



NOTICE OF MEETING

City Council

Regular Meeting – Monday, October 13, 2025 – 5:30 PM
City Hall – 1100 Frederick Avenue

COUNCIL SEATING ARRANGEMENT

Mike Schumacher
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

Madison Davis (1st District)
Jason Eslinger (2nd 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 September 29, 2025, 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 # 1399-22**
AN ORDINANCE REDISTRICTING 3909 S. 40TH TERRACE FROM M-1 LIGHT MANUFACTURING DISTRICT TO C-3 COMMERCIAL DISTRICT AS REQUESTED BY DAVID GACH.
5. **BILL # 1400-22**
AN ORDINANCE REDISTRICTING 415, 423, 427, 429, 431, 435, 439, 443, AND 447 N. 17TH STREET AND 415, 419, 421, 422, 426, 428, 430, 438, 504 AND 510 KEMPER STREET FROM C-3 COMMERCIAL DISTRICT TO R-2 TWO FAMILY RESIDENTIAL

DISTRICT AS REQUESTED BY THE CITY OF ST. JOSEPH.

CONSENT AGENDA:

6. Motion to accept the Consent Agenda.

NOMINATIONS AND APPOINTMENTS:

7. Filed 9/30/25: Councilmember Michael Grimm nominates Amber Dydell, 1211 N. 19th Street, to serve as a member of the Administrative Violation Review Board for a term expiring October 13, 2028; she is replacing Douglas Brownfield, whose term has expired.
8. Filed 10/1/25: Mayor John Josendale nominates Leslie Ross, 503 S. 31st Street, to serve as a member of the Housing Authority for a term expiring September 21, 2026; she is replacing Larry Douglas, whose term has expired.

BILLS FOR PASSAGE:

9. **BILL # 1398-22**
AN ORDINANCE AMENDING SECTION 2-1306 "FEES" AND SECTION 2-1311 "CLOSED MEETINGS, RECORDS AND VOTES POLICY - GENERALLY" OF CHAPTER 2 "ADMINISTRATIVE CODE" OF THE CODE OF ORDINANCES TO ADD RECENTLY ENACTED STATE LAW UPDATES.
10. **BILL # 1401-22**
AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF PAYMENT FROM STEVE CRAIG, THE DEVELOPER, FOR FUTURE PROFESSIONAL SERVICES COSTS ASSOCIATED WITH THE DEVELOPMENT OF A NEW HOTEL AND CONFERENCE CENTER AT 4016 FREDERICK AVENUE; AN AMENDMENT TO THE GENERAL FUND PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT BUDGET TO ALLOCATE THE FUNDS RECEIVED; AND EXECUTION OF STATEMENT OF WORK NO.11 TO THE MASTER AGREEMENT WITH GEORGE BUTLER & ASSOCIATES, INC. (GBA) FOR PLAN REVIEW SERVICES ALL IN THE AMOUNT OF \$23,103.05
11. **BILL # 1402-22**
AN ORDINANCE AUTHORIZING ACCEPTANCE OF THE CONTINUUM OF CARE PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN THE AMOUNT OF \$99,137.00 AND AN AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND TO ALLOCATE THE GRANT FUNDS RECEIVED.
12. **BILL # 1403-22**
AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES FOR PUBLIC HEALTH EMERGENCY PREPAREDNESS ACTIVITIES IN THE AMOUNT OF \$28,507.00 AND AUTHORIZING AN AMENDMENT TO THE GENERAL FUND HEALTH DEPARTMENT BUDGET FOR A DECREASE IN THE AMOUNT OF \$28,392.00 TO REFLECT THE DIFFERENCE IN THE AMOUNT BUDGETED AND THE ACTUAL FUNDING RECEIVED.

13. **BILL # 1404-22**
AN ORDINANCE AUTHORIZING THE EXECUTION OF LEASE AGREEMENT FOR USE OF OFFICE/RETAIL SPACE IN THE MISSOURI THEATER OFFICE COMPLEX AT 112 SOUTH EIGHTH STREET WITH THE FROG PRINCE BOUTIQUE.
14. **BILL # 1405-22**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CAPITAL PROJECTS FUND IN THE AMOUNT OF \$21,925.85 TO PROVIDE ADDITIONAL FUNDING TO COMPLETE THE CIVIC ARENA IMPROVEMENTS.
15. **BILL # 1406-22**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE GENERAL FUND BUDGET TO PROVIDE FUNDS IN THE AMOUNT OF \$50,000.00 FOR THE CITY'S DEDUCTIBLE OBLIGATION UNDER ITS INSURANCE POLICY RELATED TO THE JUNE 9 NETWORK DISRUPTION AND AFFIRMING PAYMENT OF SAID DEDUCTIBLE.
16. **BILL # 1407-22**
AN ORDINANCE AUTHORIZING THE EXECUTION OF A SEWER SERVICES AND MAINTENANCE AGREEMENT WITH THE LAKE CONTRARY SEWER DISTRICT.
17. **BILL # 1408-22**
AN ORDINANCE AUTHORIZING THE SUBMITTAL AND EXECUTION OF A MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC) STATE TRANSIT ASSISTANCE GRANT AGREEMENT TO PROVIDE FINANCIAL OPERATING ASSISTANCE FOR ST. JOSEPH TRANSIT IN THE AMOUNT OF \$110,403.10 AND AN AMENDMENT TO THE MASS TRANSIT FUND BUDGET FOR A DECREASE IN THE AMOUNT OF \$67,596.90.
18. **BILL # 1409-22**
AN ORDINANCE AUTHORIZING THE EXECUTION OF A MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC) MAINTENANCE AGREEMENT AND A SIDEWALK IMPROVEMENTS AGREEMENT FOR THE PORTION OF ROUTE 752 AT KING HILL AVENUE TO BELDING STREET.
19. **BILL # 1410-22**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE GENERAL FUND BUDGET IN THE AMOUNT OF \$80,000.00 AND AUTHORIZING THE EXECUTION OF AMENDMENT ONE TO THE TRANSPORTATION PLANNING CONSOLIDATED GRANT AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TO ASSIST THE MPO WITH CONDUCTING AN INTERSECTION IMPROVEMENT STUDY IN THE ST. JOSEPH URBANIZED AREA, PROVIDING FOR \$64,000.00 IN FEDERAL FUNDS AND \$16,000.00 IN LOCAL MATCHING FUNDS.
20. **BILL # 1411-22**
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE MASS TRANSIT FUND BUDGET TO ALLOCATE ADDITIONAL 5339 FORMULA CAPITAL GRANT FUNDS RECEIVED IN THE AMOUNT OF \$4,199.98 FOR A TOTAL GRANT AMOUNT OF \$108,190.98 AND APPROPRIATING THE CITY'S 20% MATCH IN THE AMOUNT OF

\$1,149.74 FOR A TOTAL MATCH IN THE AMOUNT OF \$27,047.74 AND EXECUTION OF A WORK ORDER WITH RS ELECTRIC CORP FOR THE PURCHASE AND INSTALLATION OF ONE (1) DIESEL GENERATOR IN THE AMOUNT OF \$135,238.72 FOR THE TRANSIT ADMINISTRATION BUILDING.

21. **BILL # 1412-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF A MASTER AGREEMENT FOR PROFESSIONAL TRANSPORTATION PLANNING SERVICES WITH AECOM.

RESOLUTIONS FOR ADOPTION:

22. **BILL # 1413-22**

A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW 2026 CHEVY EQUINOX FROM REED CHEVROLET FOR THE PROPERTY MAINTENANCE DIVISION UTILIZING MARIJUANA TAX FUNDS IN THE AMOUNT OF \$30,043.30

23. **BILL # 1414-22**

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) FOR THE 2026 LAND AND WATER CONSERVATION FUND IN THE AMOUNT OF \$500,000.00 TO BE USED FOR DESIGN AND CONSTRUCTION OF A NEW PLAYGROUND AND RENOVATION OF THE RESTROOM/CONCESSION AREA AT JOHN LUCAS RECREATION COMPLEX.

24. **BILL # 1415-22**

A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) SULZER DRY PIT SUBMERSIBLE PUMP FOR THE CANDY CREEK PUMP STATION IN THE AMOUNT OF \$57,000 FROM FTC EQUIPMENT, LLC FOR USE BY THE WATER PROTECTION DIVISION.

25. **BILL # 1416-22**

A RESOLUTION AUTHORIZING THE EXECUTION OF TWO WORK ORDERS WITH STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS (SCS) IN THE TOTAL AMOUNT OF \$56,917.00 TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE ST. JOSEPH SANITARY LANDFILL.

26. **BILL # 1417-22**

A RESOLUTION AUTHORIZING THE EXECUTION OF WORK ORDER RSE2607 USING THE MASTER AGREEMENT WITH R/S ELECTRIC CORP. IN THE AMOUNT OF \$29,950.00 FOR THE CITY HALL EXTERIOR DECORATIVE LIGHTING PROJECT.

27. **BILL # 1418-22**

A RESOLUTION AUTHORIZING THE EXECUTION OF WORK ORDER HDR2602 USING THE MASTER AGREEMENT WITH HDR ENGINEERING, INC. IN THE AMOUNT OF \$33,987.00 FOR THE FAIRLEIGH TERRACE AND FREDERICK AVENUE INTERSECTION CONCEPT STUDY.

28. **BILL # 1419-22**

A RESOLUTION AUTHORIZING A CONTRACT WITH OCHS, INC., A SECURIAN FINANCIAL COMPANY, IN THE TOTAL AMOUNT OF \$10,170.00 FOR LONG TERM DISABILITY INSURANCE SERVICES FOR MASS TRANSIT DIVISION EMPLOYEES.

29. **BILL # 1420-22**

A RESOLUTION AUTHORIZING A CONTRACT WITH CBIZ/BUE KC IN THE APPROXIMATE AMOUNT OF \$1,543,812.36 FOR HEALTH INSURANCE FOR MASS TRANSIT EMPLOYEES.

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

NOMINATIONS AND APPOINTMENTS:

30. None.

BILLS FOR PASSAGE:

31. None.

EMERGENCY BILLS FOR PASSAGE:

32. None.

RESOLUTIONS FOR ADOPTION:

33. None.

BILLS FOR FIRST READING:

34. **BILL # 1421-22**

AN ORDINANCE AMENDING SECTION 28-1579 "SPEED LIMIT IN SCHOOL ZONES" OF CHAPTER 28 "TRAFFIC AND VEHICLES" OF THE CODE OF ORDINANCES TO CREATE A SCHOOL ZONE WITH A 25 MILE PER HOUR SPEED LIMIT FOR LAKE CONTRARY EARLY LEARNING CENTER ALONG ROUTE U.

35. **BILL # 1422-22**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE GENERAL FUND FIRE DEPARTMENT BUDGET AND AFFIRMING THE EXECUTION OF AN ENVIRONMENTAL SERVICES AGREEMENT WITH ENVIRONMENTAL WORKS, INC FOR PROJECT MANAGEMENT ON THE DEMOLITION SITE AT 408-424 SOUTH 8TH STREET INCLUDING DOCUMENT REVISIONS, TECHNICAL/PROJECT SUPPORT, SITE VISITS, DEBRIS SORTING OVERSIGHT AND AIR TESTING ALL IN THE AMOUNT NOT TO EXCEED \$68,727.00.

36. **BILL # 1423-22**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE GENERAL FUND FIRE DEPARTMENT BUDGET AND AFFIRMING THE EXECUTION OF CHANGE ORDER NO.

2 WITH CORNELIUS WRECKING BOTH IN THE AMOUNT OF \$69,797.00 FOR THE TEAR DOWN AND REMOVAL OF DEBRIS ON THE DEMOLITION SITE AT 408-424 S. 8TH STREET PURSUANT TO EPA REQUIREMENTS.

37. **BILL # 1424-22**

AN ORDINANCE AUTHORIZING THE EXECUTION AND SUBMITTAL OF THE FEDERAL TRANSIT ADMINISTRATION (FTA) FEDERAL FISCAL YEAR 2025 SECTION 5307 GRANT APPLICATION TO PROVIDE TRANSIT OPERATING ASSISTANCE IN THE APPROXIMATE AMOUNT OF \$2,088,082.00 FOR FEDERAL FISCAL YEAR 2025.

38. **BILL # 1425-22**

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF PAYMENT FROM WOODSPRING SUITES FOR FUTURE PROFESSIONAL SERVICES COSTS ASSOCIATED WITH THE DEVELOPMENT OF A NEW HOTEL AT 3909 SOUTH 40TH TERRACE; AN AMENDMENT TO THE GENERAL FUND PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT BUDGET TO ALLOCATE THE FUNDS RECEIVED AND EXECUTION OF STATEMENT OF WORK NO. 12 TO THE MASTER AGREEMENT WITH GEORGE BUTLER & ASSOCIATES, INC. FOR PLAN REVIEW SERVICES ALL IN THE AMOUNT OF \$5,215.53.

39. **BILL # 1426-22**

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF PERMANENT RIGHT-OF-WAY, PERMANENT UTILITY AND TEMPORARY CONSTRUCTION EASEMENTS; THE EXECUTION OF AN AGREEMENT FOR SALE OF PERMANENT RIGHT-OF-WAY, PERMANENT UTILITY AND TEMPORARY CONSTRUCTION EASEMENTS WITH THE NEWS-PRESS & GAZETTE COMPANY IN AN AMOUNT OF \$10,100.00 AND AN AMENDMENT TO THE CAPITAL PROJECTS FUND IN AN AMOUNT OF \$200,000.00 FOR THE PICKETT ROAD & CRAIG PARKWAY PROJECT.

40. **BILL # 1427-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL SEWER SERVICES AGREEMENT WITH THE SOUTH ST. JOSEPH INDUSTRIAL SEWER DISTRICT TO PROVIDE SECONDARY TREATMENT SEWER SERVICES.

41. **BILL # 1428-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF TWO (2) GRANT AGREEMENTS WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC) FOR ROSECRANS MEMORIAL AIRPORT APRON RECONSTRUCTION PROJECT IN THE TOTAL AMOUNT OF \$697,922.00 WITH A LOCAL MATCH OF \$34,184.00 FOR A TOTAL GRANT AMOUNT OF \$732,106.00 AND AN AMENDMENT TO THE AVIATION BUDGET IN THE AMOUNT OF \$482,106.00.

42. **BILL # 1429-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ELEVATOR CONSTRUCTION AGREEMENT WITH MEI TOTAL ELEVATOR SOLUTIONS FOR AN ELEVATOR UPGRADE AT THE JOYCE RAYE PATTERSON 50+ ACTIVITY CENTER IN THE AMOUNT OF \$239,955.84, ACCEPTANCE OF A DONATION FROM THE SENIOR CITIZEN FOUNDATION, INC. IN AN AMOUNT NOT TO EXCEED \$35,000.00 TO ASSIST

WITH THE COST OF THE UPGRADE AND AN AMENDMENT TO THE GENERAL FUND,
JOYCE RAYE PATTERSON 50+ ACTIVITY CENTER PROGRAM BUDGET TO
ALLOCATE THE FUNDS RECEIVED.

REPORTS OF BOARDS & COMMISSIONS:

- 43. Filed 9/26/25: Minutes of the Social Welfare Board meeting held August 26, 2025, at 3:00 p.m., at Roger's Pharmacy, 3705 N Belt Highway.
- 44. Filed 9/26/25: Minutes of the Human Rights Commission meeting held September 17, 2025 at 5:00 p.m., at City Hall in the First Floor Conference Room.
- 45. Filed 10/6/25: Minutes of the St. Joseph Public Library Board meeting held September 25, 2025, at 6:00 p.m. at the Carnegie Library, 316 Massachusetts Streets.

WORK SESSION MINUTES - CITY CLERK'S OFFICE:

- 46. Filed 10/6/25: Minutes of the City Council Work Session held September 29, 2025, at 4:30 p.m., at City Hall in the Fourth Floor Conference Room.

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

- 47. None.

DELEGATIONS, PETITIONS:

- 48. None.

COMMUNICATIONS:

- 49. Filed 9/25/25: Minutes of the St. Joseph Museums Juneteenth Planning Committee held September 2, 2025, at 4:00 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
- 50. Filed 9/26/25: Memorandum from City Clerk Paula Heyde in re: Larry Douglas resignation from Housing Authority.
- 51. Filed 10/1/25: Health Department monthly report, August 2025.
- 52. Filed 10/1/25: Municipal Division Summary Report, September 2025.
- 53. Filed 10/2/25: Minutes of the St. Joseph Area Transportation Study Coordinating Committee meeting held April 17, 2025, at 12:00 p.m. in the First Floor Conference Room at City Hall.
- 54. Filed 10/6/25: Minutes of the St. Joseph Museums Black Archives Museum Committee meeting held September 2, 2025, at 3:00 p.m., at St. Joseph Museums, 3406 Frederick Avenue.

55. Filed 10/6/25: Annual Report for 36th and Frederick Community Improvement District for Fiscal Year ending June 30, 2025.
56. Filed 10/7/25: Minutes of the St. Joseph Museums Fundraising Committee meeting held September 11, 2025 at 4:00 p.m., at St. Joseph Museums, 3406 Frederick Avenue.
57. Filed 10/7/25: Activities of the Social Welfare Board for FY 1st Quarter, July-September, 2025.

OTHER BUSINESS:

58. 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.