

# NOTICE OF MEETING

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## CITY COUNCIL

*Regular Meeting – Monday, March 11, 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 25, 2019, 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 2/25/19: Mayor McMurray nominates Gary Westcott, Jr., 1225 N. 10th Street, to serve as a member of the Tourism Commission for a term expiring March 13, 2022; he is replacing Michelle Margulies, whose term will expire on March 13, 2019.
3. Filed 2/28/19: Councilmember Novak nominates Charles Davis, 6508 S. 14th Street, to serve as a member of the Community Police Advisory Committee for a term expiring March 11, 2022; he is replacing Jennifer Hamm, whose term has expired.
4. Filed 2/28/19: Councilmember Novak nominates Dennis L. Adams, 3501 N. 7th Street, to serve as a member of the Community Police Advisory Committee for a term expiring March 26, 2022; he is being reappointed.
5. Filed 3/4/19: Mayor McMurray nominates James Lehr, #2 Antilles Drive, to serve as a member of the Tourism Commission for a term expiring March 13, 2022; he is replacing Ron Allen, whose term will expire on March 13, 2019.

CONSENT AGENDA: (Cont'd)

Bills for Passage:

6. 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.
  
7. 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.
  
8. 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.

Resolutions for Adoption:

9. A Resolution (#333-18) designating David Peppard as a Substitute Judge and confirming the continued designation of David Schmitt as Substitute Judge of the Municipal Division of the Buchanan County Circuit Court.
  
10. A Resolution (#334-18) authorizing the execution of a Work Order with Blackstone Environmental, Inc. to provide environmental and engineering services for the Construction Quality Assurance (CQA) of the East Berm of Cell 7A at the St. Joseph Sanitary Landfill in the amount of \$42,573.00.
  
11. A Resolution (#335-18) authorizing the execution of a Lump Sum Contract with Business Logistics Inc. (DBA Veritas Systems Construction) and the issuance of purchase orders toward said contract in the amount of \$49,987.00 for the construction of a City Yards truck and storage building.

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

12. A Resolution (#337-18) authorizing execution of a contract with the Missouri Department of Health and Senior Services in the amount of \$92,000.00 to provide HIV service coordination.
  
13. A Resolution (#338-18) authorizing the purchase of entry and storm doors from Duranotic Door Inc. for the 150 public housing units owned and managed by the Housing Authority of the City of St. Joseph using Community Development Block Grant (CDBG) funds in the amount of \$194,321.00.
  
14. A Resolution (#339-18) authorizing the purchase and installation of three (3) Weir Washers from Gill Trading, Inc. for the final clarifiers at the Water Protection facility for the amount of \$81,810.00.
  
15. A Resolution (#342-18) authorizing the purchase of playground equipment from Playcraft Systems, LLC for Seitz Park, located at 6800 Esther, in the amount of \$61,749.00 and Rest Square Park, located at 2200 Pacific Street, in the amount of \$54,426.00 using Community Development Block Grant (CDBG) funds in the total amount of \$116,175.00.
  
16. A Resolution (#343-18) authorizing the purchase of playground equipment from Playcore Wisconsin, Inc., DBA Gametime for Hochman Park, located at 4700 Pickett Road using Community Development Block Grant (CDBG) funds in the amount of \$69,438.12.
  
17. A Resolution (#344-18) authorizing the purchase of playground equipment from ABCreative, Inc. for Mary Park, located at 28th Street and Parkway A, in the amount of \$78,017.00 and College Hill Park, located at 12th and Henry Streets, in the amount of \$76,740.00 using Community Development Block Grant (CDBG) funds in the total amount of \$154,757.00.
  
18. A Resolution (#345-18) authorizing the purchase of playground equipment from Play by Design, Inc. for Patee Park, located at 10th and Penn Streets using Community Development Block Grant (CDBG) funds in the amount of \$79,987.00.

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

19. A Resolution (#347-18) stating the City Council's support for authorizing an amendment to Sections 31-010 "Definitions," 31-029 "C-1 Neighborhood Shopping District" and 31-034 "M-1 Light Manufacturing District" and enacting a new Section 31-012 "Medical Marijuana Facilities," all in Chapter 31 "Zoning" of the Code of Ordinances to provide land use regulations related to the cultivation, dispensing, and testing of medical marijuana.

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

NOMINATIONS AND APPOINTMENTS:

None.

BILLS FOR PASSAGE:

20. 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.
21. 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 Committee formed by the City Council.
22. 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.

EMERGENCY BILLS FOR PASSAGE:

None.

RESOLUTIONS FOR ADOPTION:

None.

BILLS FOR FIRST READING:

23. A Bill (#332-18) authorizing the execution of Amendment Number Two (2) to a State Block Grant Agreement with the Missouri Highway and Transportation Commission (MHTC) to extend the original project time period for the Airport Master Plan at Rosecrans Memorial Airport to December 31, 2019.
24. A Bill (#336-18) to commit to the Missouri Department of Natural Resources a total Financial Assurance Instrument (FAI) of \$15,719,844.00 for closure and post-closure costs for the St. Joseph Sanitary Landfill Permit Number 102104 which includes the Free property.
25. A Bill (#340-18) authorizing the execution of a Lease Agreement with Moonlight Leather for use of office/retail space in the Missouri Theater Office Complex at 112 South Eighth Street.
26. A Bill (#341-18) authorizing the execution of a Lease Agreement with Café Pony Espresso for use of office/retail space in the Missouri Theater Office Complex at 114 South Eighth Street.
27. A Bill (#346-18) approving an Amended Plan for an Industrial Development Project for 302 North 3rd St, LLC, a Missouri limited liability company, consisting of the acquisition of certain personal property and acquisition and construction of certain real property improvements for the American Electric Lofts Project; authorizing the City of St. Joseph, Missouri, to issue its taxable industrial revenue bonds (American Electric Lofts Project), Series 2019, in a principal amount not to exceed \$30,000,000 to finance the costs of such project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.
28. A Bill (#348-18) 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.

REPORTS OF BOARDS & COMMISSIONS:

29. Filed 2/21/19: Minutes of the Library Board Budget/Personnel Committee meeting held February 19, 2019, at 4:45 p.m., at the Downtown Library, 927 Felix Street.
30. Filed 2/21/19: Minutes of the Library Board of Trustees meeting held February 19, 2019, at 5:00 p.m., at the Downtown Library, 927 Felix Street.
31. Filed 2/22/19: Minutes of the Tree Board meeting held October 9, 2018, at 6:00 p.m., in the 4th Floor Conference Room at City Hall.
32. Filed 2/27/19: Museum Oversight Board Third Quarter 2018 Report.
33. Filed 2/27/19: Museum Oversight Board Fourth Quarter 2018 Report.
34. Filed 2/28/19: Minutes of the Zoning Board of Adjustment meeting held February 26, 2019, at 4:00 p.m., in the Council Chamber at City Hall.
35. Filed 3/1/19: Minutes of the Administrative Violation Review Board meeting held September 18, 2018, at 1:00 p.m., in the 4th Floor Conference Room at City Hall.
36. Filed 3/6/19: Minutes of the Parks and Recreation Board meeting held February 21, 2019, at 4:00 p.m., at the Parks Administration building, 1920 Grand Avenue.
37. Filed 3/6/19: Minutes of the Landmark Commission meeting held January 9, 2019, at 7:00 p.m., in the Council Chamber at City Hall.

WORK SESSION MINUTES – CITY CLERK’S OFFICE:

38. Filed 3/5/19: Minutes of the Council Work Session held February 25, 2019, at 4:00 p.m., in the 4th Floor Conference Room at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

39. Filed 2/25/19: Memorandum in re: Acting City Manager (February 26, 2019).

DELEGATIONS, PETITIONS:

None.

COMMUNICATIONS:

40. Filed 2/20/19: Minutes of the Police Pension Board meeting held January 16, 2019, in the 1st Floor Conference Room at City Hall.

COMMUNICATIONS: (Cont'd)

41. Filed 2/21/19: Mayor McMurray's State of the City Address, February 15, 2019.
42. Filed 2/22/19: Minutes of the St. Joseph Museums, Inc. Capital Campaign Committee meeting held February 12, 2019, at St. Joseph Museums, Inc., 3406 Frederick Avenue.
43. Filed 2/22/19: Social Welfare Board "The Clinic Beat" newsletter, Volume VIII, Issue 1.
44. Filed 2/22/19: City Link, February 21, 2019.
45. Filed 2/25/19: Minutes of the St. Joseph Museums, Inc. Programming Committee meeting held February 8, 2019, at 1:30 p.m., at St. Joseph Museums, Inc., 3406 Frederick Avenue.
46. Filed 2/27/19: Letter from Debra Bradley, Health Director, to Michael A. Cunningham, Jr., Air Pollution Unit Chief, Department of Natural Resources, in re: Establishing dates for burning of dry yard wastes.
47. Filed 2/28/19: City Link, February 28, 2019.
48. Filed 3/1/19: Municipal Division Summary Reporting, February 2019.
49. Filed 3/4/19: Thank you letter from Paula Heyde, City Clerk, to Ameripac, 745 S. 4<sup>th</sup> St., in re: Donation of \$5,000.00 to be used to purchase outdoor dog housing equipment for the "Digs" for Dogs Program.
50. Filed 3/4/19: Thank you letter from Paula Heyde, City Clerk, to PetSmart Charities, Phoenix, Arizona, in re: Donation of \$63,500.00 to provide spay/neuter surgeries for dogs and cats being adopted from the Animal Shelter.
51. Filed 3/5/19: Police Department 2018 Annual Report.
52. Filed 3/5/19: St. Joseph Chamber of Commerce President's Perspective from the March 2019 Connections newsletter.
53. Filed 3/5/19: Letter from Jeffery Robichaud, Director, Water, Wetlands and Pesticides Division, United States Environmental Protection Agency, Region 7, in re: Termination of Administrative Order for Compliance.

OTHER BUSINESS:

54. City Manager's Report.



PUBLIC COMMENT:

55. Karen Planalp, 3518 Karnes Road, wishes to address the City Council in re: Revisiting regulations for no smoking in vehicles when children are present.
56. Darren Burnett, 2137 S. 11th Street, wishes to address the City Council in re: Neighborhood clean-up/blighted property.

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.