



# NOTICE OF MEETING

## City Council

Regular Meeting – Monday, November 27, 2023 – 5:30 PM  
City Hall – 1100 Frederick Avenue

---

### COUNCIL SEATING ARRANGEMENT

Bryan Carter  
City Manager

John Josendale  
Mayor

Paula Heyde  
City Clerk

#### COUNCILMEMBERS

Kenton Randolph (At Large)  
Jeff Schomburg (At Large)  
Randy Schultz (At Large)  
Andrew Trout (3rd District)

#### COUNCILMEMBERS

Taylor Crouse (2nd District)  
Madison Davis (1st District)  
Michael Grimm (4th District)  
Marty Novak (At Large)

### AGENDA

#### PLEDGE OF ALLEGIANCE:

#### ROLL CALL:

#### CALL TO ORDER:

#### MINUTES:

1. Approval of the minutes of the regular meeting held November 13, 2023, at 5:30 p.m. as transcribed by the City Clerk.

#### SPECIAL RECOGNITIONS:

2. None

#### ACCEPTANCE OF AGENDA:

3. Motion to accept the Agenda as published

#### PUBLIC HEARING:

4. **BILL # 625-22**  
AN ORDINANCE TO REDISTRICT THE PROPERTY LOCATED AT 1312 S. 38TH PLACE FROM R-1A, DETACHED SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT AS REQUESTED BY ZULIMA LUGO-KNAPP.

5. **BILL # 626-22**

AN ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 3918 KARNES ROAD TO ALLOW FOR CONSTRUCTION OF A TELECOMMUNICATIONS FACILITY AS REQUESTED BY GLEN KLOCKE ON BEHALF OF NETWORK REAL ESTATE LLC C/O AT&T WIRELESS.

CONSENT AGENDA:

6. Motion to accept the Consent Agenda

NOMINATIONS AND APPOINTMENTS:

7. Filed 11/16/23: Councilmember Taylor Crouse nominates Joshua Hayes, 12210 SE Mount Moriah Road, Gower, Missouri, to serve as a member of the Plumbers Examining and Appeals Board with a term expiring November 27, 2028; he is replacing Michael S. Veale, whose term has expired.

BILLS FOR PASSAGE:

8. **BILL # 615-22**

AN ORDINANCE ABATING PROPERTY MAINTENANCE LIENS AND ADMINISTRATIVE PENALTIES IN THE AMOUNT OF \$18,606.75 PLUS APPLICABLE INTEREST AND PENALTIES ON THE PROPERTY LOCATED AT 624 EAST HIGHLAND AVENUE.

9. **BILL # 616-22**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE GENERAL FUND TO CONTRIBUTE FUNDING IN THE TOTAL AMOUNT OF \$10,000.00 TO ASSIST WITH THE COST OF HIRING A MILITARY ADVOCATE IN SUPPORT OF THE 139TH AIRLIFT WING.

10. **BILL # 618-22**

AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES AND AN AMENDMENT TO THE GENERAL FUND PUBLIC HEALTH DEPARTMENT PROGRAM BUDGET ALL IN THE AMOUNT OF \$288,352.00 FOR THE LOCAL PUBLIC HEALTH AGENCY INFRASTRUCTURE CONTRACT.

11. **BILL # 620-22**

AN ORDINANCE APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR ALTEC INDUSTRIES, INC., AN ALABAMA CORPORATION, CONSISTING OF THE ACQUISITION AND INSTALLATION OF CERTAIN EQUIPMENT AT THE COMPANY'S MANUFACTURING FACILITY; AUTHORIZING THE CITY OF ST. JOSEPH, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS (ALTEC INDUSTRIES PROJECT), SERIES 2023, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$8,600,000 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.

12. **BILL # 621-22**  
AN ORDINANCE TO VACATE A PORTION OF THE EAST/WEST ALLEY LOCATED BETWEEN 1002 S. 10TH STREET AND 1014 S. 10TH STREET AS REQUESTED BY BENJAMIN HUBBARD ON BEHALF OF INNOVITY VENTURES, LLC.
13. **BILL # 622-22**  
AN ORDINANCE TO VACATE A PORTION OF THE NORTH/SOUTH ALLEY LOCATED EAST OF 1617 POPLAR STREET AS REQUESTED BY JEFF PICKEREL.
14. **BILL # 623-22**  
AN ORDINANCE TO APPROVE THE FINAL PLAT ENTITLED "THE COMMONS PLAT 6," A MAJOR SUBDIVISION CONSISTING OF 1 LOT PROPOSED FOR THE PROPERTIES FORMERLY KNOWN AS LOTS 10, 19, 20, AND 21 OF SUBDIVISION THE COMMONS, AND LOT 4 OF SUBDIVISION THE COMMONS PLAT 2 AS REQUESTED BY TREVIN REED ON BEHALF OF REED FAMILY PROPERTIES, LLC.
15. **BILL # 624-22**  
AN ORDINANCE APPROVING THE PRELIMINARY PLAT ENTITLED "MAHAFFY VALLEY," A MAJOR SUBDIVISION CONSISTING OF 7 LOTS LOCATED AT 1500 HIGHLAND AVENUE AS REQUESTED BY SHAY HOMEYER ON BEHALF OF ST. JOSEPH HABITAT FOR HUMANITY.
16. **BILL # 627-22**  
AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH JEFFERSON SOLUTIONS, INC. FOR ACTUARIAL VALUATION SERVICES FOR OTHER POST EMPLOYMENT BENEFITS (OPEB).
17. **BILL # 628-22**  
AN ORDINANCE AUTHORIZING THE EXECUTION OF A TRANSPORTATION PLANNING CONSOLIDATED GRANT AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC) UNDER WHICH THE MHTC WILL PROVIDE FUNDING IN AN AMOUNT NOT TO EXCEED \$268,505.60 AND THE CITY WILL CONTRIBUTE MATCHING FUNDS IN AN AMOUNT NOT TO EXCEED \$67,126.00 FOR A COMBINED TOTAL OF \$335,632.00 TO ASSIST IN METROPOLITAN PLANNING ORGANIZATION (MPO) TRANSPORTATION PLANNING ACTIVITIES WITHIN THE ST. JOSEPH URBANIZED AREA.

RESOLUTIONS FOR ADOPTION:

18. **BILL # 629-22**  
A RESOLUTION ACCEPTING THE PROPOSAL FROM CBIZ/DELTA DENTAL OF MISSOURI FOR ONE YEAR OF DENTAL INSURANCE COVERAGE FOR TRANSIT EMPLOYEES IN AN APPROXIMATE AMOUNT OF \$22,575.84.
19. **BILL # 630-22**  
A RESOLUTION ACCEPTING THE PROPOSAL FROM CBIZ/KANSAS CITY LIFE AND AUTHORIZING THE PURCHASE OF SHORT-TERM DISABILITY INSURANCE COVERAGE FOR ST. JOSEPH TRANSIT EMPLOYEES IN THE APPROXIMATE

AMOUNT OF \$13,524.00 ANNUALLY FOR A TWO-YEAR PERIOD BEGINNING JANUARY 1, 2024.

- 20. **BILL # 631-22**  
A RESOLUTION APPROVING A LIST OF CITY PROJECTS TO BE COMPLETED UTILIZING AMERICAN RESCUE PLAN ACT FUNDS.
  
- 21. **BILL # 632-22**  
A RESOLUTION AUTHORIZING EXECUTION OF A ST. JOSEPH RIVER BLUFF GATEWAY PROJECT REVITALIZATION AGREEMENT WITH COMMUNITY MISSIONS TO PROVIDE A REIMBURSEMENT GRANT IN AN AMOUNT NOT TO EXCEED \$150,000.00 TO SUPPORT THE OPERATION OF THE COLD WEATHER SHELTER LOCATED AT 700 OLIVE STREET AS PART OF THE RIVER BLUFF GATEWAY PROJECT.
  
- 22. **BILL # 633-22**  
A RESOLUTION AUTHORIZING EXECUTION OF A ST. JOSEPH RIVER BLUFF GATEWAY PROJECT REVITALIZATION AGREEMENT WITH JOSHUA WEAVER AND HAUSMAN METAL WORKS AND ROOFING TO PROVIDE A REIMBURSEMENT GRANT IN THE AMOUNT OF \$10,000.00 FOR FINANCIAL ASSISTANCE TOWARD MASONRY REPAIR AT 202 MAIN STREET AS PART OF THE RIVER BLUFF GATEWAY PROJECT.
  
- 23. **BILL # 634-22**  
A RESOLUTION AUTHORIZING EXECUTION OF A ST. JOSEPH RIVER BLUFF GATEWAY PROJECT REVITALIZATION AGREEMENT WITH JOHN BURNS AND PINNACLE ELECTRIC TO PROVIDE A REIMBURSEMENT GRANT IN THE AMOUNT OF \$10,234.00 FOR FINANCIAL ASSISTANCE TOWARD THE PURCHASE AND INSTALLATION OF EXTERIOR LIGHTING AT 224 NORTH 4TH STREET AS PART OF THE RIVER BLUFF GATEWAY PROJECT
  
- 24. **BILL # 635-22**  
A RESOLUTION AUTHORIZING THE RENEWAL OF AN AGREEMENT WITH ST. LOUIS COUNTY PUBLIC HEALTH DEPARTMENT AND THE TRANSFER OF DATA COLLECTED THROUGH THE PRESCRIPTION DRUG MONITORING PROGRAM (PDMP) TO THE STATE OF MISSOURI'S PDMP.
  
- 25. **BILL # 636-22**  
A RESOLUTION AUTHORIZING THE PURCHASE OF A RECONDITIONED SIMPLE-IDEAL-PEERLESS (SIP) 3000 REEL GRINDER AND A RECONDITIONED SIMPLE-IDEAL-PEERLESS (SIP) 1000 BEDKNIFE GRINDER FROM REEL SHARP, LLC FOR FAIRVIEW GOLF COURSE MAINTENANCE DIVISION IN THE AMOUNT OF \$9,100.00.

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

NOMINATIONS AND APPOINTMENTS:

- 26. None.

BILLS FOR PASSAGE:

27. **BILL # 612-22**  
AN ORDINANCE AUTHORIZING THE EXECUTION OF A MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION (MHTC) MUNICIPAL AND COST APPORTIONMENT AGREEMENT TO FUND AESTHETICS IMPROVEMENTS TO THE COOK ROAD BRIDGE AND AN AMENDMENT TO THE GENERAL FUND COMMUNICATIONS AND COMMUNITY ENGAGEMENT PROGRAM BUDGET ALL IN AN AMOUNT NOT TO EXCEED \$34,900.00.
28. **BILL # 617-22**  
AN ORDINANCE AUTHORIZING THE EXECUTION OF A DESIGN-BUILD CONTRACT WITH TIMEKEY ENTERPRISE LLC DBA TIMEKEY GLAZING IN THE AMOUNT OF \$2,264,835.00 AND AN AMENDMENT TO THE CAPITAL PROJECTS FUND BUDGET IN THE AMOUNT OF \$1,800,000.00 FOR THE CITY HALL WINDOW REPLACEMENT PROJECT.
29. **BILL # 619-22**  
AN ORDINANCE APPROVING A PETITION FOR AND ESTABLISHING THE SHOPPES AT NORTH VILLAGE COMMUNITY IMPROVEMENT DISTRICT (CID).

EMERGENCY BILLS FOR PASSAGE:

30. None.

RESOLUTIONS FOR ADOPTION:

31. None.

BILLS FOR FIRST READING:

32. **BILL # 637-22**  
AN ORDINANCE AUTHORIZING AN AMENDMENT TO SECTION 21-53 TITLED "RESERVATION AND FEES—PARK AREAS AND SHELTERS" OF THE CODE OF ORDINANCES TO INCREASE FEES FOR ELECTRICITY USE AT THE CIVIC CENTER PARK, COLEMAN HAWKINS PARK AT FELIX STREET SQUARE, AND PATEE PARK.
33. **BILL # 638-22**  
AN ORDINANCE AMENDING SECTION 21-56 OF THE CODE OF ORDINANCES ENTITLED "FAIRVIEW GOLF COURSE" TO INCREASE SOME FEES AND MODIFY MEMBERSHIP FEE CATEGORIES AT FAIRVIEW GOLF COURSE.
34. **BILL # 639-22**  
AN ORDINANCE AUTHORIZING AN AMENDMENT TO SECTION 21-71 TITLED "CITY SOFTBALL FEES/HERITAGE PARK GATE FEES" OF THE CODE OF ORDINANCES TO PROVIDE FOR AN INCREASE IN THE FALL SOFTBALL LEAGUE FEE AND THE BAPTIST LEAGUE TEAM FEE AT HERITAGE PARK.
35. **BILL # 640-22**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO SECTION 21-72 TITLED "REMINGTON NATURE CENTER OF ST. JOSEPH" OF CHAPTER 21 "PARKS AND RECREATION" OF THE CODE OF ORDINANCES TO PROVIDE FOR AN INCREASE IN THE CONFERENCE ROOM RENTAL RATES AT THE REMINGTON NATURE CENTER.

36. **BILL # 641-22**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE BUDGET TO TRANSFER THE AMOUNT OF \$37,691.00 FROM THE AMERICAN RESCUE PLAN ACT FUND TO THE GENERAL FUND FIRE DEPARTMENT AND THE PURCHASE OF A KNOX BOX SYSTEM FROM KNOX COMPANY IN THE AMOUNT OF \$37,691.00.

37. **BILL # 642-22**

AN ORDINANCE ADOPTING THE ANNUAL REVISIONS TO THE CITY'S PERSONNEL MANUAL, WHICH SETS FORTH THE POLICIES AND PROCEDURES PERTAINING TO EMPLOYEES OF THE CITY OF ST. JOSEPH, MISSOURI.

38. **BILL # 643-22**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE BUDGET TO TRANSFER \$195,360.00 FROM THE POLICE SALES TAX FUND TO THE GENERAL FUND, POLICE DEPARTMENT PROGRAM TO PROVIDE THE FUNDS NECESSARY TO IMPLEMENT THE ANNUAL POLICE DEPARTMENT PAY INCENTIVES AS SET OUT IN THE WORKING AGREEMENT WITH THE FRATERNAL ORDER OF POLICE, LODGE 3.

39. **BILL # 644-22**

AN ORDINANCE AUTHORIZING EXECUTION OF A TRANSPORTATION ENHANCEMENTS FUNDS PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC) TO PROVIDE FUNDING IN AN AMOUNT UP TO \$500,000.00 FOR THE COOK ROAD SAFE ROUTES TO SCHOOL SIDEWALK PROJECT.

40. **BILL # 645-22**

AN ORDINANCE APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR HILLYARD INDUSTRIES, INC.; AUTHORIZING THE CITY OF ST. JOSEPH, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS (HILLYARD – REAL PROPERTY PROJECT), SERIES 2023, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$27,600,000, AND ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS (HILLYARD – PERSONAL PROPERTY PROJECT), SERIES 2023, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,400,000 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.

41. **BILL # 646-22**

AN ORDINANCE TO VACATE APPROXIMATELY 300 FEET OF STREET RIGHT-OF-WAY AND APPROXIMATELY 300 FEET OF ALLEY RIGHT-OF-WAY BETWEEN BELDING STREET AND 315 HARRINGTON AVENUE AS REQUESTED BY JOSHUA AND CORISSA GISEBURT.

42. **BILL # 647-22**

AN ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 1222 N. 18TH STREET TO ALLOW FOR USE AS A DAY NURSERY AS REQUESTED BY JARED FISKE ON BEHALF OF CENTRAL ASSEMBLY OF GOD

REPORTS OF BOARDS & COMMISSIONS:

- 43. Filed 11/8/23: Minutes from the Landmark Commission meeting held October 3, 2023 at 5:30 pm in the 1st Floor Conference Room at City Hall.
- 44. Filed 11/13/23: Minutes from Human Rights Commission meeting held October 19, 2023, at 5:05 p.m., in the 1st Floor Conference Room at City Hall.
- 45. Filed 11/14/23: Minutes of the Museum Oversight Board meeting held October 19, 2023 at 9:04 a.m., at St. Joseph Museums, 3406 Frederick Avenue.
- 46. Filed 11/14/23: Minutes from Planning Commission meeting held October 26, 2023 at 5:30 p.m., at City Hall in the Council Chambers.
- 47. Filed 11/15/23: Minutes of Urban Homestead Agency Board meeting held October 10, 2023 at 4:00 pm in the 4th Floor Conference Room at City Hall.
- 48. Filed 11/15/23: Minutes from the Personnel Board meeting held November 9, 2023 at 3:00 p.m., in the 4th Floor Conference Room at City Hall.
- 49. Filed 11/15/23: Corrected minutes from Human Rights Commission meeting held October 19, 2023 at 5:05 p.m., in the 1st Floor Conference Room at City Hall.
- 50. Filed 11/20/23: Minutes of the Planning Commission meeting held November 16, 2023 at 5:30 p.m., in the Council Chambers at City Hall.

WORK SESSION MINUTES - CITY CLERK'S OFFICE:

- 51. Filed 11/8/23: Minutes from the Council Work Session held November 6, 2023 at 4:00 p.m. in the 4th Floor Conference Room at City Hall.
- 52. Filed 11/15/23: Minutes of the Council Work Session held November 8, 2023 at 4:00 p.m., in the 4th Floor Conference Room at City Hall.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

- 53. Filed 11/13/2023: City Manager Approved Encumbrances Report, October 2023.

DELEGATIONS, PETITIONS:

- 54. None.

COMMUNICATIONS:

55. Filed 11/13/23: Parks, Recreation & Civic Facilities Department October 2023 Report.
56. Filed 11/13/23: Minutes from the St. Joseph Museums Programming Committee meeting held October 10, 2023 at 1:30 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
57. Filed 11/13/23: Information regarding proposed revisions to the Personnel Manual.
58. Filed 11/14/23: Minutes from St. Joseph Museums Fundraising Committee meeting held October 17, 2023 at 4:02 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
59. Filed 11/16/23: Minutes from St. Joseph Museums Junetheenth Planning Committee meeting held October 23, 2023 at 6:00 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
60. Filed 11/16/23: Minutes of the Police Pension Board meeting held October 18, 2023 at 4:00 p.m., in the 4th Floor Conference Room at City Hall.
61. Filed 11/20/23: Urban Homestead Grant Log, October 2023.

OTHER BUSINESS:

62. City Manager's Report.

PUBLIC COMMENT:

ADJOURN:

---

Paula Heyde, CMC, City Clerk

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|