
NOTICE OF MEETING

CITY COUNCIL

Regular Meeting – Monday, November 1, 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 18, 2021, at 5:30 p.m., as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

None.

ACCEPTANCE OF AGENDA:

PUBLIC HEARING ON THE CDBG AND HOME INVESTMENT PARTNERSHIPS PROGRAMS CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT:

2. The City Council will hold a public hearing on November 1, 2021, at 5:30 p.m., at City Hall, on the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs Consolidated Annual Performance and Evaluation Report for the period July 1, 2020 through June 30, 2021. The Report describes each activity for which CDBG and HOME funds were budgeted in the Community Partnership Strategy and Consolidated Plan – Annual Plan for Program Year 2020/2021. The Report provides a summary of programmatic accomplishments and the City’s assessment of its progress in addressing the priority needs and the specific goals and objectives identified in the strategic plan and action plan.

At this time, residents will be given an opportunity to express their views regarding the City’s use of available resources and its accomplishments in addressing the identified needs (See Agenda Item #20, Bill #1342-18).

PUBLIC HEARING ON ORDINANCES FOR REZONING AND CONDITIONAL USE PERMITS:

3. 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.

PUBLIC HEARING ON ORDINANCES FOR REZONING AND CONDITIONAL USE PERMITS:

(Cont'd)

4. 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.

CONSENT AGENDA:

Nominations and Appointments:

5. Filed 10/25/21: Mayor McMurray nominates Kirby Brooner, 4409 Hunter Drive, to serve as a member of the Industrial Development Authority for a term expiring November 1, 2027; he is filling a vacancy on the board.

Bills for Passage:

6. 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.

7. 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.

8. 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.

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

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

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

15. 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.

16. 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.

17. 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.

Resolutions for Adoption:

18. A Resolution (#1340-18) sponsored by Councilmember Moore requesting the Governor of the State of Missouri to authorize the necessary majority vote referendum among the eligible employees of the Fire Department hired prior to August 1, 1986 covered by LAGERS as to whether a majority of such employees favors Medicare-Only coverage.

19. A Resolution (#1341-18) authorizing the execution of a Consultant/Services Agreement with Bryan E. Vignery, LPC, LCPC to provide employee assistance program-related services primarily to Police and Fire Department employees.

20. A Resolution (#1342-18) authorizing the submission of the Fiscal Year 2020/2021 Consolidated Annual Performance and Evaluation Report to the Department of Housing and Urban Development (HUD).

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

21. A Resolution (#1343-18) of official intent of the City Council of the City of St. Joseph, Missouri, for the issuance of the City's Taxable Industrial Development Revenue Bonds in a principal amount of approximately \$55,000,000 to finance a project for the benefit of the Hillshire Brands Company and authorizing certain actions relating thereto.

22. A Resolution (#1348-18) authorizing the acceptance of a sale agreement with Masek Golf Car Company and a financing agreement with Kansas State Bank for the purchase of forty-five (45) golf cars and one (1) utility golf car in the amount of \$35,952.00 per year for four (4) years, for use at Fairview Golf Course.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

None.

EMERGENCY BILLS FOR PASSAGE:

None.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

23. A Bill (#1344-18) sponsored by Councilmember Myers authorizing amendments to the General Fund; Special Allocation Fund; Debt Service Fund; Capital Projects Fund; Aviation Fund; Municipal Golf Fund; and Landfill Fund budgets for Fiscal Year 2020-2021.
24. A Bill (#1345-18) sponsored by Councilmember Moore authorizing an amendment to the Fire Department budget in the General Fund to accept an Assistance to Firefighters Grant from the Department of Homeland Security in the amount of \$367,272.73 and to appropriate matching funds in the amount of \$36,727.27 from fund balance; and authorizing the purchase of radios and equipment from Midwest Mobile Radio in the amount of \$404,000.00.
25. A Bill (#1346-18) sponsored by Mayor McMurray authorizing execution of a Funding Agreement with Board of Directors Mo-Kan (d/b/a Mo-Kan Regional Council) and an amendment to the Gaming Initiatives Fund to appropriate \$3,500.00 for the cost of maintaining membership with Mo-Kan Regional Council.
26. A Bill (#1347-18) sponsored by Councilmember Davis authorizing a new lease agreement with Herzog Contracting, Corp., to provide storage of aircraft and corporate office space at Rosecrans Memorial Airport.
27. A Bill (#1349-18) sponsored by Mayor McMurray authorizing an amendment to the budget to transfer the amount of \$1,000,000.00 from the American Rescue Plan Act Fund to the General Fund to be used for repairs and the purchase of equipment for the Civic Arena.

REPORTS OF BOARDS & COMMISSIONS:

28. Filed 10/14/21: Minutes of the Museum Oversight Board meeting held September 18, 2021, at 9:03 a.m., at St. Joseph Museums, 3406 Frederick Avenue.
29. Filed 10/18/21: Minutes of the Land Bank Advisory Committee meeting held April 19, 2021, at 1:00 p.m., in the 4th Floor Conference Room at City Hall.
30. Filed 10/18/21: Minutes of the Museum Oversight Board meeting held October 15, 2021, at 9:34 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
31. Filed 10/22/21: Minutes of the Administrative Violation Review Board meeting held August 4, 2021, at 2:00 p.m., in the 4th Floor Conference Room at City Hall.
32. Filed 10/22/21: Minutes of the Tree Board meeting held January 7, 2020, at 6:00 p.m., in the 1st Floor Conference Room at City Hall.
33. Filed 10/22/21: Minutes of the Tree Board meeting held July 16, 2021, at 6:30 p.m., in the 1st Floor Conference Room at City Hall.

REPORTS OF BOARDS & COMMISSIONS: (Cont'd)

34. Filed 10/22/21: Minutes of the Plumbers Examining and Appeals Board meeting held October 14, 2021, at 4:00 p.m., in the 1st Floor Conference Room at City Hall.
35. Filed 10/22/21: Minutes of the Senior Citizen Foundation, Inc. Board meeting held September 21, 2021, at 3:00 p.m., at the Joyce Raye Patterson 50+ Activity Center, 100 South 10th Street.
36. Filed 10/26/21: Minutes of the Land Bank Board meeting held October 25, 2021, at 1:00 p.m., in the Council Chamber at City Hall.
37. Filed 10/26/21: Minutes of the Library Board meeting held October 20, 2021, at 6:30 p.m., at the East Hills Library, 502 N. Woodbine Road, via video conferencing.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

38. Filed 10/15/21: Minutes of the Council Work Session held October 13, 2021, at 4:00 p.m., in the 4th Floor Conference Room at City Hall.
39. Filed 10/20/21: Minutes of the Council Work Session held October 18, 2021, at 4:30 p.m., in the 4th Floor Conference Room at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

40. Filed 10/26/21: Memorandum in re: Acting City Manager (October 28 – November 1, 2021) and November 4 – November 9, 2021).

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

41. Filed 10/14/21: City Link, October 14, 2021.
42. Filed 10/15/21: Letter from Peggy D. Richardson, Executive Director, Missouri Gaming Commission, in re: State/Local Allocation of Gaming Revenues for the period 9/1/21 through 9/30/21.
43. Filed 10/18/21: Monthly Police Department Activity Report Highlights, September 2021.
44. Filed 10/18/21: Parks, Recreation and Civic Facilities Department Monthly Update, September 2021.
45. Filed 10/18/21: Health Department Monthly Statistical Report, September 2021.
46. Filed 10/21/21: City Link, October 21, 2021.

COMMUNICAITONS: (Cont'd)

47. Filed 10/21/21: Minutes of the Police Pension Board meeting held September 15, 2021, at 4:00 p.m., in the 1st Floor Conference Room at City Hall.
48. Filed 10/22/21: Social Welfare Board The Clinic Beat newsletter, September 2021.
49. Filed 10/25/21: Commendations regarding Police Department staff.

OTHER BUSINESS:

50. 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.