

NOTICE OF MEETING

CITY COUNCIL

Regular Meeting – Monday, November 29, 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 November 15, 2021, at 5:30 p.m., as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

None.

ACCEPTANCE OF AGENDA:

PUBLIC HEARING ON AMENDMENTS TO SUBDIVISION CODE (CHAPTER 26):

2. A Bill (#1365-18) sponsored by Councilmember O’Dell authorizing an amendment to Sections 26-10, 26-25, 26-43, 26-44, 26-45, 26-46, 26-47 and 26-132 of Chapter 26 “Subdivisions” of the Code of Ordinances to amend language pertaining to subdivision regulations.

PUBLIC HEARING ON REZONINGS AND CONDITIONAL USE PERMITS:

3. A Bill (#1358-18) sponsored by Councilmember O’Dell redistricting the northern portion of the property located at 3906 Pickett Road from R-1A, Single Family Residential District to C-3, Commercial District, as requested by Jeremy Worth.

CONSENT AGENDA:

Nominations and Appointments:

4. Filed 11/22/21: Councilmember Novak nominates Cole Woodbury, 1911 Pacific Street, to serve as a member of the Land Bank Advisory Committee for a term expiring November 29, 2024; he is replacing Ryan Haywood, whose term has expired.

Bills for Passage:

5. A Bill (#1350-18) sponsored by Councilmember Moore authorizing an amendment to the Fire Department budget in the General Fund to accept a grant from the Office of Homeland Security in the amount of \$12,604.76 to be used to purchase an emergency trailer.

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

6. A Bill (#1355-18) sponsored by Councilmember Davis authorizing the execution of a Transportation Planning Consolidated Grant Agreement with the Missouri Highways and Transportation Commission (MHTC) under which the MHTC will provide funding in an amount not to exceed \$239,534.00 and the city will contribute matching funds in an amount not to exceed \$72,139.00 to assist in Metropolitan Planning Organization (MPO) transportation planning activities within the St. Joseph urbanized area.

7. A Bill (#1357-18) sponsored by Councilmember O'Dell authorizing the vacation of the right-of-way located between the properties at 1309 Jules Street and 1401 Jules Street, as requested by James Kieffer.

8. A Bill (#1356-18) sponsored by Councilmember O'Dell approving the final plat entitled "Greystone Plat 9," a major subdivision consisting of twenty-four (24) lots, as requested by Greystone Partners Land Development LLC, Donald Clark, agent.

9. A Bill (#1359-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "Culver Addition," a major subdivision consisting of two lots proposed for the property located at 2920 North 2nd Street, as requested by Connie Culver.

10. A Bill (#1360-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "Cordonnier Addition," a major subdivision consisting of 1 lot proposed for the property located at 421 Hickory Street, as requested by the City of St. Joseph.

11. A Bill (#1362-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "Whitehead Plaza 1st Plat," a major subdivision consisting of two lots proposed for the property located at 2507 South Belt Highway, as requested by Ashley Smith on behalf of McBee's Coffee N' Carwash.

12. A Bill (#1366-18) sponsored by Mayor McMurray and Councilmember Blessing adopting the annual revisions to the City's Personnel Manual, which sets forth the policies and procedures pertaining to employees of the City of St. Joseph, Missouri.

CONSENT AGENDA: (Cont'd)

Resolutions for Adoption:

13. A Resolution (#1370-18) authorizing the filing of an application with the State Emergency Management Agency (SEMA) for the 2021 Emergency Management Performance Grant in the amount of up to \$50,000.00 to provide funding for a full-size truck for the Emergency Manager.

14. A Resolution (#1371-18) authorizing the purchase of three (3) new Spalding Arena Renegade portable basketball goals from Gopher Sport for the Civic Arena in the amount of \$70,845.52.

15. A Resolution (#1380-18) authorizing the purchase of four (4) new Hustler Diesel Z Perkins 72” mowers from Hustler Turf Equipment through Midwest Central Outdoor for the Park Maintenance Division in the amount of \$58,848.00.

16. A Resolution (#1381-18) authorizing the purchase of one (1) new Jacobsen Greens Mower from Kansas Gold and Turf for Fairview Golf Course in the amount of \$48,946.00.

17. A Resolution (#1382-18) authorizing the execution of a License Agreement with Cartegraph Systems, LLC, for the annual licensing fee to provide continued asset management and work order services for the City’s Street Maintenance, Sewer Maintenance, Water Protection, and Parks Maintenance Divisions, and to provide a Citizen Request Management system in an amount not to exceed \$140,000.00.

18. A Resolution (#1384-18) sponsored by Mayor McMurray and Councilmembers Blessing, Kovac, Moore, Myers, Novak, O’Dell and Roach stating support for keeping Interstate 229 as a commissioned interstate highway throughout its existing 15-mile long stretch.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

None.

EMERGENCY BILLS FOR PASSAGE:

19. An Emergency Bill (#1367-18) sponsored by Mayor McMurray calling for a Primary Election to be held in the City of St. Joseph, Missouri, on Tuesday, February 8, 2022, to select eligible candidates to be certified for certain city offices to be voted for at the General Election on Tuesday, April 5, 2022, and calling for the General Election on Tuesday, April 5, 2022.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

20. A Bill (#1368-18) sponsored by Councilmember Moore authorizing an amendment to the Public Health Department budget in the General Fund and execution of an Epidemiology and Laboratory Capacity Enhancing Detection Expansion Contract with the Missouri Department of Health and Senior Services both in the amount of \$576,037.00.
21. A Bill (#1369-18) sponsored by Councilmember Kovac authorizing the issuance of a permit to United Services to place a fiber optic telecommunication line along Noyes Boulevard between Frederick Avenue and Union Street.

BILLS FOR FIRST READING: (Cont'd)

22. A Bill (#1372-18) sponsored by Councilmember O'Dell redistricting the properties located at 2303, 2304, 2305, 2310, 2311, 2312, 2314, 2316, 2317, 2318, 2323 and 2327 South Ninth Street, 2301, 2302, 2303, 2305, 2308, 2310, 2311, 2316, 2320, 2321, 2323, 2326, 2327, 2330, 2331, 2335, 2337, 2340, 2402, 2405, 2411, 2413, 2417, 2419, 2426, 2429, 2431, 2504, 2505, 2506, 2507, 2510, 2526, 2528 and 2530 South Tenth Street, Parcel 06-4.0-20-001-002-166.000 on South Tenth Street, 2322, 2324, 2326, 2330, 2334, 2336, 2338, 2410, 2414, 2416, 2418, 2420, 2428, 2430, 2434, 2520, 2522, 2526, 2532, 2534 and 2538 South 11th Street, 808, 812 and 912 Hickory Street from M-2, Heavy Manufacturing District to R-2, Two-Family Residential District, as requested by the City of St. Joseph.

23. A Bill (#1373-18) sponsored by Mayor McMurray approving a plan for an Industrial Development Project for CII Missouri, LLC, a Missouri Limited Liability Company, consisting of the acquisition, construction and equipping of a new facility for the company located in the City; authorizing the City of St. Joseph, Missouri, to issue its Taxable Industrial Development Revenue Bonds (CII Missouri, LLC Project) Series 2021, in a principal amount not to exceed \$33,000,000 to finance the costs of such project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

24. A Bill (#1374-18) sponsored by Mayor McMurray approving a plan for an Industrial Development Project for Daily's Premium Meats, LLC, a Delaware Limited Liability Company, consisting of the acquisition and installation of certain personal property and equipment at the company's existing manufacturing facility; authorizing the City of St. Joseph, Missouri, to issue its Taxable Industrial Development Revenue Bonds (Daily's Premium Meats Project) Series 2021, in a principal amount not to exceed \$5,700,000 to finance the costs of such project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

25. A Bill (#1375-18) sponsored by Mayor McMurray approving a plan for an Industrial Development Project for The Hillshire Brands Company, a Maryland Corporation, consisting of the acquisition and installation of certain personal property and equipment at the company's existing manufacturing facility; authorizing the City of St. Joseph, Missouri, to issue its Taxable Industrial Development Revenue Bonds (The Hillshire Brands Company Project) Series 2021, in a principal amount not to exceed \$55,000,000 to finance the costs of such project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

26. A Bill (#1376-18) sponsored by Mayor McMurray approving a plan for an Industrial Development Project for Cryovac, LLC, a Delaware Limited Liability Company, consisting of the acquisition and installation of certain personal property and equipment at the company's existing manufacturing facility; authorizing the City of St. Joseph, Missouri, to issue its Taxable Industrial Development Revenue Bonds (Cryovac Project) Series 2021, in a principal amount not to exceed \$22,500,000 to finance the costs of such project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

BILLS FOR FIRST READING: (Cont'd)

27. A Bill (#1377-18) sponsored by Mayor McMurray approving a plan for an Industrial Development Project for Boehringer Ingelheim Animal Health USA Inc., a Delaware Corporation, consisting of the acquisition and installation of equipment at an existing company facilities; authorizing the City of St. Joseph, Missouri, to issue its Taxable Industrial Development Revenue Bonds (Boehringer Ingelheim Animal Health USA Inc. Project) Series 2021, in a principal amount not to exceed \$52,000,000 to finance the costs of such project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.
28. A Bill (#1378-18) sponsored by Councilmember Davis authorizing the execution of Master Agreements for on-call asphalt pavement replacement & maintenance services with Herzog Contracting Corp. and Keller Construction Co. and authorizing the issuance of purchase orders not to exceed \$50,000.00 associated with these master agreements.
29. A Bill (#1379-18) sponsored by Councilmember Davis authorizing the submittal and execution of a Missouri Highways and Transportation Commission (MHTC) State Block Grant Agreement in the amount of \$119,347.00 for Federal Aviation Administration (FAA) reimbursable funds for design phase services for the Runway 17/35 Reconstruction Project at Rosecrans Memorial Airport.
30. A Bill (#1383-18) sponsored by Councilmember Myers authorizing execution of an agreement with ClearGov and an amendment to the General Fund, Administrative Services Program budget in the amount of \$32,175.00 for budget planning software.

REPORTS OF BOARDS & COMMISSIONS:

31. Filed 11/15/21: Minutes of the Aviation Board meeting held October 6, 2021, at 11:30 a.m., in the Conference Room at Rosecrans Memorial Airport Terminal, 100 B NW Rosecrans Road.
32. Filed 11/15/21: Minutes of the Traffic Commission meeting held November 10, 2021, at 10:00 a.m., in the Council Chamber at City Hall.
33. Filed 11/15/21: Minutes of the Land Bank Advisory Committee meeting held October 18, 2021, at 1:00 p.m., in the 4th Floor Conference Room at City Hall.
34. Filed 11/16/21: Minutes of the Social Welfare Board meeting held October 26, 2021, at 3:00 p.m., at Rogers Pharmacy, 3705 N. Belt Highway.
35. Filed 11/17/21: Minutes of the Senior Citizen Foundation, Inc. Board meeting held October 19, 2021, at 3:00 p.m., at the Joyce Raye Patterson 50+ Activity Center, 100 South 10th Street.
36. Filed 11/19/21: Minutes of the Planning Commission meeting held November 18, 2021, at 5:30 p.m., in the Council Chamber at City Hall.

REPORTS OF BOARDS & COMMISSIONS: (Cont'd)

37. Filed 11/23/21: Minutes of the Land Bank Board meeting held November 22, 2021, at 1:00 p.m., in the 4th Floor Conference Room at City Hall.
38. Filed 11/24/21: Minutes of the Parks and Recreation Board meeting held November 18, 2021, at 4:00 p.m., at the Parks Admin. Office, 1920 Grand Avenue.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

39. Filed 11/24/21: Minutes of the Council Work Session held on November 18, 2021 at 11:55 a.m., in the Council Chamber at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

40. Filed 11/17/21: Memorandum in re: Acting City Manager (November 19, 2021).

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

41. Filed 11/10/21: City Link, November 10, 2021.
42. Filed 11/10/21: Minutes of the St. Joseph Museums Executive/Finance Committee meeting held October 21, 2021, at 4:00 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
43. Filed 11/15/21: Parks, Recreation & Civic Facilities Department Monthly Update, October 2021.
44. Filed 11/15/21: Health Department Monthly Statistical Report, October 2021.
45. Filed 11/15/21: Letter from Peggy Richardson, Executive Director, Missouri Gaming Commission, in re: State/Local Allocation of Gaming Revenues for the period 10/1/21 through 10/31/21.
46. Filed 11/16/21: Minutes of the St. Joseph Area Transportation Study Coordinating Committee meeting held September 16, 2021, at 12:00 p.m. in the 4th Floor Conference Room at City Hall.
47. Filed 11/17/21: Minutes of the Police Pension Board meeting held October 20, 2021, at 4:00 p.m., in the 1st Floor Conference Room at City Hall.
48. Filed 11/18/21: City Link, November 18, 2021.
49. Filed 11/19/21: Memorandum from Rita K. Domini, Deputy City Clerk, in re: Disposition List.

COMMUNICATIONS: (Cont'd)

50. Filed 11/19/21: Minutes of the St. Joseph Museums Fundraising Committee meeting held November 11, 2021, at 4:02 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
51. Filed 1/22/21: Monthly Police Activity Report Highlights, October 2021.

OTHER BUSINESS:

52. 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.