



City Hall

May 31, 2007

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from the *City of St. Joseph, Missouri*

Deferred payment loan program...

Article by Don DePriest, Construction Activities Manager

This community development loan program is designed for those persons or families that are low-income, age 62 or older - or with a permanent disability. We have other programs too, but most of our applicants fall into this eligibility category. People who qualify for this program find that maintaining a house can be an overwhelming experience and at times a tremendous burden. With the cost to rewire an average house around \$7,500 or more, and a re-plumb with new bath fixtures in the same range, and a new roof and gutter for \$8,000 or \$10,000, and a paint job for \$5,000...you are looking at a \$30,000 price tag. If it needs a furnace and air conditioning that is another \$5,000 or more!



Many people who need this type of work done on their home find themselves unable to complete any of the work because they are struggling to pay for groceries, above-average medical costs, taxes - both personal and real estate, and of course the phone, electricity, gas, water, sewer, and trash service. Generally, most of these people cannot physically do any of the work themselves either, so their overall housing picture just becomes darker as time goes along.

With the assistance provided by the city's rehabilitation staff, several of these property owners can get the work done and not have to make any monthly payments! They borrow the money, interest-free with no payments until the sale, death, or transfer of the property occurs. City rehab staff will write the specifications, place the project out for bid, and then prepare the rehab contracts once the homeowner has selected a contractor to perform the work. The city's project manager, as well as the building inspectors, inspects the project for code compliance, quality of work, and contract compliance.



1008 Sycamore



A majority of the people who participate in this program are extremely grateful for the opportunity to have their house fixed up making it feel like a home again where they can enjoy the feelings of comfort, peace, and security. Not only do we see an outward improvement of the home and the contagious desire of the neighborhood to improve themselves, but also a more optimistic, healthier, and happier family as a whole.

With the pool of HUD money continuing to evaporate more every year, it is important that every dollar be spent wisely.

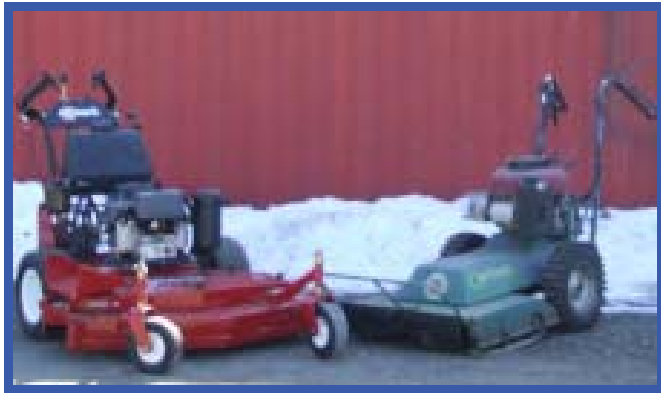
In-house mowing - a dream come true...

Article by Don Richardson, Field Coordinator, Property Maintenance

Although the 2007 mowing season is gearing up and I have little time to breathe, I would still like to take a moment to tell you what goes on in the property maintenance division during the mowing season. Senior Inspector John Shea started crunching numbers in 2005 to use our own mowing crew instead of using independent contractors. John had the idea that an in-house crew made up of temporary workers could do the job more efficiently and less costly than using contractors. John put the numbers together and received the approval to proceed.



We started implementing his plan early this spring by bidding out and purchasing two new Billy Goat brush cutters, four new Billy Goat high weed mowers, four trimmers and four blowers. These were an addition to the equipment we already had from previous years. We started with a 4-man temporary crew that we generally work year round, and as the weed and grass work orders come in, we add to our crew. At the height of the season, we had 11 temporary workers on three crews, along with an inmate crew. The inmate crew has plenty to do taking care of 250+/- county-owned lots. They run on a



mowing cycle of 3 to 4 weeks and are kept plenty busy. Keep in mind that the inmate crew is keeping the city rights-of-way clean also. The temporary crews are doing 20-40 lots per day, and at times it seems like they don't slow down for anything. The time from when a property is placed on a work order and it is completed is down to an average of 3-5 days as compared to when we used a contractor to do the work, which ranged from 2 to 3 weeks.

We recently purchased another mower. The low bid was for an EXMARK 48" finish mower. It turned out to be a very nice mower and does a fantastic job. As we ended our last year's cutting season, we started noticing our work orders related more to grass and less to weeds and rank growth. That was a direct result of our faster work order turn around times. One 4-man crew now has the responsibility of keeping up with any trash and debris work orders that are generated and mow and trim five city-owned properties every Friday. Last year, this crew also helped move Municipal Court twice during their renovation, and assisted Scott at City Hall numerous times on different projects.

Last summer, we also accomplished a couple of large projects. One was mowing the old Stockyards area which took nine men approximately 15 hours to mow as it was 12+ acres and, in spots, over head high. The other large project was the railroad right-of-way. It covers a lot of ground starting with a large lot at the intersection of Monterey and South 6th Street. The other section begins just south of Middleton going north to almost Karnes Road. We mowed the 6th Street property many times and that takes a 4-man crew most of one day to finish. The second section was cut twice this season taking most of a week each time. As you can see, we have a lot of property to maintain. I want to give a special thanks to the parks department for never turning me down when I called and asked to borrow a tractor.

We have succeeded with John's dream of doing the in-house mowing cheaper and more effective than before. Thanks to Walt, John, the inspectors, Betty, Barb, and my crew for helping to make this happen.

New playground at John Lucas Park ...

Article by Bill McKinney, Parks, Recreation & Civic Facilities Director

With the help of the Bode Trust, the John Lucas Center will have a new look this summer. They have financed a new playground structure with a poured-in-place landing, which will be a great addition to the complex. The final seal for the playground at the park should be completed early in the week. There have been other repairs to the pavilion. Volleyball standards will be added soon. Along with the previously installed basketball courts, the complex now has a multitude of recreational activities available. Four new picnic tables and two grills have also been added.



What's happening???

City departments at a glance

City Manager's Office...

Vince attended another round of NIMS training this week. The level 400 class will satisfy current requirements and will catch him up to the same level as all other city employees who are required to complete the NIMS training.

Human Resources...

Thanks to the HR staff and Sgt. Marla Wilson for assistance setting up and conducting the police testing, as well as the assistance of several other police officers. Thanks to Joe Carriger and his crew with the parks department for pick up and return of the equipment for the testing. Thanks to Sgt. Bill Albertson and Sgt. Brian Carter with the county for use of their equipment and assistance in setting up for the testing. And thanks to the fire department for use of their manikin and providing a First Responder unit for the testing. Much appreciation to all!

Planning and Community Development...

The agreement for economic development services with the Chamber of Commerce will be up for first reading on June 4th.

Financial Services...

Staff is busy with finalizing the FY2008 budget numbers for City Council, working with the CIP Citizens' Committee, reviewing several possible economic development-related agreements, completing this year's fixed asset inventory, and getting ready for not one, but two audits at the same time.

Legal Department...

Judge Randall Jackson's April 16, 2007, judgment in the museum lawsuit was not appealed by any of the parties by the May 29, 2007, deadline. Therefore, it is now binding upon all parties, as written.

Parks, Recreation & Civic Facilities...

- With a short work week, crews are pressed to get the mowing caught up.
- The final seal for the playground at John Lucas Park should be completed early in the week.

Fire Department...

Your firefighters would like to wish Captain Bill Atkinson the very best life has to offer as he retires today after 34 years of dedicated service to the community. Bill began his career June 16, 1973.

Police Department...

We are continuing to move forward on the mobile data project; computer mounts are ready to be installed in vehicles.

Health Department...

- Rick Smith attended the HSUS annual training conference earlier this month in Dallas, Texas.
- Welcome to animal control officer Amber Kadra.

Customer Assistance Department...

June is a busy month for events. Midwest Artist Association will kick off the month with Art in the Park at Civic Center. Juneteenth Festival will be the second weekend in June. The Coleman Hawkins Jazz Festival will be held the third weekend.

Technology & Communication Services...

Useless Fact from the Technology Department: The city has 652 mailboxes set up on its Microsoft Exchange Server. There are 274 voicemail mailboxes set up on the Cisco Unity Server.

Public Works and Transportation...

The street maintenance division begins their micro-surface overlay program on Monday, June 4. The fiscal year 2008 schedule calls for 46 miles of overlay to be performed by city staff. As you come across streets that are closed for this work, please obey street closure signs and detours. They are in place to prevent you from driving on material that is not yet cured and could be damaged by your car. Staying out of closed areas also prevents your car from getting oil on it. Most importantly, it protects workers out in the roadway who are focusing on their work to improve wearing surface of our local streets. Hopefully, you will find the brief inconvenience well worth the value of the improved roadway.

Creature Feature...

Our featured animal of the week is this 3-month-old Heeler/Sheperd Mix. He is available now for adoption at ACR. The cost for adoption is \$97.50 - which includes spay/neuter, adoption fee, vaccinations, license and microchip fees.



For information call
271-4876

Hours of operation:
Weekdays 1 - 5:30pm
except Wednesdays
Wednesday 1 - 6:30pm
Saturday 1 - 4:30pm

Hard at Work...

A Toro 16 foot, Model 580D Grounds Mower was purchased for use at Rosecrans Memorial Airport from Turf Professional Equipment in Lenexa, Kansas, for \$79,330. Funding is 50% Buchanan County and 50% CIP sales tax.



Success of the Week...



BEFORE

309 Alabama



AFTER

A notice was sent to the owner of 309 Alabama to make repairs to the garage and house. The owner complied by demolishing the garage and making repairs to the house.

To Your Health...

World No Tobacco Day – May 31. Exposure to second-hand smoke occurs anywhere smoking is permitted. The World Health Organization estimates 200,000 workers die each year due to exposure to smoke at work, and around 700 million children, (almost half of the world's children), breathe air polluted by tobacco smoke, particularly at home. There is no safe level of human exposure to second-hand tobacco smoke. Protect yourself and loved ones from second-hand smoke. Visit www.who.int.



What's on Order???

A resolution was approved to renew an agreement with Pepsi Americas for the exclusive non-alcoholic beverage sponsorship of products sold at Hyde Complex, Drake/South Park Complex, Krug Pool, Hyde Pool, Bode Sports Complex and the Aquatic Park. This is the second renewal with two (2) remaining years eligible for renewal, upon mutual consent of both parties.

Pepsi contract

City Manager's GOOD JOB!! Award Goes to...

Battalion Chief **Paris Jenkins**, Captain **George Albert**, Driver / Engineer **Rob Blessing**, and Firefighter **Sean Selecman**, for traveling to Forest City to provide mutual aid to the Southern Holt County Fire Department.

The St. Joseph Fire Department is committed to protecting our residents and our community. They are also committed to helping other neighboring communities when the need arises. Last month, when a grain elevator exploded in Forest City, Ladder 5 was quick to respond. George, Rob, and Sean, along with Paris, assisted two other fire departments in battling what could have been a tragic situation. What resulted was a very professionally organized effort that contained the fire and saved nearby houses from danger. Thanks to the entire fire department for your willingness to help our neighbors.

Great job Paris, George, Rob, and Sean! Thanks for your commitment to protecting our residents as well as our neighbors.



Paris Jenkins



George Albert



Rob Blessing



Sean Selecman



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~**Attend** the CIP Citizens Review Committee meeting at 5:15pm on Thursday, May 31, in the Council Chamber, 3rd floor, City Hall.

~**Watch** for District V Councilmember Barbara LaBass on KQ2 Minute with the Council at 6am on Monday, June 4.

~**Listen** for District IV Councilmember Gary Roach on the Barry Birr Show (KFEQ AM 680) at 9am on Thursday, June 7.

Government Happenings...

Date and Time	Event and Location
Monday, June 4, 2007 (7:00pm)	City Council Meeting - Mayor Ken Shearin presiding. Council Chamber, 3 rd floor, City Hall.
Tuesday, June 5, 2007 (6:00pm)	Public Hearing – Held by Public Service Commission for the Missouri American Water rate increases. MSWU, Spratt Room 201.
Tuesday, June 5, 2007 (6:30pm)	Landmark Commission Work Session- Council Chamber, 3 rd floor, City Hall.
Tuesday, June 5, 2007 (7:00pm)	Landmark Commission – Council Chamber, 3 rd floor, City Hall.
Tuesday, June 5, 2007 (7:00pm)	Community Police Advisory Committee– East Hills Public Library, 502 North Woodbine.
Wednesday, June 6, 2007 (4:00pm)	Council Streets & Infrastructure Committee – 4 th floor conference room, City Hall.
Wednesday, June 6, 2007 (5:30pm)	Downtown Review Board– Council Chamber, 3 rd floor, City Hall.
Wednesday, June 6, 2007 (6:00pm)	Aviation Board – Air Traffic Training Facility, Rosecrans Memorial Airport.

Fun Things To Do...

Date and Time	Event and Location
Friday, June 1, 2007 (5-9pm) Saturday, June 2, 2007 (10am-5pm) Sunday, June 3, 2007	Midwest Artist Association – Art in the Park, Civic Center Park. Call 279-3199 for more information.
Friday, June 1, 2007 (6:00 – 9:00pm)	Sounds of Summer– St. Joseph Downtown Association. Music at Coleman Hawkins Park at Felix Street Square. Call 233-9192 for more information.
Saturday, June 2, 2007 (9:00am)	Heart Walk – Heart Association. Walk begins at Riverwalk. Call 271-7256 for more information.
Friday, June 8, 2007 through Sunday, June 10, 2007 (Various hours)	Juneteenth Festival– Festival at Bartlett Center. Parade begins at Noyes Tennis Center on Saturday at 10am.
Saturday, June 9, 2007 (2:00pm)	Ride for Ryan – Motorcycle run begins at St. Joseph Harley Davidson. Call 233-9042 for info.
Thursday, June 14, 2007 (5:00 – 8:00pm)	Parties on the Parkway– Southwest Parkway at 28 th Street. Live music. Food and beverage available for purchase. Bring lawn chairs and blankets.

*you've
got*
connections

to the
City of St. Joseph

Mary Robertson,
Communications Manager
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mrobertson@ci.st-joseph.mo.us

**Technology &
Communication Services**
Phone: 816-271-5524
Fax: 816-271-4766
mafischer@ci.st-joseph.mo.us



City of St. Joseph
Website
www.stjoemo.info

Department Directors...



Seated (LtoR) Chris Connally, Police Chief; Bill McKinney, Parks, Recreation & Civic Facilities; Steve Hofferber, Technology & Communication Services.
Standing (LtoR) Paula Heyde, City Clerk; Jack Brown, Fire Chief; Carolyn Harrison, Financial Services; Sam Barber, Customer Assistance; Debra Bradley, Health; Vince Capell, City Manager; Lisa Robertson, City Attorney; Bruce Woody, Public Works & Transportation; Glenda Klein, Human Resources; Clint Thompson, Planning & Community Development.

Important City Numbers...

Mayor's Office	271-4640
City Council	271-4731
City Manager's Office	271-4610
City Attorney	271-4680
City Clerk	271-4730
Accounting & Budgeting	271-5526
Animal Control & Rescue	271-4876
Birth/Death Certificates	271-4636
Customer Assistance	271-4757
Building Development	271-5341
Code Enforcement	271-5342
License & Permits	271-4751
Fire Department	271-4603
Health Department	271-4636
Human Resources (Jobs)	271-4670
Municipal Court	271-4686

Parks, Recreation & Civic Facilities	271-5500
Bode Sports Complex	271-5352
Civic Arena	271-4717
Fairview Golf Course	271-5350
Muchenberger Center	271-5512
JRP Senior Center	271-4666
Planning & Zoning	271-4827
Police Department	271-4702
Public Works & Transportation	271-4653
Rosecrans Memorial Airport	271-4886
Landfill	253-9764
Recycling Center	232-4401
Street & Sewer Maintenance	271-4848
Wastewater Treatment Plant	271-4693
Street Information Line	271-4699
Purchasing	271-4696
Sports Information Line	271-5503
St. Joseph Transit	233-6700