

---

# NOTICE OF MEETING

---

## CITY COUNCIL

*Regular Meeting – Monday, May 3, 2021 – 5:30 p.m.*  
City Hall – 1100 Frederick Avenue

---

For protection of members of the City Council and the public, comments submitted in written form may be shared by members of the public if provided to the City Clerk’s office by 3:00 p.m. on the day of the City Council meeting. Those comments will be forwarded to the City Council.

## AGENDA

### COUNCIL SEATING ARRANGEMENT

Bryan Carter  
Interim City Manager/  
City Attorney

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)

\*Interim Administrative Services Director Tom Mahoney, Police Chief Christopher Connally, Fire Chief Michael L. Dalsing, Health Director Debra Bradley, Parks, Recreation & Civic Facilities Director Chuck Kempf, Human Resources Director Amy Cohorst, Planning & Community Development Director Clint Thompson, Public Works & Transportation Director Andrew Clements.

---

PLEDGE OF ALLEGIANCE:

ROLL CALL:

CALL TO ORDER:

MINUTES:

1. Approval of the minutes of the regular meeting held April 19, 2021, at 5:30 p.m., and the special meeting held April 19, 2021, at 3:00 p.m., as transcribed in the office of the City Clerk.

SPECIAL RECOGNITIONS:

None.

ACCEPTANCE OF AGENDA:

PUBLIC HEARING ON THE CONSOLIDATED ANNUAL PLAN:

2. The City Council of the City of St. Joseph will hold a public hearing on May 3, 2021, at 5:30 p.m., in the Council Chamber at City Hall, on the City's Consolidated Second Year Annual Plan for the use of any Community Development Block Grant and HOME Investment Partnership funds the City may receive in Fiscal Year 2021/2022.

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 City of St. Joseph receives these funds through the U.S. Department of Housing and Urban Development (HUD).

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.

PUBLIC HEARING ON THE CONSOLIDATED ANNUAL PLAN: (Cont'd)

**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 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 will be given an opportunity to express their views on the Consolidated Annual Plan at this time. (See Item #15, Bill #1086-18.)

PUBLIC HEARINGS ON REZONINGS AND CONDITIONAL USE PERMITS:

3. A Bill (#1076-18) sponsored by Councilmember O'Dell redistricting the property located at 514 North 22nd Street from R-1A, Single Family Residential District and R-2, Two Family Residential to C-1, Neighborhood Shopping District, as requested by Ben Byrd on behalf of the St. Joseph School District Foundation.

CONSENT AGENDA:

Bills for Passage:

4. A Bill (#1074-18) sponsored by Councilmember Kovac authorizing the execution of a Lease Agreement with the Community Action Partnership for space in the Horace Mann Community Center.

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

5. A Bill (#1075-18) sponsored by Councilmember Moore authorizing execution of a Cooperative Agreement with the St. Joseph School District for fire protection services for the Bessie Ellison Elementary School facility from March 29, 2021 through March 29, 2026.
  
6. A Bill (#1080-18) sponsored by Councilmember Moore authorizing an amendment to the General Fund Animal Control and Rescue Program budget and acceptance of a grant from Pets for the Elderly Foundation all in the amount of \$15,000 to be used to discount animal adoptions for senior citizens.
  
7. A Bill (#1077-18) sponsored by Councilmember O'Dell approving the final plat entitled "U-Haul," a major subdivision consisting of an unplatted tract of land that includes the property located at 903 North 36th Street, as requested by Chad Howerton.
  
8. A Bill (#1078-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "St. Florian's Subdivision," a major commercial subdivision consisting of one (1) lot proposed for the property located at 4500 Mitchell Avenue, as requested by the City of Saint Joseph.
  
9. A Bill (#1079-18) sponsored by Councilmember O'Dell approving the preliminary plat entitled "Mitchell Woods East Plat 3," a major commercial subdivision consisting of one (1) lot that is a replat of Lot 1A Mitchell Woods East Plat proposed for the property located on Corporate Drive identified as Parcel Number 07-4.0-17-003-000-006.002, as requested by Shawn Duke on behalf of Steven Craig.
  
10. A Bill (#1081-18) sponsored by Mayor McMurray abating administrative penalties totaling \$6,500.23 on the property located at 1213 Isadore Street to allow St. Joseph Land Bank to acquire and market property for redevelopment.
  
11. A Bill (#1082-18) sponsored by Mayor McMurray authorizing abatement of administrative penalties totaling \$1,902.13 on the property located at 5908 Lookout Street to allow St. Joseph Land Bank to acquire and market property for redevelopment.

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

12. A Bill (#1083-18) sponsored by Mayor McMurray abating administrative penalties totaling \$8,641.53 on the property located at 1201 Corby Street to allow St. Joseph Land Bank to acquire and market property for redevelopment.
  
13. A Bill (#1084-18) sponsored by Mayor McMurray abating administrative penalties totaling \$11,243.31 on the property located at 518 South 12th Street to allow St. Joseph Land Bank to acquire and market property for redevelopment.
  
14. A Bill (#1085-18) sponsored by Mayor McMurray authorizing abatement of administrative penalties totaling \$2,873.96 on the property located at 204 North 17th Street to allow St. Joseph Land Bank to acquire and market property for redevelopment.
  
15. A Bill (#1086-18) sponsored by Councilmember Novak authorizing the submittal of the Second Year Annual Plan for the use of FY2021/2022 Community Development Block Grant and HOME Program funds to the Department of Housing and Urban Development (HUD).
  
16. A Bill (#1091-18) sponsored by Councilmember Myers authorizing execution of a Sewer Billing Agreement with Countryside Mobile Home Estates and a sewer billing credit in the amount of \$89,932.72 for estimated amounts that were billed although the discharge did not enter the sewer system.
  
17. A Bill (#1093-18) sponsored by Councilmember Moore authorizing an amendment to the Police Department budget in the Public Safety Tax Fund and acceptance of a bid from Don Brown Chevrolet for the purchase and setup of five new unmarked police all-wheel drive Chevrolet Equinox vehicles for the St. Joseph Police Department all in the amount of \$122,655.00.

Resolutions for Adoption:

18. A Resolution (#1098-18) approving the Title VI Program for the City of St. Joseph Transit System.

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

19. A Resolution (#1102-18) authorizing the filing of an application with the Department of Homeland Security for an Assistance to Firefighters Grant (AFG) in the amount of \$570,000.00 for use by the St. Joseph Fire Department and obligating matching City funds in the amount of \$51,818.18.
  
20. A Resolution (#1103-18) authorizing the purchase of retaining wall modular block from St. Joe Concrete Products for the Krug Park retaining wall for the amount of \$46,594.00.
  
21. A Resolution (#1107-18) authorizing the development of a Master Plan for additional uses of the property on which the new Fire Station Number 8 will be located.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

None.

EMERGENCY BILLS FOR PASSAGE:

None.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

22. A Bill (#1095-18) sponsored by Mayor McMurray authorizing execution of an Employment Agreement with Bryan Carter to serve as the City Manager of the City of St. Joseph.
23. A Bill (#1096-18) sponsored by Councilmember Davis authorizing the execution of a Marketing Service Agreement with Tico Productions, LLC, in a total amount not to exceed \$43,000.00 to provide marketing services to promote St. Joseph Transit.
24. A Bill (#1097-18) sponsored by Councilmember Davis authorizing execution of a Cooperative Pay-Back Agreement for Road Construction with the County Commission of Buchanan County, Missouri, a Reimbursement Agreement with Greystone Partners, LLC and a Change Order No. 2 with Herzog Contracting Corp. and an amendment to the Street Enhancement Use Tax Program budget to accept funds in the amount of \$421,648.00 for the costs associated with the agreements.
25. A Bill (#1099-18) sponsored by Councilmember Davis authorizing the execution of a Cooperative Agreement for maintenance and snow removal for perimeter roads and streets with Buchanan County, Missouri.
26. A Bill (#1100-18) sponsored by Councilmember Moore authorizing acceptance of a Bulletproof Vest Partnership Grant from the U.S. Bureau of Justice and an amendment to the Police Department budget in the General Fund all in the amount of \$7,293.00 to purchase bulletproof vests for police officers.
27. A Bill (#1101-18) sponsored by Councilmember Moore authorizing an amendment to the Animal Control and Rescue Program budget in the General Fund and acceptance of a donation from Petco Love Lifesaving Impact Award in the amount of \$20,000.00 to be used toward renovation of a new animal shelter.
28. A Bill (#1104-18) sponsored by Councilmember Kovac authorizing execution of an agreement with St. Joseph School District for the use of Noyes Complex Ball Field located west of Noyes Boulevard and north of Messanie Street, south of the Noyes Complex track and northeast of the St. Joseph Aquatic Park, consisting of one baseball field to allow Missouri State High School Athletic Association sanctioned or other approved practice, play and/or tournaments promoting high school athletics for a ten-year term.

BILLS FOR FIRST READING: (Cont'd)

29. A Bill (#1105-18) sponsored by Councilmember Kovac granting driveway access onto Ashland Avenue on the parkway system for the residence at 3022 Ashland Avenue as requested by Paul Ideker to allow for the construction of a second driveway access on his property.
30. A Bill (#1106-18) sponsored by Councilmember Moore authorizing an amendment to the General Fund Clinic Services Program budget in the amount of \$55,000.00 to recognize increased funding received from the Epidemiology and Laboratory Capacity Cares Contract with the Missouri Department of Health and Senior Services.
31. A Bill (#1108-18) sponsored by Councilmember Davis authorizing an amendment to the Aviation Fund budget and the purchase and delivery of two (2) used 2006 International plow trucks to be used at Rosecrans Memorial Airport from M-B Companies all in the amount of \$97,300.00.
32. A Bill (#1109-18) sponsored by Councilmember Davis authorizing the execution of a Missouri Highway and Transportation Commission (MHTC) Public Transit Operating Assistance Grant Agreement in the amount of \$19,757.00 for the Mass Transit Division.

REPORTS OF BOARDS & COMMISSIONS:

33. Filed 4/20/21: Minutes of the Land Bank Advisory Committee meeting held February 8, 2021, at 1:00 p.m., at City Hall via video conferencing.
34. Filed 4/23/21: Minutes of the Planning Commission meeting held April 22, 2021, at 5:30 p.m., in the Council Chamber at City Hall.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

None.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

35. Filed 4/23/21: Memorandum in re: Innovation Stockyard funding request.

DELEGATIONS, PETITIONS:

None.



## COMMUNICATIONS:

36. Filed 4/14/21: Letter from Paula Heyde, City Clerk, to Dr. Cynthia and Mr. Doug Brownfield, 1024 Felix St., in re: Thank you for donation and installation of a fountain, planters, plants, trees and other items valued at \$4,355.75 on the hill in the south part of Smith Park.
37. Filed 4/15/21: Police Department Monthly Activity Report Highlights, March 2021.
38. Filed 4/15/21: Memorandum from Paula Heyde, City Clerk, in re: Disposition List.
39. Filed 4/15/21: Minutes of the St. Joseph Museums Bi-Monthly Board meeting held March 18, 2021, at 4:00 p.m. at St. Joseph Museums, 3406 Frederick Avenue via video conferencing.
40. Filed 4/19/21: Letter from Stacey Helfery, Administrative Director of Community Foundation of Northwest Missouri, in re: Acknowledging \$15,000 cash gift for the Sound of Speed Airshow Fund.
41. Filed 4/19/21: Letter from Timothy P. McGrail, Deputy Director of Missouri Gaming Commission, in re: State/Local Allocation of Gaming Revenues, March 2021.
42. Filed 4/19/21: City Link, April 15, 2021
43. Filed 4/19/21: Fire Department 2020 Annual Report.
44. Filed 4/19/21: Memorandum from Andrew Clements, Public Works & Transportation Director, in re: Chicago Great Western Trail Grant.
45. Filed 4/19/21: Minutes of the St. Joseph Museums Programming Committee meeting held April 6, 2021, at 1:31 p.m., at St. Joseph, Museums, 3406 Frederick Avenue.
46. Filed 4/20/21: Memorandum from James R. McQuerrey, Supt. of Solid Waste/Recycling, in re: Clean Sweep totals.
47. Filed 4/20/21: Parks, Recreation & Civic Facilities Department Monthly Update, March 2021.
48. Filed 4/20/21: St. Joseph Transit, March 2021 report.
49. Filed 4/20/21: City Manager's Proposed budget for Fiscal Year 2021-2022.
50. Filed 4/21/21: Commendations regarding Police Department staff.
51. Filed 4/21/21: Minutes of the Police Pension Board meeting held March 17, 2021, at 4:00 p.m., in the 1st Floor Conference Room at City Hall.
52. Filed 4/22/21: City Link, April 22, 2021.
53. Filed 4/23/21: Minutes of the Sustainable Environment Advisory Committee meeting held April 21, 2021, at 3:00 p.m. at City Hall via video conferencing.
54. Filed 4/26/21: Anonymous letter sent to Mayor McMurray in re: Trash at 2821 S. 23rd Street.

COMMUNICATIONS: (Cont'd)

55. Filed 4/28/21: Memorandum from Tom Mahoney, Interim Director of Administrative Services, in re: March FY2021 Financial Report.

OTHER BUSINESS:

56. 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.