and certain unaddressed parcels of record on Autumn Street, Belmont Street, Cook Road, Euclid Avenue, Francis Street, Highland Avenue, West Highland Avenue, Isabelle Street, West I-229, Luverne Street, Maiden Lane, Missouri River, East Missouri River, Mokaska Street, West Rosine Street, Summer Street, Tyrone Street, Waterworks Road and Winter Street from several zoning districts to P-12, Riverfront Precise Plan District, as requested by the City of St. Joseph.

CONSENT AGENDA:

Bills for Passage:

3. A Bill (#1320-18) sponsored by Councilmember O'Dell amending "Maintenance of property – weeds and rank growth of vegetation" of Chapter 15 "Exterior property maintenance" of the Code of Ordinances to add classifications of "prairie" and "wetlands" to be maintained only within 50 feet of all private or public property lines.
  
4. A Bill (#1319-18) sponsored by Councilmember Myers amending Section 23-27 "License" of Chapter 23 "Secondhand goods" of the Code of Ordinances to allow citizens to have a garage sale without purchasing a license the first Thursday through Sunday of August on an annual basis.

CONSENT AGENDA: Bills for Passage: (Cont'd)

5. A Bill (#1310-18) sponsored by Councilmember Moore amending the Fire Department budget in the General Fund to accept a grant from the Office of Homeland Security in the amount of \$9,900.00 for the purchase of emergency lights.
  
6. A Bill (#1312-18) sponsored by Councilmember Moore authorizing an amendment to the Police Department budget in the General Fund to budget insurance proceeds received for a damaged police vehicle in the amount of \$20,600.50.
  
7. A Bill (#1313-18) sponsored by Mayor McMurray authorizing an amendment to the Property Maintenance Program budget in the General Fund and execution of an Agreement for Professional Services with SAM, LLC in the amount of \$5,000.00 for the development of a mobile application to track citizens' litter cleanup efforts.
  
8. A Bill (#1314-18) sponsored by Councilmember Davis authorizing an amendment to the Aviation Fund budget and the purchase and delivery of one (1) Jacobsen mower with cab to be used at Rosecrans Memorial Airport from Kansas Golf and Turf in the total amount of \$84,390.00.
  
9. A Bill (#1315-18) sponsored by Councilmember Davis authorizing the execution of Change Order No. 4 to the Missouri Air National Guard Box Culvert Extension Contract with M-Con, LLC, for additional erosion control measures and an amendment to the Aviation Fund budget in an amount not to exceed \$12,900.00.
  
10. A Bill (#1321-18) sponsored by Councilmember O'Dell abating liens and administrative penalties totaling \$5,892.43, and any interest and penalties, on the property located at 1407 Beattie Street.
  
11. A Bill (#1322-18) sponsored by Councilmember Novak authorizing the sale of real estate located at 405 South 15th Street to Shamrock Capital, LLC, (buyer) for the amount of \$35,000.00 and other good and valuable consideration.

CONSENT AGENDA: (Cont'd)

Resolutions for Adoption:

12. A Resolution (#1324-18) authorizing a contract with the Missouri Department of Health and Senior Services to provide a nutrition program through the Women, Infants and Children Program in the amount of \$452,572.00.
  
13. A Resolution (#1338-18) encouraging practices by the City of St. Joseph and by all residents, businesses, and other organizations to reduce greenhouse emissions.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

None.

EMERGENCY BILLS FOR PASSAGE:

14. An Emergency Bill (#1339-18) sponsored by Councilmember Roach authorizing the execution of Change Order No. 4 with Scott Gann Construction in the amount of \$150,000.00 and an amendment to the budget to transfer \$68,904.73 of the remaining unallocated money from the American Rescue Plan Act Fund to the Water Protection Fund for additional work on the Corby Pond Restoration Project.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

15. A Bill (#1325-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "McBee's Coffee N Carwash North Belt," a major commercial subdivision consisting of one (1) lot proposed for the property located at 3016 North Belt Highway, as requested by Galyna Saltkovska.
16. A Bill (#1326-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "Clarios Plat 1," a major subdivision consisting of two (2) lots proposed for the property located at 4701 and 4722 Pear Street, as requested by Brett Hausman on behalf of Al J. Mueller Construction Company.
17. A Bill (#1327-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "Dave's Diesel," a major subdivision consisting of one (1) lot proposed for the property located at 4702 South 169 Highway, as requested by Dave Gach.
18. A Bill (#1328-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "Gateway Plaza Plat 3," a major subdivision consisting of one (1) lot proposed for the property located at 4701 South Leonard Road, 4434 South 169 Highway and Parcel Number 06-7.0-25-003-000-018.005 located on South 169 Highway, as requested by Dave Gach on behalf of G & S Company.
19. A Bill (#1329-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "Hope Landing," a major subdivision consisting of two (2) lots proposed for the property located at 619 South Fifth Street, as requested by Aaron Stutterheim.
20. A Bill (#1330-18) sponsored by Councilmember O'Dell approving the final plat entitled "Heath," a major subdivision consisting of one (1) lot proposed for the property located at 5012 and 5102 South 169 Highway, as requested by Scott Gann.
21. A Bill (#1331-18) sponsored by Councilmember O'Dell redistricting the property located at 2700 North Belt Highway from C-0, Non-Retail Commercial District to C-3, Commercial District, as requested by Michael Jackson on behalf of Missouri Real Estate Investments, LLC.
22. A Bill (#1332-18) sponsored by Councilmember Kovac authorizing an amendment to the Parks Maintenance Fund budget and acceptance of insurance reimbursement for damage to a one-ton dump truck in the amount of \$15,694.00.
23. A Bill (#1333-18) sponsored by Mayor McMurray authorizing a Memorandum of Understanding with HDDA expressing a desire to publicly assist a local company with the intent to redevelop property located at 102 South Third Street and authorizing an amendment to the General Fund to allocate funds received from HDDA in the amount of \$10,000.00 for future professional services costs.

BILLS FOR FIRST READING: (Cont'd)

24. A Bill (#1334-18) sponsored by Councilmember Davis authorizing an amendment to the Aviation Fund budget and the purchase and delivery of one (1) Bush Hog mower to be used at Rosecrans Memorial Airport from St. Joseph Tractor in the total amount of \$32,867.80.
25. A Bill (#1335-18) sponsored by Councilmember Davis authorizing the execution of a Land Use Agreement with Evergy Missouri West, Inc., the granting of a Temporary Construction Easement from the City of St. Joseph to Evergy Missouri West, Inc., and an amendment to the Capital Projects Fund to budget monies received from Evergy Missouri West, Inc. in the amount of \$6,484.59 for the cost associated with the agreement for the use of city property.
26. A Bill (#1336-18) sponsored by Councilmember Davis authorizing the execution of Master Agreements for on-call roofing and maintenance services with Roberts Roofing Co. and Delta Innovative Services, Inc., and authorizing the City Manager to issue purchase orders not exceeding \$50,000.00 associated with these master agreements.
27. A Bill (#1337-18) sponsored by Councilmember Davis authorizing the submittal and execution of a Memorandum of Agreement (MOA) with the Missouri National Guard (MONG) and an amendment to the Aviation Fund budget in the amount of \$2,500,000.00 for capital improvements at the Rosecrans Airport Tower.

REPORTS OF BOARDS & COMMISSIONS:

28. Filed 10/1/21: Minutes of the Library Board of Trustees meeting held September 29, 2021, at 6:30 p.m., at Carnegie Library, 316 Massachusetts Street, via video conferencing.
29. Filed 10/1/21: Minutes of the Port Authority meeting held September 30, 2020, at 4:00 p.m., at the St. Joseph Chamber of Commerce, 3003 Frederick Avenue.
30. Filed 10/1/21: Minutes of the Port Authority special meeting held November 23, 2020, at 3:05 p.m., at the St. Joseph Chamber of Commerce, 3003 Frederick Avenue, via video conferencing.
31. Filed 10/1/21: Minutes of the Port Authority special meeting held April 15, 2021, at 3:00 p.m., at the St. Joseph Chamber of Commerce, 3003 Frederick Avenue.
32. Filed 10/1/21: Minutes of the Port Authority special meeting held April 28, 2021, at 11:00 a.m., at the St. Joseph Chamber of Commerce, 3003 Frederick Avenue.
33. Filed 10/1/21: Minutes of the Port Authority special meeting held September 2, 2021, at 3:32 p.m., at the St. Joseph Chamber of Commerce, 3003 Frederick Avenue.
34. Filed 10/6/21: Minutes of the Landmark Commission meeting held September 7, 2021, at 5:30 p.m., in the 4th Floor Conference Room at City Hall.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

None.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

35. Filed 9/30/21: Memorandum in re: Acting City Manager (September 30, 2021).

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

36. Filed 9/30/21: City Link, September 30, 2021.
37. Filed 10/1/21: Anonymous letter regarding code enforcement issues.
38. Filed 10/1/21: Minutes of the St. Joseph Museums Membership Committee meeting held June 10, 2021, at 3:03 p.m. at St. Joseph Museums, 3406 Frederick Avenue.
39. Filed 10/1/21: Memorandum from Joanie Geesing, Court Administrator, in re: Destruction List.
40. Filed 10/4/21: Minutes of the Sustainable Environment Advisory Committee meeting held September 22, 2021, at 3:30 p.m., in the 1st Floor Conference Room at City Hall, via video conferencing.
41. Filed 10/4/21: Minutes of the St. Joseph Museums Collections Committee meeting held August 10, 2021, at 9:08 a.m., at St. Joseph Museums, 3406 Frederick Avenue.
42. Filed 10/4/21: Parks, Recreation and Civic Facilities Department Monthly Update, August 2021.
43. Filed 10/4/21: Monthly Police Department Activity Report Highlights, August 2021.
44. Filed 10/5/21: Minutes of the St. Joseph Museums Membership Committee meeting held August 12, 2021, at 3:10 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
45. Filed 10/5/21: Letter from Gwen Stock, 905 Happiness, Longview Texas, in re: A recent trip to St. Joseph where she noticed an abundance of rehab and recovery facilities in the Museum District and the decline of the city and the district in the past 18 months.
46. Filed 10/6/21: Municipal Division Summary Reporting, September 2021.
47. Filed 10/7/21: Minutes of the St. Joseph Museums Bi-Monthly Board meeting held September 16, 2021, at 2:00 p.m., at St. Joseph Museums, 3406 Frederick Avenue, via video conferencing.
48. Filed 10/8/21: City Link, October 7, 2021.

COMMUNICATIONS: (Cont'd)

49. Filed 10/12/21: Minutes of the St. Joseph Museums Fundraising Committee meeting held September 9, 2021, at 3:04 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
50. Filed 10/12/21: Commendations regarding the Police Department staff.
51. Filed 10/12/21: Encumbrances \$5,000 to \$25,000, September 2021.
52. Filed 10/12/21: Letter from the AFL-CIO Community Services staff in re: Thanking all the supporters of the Soles for Christ Shoe Program.
53. Filed 10/12/21: Building Permits Issued, September 2021.
54. Filed 10/12/21: Property Maintenance Activity Report, September 2021.
55. Filed 10/12/21: Human Resources Department Monthly Activity Report, September 2021.
56. Filed 10/12/21: Single Family Rental Property Licenses Report, September 2021.
57. Filed 10/12/21: Duplex Housing Rental Property Licenses Report, September 2021.
58. Filed 10/12/21: Business Licenses Report, September 2021.

OTHER BUSINESS:

59. 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.