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, August 26, 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>Members present:</td>
<td></td>
</tr>
<tr>
<td>Mayor Bill McMurray</td>
<td>(49-01)</td>
</tr>
<tr>
<td>Councilmember Brenda Blessing</td>
<td>(47-03)</td>
</tr>
<tr>
<td>Councilmember Madison Davis</td>
<td>(49-01)</td>
</tr>
<tr>
<td>Councilmember PJ Kovae</td>
<td>(42-08)</td>
</tr>
<tr>
<td>Councilmember Russell Moore</td>
<td>(50-00)</td>
</tr>
<tr>
<td>Councilmember Brian Myers</td>
<td>(47-03)</td>
</tr>
<tr>
<td>Councilmember Marty Novak</td>
<td>(49-01)</td>
</tr>
<tr>
<td>Councilmember Kent O’Dell</td>
<td>(45-05)</td>
</tr>
</tbody>
</table>

Members absent: Councilmember Gary Roach (46-04)

Total membership—9. Five members constitute a quorum.

Also present were City Manager J. Bruce Woody, City Attorney Bryan Carter, Police Chief Chris Connally, Administrative Services Director Tom Mahoney, Fire Chief Michael L. Dalsing, Parks, Recreation & Civic Facilities Director and Interim Human Resources Director Chuck Kempf, Health Director Debra Bradley, Planning & Community Development Director Clint Thompson, Public Works & Transportation Director Andrew Clements, Asst. to City Manager/Communications & Public Relations Manager Mary Robertson, Multimedia Planner Ed Schilling and City Clerk Paula Heyde.

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

PLEDGE OF ALLEGIANCE:

MINUTES:

44639 Approval of the minutes of the regular meeting held August 12, 2019, at 7:00 p.m., were approved as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

44640 Proclamation – Constitution Week

(Continued on next page)
(August 26, 2019, Council Meeting, Continued)

AGENDA

ACCEPTANCE OF AGENDA:

44641 It was moved by Councilmember O'Dell and seconded by Councilmember Davis that the Agenda be accepted as published with the addition of one resolution for adoption (Bill #519-18) and one bill for first reading (Bill #515-18) being placed on the Agenda. Motion carried. Ayes, McMurray, Moore, Myers, Novak, O'Dell, Blessing, Davis--7. Absent, Roach, Kovac--2.

PUBLIC HEARING ON PROPOSED CITY TAX LEVY:

44642 The City Council of the City of St. Joseph, Missouri, held a public hearing on Monday, August 26, 2019, at 7:00 p.m. in the Council Chamber at City Hall on the proposed City tax levy to produce revenues for the budget for the Fiscal Year beginning July 1, 2019. The proposed tax rates have been developed pursuant to the provision of Missouri Revised Statutes, Sec. 137.073, and the Missouri Constitution Article X, Sec. 22.

<table>
<thead>
<tr>
<th>Assessed Valuations for tax year:</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate</td>
<td>$746,181,670</td>
<td>$754,443,440</td>
</tr>
<tr>
<td>Personal Property</td>
<td>251,912,035</td>
<td>266,340,653</td>
</tr>
<tr>
<td>State Assessed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Railroad &amp; Utilities</td>
<td>43,518,015</td>
<td>43,766,515</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,041,611,720</strong></td>
<td><strong>$1,064,550,608</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Tax Rates for Tax Year 2019 - per $100</th>
<th>Estimated 2019 Tax Billing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund:</td>
<td></td>
</tr>
<tr>
<td>General Fund &amp; Public Safety</td>
<td>$.6700</td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td>.2000</td>
</tr>
<tr>
<td>Public Health</td>
<td>.2216</td>
</tr>
<tr>
<td>Museum</td>
<td>.0500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,1416</strong></td>
</tr>
</tbody>
</table>

Residents were given an opportunity at this time to comment on the proposed tax levy.

44643 There being no persons appearing to be heard the Mayor declared the public hearing closed.

PUBLIC HEARING ON AMENDMENTS TO THE ZONING CODE (CHAPTER 31):

44644 (G.O. 2920) A Bill (#496-18) sponsored by Councilmember O'Dell amending Section 31-190 “Historic Landmarks” of Chapter 31, “Zoning” of the Code of Ordinances to add the Lewis C. Burns House located at 1923 Francis Street as an historic landmark in the City, as requested by Kimberly F. Schutte, having been read the first time on August 12, 2019, was read the second time and passed. Ayes, McMurray, Moore, Myers, Novak, O'Dell, Blessing, Davis, Kovac--8. Absent, Roach--1.

CONSENT AGENDA:

44645 It was moved by Councilmember Davis and seconded by Councilmember Moore that Agenda Numbers 44646 through 44658 be passed by Consent Agenda. Motion carried. Ayes, McMurray, Moore, Myers, Novak, O'Dell, Blessing, Davis, Kovac--8. Absent, Roach--1.

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

Nominations and Appointments:

44646 Filed 8/13/19: The nomination by Mayor McMurray was approved, appointing Tara Horn, 3803 Churchill Court, as a member of the Land Bank Board for a term expiring August 26, 2020.

44647 Filed 8/13/19: The nomination by Mayor McMurray was approved, appointing Frank A. Leone, 3803 Covington Court, as a member of the Land Bank Board for a term expiring August 26, 2021.

44648 Filed 8/13/19: The nomination by Mayor McMurray was approved, appointing James G. Robinson, 1 Country Club Drive, as a member of the Land Bank Board for a term expiring August 26, 2022.

44649 Filed 8/13/19: The nomination by Mayor McMurray was approved, appointing Steve Briggs, 2702 N. 26th Street, as a member of the Land Bank Board for a term expiring August 26, 2022.

44650 Filed 8/13/19: The nomination by Mayor McMurray was approved, appointing David Bradley, 2 Country Club Road, as a member of the Land Bank Board for a term expiring August 26, 2023.

44651 Filed 8/14/19: The nomination by Councilmember Roach was approved, appointing Joyce A. Storr, 1602 S. 22nd Street, as a member of the Enhanced Enterprise Zone Board for a term expiring August 26, 2024; she is replacing Scott Meierhofer, whose term has expired.

Bills for Passage:

44652 (S.O. 9629) A Bill (#500-18) sponsored by Councilmember Myers providing for the rate of taxation and the levy and collection of taxes for the Fiscal Year commencing July 1, 2019, having been read the first time on August 12, 2019, was read the second time and passed.

44653 (S.O. 9630) A Bill (#497-18) sponsored by Councilmember Roach authorizing the execution of Master Agreements for Professional Engineering Services with Blackstone Environmental Inc., Stearns, Conrad and Schmidt Consulting Engineers (SCS), and Weaver Consultants Group for on-call design, testing and planning services for the City’s Landfill Division, having been read the first time on August 12, 2019, was read the second time and passed.

Resolutions for Adoption:

44654 (Resolution No. 44654 – 4487) A Resolution (#504-18) authorizing the purchase and installation of an engine for Fire Ladder Truck 7 for the amount of $40,968.43 for use by the Fire Department, was read and adopted.

44655 (Resolution No. 44655 – 4488) A Resolution (#508-18) authorizing execution of a Memorandum of Understanding with the Missouri Department of Health and Senior Services to provide vital records services, was read and adopted.

44656 (Resolution No. 44656 – 4489) A Resolution (#509-18) affirming authorization of the filing of an application for the 2019 Edward Byrne Memorial Justice Assistance Grant in the amount of $29,936.00 to be used to purchase equipment for the St. Joseph Police and Buchanan County Sheriff’s Departments, was read and adopted.

44657 (Resolution No. 44657 – 4490) A Resolution (#510-18) authorizing a 2020 Census Partnership with the US Census Bureau to assist with a complete and accurate 2020 Census, was read and adopted.

(Continued on next page)
(Resolution No. 44658 – 4491) A Resolution (#513-18) sponsored by Mayor McMurray of Intent expressing support of a tax credit application by JES Dev Co Inc to the Missouri Housing Development Commission for the redevelopment of vacant property located at 502 Francis Street to be known as Pioneer Lofts, was read and adopted.

END OF CONSENT AGENDA

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

(S.O. 9631) A Bill (#498-18) sponsored by Mayor McMurray reaffirming and readopting Section 2-114 “Conflicts of Interest” of the Code of Ordinances, having been read the first time on August 12, 2019, was read the second time and passed. Ayes, McMurray, Moore, Myers, Novak, O’Dell, Blessing, Davis, Kovac--8. Absent, Roach--1.

(S.O. 9632) A Bill (#501-18) sponsored by Councilmember Myers levying a special assessment for the Fiscal Year commencing July 1, 2019 for the Park District, having been read the first time on August 12, 2019, was read the second time and passed. Ayes, McMurray, Moore, Myers, Novak, O’Dell, Blessing, Davis, Kovac--8. Absent, Roach--1.

(S.O. 9633) A Bill (#503-18) sponsored by Councilmember Myers authorizing execution of a contract with Mosaic Life Care to provide grant funds in the amount of $101,500.26 for oversight of the Urban Mission Project and to amend the Public Health Department budget in the General Fund to allocate the funds received, having been read the first time on August 12, 2019, was read the second time and passed. Ayes, Moore, Myers, Novak, O’Dell, Blessing, Davis, Kovac--7. Abstention, McMurray--1. Absent, Roach--1.

EMERGENCY BILLS FOR PASSAGE:

None.

RESOLUTIONS FOR ADOPTION:

(Resolution No. 44662 – 4492) A Resolution (#512-18) approving the appointment of two board members to the St. Joseph Downtown Community Improvement District, was read and adopted. Ayes, McMurray, Moore, Myers, Novak, O’Dell, Blessing, Davis, Kovac--8. Absent, Roach--1.

(Resolution No. 44663 – 4493) A Resolution (#516-18) authorizing the execution of a Unit Price Contract with Auxier Construction Company and the issuance of purchase orders toward said contract in a total amount not to exceed $235,144.50 for the Pickett Road Box Culvert Project, was read and adopted. Ayes, McMurray, Moore, Myers, Novak, Blessing, Davis--6. Nays, O’Dell, Kovac--2. Absent, Roach--1.

(Resolution No. 44664 – 4494) A Resolution (#519-18) sponsored by Mayor McMurray approving and authorizing execution of an amended and restated Transferee Agreement (East Hills Properties LLC) approving transfer of certain property subject to the East Hills Tax Increment Financing Redevelopment Plan, was read and adopted. Ayes, McMurray, Moore, Myers, Novak, O’Dell, Blessing, Davis, Kovac--8. Absent, Roach--1.

(Continued on next page)
(August 26, 2019, Council Meeting, Continued)

44665 A Bill (#505-18) sponsored by Councilmember Moore amending the Fire Department budget in the General Fund to recognize funds received from the sale of one surplus 65' Telesqurt fire truck in the amount of $15,000.00, was introduced and read the first time.

44666 A Bill (#506-18) sponsored by Councilmember Myers amending Chapter 2, "Administrative Code," of the Code of Ordinances to enact a new Section 2-8 titled "General fees and interest" authorizing fees to be established for goods and services provided by the City and authorizing interest to be collected on delinquent fees for which no interest rate is otherwise proscribed by ordinance, was introduced and read the first time.

44667 A Bill (#507-18) sponsored by Councilmember Myers redistricting the property located at 224 East Missouri Avenue from R1-B, Detached Single Family Residential District to R-1SH, Single Family/Small House Residential District, as requested by William Glover, was introduced and read the first time.

44668 A Bill (#511-18) sponsored by Councilmember Myers authorizing an amendment to the budget to transfer the amount of $15,000.00 from the General Fund 2011 Transient Guest Tax Program to the Parks Maintenance Fund to provide funds for holiday decoration activities in downtown St. Joseph, was introduced and read the first time.

44669 A Bill (#514-18) sponsored by Councilmember Novak authorizing an amendment to the Community Development Block Grant (CDBG) Fund in the amount of $19,000.00 and the execution of contracts with twelve social service agencies totaling $396,200.00 as provided in the Fifth Year Annual Plan for the use of Community Development Block Grant funds, was introduced and read the first time.

44670 A Bill (#517-18) sponsored by Councilmember Roach authorizing the execution of a Purchase Agreement and acceptance of a Warranty Deed for real property located at 2204 South 5th Street, from Corey Buskey and Angie Buskey in the total amount of $39,660.00 to purchase land to be used to relocate the Water Protection Line Maintenance Division, was introduced and read the first time.

44671 A Bill (#518-18) sponsored by Councilmember Davis authorizing an amendment to the Capital Projects Fund and the execution of a Transportation Alternatives Fund Supplemental Agreement amendment and the increase in Surface Transportation Program (STP) Small Urban funding both in an amount not to exceed $53,618.00; approval of a City contribution of $13,404.00, and the execution of Change Order No. 1 with K and M Concrete in an amount not to exceed $67,022.00 for the Urban Trail Maintenance Project, was introduced and read the first time.

44672 A Bill (#515-18) sponsored by Councilmember Moore amending Chapter 24, "Solid Waste" of the Code of Ordinances to modify Section 28-12 titled "Burning solid waste" and establish recurring open burning periods as allowed under revised state regulations, was introduced and read the first time.

REPORTS OF BOARDS & COMMISSIONS:

Filed 8/8/19: Minutes of the Landmark Commission meeting held July 2, 2019, at 7:00 p.m., in the Council Chamber at City Hall.

Filed 8/13/19: Minutes of the Tree Board meeting held May 7, 2019, at 6:00 p.m., in the 1st Floor Conference Room at City Hall.

Filed 8/13/19: Minutes of the Tree Board meeting held June 4, 2019, at 6:00 p.m., in the 1st Floor Conference Room at City Hall.

(Continued on next page)
(August 26, 2019, Council Meeting, Continued)

REPORTS OF BOARDS & COMMISSIONS: (Cont’d)

Filed 8/14/19: Minutes of the Senior Citizen Foundation, Inc. Board meeting held July 16, 2019, at 3:00 p.m., at the Joyce Raye Patterson Senior Center, 100 South 10th Street.

Filed 8/15/19: Minutes of the Library Board of Trustees meeting held August 13, 2019, at 5:00 p.m., at the Downtown Library, 927 Felix Street.

Filed 8/15/19: Minutes of the Library Board Materials & Services Committee meeting held August 13, 2019, at 5:15 p.m., at the Downtown Library, 927 Felix Street.

Filed 8/19/19: Minutes of the Traffic Commission meeting held August 14, 2019, at 10:00 a.m. in the Council Chamber at City Hall.

Filed 8/20/19: Minutes of the Aviation Board meeting held August 7, 2019, at 11:30 a.m., in the Terminal Conference Room at Rosecrans Memorial Airport, 100B NW Rosecrans Road.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

Filed 8/16/19: Minutes of the Council Work Session held August 12, 2019, at 5:00 p.m., in the Council Chamber at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

Filed 8/12/19: Memorandum in re: Acting City Manager (August 14 and 15, 2019).

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

Filed 8/7/19: Minutes of the St. Joseph Museums, Inc. Exhibits Committee meeting held July 10, 2019, at 4:00 p.m. at the St. Joseph Museums, Inc., 1100 Charles Street.

Filed 8/9/19: City Link, August 8, 2019.

Filed 8/9/19: Letter from Larry L. Douglas, 2805 Monterey Street, in re: Resignation from the Zoning Board of Adjustment.

Filed 8/9/19: Memorandum from Clint Thompson, Planning and Community Development Director, in re: Commercial Plan Review Process – Update.


Filed 8/9/19: Property Maintenance Case Activity, July 2019.

Filed 8/9/19: Building Permits Issued, July 2019.

Filed 8/9/19: Business License Listing, July 2019.

Filed 8/12/19: Police Department Monthly Activity Report Highlights, July 2019.

(Continued on next page)
COMMUNICATIONS: (Cont’d)

Filed 8/13/19: Commendations regarding the Police Department staff.

Filed 8/15/19: City Link, August 15, 2019.

Filed 8/15/19: Minutes of the St. Joseph Museums, Inc. Bi-Monthly Board meeting held July 18, 2019, at 4:00 p.m., at St. Joseph Museums, Inc., 3406 Frederick Avenue.

Filed 8/16/19: Minutes of the Sustainable Environment Advisory Committee meeting held May 15, 2019, at 5:00 p.m., in the 1st Floor Conference Room at City Hall.

Filed 8/16/19: Memorandum from Clint Thompson, Planning and Community Development Director, in re: 2020 Census Complete Count Committee.

Filed 8/19/19: Memorandum from Mayor McMurray in re: Absent from the City (August 27-30, 2019).

Filed 8/19/19: Letter from Dan Mefford, 3310 Primrose Lane, in re: Resignation from the Library Board.

Filed 8/19/19: Letter from David M. Grothaus, Executive Director, Missouri Gaming Commission, in re: State/Local Allocation of Gaming Revenues for the period 7/1/19 through 7/31/19.

Filed 8/20/19: Social Welfare Board The Clinic Beat newsletter, July 2019.

OTHER BUSINESS:

City Manager’s Report – City Manager J. Bruce Woody said on August 16, 2019, the South Side Sertoma recognized Police Chief Connally and his staff by providing a very nice plaque recognizing their efforts and contributions to the community. He congratulated the members of the Police Department and thanked them for their dedication and service to the community. He said the City recently held an informational meeting with individuals who own property north of the Remington Nature Center and west of the railroad line to discuss a zoning proposal outlined in the Riverfront Master Plan. More meetings will be held in the future. At the Civic Arena on August 17, approximately 500 underserved adults and children received $631,000 worth of free dental care thanks to the Missouri Dental Association. More than 500 volunteers provided 510 cleanings, 734 fillings, 1,228 extractions and 64 root canals. He recognized Health Director Debra Bradley and Nancy Langemach who volunteered for the event. Also, Ms. Bradley was on the planning committee. This weekend is the Labor Day holiday and some of the City offices will be closed on Monday. He appreciates all the employees who must work on the holiday to provide services to the residents. The next Council meeting scheduled for September 9 has been cancelled so City officials can attend the annual Missouri Municipal League Conference in St. Charles.

PUBLIC COMMENT:

Jason D. Ingram, 6806 Carnegie St., spoke about getting the alley abutting his residence graded and several property maintenance issues involving tree limbs on his properties. He wanted to go on record that he took care of his problem but the City and his neighbors aren’t taking care of theirs. Mayor McMurray asked City staff to visit with Mr. Ingram after the meeting about his issues.

Rhiannan Lukowksi, 2022 Clay St., spoke about car thefts in her neighborhood. She recently had her car stolen and she would like to see a division of the Police Department dedicated to car thefts because she feels if there was a division dedicated to car thefts some of them might be resolved. Police Chief Connally said Sgt. Person would take her information and follow up on it.

(Continued on next page)
PUBLIC COMMENT: (Cont’d)

Pat Dillon, Mosaic Life Care, thanked the City Council for its support and for working on the homeless issue. He said they understand the frustrations of those living nearby and the business owners and they’re going to try to make that better.

NOTES:

**Agenda No. 44640** – Mayor McMurray read the proclamation and presented it to members of the Daughters of the American Revolution (DAR).

**Agenda No. 44659** - Kenny Reeder, 4000 River Road, on behalf of Public Citizens Local & Associates, said if the Council is going to readopt this, he suggested that the Council start following the rules. There are two blatant violations of one of the rules listed in the policy regarding how soon a former councilmember could serve on a committee and things like that. Mayor McMurray asked Mr. Reeder to discuss his concerns with the City Attorney after the meeting.

**Agenda No. 44660** – Jim Weidinger 4614 Iris Avenue, asked for clarification on the revenue generated from the park district levy.

**Agenda No. 44661** – Mr. Reeder asked if this is City money. Mayor McMurray said no, it’s Mosaic money.

Greg Fillardo, 710 S. 9th St., said it’s very important that an oversight is being done and he’s glad to see it’s in this budget that Mosaic will be providing because the impact that the residents in the neighborhood are dealing with is pretty catastrophic.

Ron Allen, 3501 Nickell Drive, said he owns property at 720 S. 9th St. which is about half a block from ground zero. He spoke about the homeless who come to St. Joseph. He asked the Council to put this issue off so we can all get together and find a solution for this together.

David Mason, 1324 N. 25th St., thanked everyone for their efforts to come together to make this a stellar place for homeless in St. Joseph. He knows that everyone would like to ship the homeless somewhere else but there isn’t a lot of “somewhere elses.” This is not a new situation and listed several agencies who have provided services in the community for the homeless for many years. There is a number of reasons for people being homeless but most of all we need to remember they are human beings.

**Agenda No. 44662** – Mr. Reeder asked some questions on this issue.

**Agenda No. 44663** – Craig Strong, 209 W. Iowa St., spoke about why he should be given the bid on this project and asked the Council to believe in him and know that he can do a good job in a timely manner.

**Agenda No. 44668** – Mr. Reeder asked if the funds for this expenditure will come out of the downtown portion of the transient guest tax funds as agreed at the Tourism Commission meeting. Mr. Woody said yes.

**Adjournment:**

By general consent, the Council adjourned.

The meeting adjourned at 8:32 p.m.

Minutes transcribed by Paula Heyde, CMC, City Clerk.