

# NOTICE OF MEETING

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## CITY COUNCIL

*Regular Meeting – Monday, February 25, 2019 – 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, Administrative Services Director Tom Mahoney, Fire Chief Michael L. Dalsing, Police Chief Chris Connally, Health Director Debra Bradley, Parks, Recreation & Civic Facilities Director Chuck Kempf, Planning & Community Development Director Clint Thompson, Human Resources Director Alicia Nolan 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 February 11, 2019, at 7:00 p.m., as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

None.

ACCEPTANCE OF AGENDA:

PUBLIC HEARING ON ORDINANCES FOR REZONING & CONDITIONAL USE PERMITS:

2. A Bill (#317-18) granting a Conditional Use Permit for the operation of an asphalt plant and associated storage at 224 West Iowa Street, as requested by Stephen Craig Strong.

PUBLIC HEARING ON AMENDMENTS TO THE ZONING CODE:

3. A Bill (#319-18) authorizing an amendment to Section 31-054 of Chapter 31 “Zoning” of the Code of Ordinances entitled “Fences and hedges” to clarify fence height between two primary adjacent residential structures.

CONSENT AGENDA:

Nominations and Appointments:

4. Filed 2/7/19: Mayor McMurray nominates Benjamin Fliegel, 2508 Duncan Street, to serve as a member of the Tourism Commission for a term expiring March 13, 2020; he is replacing Travis Perkins, who has moved from the city.
5. Filed 2/11/19: Councilmember Novak nominates Eric Harris, 2713 Blackwell Road, to serve as a member of the Community Police Advisory Committee for a term expiring on February 19, 2022; he is being reappointed.

CONSENT AGENDA: Nominations and Appointments: (Cont'd)

6. Filed 2/11/19: Councilmember Myers nominates Rebecca Thacker, 624 N. 7th Street, to serve as a member of the Downtown Review Board for a term expiring February 25, 2022; she is replacing Scott Sollars, whose term has expired.
7. Filed 1/28/19: Councilmember Roach nominates Don F. Daffron, 35 Stonecrest, to serve as a member of the Administrative Violation Review Board for a term expiring April 29, 2021; he is filling a vacancy on the board.

Bills for Passage:

8. A Bill (#310-18) amending Section 4-104 of the Code of Ordinances entitled “Temporary location permit for caterers and other persons licensed to sell intoxicating liquor by the drink” to increase the number of caterers licenses that can be obtained for events held outside designated zones from two to six and allowing for the denial of caterers permit applications for failure to comply with the requirements of the ”Alcoholic beverages” chapter in the year preceding application for a caterers permit.
9. A Bill (#311-18) amending Section 7-317 of the Code of Ordinances entitled “Amendments and changes to the property maintenance code” to require carbon monoxide alarms in dwelling units that contain a fuel-fired appliance or that have an attached garage.
10. A Bill (#318-18) authorizing an amendment to Section 15-29 “Maintenance of property – prohibited vehicles; private parking” of the Code of Ordinances to allow only one unlicensed vehicle on a hard surface per property.
11. A Bill (#309-18) sponsored by Councilmember Roach repealing Article VI “Smoke free air in certain areas in public places” of Chapter 17 “Health and sanitation” of the Code of Ordinances.
12. A Bill (#320-18) amending Section 29-218 of the Code of Ordinances entitled “Enforcement action” to grant the Director of Public Works and Transportation authority to negotiate settlements of administrative fines issued for violations of sewer use requirements and rules.

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

13. A Bill (#313-18) authorizing the acceptance of \$7,072.00 from the Missouri Department of Public Safety to be used for police officer training and an amendment to the Police Department budget in the General Fund for a decrease in the amount of \$928.00 to reflect the actual revenues received and to move prior year funds in the amount of \$3,440.00 to the current budget.
14. A Bill (#307-18) authorizing an amendment to the Community Development Block Grant Fund budget and execution of a grant agreement with Mo-Kan Development Inc. (owner) to provide Downtown Commercial Façade Improvement funds in the amount of \$55,720.00 to Mo-Kan Development Inc. (owner) to rehabilitate the façade of the building located at 224 North 7th Street.
15. A Bill (#314-18) authorizing an amendment to the Community Development Block Grant Fund budget and execution of a grant agreement with Benton Club of St. Joseph, Mo (owner) both in the amount of \$46,150.00 to provide downtown commercial façade improvement funds to rehabilitate the façade of the building located at 402 North 7th Street.
16. A Bill (#308-18) authorizing the execution of Master Agreements for Professional On-Call Engineering Services with Barr Engineering Co., Wilson & Company, Inc. and Snyder & Associates, Inc.
17. A Bill (#315-18) authorizing the execution of a Master Agreement for On-Call Maintenance of the Supervisory Control and Data Acquisition (SCADA) System with R/S Electric Corp.
18. A Bill (#321-18) authorizing the execution of an Agreement for Professional Engineering Services with Carollo Engineering, Inc.
19. A Bill (#316-18) authorizing the execution of an Agreement for Services with the County of Buchanan for the provision of City Communication Center Services for dispatch of county personnel in the amount of \$412,908.24 for a one-year term beginning January 1, 2019.

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

20. A Bill (#322-18) authorizing the execution of a Funding Agreement with the St. Joseph Youth Alliance in the amount of \$27,173.00 for the purpose of prevention programing and outreach services to address the opioid crisis.

Resolutions for Adoption:

21. A Resolution (#325-18) authorizing the execution of a Housing Rehabilitation Contract with Larry D. Justus and Melba J. Justus, a married couple, (owners) and Superior Exteriors of Northwest Missouri LLC (contractor) for a housing rehabilitation project at 1909 North 3rd Street for a total amount not to exceed \$43,500.00
  
22. A Resolution (#326-18) authorizing the execution of a Housing Rehabilitation Contract with Leslie Dee Seek, a single person (owner) and Superior Exteriors of Northwest Missouri LLC (contractor) for a housing rehabilitation project at 3012 Locust Street for a total amount not to exceed \$43,500.00.
  
23. A Resolution (#328-18) authorizing the filing of an application with the Missouri Department of Transportation, Traffic and Highway Safety Division, and the execution of a City Council Authorization, for obtaining a Hazardous Moving Violation Grant in the amount of \$9,535.00; a Special Regional DWI Enforcement Program in the amount \$5,106.00; a Youth Alcohol Enforcement Grant in the amount of \$40,620.00; and a DWI Saturation Patrol Enforcement in the amount of \$2,980.00 for a total grant amount of \$58,241.00.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

24. A Bill (#306-18) authorizing the execution of a Purchase Agreement and the acceptance of a Quit Claim Deed for tracts of real property located adjacent to and crossing Locust Street from approximately 22nd Street to 28th Street, in St. Joseph, Buchanan County, Missouri, from BNSF Railway Company for the 2018 Urban Trail Patee Branch Phase 2 Project and possible use for the Odor Control Project in the total amount of \$14,000.00.

EMERGENCY BILLS FOR PASSAGE:

None.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

25. A Bill (#324-18) authorizing an amendment to the Police Department budget in the General Fund to allocate funds in the amount of \$3,000.00 previously received from the Humane Society of St. Joseph and Buchanan County, Missouri.
26. A Bill (#327-18) authorizing an amendment to the General Fund, Parks Designated Funds Program budget and acceptance of a donation from the William D. Morgan Charitable Foundation both in the amount of \$100,000.00 to be used for a future public art project.
27. A Bill (#329-18) authorizing an amendment to the Community Development Block Grant Fund in the amount of \$615,000.00 to provide funding for the purchase of doors for the St. Joseph Housing Authority apartments (Pleasant Heights) and playground equipment for six (6) City-owned parks.
28. A Bill (#330-18) sponsored by Councilmember Myers authorizing an amendment to Chapter 7 of the Code of Ordinances to enact a new Article XI titled "Residential Rental Property" establishing a rental unit certificate program that implements a rental inspection based, in part, on recommendations of a Voluntary Rental Inspection Committed formed by the City Council.

BILLS FOR FIRST READING: (Cont'd)

29. A Bill (#331-18) sponsored by Councilmember Myers amending Section 8-36 “Definitions” of Chapter 8 “Businesses” of the Code of Ordinances to define “apartment house” to clarify the requirement that a business license be obtained for all residential rental units.

REPORTS OF BOARDS & COMMISSIONS:

30. Filed 2/7/19: Minutes of the Museum Oversight Board meeting held January 21, 2019, at 11:35 a.m., at St. Joseph Museums, Inc., 3406 Frederick Avenue.
31. Filed 2/13/19: Minutes of the Senior Citizen Foundation, Inc. Board meeting held January 15, 2019, at 3:00 p.m., at the Joyce Raye Patterson Senior Center, 100 South 10th Street.
32. Filed 2/13/19: Minutes of the Administrative Violation Review Board meeting held January 8, 2019, at 1:00 p.m., in the 4th Floor Conference Room at City Hall.
33. Filed 2/19/19: Minutes of the Board of Operating Engineers meeting held February 12, 2019, at 3:30 p.m., in the 1st Floor Conference Room at City Hall.
34. Filed 2/19/19: Minutes of the Mechanical Standards and Appeals Board meeting held February 13, 2019, at 3:30 p.m., in the 1st Floor Conference Room at City Hall.
35. Filed 2/19/19: Minutes of the Museum Oversight Board meeting held February 18, 2019, at 11:32 a.m., at St. Joseph Museums, Inc., 3406 Frederick Avenue.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

None.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

36. Filed 2/11/19: Memorandum in re: Acting City Manager (February 12 and 13, 2019).
37. Filed 2/19/19: Letter to Dr. Robert A. Vartabedian, President, Missouri Western State University, in re: Proposal for combined City fire station and Missouri Western State University police station.

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

38. Filed 2/7/19: Note from Travis Perkins, 5610 Valley View Drive, in re: Resignation from the Tourism Commission.

COMMUNICATIONS: (Cont'd)

39. Filed 2/7/19: List of the Citizens Public Service Activities Committee Members – FY2019-2020.
40. Filed 2/7/19: Minutes of the St. Joseph Museums, Inc. Bi-Monthly Board meeting held January 17, 2019, at 6:00 p.m., at St. Joseph Museums, Inc., 3406 Frederick Avenue.
41. Filed 2/8/19: City Link, February 7, 2019.
42. Filed 2/11/19: Memorandum from Bryan Carter, City Attorney, and Clint Thompson, Planning & Community Development Director, in re: Rental inspection ordinance.
43. Filed 2/12/19: Municipal Division Summary Reporting, January 2019.
44. Filed 12/13/19: Letter from William K. Seibert, Jr., Executive Director, Missouri Gaming Commission, in re: State/Local Allocation of Gaming Revenues for the period 1/1/19 through 1/31/19.
45. Filed 2/14/19: Minutes of the Voluntary Rental Inspection Citizens Committee meeting held January 16, 2019, at 3:00 p.m., in the 4th Floor Conference Room at City Hall.
46. Filed 2/15/19: Building Permits Issued Report, January 2019.
47. Filed 2/15/19: Property Maintenance Case Activity Report, January 2019.
48. Filed 2/15/19: Police Department Monthly Activity Report Highlights, January 2019.
49. Filed 2/15/19: New Business License Listing Report, January 2019.
50. Filed 2/15/19: Human Resources Department Report, January 2019.
51. Filed 2/15/19: Parks, Recreation and Civic Facilities Department Monthly Update Report, January 2019.
52. Filed 2/15/19: City Link, February 14, 2019.
53. Filed 2/19/19: Commendation regarding the Police Department.
54. Filed 2/19/19: Letter from Jody L. Carlson, P.E., Senior Manager, Northwest Missouri, Missouri American Water, in re: Expressing gratitude towards the City of St. Joseph for keeping the roadways safe.
55. Filed 2/19/19: Minutes of the Sustainable Environment Advisory Committee meeting held January 16, 2019, at 5:00 p.m., in the 1st Floor Conference Room at City Hall.
56. Filed 2/19/19: Information from Ron and Sandy Anthony, 701 South 15th Street, in re: Smart meters.



OTHER BUSINESS:

57. 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# 8 16-271-4898 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.