

# NOTICE OF MEETING

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## CITY COUNCIL

*Regular Meeting – Monday, March 23, 2020 – 7:00 p.m.*  
Council Chamber – City Hall – 1100 Frederick Avenue

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## AGENDA

### COUNCIL SEATING ARRANGEMENT

J. Bruce Woody  
City Manager

Bill McMurray  
Mayor

Paula Heyde  
City Clerk

#### MANAGER'S STAFF\*

#### COUNCILMEMBERS

#### COUNCILMEMBERS

Brian Myers (At Large)

Brenda Blessing (At Large)

Marty Novak (2nd District)

Madison Davis (1st District)

Kent O'Dell (At Large)

PJ Kovac (3rd District)

Gary Roach (4th District)

Russell Moore (5th District)

\*City Attorney Bryan Carter, Interim Administrative Services Director Tom Mahoney, Fire Chief Michael L. Dalsing, Police Chief Chris Connally, Health Director Debra Bradley, Parks, Recreation & Civic Facilities Director/Interim Human Resources Director Chuck Kempf, Planning & Community Development Director Clint Thompson, and Public Works & Transportation Director Andrew Clements.

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PLEDGE OF ALLEGIANCE:

ROLL CALL:

CALL TO ORDER:

MINUTES:

1. Approval of the minutes of the regular meeting held March 9, 2020, at 7:00 p.m., as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

None.

ACCEPTANCE OF AGENDA:

CONSENT AGENDA:

Nominations and Appointments:

2. Filed 3/16/20: Councilmember Roach nominates Isobel McGowan, 809 Hall Street, to serve as a member of the Administrative Violation Review Board for a term expiring April 29, 2023; she is filling a vacancy on the board.

Bills for Passage:

3. A Bill (#682-18) sponsored by Councilmember Myers authorizing an amendment to the General Fund budget to transfer the amount of \$40,000.00 from the Vacant Structure Stabilization/Demolition Program to the Land Bank Program to provide funds to acquire property administered by the Land Bank Board and authorizing the City Manager to issue payment.
4. A Bill (#688-18) sponsored by Councilmember Moore authorizing an amendment to the General Fund Fire and Health Departments budgets and the Capital Projects Fund budget in the amount of \$46,435.00 to provide funds for the Energy Savings Program.

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

5. A Bill (#683-18) sponsored by Councilmember Kovac authorizing the execution of a Concession and Facility License Agreement with Pony Express Baseball, Inc. (PEB) in the amount of \$500.00 for PEB to operate concessions and associated areas at Eagles Field and Hyde Park Complex for the 2020 PEB season.
  
6. A Bill (#684-18) sponsored by Councilmember Kovac authorizing execution of an agreement with Pony Express Baseball, Inc. 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 term of three years.
  
7. A Bill (#685-18) sponsored by Councilmember Kovac authorizing an agreement with the St. Joseph Umpires and Scorekeepers Association to provide officiating services for all parks, recreation and civic facilities softball leagues in an amount not to exceed \$30,000.00.
  
8. A Bill (#686-18) sponsored by Councilmember Kovac authorizing execution of an agreement with Midland Empire Sports Association for the operation of Amateur Softball Association (ASA) sanctioned or other approved league play and tournaments promoting the advancement of girls' softball at Drake Softball Complex for a term of three years.
  
9. A Bill (#687-18) sponsored by Mayor McMurray authorizing execution of a Finalization of Employment Agreement with J. Bruce Woody establishing terms for the completion of an employment agreement under which Woody serves as City Manager.
  
10. A Bill (#691-18) sponsored by Councilmember Davis authorizing an amendment to the budget to transfer funds from the Capital Projects Fund to the Aviation Fund and execution of Aviation Project Consultant Supplemental Agreement Number 2 with Jviation, Inc., both in the amount of \$21,113.00 for the barrel hangar area rehabilitation to Rosecrans Memorial Airport.

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

11. A Bill (#692-18) sponsored by Councilmember Davis authorizing execution of a Transportation Consolidated Planning Grant Agreement with the Kansas Department of Transportation (KDOT) in the amount of \$3,520.00 with the City contributing matching funds in the amount of \$704.00, to assist in Metropolitan Planning Organization (MPO) transportation planning activities within the St. Joseph urbanized area.
  
12. A Bill (#693-18) sponsored by Councilmember Roach authorizing the execution of a Master Agreement for On-Call Maintenance services with Environmental Works, Inc., for the sanitary and stormwater collection system and wastewater treatment facilities.

Resolutions for Adoption:

13. A Resolution (#699-18) authorizing the execution of a Housing Rehabilitation Contract with Gary G. Whitten and Rosemary Whitten, a married couple, (owners) and Superior Exteriors of Northwest Missouri LLC (contractor) for a housing rehabilitation project at 1915 North 4th Street for a total amount not to exceed \$39,369.00.
  
14. A Resolution (#700-18) authorizing the execution of a Housing Rehabilitation Contract with Tina J. Taylor, a single person, (owner) and Superior Exteriors of Northwest Missouri LLC (contractor) for a housing rehabilitation project at 2622 South 18th Street for a total amount not to exceed \$32,056.00.
  
15. A Resolution (#705-18) authorizing the execution of a Lump Sum Contract with R. Sprague Contracting in a total amount not to exceed \$60,800.00 for Storm Pipe Replacement at three (3) locations.
  
16. A Resolution (#706-18) approving an increase to an existing purchase order for emergency repair of a motor and clutch assembly for the Water Protection Intermediate Pumping Station by JCI Industries, Inc., in the amount of \$32,250.00.

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

17. A Resolution (#708-18) authorizing a nine (9) year Conditional Lease Agreement, subject to annual appropriation, with Caterpillar Financial Services in the amount of \$32,791.28 per year for one Caterpillar 140AWD motor grader for the Landfill with the option to pay a lump sum at the end of the lease to own the equipment.
  
18. A Resolution (#709-18) authorizing a five (5) year Conditional Lease Agreement, subject to annual appropriation, with Caterpillar Financial Services in the amount of \$37,542.86 per year for one Caterpillar 326F hydraulic excavator for the Landfill with the option to pay a lump sum at the end of the lease to own the equipment.
  
19. A Resolution (#712-18) authorizing the purchase of one 2020 Dodge Durango SUV from Randy Reed Jeep Ram for the amount of \$29,589.00 for the Health Department.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

None.

EMERGENCY BILLS FOR PASSAGE:

20. A Bill (#714-18) sponsored by Councilmember Novak amending Chapter 20, titled "Offenses and Miscellaneous Provisions" of the Code of Ordinances to enact a new Section 20-286 titled "Price Gouging."

RESOLUTIONS FOR ADOPTION:

21. A Resolution (#696-18) authorizing the execution of a Housing Rehabilitation Contract with Superior Exteriors of Northwest Missouri LLC (contractor) for a housing rehabilitation project at 2811 Olive Street for a total amount not to exceed \$68,590.00.

BILLS FOR FIRST READING:

22. A Bill (#701-18) sponsored by Mayor McMurray authorizing an amendment to Sections 31-075, 31-130, and 31-179 of the Code of Ordinances to remove the Landmark Review Board, modify the appeals process for Historic Preservation Certificates of Appropriateness to require appeals to be submitted to the City Council and reorganize Section 31-179 to improve clarity.
23. A Bill (#702-18) sponsored by Councilmember O'Dell authorizing an amendment to Section 31-114, Section 31-115, Section 31-116, and Section 31-150 of Chapter 31 "Zoning" of the Code of Ordinances to clarify sign code language.
24. A Bill (#703-18) sponsored by Councilmember O'Dell redistricting the property located at 4821 South 22nd Street from R-1A, Single Family Residential District to C-3, Commercial District, as requested by Joann Cobb.
25. A Bill (#704-18) sponsored by Councilmember O'Dell redistricting the property located at 301 Middleton Street from R-2, Two Family Residential District to C-2, Downtown Business District, as requested by Hans Thomas.
26. A Bill (#707-18) sponsored by Mayor McMurray appointing Christopher Connally as Interim City Manager of the City of St. Joseph, Missouri, for the period commencing April 24, 2020, at 5:00 p.m. until such time as an employment contract with a new City Manager has been executed and becomes effective.
27. A Bill (#710-18) sponsored by Councilmember Davis authorizing a Master Agreement for Professional Services with Jviation, Inc., to provide engineering services for Rosecrans Memorial Airport projects.
28. A Bill (#711-18) sponsored by Councilmember Myers authorizing an amendment to the budget to transfer the amount of \$294,000 from the Special Allocation Fund to the Water Protection Fund and \$20,000 to the Gaming Initiatives Fund for reimbursable TIF (Tax Increment Financing) costs in the total amount of \$314,000 associated with the Greystone Subdivision.

BILLS FOR FIRST READING: (Cont'd)

29. A Bill (#713-18) sponsored by Councilmember Roach authorizing the execution of Change Order 2R with Super Excavator's Inc., and an amendment to the Water Protection Fund, Sewer Improvements Program budget all in the amount of \$150,000.00 for additional work related to the Blacksnake Creek Stormwater Separation Improvement Project.

REPORTS OF BOARDS & COMMISSIONS:

30. Filed 3/5/20: Minutes of the Community Police Advisory Committee meeting held March 3, 2020, at 7:00 p.m., at the Law Enforcement Center, 501 Faraon Street.
31. Filed 3/5/20: Minutes of the Downtown Review Board meeting held March 4, 2020, at 5:30 p.m., in the Council Chamber at City Hall.
32. Filed 3/5/20: Minutes of the Administrative Violation Review Board meeting held February 5, 2020, at 2:00 p.m., in the 4th Floor Conference Room at City Hall.
33. Filed 3/10/20: Minutes of the Senior Citizen Foundation, Inc. Board meeting held February 18, 2020, at the Joyce Raye Patterson 50+ Activity Center.

WORK SESSION MINUTES – CITY CLERK'S OFFICE:

None.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

None.

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

34. Filed 3/5/20: Minutes of the St. Joseph Museums Executive/Financial Committee meeting held February 20, 2020, at 4:00 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
35. Filed 3/6/20: City Link, March 5, 2020.
36. Filed 3/9/20: Minutes of the Mayor's Blue Ribbon Crime Advisory Committee meeting held December 16, 2019, at 12:30 p.m., in the 4th Floor Conference Room at City Hall.

COMMUNICATIONS: (Cont'd)

37. Filed 3/9/20: Human Resources Department Monthly Activity Report, February 2020.
38. Filed 3/9/20: Commendations regarding Police Department staff.
39. Filed 3/9/20: St. Joseph Transit Report, January 2020.
40. Filed 3/10/20: Commendations regarding Police Department staff.
41. Filed 3/10/20: Police Department Annual Report 2019.
42. Filed 3/12/20: Encumbrances \$5,000 to \$25,000, February 2020.
43. Filed 3/12/20: Memorandum from Clint Thompson, Planning and Community Development Director, in re: Council Agenda Item #696-18 (Housing Rehab Contract for 2811 Olive Street).
44. Filed 3/12/20: Property Maintenance Invoices Report, February 2020.
45. Filed 3/12/20: Property Maintenance Activity Report, February 2020.
46. Filed 3/12/20: Apartment House Rental Property Licenses Report, February 2020.
47. Filed 3/12/20: Duplex-Housing Rental Property Licenses Report, February 2020.
48. Filed 3/12/20: Health Department Monthly Statistical Report, February 2020.
49. Filed 3/12/20: Business Licenses Listing Report, February 2020.
50. Filed 3/12/20: Single Family Rental Property Licenses Report, February 2020.
51. Filed 3/12/20: Building Permits Issued Report, February 2020.
52. Filed 3/12/20: Meeting Notes of the Downtown Parking Committee meeting held February 19, 2020, at 5:00 p.m., in the 1st Floor Conference Room at City Hall.
53. Filed 3/13/20: Police Department Monthly Activity Report Highlights, February 2020.
54. Filed 3/13/20: Social Welfare Board The Clinic Beat newsletter, February 2020.
55. Filed 3/13/20: City Link, March 12, 2020.
56. Filed 3/16/20: City of St. Joseph Building and Planning Division Customer Satisfaction Survey Findings Report, 2020.
57. Filed 3/17/20: Letter from David M. Grothaus, Executive Director, Missouri Gaming Commission, in re: State/Local Allocation of Gaming Revenues from February 1, 2020 to February 29, 2020.



OTHER BUSINESS:

58. 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.