OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE CITY OF ST. JOSEPH, MISSOURI

May 20, 2019 - 7:00 p.m.
Office of the City Clerk

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, May 20, 2019, at 7:00 p.m. The meeting was called to order at 7:00 p.m. by Mayor McMurray. Notice of said meeting had been established as every other Monday at 7:00 p.m. 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) three days in advance in the City Clerk’s office.

ROLL CALL:

<table>
<thead>
<tr>
<th>Name</th>
<th>Term Attendance (mtgs attended-mtgs absent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor Bill McMurray</td>
<td>(37-01)</td>
</tr>
<tr>
<td>Councilmember Brenda Blessing</td>
<td>(36-02)</td>
</tr>
<tr>
<td>Councilmember Madison Davis</td>
<td>(37-01)</td>
</tr>
<tr>
<td>Councilmember PJ Kovac</td>
<td>(35-03)</td>
</tr>
<tr>
<td>Councilmember Russell Moore</td>
<td>(38-00)</td>
</tr>
<tr>
<td>Councilmember Brian Myers</td>
<td>(35-03)</td>
</tr>
<tr>
<td>Councilmember Marty Novak</td>
<td>(37-01)</td>
</tr>
<tr>
<td>Councilmember Kent O’Dell</td>
<td>(33-05)</td>
</tr>
<tr>
<td>Councilmember Gary Roach</td>
<td>(36-02)</td>
</tr>
</tbody>
</table>

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

Also present were City Manager J. Bruce Woody, City Attorney Bryan Carter, Police Chief Chris Connally, Fire Chief Michael L. Dalsing, Parks, Recreation & Civic Facilities Director Chuck Kempf, Health Director Debra Bradley, Planning & Community Development Director Clint Thompson, Human Resources Director Alicia Nolan, Asst. Administrative Services Director Beau Musser, Airport Manager Abe Forney, Asst. to City Manager/Communications & Public Relations Manager Mary Robertson, Multimedia Planner Ed Schilling, City Clerk Paula Heyde and Deputy City Clerk Rita K. Domini.

Under the Council voting rotation system, Mayor McMurray voted first.

PLEDGE OF ALLEGIANCE:

MINUTES:

44379 By general consent, the minutes of the regular meeting held May 6, 2019, at 7:00 p.m., and the special meeting held May 13, 2019, at 5:30 p.m., were approved as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

44380 Proclamation – National Public Works Week

(Continued on next page)
(May 20, 2019, Council Meeting, Continued)

**Agenda Number**

**ACCEPTANCE OF AGENDA:**

It was moved by Councilmember Moore and seconded by Councilmember Blessing that the Agenda be accepted as published. Motion carried. Ayes, McMurray, Moore, Myers, Novak, O'Dell, Roach, Blessing, Davis, Kovac-9.

**PUBLIC HEARING ON THE CONSOLIDATED ANNUAL PLAN:**

The City Council of the City of St. Joseph held a public hearing on Monday, May 20, 2019, at 7:00 p.m., in the Council Chamber at City Hall, on the City’s Consolidated Fifth Year Annual Plan for the use of any Community Development Block Grant and HOME Investment Partnership funds the City may receive in Fiscal Year 2019/2020, beginning on May 15, 2019. The City of St. Joseph receives these funds through the U.S. Department of Housing and Urban Development (HUD). The City of St Joseph has prepared a budget based upon the FY 2019/2020 allocation and will utilize the following funding amounts through the Consolidated Planning process: $1,567,068 of Community Development Block Grant funds and $360,505 from the HOME program allocation.

The public hearing is to give residents, especially low and moderate income individuals, and community organizations, the opportunity to review and comment on the City of St. Joseph’s strategic use of available Community Development Block Grant (CDBG) and HOME funds. These federal funds are intended to principally address the economic, housing and non-housing needs of low- and moderate-income residents and the areas in which they live.

The following is a brief overview of each program:

**Community Development Block Grant (CDBG) Program:** The goals of the CDBG Program are:

- **Provide public services opportunities:** Provide access to low-to-moderate individuals for services such as: latch key programs, food banks, mental health services, shelter for women and children who are homeless and/or victims of domestic violence, counseling for children who are victims of abuse, integration and advocacy for children with disabilities and dental care.

- **Provide decent housing by:** Assisting homeless persons in obtaining appropriate housing and by assisting those at risk of homelessness; retaining the stock of affordable housing; increasing the availability of permanent housing for low-income residents; increasing the supply of supportive housing and services to enable persons with special needs to live with dignity.

- **Provide a suitable living environment by:** Improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing isolation of income groups within an area through deconcentrating of housing opportunities and revitalization of deteriorating neighborhoods; restoring and preserving properties of special value for historic, architectural or aesthetic reasons; conserving energy resources.

**HOME Program:**

The HOME Program is a special housing program designed to expand the supply of decent, safe, sanitary, and affordable housing for very low- and low-income residents. The HOME Program is structured to promote the development of partnerships among the federal government, state and local government, private industry, and non-profit organizations. The housing can be single or multi-family. Further, the housing unit can be permanent or transitional and includes permanent housing for disabled

(Continued on next page)
PUBLIC HEARING ON THE CONSOLIDATED ANNUAL PLAN: (Cont’d)

Homeless persons and single-room occupancy housing. Activities eligible under the HOME Program include acquisition of real property for housing purposes and rehabilitation or new construction of housing.

Residents were given an opportunity to express their views on the Consolidated Fifth Year Annual Plan at this time.

See under “Notes” for comments from persons appearing to be heard.

There being no further persons appearing to be heard, the Mayor declared the public hearing closed.

CONSENT AGENDA:

It was moved by Councilmember Roach and seconded by Councilmember Blessing that Agenda Numbers 44385 through 44395 be passed by Consent Agenda. Motion carried. Ayes, McMurray, Moore, Myers, Novak, O’Dell, Roach, Blessing, Davis, Kovac—9.

Nominations and Appointments:

Filed 5/8/19: The nomination by Councilmember O’Dell was approved, appointing Albert Goolsby, 2103 NE 85th Road, as a member of the Electrical Standards and Appeals Board for a term expiring August 5, 2023; he is being reappointed.

Bills for Passage:

(G.O. 2912) A Bill (#389-18) amending Section 2-472 “Appointment and removal” of Chapter 2, “Administrative code” of the Code of Ordinances to specify additional examples of conduct that could be grounds for removal and recognize resignations, having been read the first time on May 6, 2019, was read the second time and passed.

(S.O. 9585) A Bill (#385-18) authorizing an amendment to the Capital Projects Fund to accept a donation from the George Bode, Jr. Benevolent Trust in an amount not to exceed $54,600.00 to be used to install a radiant ice ceiling and horizontal netting at the Bode Ice Arena and authorizing the execution of a contract with Athletica Sport Systems Inc. to perform said work, having been read the first time on May 6, 2019, was read the second time and passed.

(S.O. 9586) A Bill (#388-18) authorizing execution of a Land Lease Agreement with Rocky Mountain Holdings, LLC, a subsidiary of Air Methods Corporation (d/b/a Lifenet Air Medical Services), to lease land at Rosecrans Memorial Airport in the amount of $6,193.00 per year, having been read the first time on May 6, 2019, was read the second time and passed.

Resolutions for Adoption:

(Resolution No. 44389 – 4435) A Resolution (#393-18) authorizing the filing of an application with the Bureau of Justice for a Bulletproof Vest Partnership Grant in the amount of $14,160.00 for use by the St. Joseph Police Department, was read and adopted.

(Resolution No. 44390 – 4436) A Resolution (#396-18) authorizing the submission and execution of the Federal Transit Administration Year 2019 Certifications and Assurances, was read and adopted.

(Continued on next page)
CONSENT AGENDA: Resolutions for Adoption: (Cont’d)

44391 (Resolution No. 44391 – 4437) A Resolution (#397-18) authorizing the purchase of one (1) half ton crew cab truck from Reed Jeep Ram for the Park Maintenance Division for the amount of $26,741.00, was read and adopted.

44392 (Resolution No. 44392 – 4438) A Resolution (#405-18) repealing Resolution Number 43868 and authorizing the purchase of three (3) burner conversion upgrades, and accessories, for existing heat exchangers at the Water Protection Facility from Walker Process Equipment in the amount of $404,166.00, was read and adopted.

44393 (Resolution No. 44393 – 4439) A Resolution (#406-18) 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 $6,500,000 to finance a project for the benefit of Lifeline Foods, LLC and authorizing certain actions relating thereto, was read and adopted.

44394 (Resolution No. 44394 – 4440) A Resolution (#407-18) 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 $22,400,000 to finance a project for the benefit of Boehringer Ingelheim Animal Health USA Inc., and authorizing certain actions relating thereto, was read and adopted.

44395 (Resolution No. 44395 – 4441) A Resolution (#410-18) canceling the regularly scheduled meeting of the St. Joseph City Council on September 9, 2019 at 7:00 p.m., was read and adopted.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

44396 A Bill (#390-18) renaming the Joyce Raye Patterson Senior Citizens Center, located at 100 South 10th Street, to “Joyce Raye Patterson 50+ Activity Center,” having been read the first time on May 6, 2019, was read the second time and passed. Ayes, McMurray, O’Dell, Roach--3. Nays, Moore, Myers, Novak, Blessing, Davis, Kovac--6.

EMERGENCY BILLS FOR PASSAGE:

None.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

44397 A Bill (#394-18) authorizing the purchase of one (1) Caterpillar D6 Bulldozer to be used by the Landfill Division from Foley Equipment and authorizing an amendment to the Landfill Fund both in the amount of $398,787.00 to provide funds for said purchase, was introduced and read the first time.

(Continued on next page)
<table>
<thead>
<tr>
<th>Agenda Number</th>
<th>BILLS FOR FIRST READING: (Cont’d)</th>
</tr>
</thead>
<tbody>
<tr>
<td>44398</td>
<td>A Bill (#395-18) amending Section 28-1592 of the Code of Ordinances entitled “Parking time limits on certain streets,” was introduced and read the first time.</td>
</tr>
<tr>
<td>44399</td>
<td>A Bill (#398-18) sponsored by Mayor McMurray amending Chapter 20, “Offenses and miscellaneous provisions,” of the Code of Ordinances to modify Sections 20-321, titled “Definitions,” and 20-324, titled “Possession,” and to enact a new Section 20-327 titled “Substances qualifying as drugs” to specify that Kratom is a drug under the Code of Ordinances and to prohibit possession, was introduced and read the first time.</td>
</tr>
<tr>
<td>44400</td>
<td>A Bill (#399-18) authorizing an amendment to the Capital Projects Fund budget and the execution of a Lump Sum Contract with GDS, LLC and the issuance of purchase orders toward said contract all in the total amount of $58,731.00 for cleaning, repairing and coating of the Civic Center Park fountain, was introduced and read the first time.</td>
</tr>
<tr>
<td>44401</td>
<td>A Bill (#400-18) redistricting the property located at 2706 Coop Drive from R-1A, Single Family Residential District to CP-1, Planned Neighborhood Shopping District, as requested by Ronna Chilcoat, was introduced and read the first time.</td>
</tr>
<tr>
<td>44402</td>
<td>A Bill (#401-18) approving the proposed Conceptual Development Plan for the property located at 2706 Coop Drive, as requested by Ronna Chilcoat, was introduced and read the first time.</td>
</tr>
<tr>
<td>44403</td>
<td>A Bill (#402-18) vacating a portion of Sleepy Hollow Road lying between Felix Street and the portion of property to the north vacated by Special Ordinance Number 22057 on property located at 102 North Belt Highway, as requested by Charlotte Eichenberg agent of Tommy’s Car Wash, was introduced and read the first time.</td>
</tr>
<tr>
<td>44404</td>
<td>A Bill (#403-18) vacating North Second Street between East Franklin Street and East Michel Street, the alley between East Franklin Street and East Michel Street, a portion of Third Street between East Franklin and Isadore Street, the alley between East Franklin Street and Isadore Street, East Michel Street between North Second Street and Third Street, East Antoine Street between Third Street and Fourth Street and the alley between a previously vacated section of Isadore Street and East Robidoux Street, as requested by Blake Roth on behalf of Hillyard Industries, Inc., was introduced and read the first time.</td>
</tr>
<tr>
<td>44405</td>
<td>A Bill (#404-18) vacating a portion of the alley lying between 17th Street and the portion of property to the east vacated by Special Ordinance Number 6652 on property located at 1702 Messanie Street, as requested by James Farrelly agent of Capital Growth Buchalter, Inc., was introduced and read the first time.</td>
</tr>
<tr>
<td>44406</td>
<td>It was moved by Councilmember Myers and seconded by Councilmember Moore that Bill #408-18 be amended by to changing the HOME Program budget attached to the ordinance by decreasing the allocation to Community Action Partnership from “$480,232.49” to “$390,232.49” and increasing the allocation to Habitat for Humanity from “$0” to “$90,000.00.” Motion carried. Ayes, Moore, Myers, Novak, O’Dell, Roach, Blessing, Davis, Kovac--8. Abstention, McMurray--1.</td>
</tr>
<tr>
<td>44407</td>
<td>A Bill (#408-18) authorizing the submittal of the Fifth Year Annual Plan for the use of Fiscal Year 2019/2020 Community Development Block Grant and HOME Investment Partnerships Program funds to the Department of Housing and Urban Development (HUD), was introduced and read the first time.</td>
</tr>
</tbody>
</table>

(Continued on next page)
AGENDA NUMBER 44408

A Bill (#409-18) authorizing an amendment to the budget to transfer funds in the amount of $1,515,000 from the North East Cook Road TIF Program in the Special Allocation Fund to the Water Protection Fund to pay the developer’s sewer development cost thereby reducing the interest that would have been paid to the developer with conventional financing, was introduced and read the first time.

REPORTS OF BOARDS & COMMISSIONS:

Filed 5/2/19: Minutes of the Board of Operating Engineers meeting held May 1, 2019, at 3:30 p.m., in the 1st Floor Conference Room at City Hall.

Filed 5/3/19: Minutes of the Building and Fire Prevention Code Board of Appeals meeting held May 2, 2019, at 3:30 p.m., in the 1st Floor Conference Room at City Hall.

Filed 5/3/19: Minutes of the Americans With Disabilities Act Compliance Board meeting held April 18, 2019, at 4:00 p.m., in the Council Chamber at City Hall.

Filed 5/3/19: Minutes of the Human Rights Commission meeting held April 16, 2019, at 6:00 p.m., in the 4th Floor Conference Room at City Hall.

Filed 5/6/19: Minutes of the Tourism Commission meeting held May 2, 2019, in the 4th Floor Conference Room at City Hall.

Filed 5/7/19: Minutes of the Social Welfare Board meeting held March 26, 2019, at 2:30 p.m., at Patee Market Health Center, 904 South 10th Street.

Filed 5/8/19: Minutes of the Administrative Violation Review Board meeting held April 2, 2019, at 1:00 p.m., in the 4th Floor Conference Room at City Hall.

Filed 5/10/19: Minutes of the Landmark Commission Work Session held March 5, 2019, at 6:00 p.m., in the Council Chamber at City Hall.

Filed 5/10/19: Minutes of the Landmark Commission meeting held March 5, 2019, at 7:00 p.m., in the Council Chamber at City Hall.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

Filed 5/3/19: Minutes of the Work Session held April 30, 2019, at 4:00 p.m., in the 4th Floor Conference Room at City Hall.

Filed 5/8/19: Minutes of the Work Session held May 1, 2019, at 3:00 p.m., in the 4th Floor Conference Room at City Hall.

Filed 5/10/19: Minutes of the Work Session held May 2, 2019, at 4:00 p.m., in the 4th Floor Conference Room at City Hall.

Filed 5/13/19: Minutes of the Council Work Session held May 6, 2019, at 5:00 p.m., in the 4th Floor Conference Room at City Hall.

Filed 5/14/19: Minutes of the Work Session held May 8, 2019, at 4:00 p.m., in the 4th Floor Conference Room at City Hall.

(Continued on next page)
(May 20, 2019, Council Meeting, Continued)

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

None.

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

Filed 5/1/19: Minutes of the St. Joseph Museums, Inc. Fundraising Committee meeting held April 11, 2019, at 10:00 a.m., at St. Joseph Museums, Inc., 3406 Frederick Avenue.

Filed 5/2/19: Municipal Division Summary Reporting, April 2019.

Filed 5/2/19: Commendation regarding Planning and Community Development Department staff.

Filed 5/2/19: Minutes of the St. Joseph Museums, Inc. Programming Committee meeting held April 2, 2019, at 1:30 p.m., at St. Joseph Museums, Inc., 3406 Frederick Avenue.

Filed 5/3/19: City Link, May 2, 2019.

Filed 5/3/19: Minutes of the St. Joseph Museums, Inc. Exhibits Committee meeting held April 10, 2019, at 4:00 p.m., at St. Joseph Museums, Inc., at 3406 Frederick Avenue.

Filed 5/7/19: Memorandum from Don DePriest, Community Development Manager, in re: CDBG/HOME work session.

Filed 5/8/19: Letter from Mike Grimm, 1810 South 40th Street, in re: Resignation from the Administrative Violation Review Board.

Filed 5/9/19: City Link, May 9, 2019.

Filed 5/10/19: Minutes of the St. Joseph Area Transportation Study Coordinating Committee meeting held March 21, 2019 at 12:00 p.m., in the 4th Floor Conference Room at City Hall.

Filed 5/10/19: Health Department Annual Report, 2018.

Filed 5/13/19: Minutes of the Sustainable Environment Advisory Committee meeting held April 17, 2019, at 5:00 p.m., in the 1st Floor Conference Room at City Hall.

Filed 5/13/19: Minutes of the St. Joseph Museums, Inc. Executive/Financial Committee meeting held April 18, 2019 at 4:00 p.m., at the St. Joseph Museums, Inc., 3406 Frederick Avenue.

Filed 5/14/19: Letter from David M. Grothaus, Executive Director, Missouri Gaming Commission, in re: State/Local Allocation of Gaming Revenues for the period 4/1/19 through 4/30/19.

OTHER BUSINESS:

City Manager’s Report – City Manager J. Bruce Woody said the Mustang season opener is May 27, 2019, at Phil Welch Stadium at 7:00 p.m. There will be a Council Work Session on May 22, 2019, at 4:00 p.m. at City Hall on the urban trail grant application and airport master plan. Memorial Day is May 27 and City offices with the exception of the Nature Center will be closed. There will be a

(Continued on next page)
ceremony in the Civic Center Park at 11 a.m. to recognize those that sacrificed their lives for our freedom. The City’s new website will be launched on May 23. The Council approved two resolutions tonight for two large revenue bond projects for Lifeline Foods and Boehringer Ingelheim and commended the owners of the two businesses for making significant investments in St. Joseph facilities.

Councilmember Myers said after talking to a couple of members of Council and some previous people who served on this board, he thinks it would be important if every ordinance that shows up on the Agenda has a sponsor from a councilmember or from the mayor. He thinks it helps the Council make better informed decisions if the Council is more engaged in the process before it shows up on the agenda.

Councilmember Blessing said it would be nice if they kind of knew what was out there percolating and knowing it was coming forward in about two or three weeks.

44410
It was moved by Councilmember Myers and seconded by Councilmember Davis that any ordinance that City staff is going to put on the agenda should be sponsored by at least one member of Council or the Mayor. Motion carried. Ayes, McMurray, Moore, Myers, Novak, O’Dell, Blessing, Davis--7. Nays, Roach, Kovac--2.

Councilmember Roach said he had a call from a citizen who had been to the Animal Shelter and had high praise for the Control & Rescue staff for how they took care of his needs.

PUBLIC COMMENT:

Greg Filardo, 710 S. 9th St., said he thought the Council granted an exemption for the homeless shelter because it was not zoned for that and asked that it not be renewed because it is clearly not working in that neighborhood. There are daily calls to the police and ambulance. In regard to the name change for the Senior Center, if there is that much money to spend, there are a lot more things in town that need that money than changing the signs. He suggested thinking outside the box and gave an idea for an ad he had for the transit buses.

NOTES:

Agenda No. 44380 – Mayor McMurray read the proclamation and presented it to Airport Manager Abe Forney.

Agenda No. 44382 - Greg Filardo, 710 S. 9th St., spoke about the atrocities that are going on at the homeless shelter which is behind his home.

ADJOURNMENT:

44411
By general consent, the Council adjourned.

The meeting adjourned at 7:50 p.m.

Minutes transcribed by Paula Heyde, CMC, City Clerk.