

CITY COUNCIL MEETING

MONDAY, APRIL 23, 2018

REGULAR AGENDA BEGINS ON PAGE 21



GLADSTONE CITY COUNCIL
OPEN STUDY SESSION MEETING
MONDAY, APRIL 23, 2018

Dinner served at 5:15 pm.

AGENDA
TIME: 6:00 PM

1. **Atkins-Johnson Farm Programming-** Erica Layton, will present an overview of the events going on at the Atkins-Johnson Farm this year via Powerpoint.
2. **Collaborative Cities-** Austin Greer will speak on the potential for a partnership with Gladstone, Michigan with a goal of exploring opportunities to share information.
3. **Budget presentation-** Dominic Accuroso will provide an explanation and summary of the General Fund and the PSST Fund. *A hard copy will be included in your packet delivery.*



Department of Parks, Recreation, & Cultural Arts
Memorandum

DATE: April 17, 2018

TO: Scott Wingerson, City Manager

FROM: Erica Layton, Museum Manager

CC: Justin Merkey, Director Parks, Recreation & Cultural Arts

RE: 2018 Atkins-Johnson Farm and Museum Update Report

City staff is pleased to report that the Atkins-Johnson Farm and Museum welcomed 2,690 visitors in 2017. Although attendance was slightly down over 2016, museum staff and volunteers are certain that Pleasant Valley Road construction had a negative impact on late summer and fall visitation. In addition to road construction, the museum also faced the loss of the popular Friends of the Atkins-Johnson Farm event: Big Shoal Country Fair, which was canceled in 2017 due to road construction but drew in over 1,200 visitors in 2016. City staff believes these two factors contributed to lower overall attendance figures in 2017. For a full breakdown of museum attendance from 2013-2017 please see chart below.

Sum - Attendance												
Year	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
2017			143	175	1439	180	115	196	85	55	402	2790
2016			88	397	163	107	117	1566	87	77	276	2878
2015			304	224	145	85	142	888	303	77	241	2409
2014	83	47	36	99	106	200	122	1307	146	82	199	2427
2013	23	14	527	191	179	180	129	973	137	51		2404
Grand Total	106	61	1098	1086	2032	752	625	4930	758	342	1118	12908

The Atkins-Johnson Farm and Museum held the 5th Annual Volunteer Appreciation lunch January 20th at Stroud's Oakridge Manor. This annual luncheon celebrates over 40 regular volunteers that help make special events, programs, and tours possible. In 2017 museum volunteers gave over 875 hours just to maintain public hours for museum tours and welcomed a total of 2,690 visitors to the property. The museum's garden is maintained entirely by volunteers and contributed nearly 1965 lbs. of produce and over 400 hours. The annual lunch is just one way the City says thank you to its volunteers.

On January 23rd the Atkins-Johnson Farm and Museum received a donation from the Northland Garden Club in the amount of \$2,689.13. Last summer members from the Northland Garden Club toured the museum and were especially impressed and interested in the heirloom garden and historic grounds. The

generous donation was greatly appreciated and will be used to help fund additional improvements and programs on the property.

Contractors with Restoration and Waterproofing KC were on the property from March 1-12 to repair the north dining room chimney and small kitchen. The total cost for the repairs is \$17,491. Funds within the Gladstone Economic Betterment Council donated by Security Bank of Kansas City (formerly known as First Bank of Missouri) were used to fund the repair.

Volunteer training and exhibit installation took place on March 23 and April 2 at the museum. The museum offered two training dates to maximize volunteer attendance. Twenty-three volunteers completed their 2018 training, reviewed emergency management policies, and reviewed upcoming events and programs. The museum manager will continue to train volunteers one-on-one on tours, computer skills, and cash register procedures as needed.

On Saturday, April 7 museum manager Erica Layton and local artist Matt Hankel participated in Kansas City Public Televisions event Indie Lens Pop-up Look and See: Wendell Berry's Kentucky at the Plaza Branch of Kansas City Public Library. The documentary film and proceeding discussion panel explored the changing profile of the American farm and rise of industrialized agriculture. Roughly 60 people attended this free library event and visited the information table on the Atkins-Johnson Farm and Museum.

The museum is now open for the 2018 season with a special new exhibition *Still Beauty: Scenes from an American Farm*. This photography exhibition features original works from artist Matt Hankel. With his skilled eye, Hankel has captured scenes from the Atkins-Johnson farm, using unedited black and white photography. Works of art featured in the exhibit will be for public sale and a portion of the proceeds go to the preservation of the Atkins-Johnson Farm and Museum. Museum admission is still free. The first ART Talk and opening reception was held on Wednesday, April 11 from 6:00 – 8:00 p.m. A total of 35 visitors and volunteers celebrated the opening of the new art exhibition. Hankel was onsite to discuss his work as an artist and his experience creating this new exhibition. Visitors enjoyed refreshments and the opportunity to be some of the first to view the exhibition in a special after-hours event. The artist enjoyed a lively Q&A session with the audience during the reception.

Saturday, April 14 from 9:00 a.m. – 4:00 p.m. The Atkins-Johnson Farm and Museum hosted a Civil War-era military encampment with the 3rd Missouri Infantry. Over 100 visitors enjoyed activities on site including Civil War era military drills, demonstrations, displays and crafts. Later that day at 2:00 p.m. the museum hosted the second annual Shared Stories of the Civil War Readers Theater Performance. "Pledging Allegiance: Questions of Loyalty in Civil War Kansas and Missouri." This special program is part of "Shared Stories of the Civil War," a collection of reader's theater scripts created from historical letters, diaries, newspaper articles, and other archival documents from the 1850s and 1860s. The scripts explored the events -- the shared stories -- that occurred in Kansas and Missouri during the Border War and the Civil War. An informal group discussion followed the reading performance.

Schedule of 2018 special exhibitions:

- *Still Beauty: Scenes from an American Farm* April 11 – June 23
- *Parlor Games: A Family at Play* June 5 – August 25
- *Imprinting the West: Manifest Destiny Real and Imagined* September 5 – October 20
- *Holiday Toys* October 31 – December 8

A full listing of museum events includes:

- Art Talk and Opening Reception 4/11 6:00 p.m.
- Civil War Spring Muster FREE 4/14 9-4 p.m.
- Shared Stories of the Civil War Reader's Theater FREE 4/14 2:00 – 3:30 p.m.
- Afternoon Tea 5/12 12:00 p.m.
- Armed Forces Day Ceremony at Big Shoal Cemetery FREE 5/19 9-10 a.m.
- Children's Garden Day FREE 7/14 9-12 p.m.
- Yoga at the Farm 7/21 – 8/18
- Project Archaeology site work at the Atkins-Johnson Farm 7/26- 7/27 10:00 a.m. – 2:00 p.m.
- Mid-Continent Public Library Storytime in the Park 8/1 10:00 a.m.
- Restoration Run – 5k Run presented by the Friends of the Atkins-Johnson Farm 8/25 7:00 a.m.
- Big Shoal Country Fair – Presented by the Friends of the Atkins-Johnson Farm 9/8 10-4 p.m.
- Pickin' on the Front Porch Bluegrass Concerts 9/8 3:00 – 8:00 p.m.
- Big Shoal Cemetery Tours 10/20 1:00 p.m.
- Photos & Cookies with Santa and Mrs. Claus 12/8 12-3 p.m.
- Holiday Nights 12/8 7-9 p.m.

Other noteworthy events not open to the public include:

- *Apron Strings: Ties to the Past* program at Gardens at Creekside & Merriam, Kansas Parks & Rec.
- Holy Rosary Catholic School Field Trip 5/16
- Friends Annual Meeting and Picnic 6/9
- Clay and Ray County Area Museum and Archives luncheon and meeting 6/18
- Freedom's Frontier National Heritage Area Youth Camp 6/20
- Golden Eagle District Scout Camp 6/25 – 6/28
- North Kansas City School District Field trips 7/11, 7/12, 7/13 7/31, and 8/3

Staff will share additional details of the second floor project and 2018 schedule with council at the April 23 study session and will be happy to address questions and comments at that time.

Atkins-Johnson Farm & Museum Council Update 4-23-2018

Erica Layton
Museum Manager



City of Gladstone, MO

2018 Museum Updates

- Admission policy review
- Dining room chimney restoration
- Pleasant Valley Road & new entrance
- New museums exhibitions
- 2018 program schedule
- Big Shoal Country Fair update

Museum Attendance 2013-2017

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In addition to road construction, the museum also faced the loss of the popular Friends of the Atkins-Johnson Farm event: Big Shoal Country Fair, which was canceled in 2017 due to road construction but drew in over 1,200 visitors in 2016.



Contractors with Restoration and Waterproofing KC were on the property from March 1-12 to repair the north dining room chimney and small kitchen.

The total cost for the repairs is \$17,491. Funds within the Gladstone Economic Betterment Council will use funded donated by Security Bank of Kansas City (formerly known as First Bank of Missouri).



(Left) Local scout Wulfgang Lawson finished his Eagle Scout project at the Atkins-Johnson Farm and Museum on Saturday April 7. Wulfgang and his troop replaced the front porch floorboards and damaged lattice trim and painted the porch to match the original color.
(Right) Security Cameras at the farm were replaced April 8th thanks to Steve Westocott and Public Works.

2018 Special Exhibitions

- *Still Beauty: Scenes from an American Farm*
April 11 – June 23
- *Parlor Games: A Family at Play*
June 5 – August 25
- *Imprinting the West: Manifest Destiny Real and Imagined (Mid-America Arts Alliance)*
September 5 – October 20
- *Holiday Toys*
October 31 – December 8

2018 Special Events

Past Events:

1. ART Talk and Opening Reception 4/11
2. Civil War Spring Muster FREE 4/14
3. Shared Stories of the Civil War Reader's Theater FREE 4/14

Upcoming Events:

1. Afternoon Tea 5/12 12:00 p.m.
2. Armed Forces Day Ceremony at Big Shoal Cemetery FREE 5/20 9-10 a.m.
3. Children's Garden Day FREE 7/15 11-2 p.m.
4. Yoga at the Farm 7/21 – 8/18
5. Project Archaeology site work at the Atkins-Johnson Farm 7/26- 7/27 10:00 a.m. – 2:00 p.m.
6. Mid-Continent Public Library Storytime in the Park 8/1 10:00 a.m.
7. Restoration Run – 5k Run presented by the Friends of the Atkins-Johnson Farm 8/25 7:00 a.m.
8. Big Shoal Country Fair – Presented by the Friends of the Atkins-Johnson Farm 9/8 10-4 p.m.
9. Pickin' on the Front Porch Bluegrass Concerts 9/8 3:00 – 8:00 p.m.
10. Big Shoal Cemetery Tours (tickets required) 10/21 1:00 p.m.
11. Photos & Cookies with Santa and Mrs. Claus 12/9 12-3 p.m.
12. Holiday Nights 12/9 7-9 p.m.

*First-time events are indicated in blue



April 7, 2018

Museum manager Erica Layton and local artist Matt Hankel participated in Kansas City Public Televisions event Indie Lens Pop-up Look and See: Wendell Berry's Kentucky at the Plaza Branch of Kansas City Public Library.



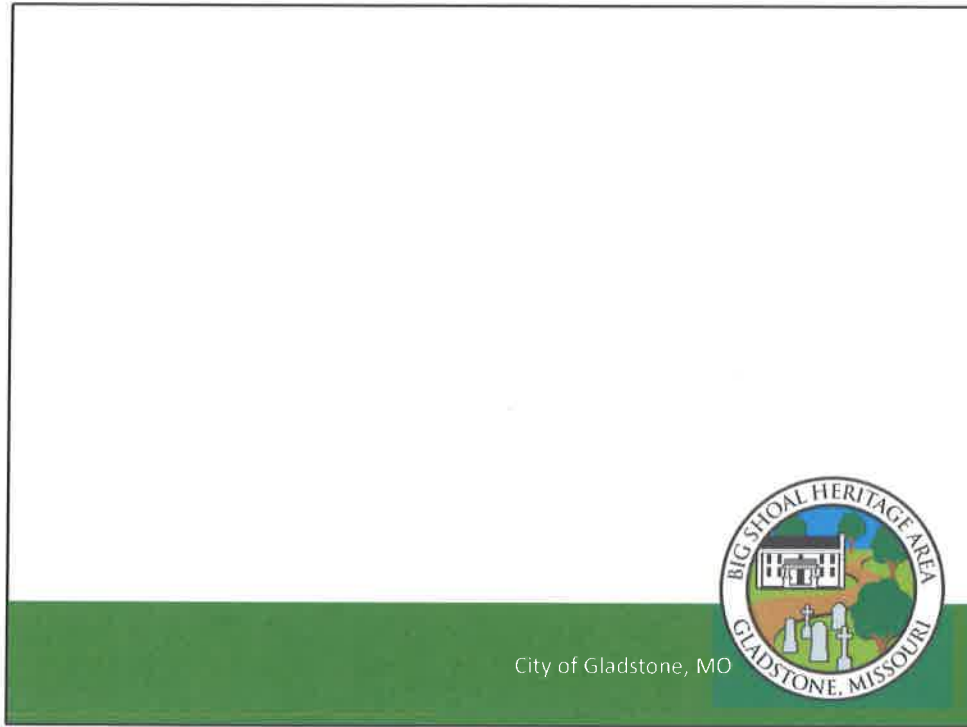
April 11, 2018

ART Talk and Opening Reception with local artist Matt Hankel



April 14, 2018

Annual Civil War spring muster and Reader's Theater Program.





***Department of General Administration
Memorandum ASG 18-1***

DATE: April 17, 2018
TO: Scott Wingerson, City Manager
FROM: Austin Greer, Assistant To The City Manager
RE: Collaborative Cities – Study Session

Purpose:

The conversation for starting a working relationship with Gladstone, Michigan, came from James Lyen who is very active in the community as an Ambassador for the Gladstone Chamber of Commerce, Elks Lodge member, and Leadership Academy graduate. Mr. Lyen is originally from Gladstone, Michigan and believes that both communities share similar qualities and could benefit from learning from one another.

Since James is highly connected with both communities, he was able to introduce and connect City Staff with Darcy Long whom is the City Manager of Gladstone, Michigan. As conversations progressed between staff, both government agencies agreed that a working relationship focused on best practices, technology, and information sharing with minimal financial costs would be the best way to move forward.

The purpose of the Collaborative Cities partnership is to strengthen relations and provide mutual benefit to our communities. With the goals of prosperity, understanding, and exchange, the two communities will explore opportunities to cooperate and share information in the areas of economic development, parks, recreation, learning and education. Recognizing the importance of diverse and thriving economies, both communities will encourage their respective chambers of commerce and business communities to exchange ideas for entrepreneurs and business enterprises in the areas of innovation, economic development, tourism and commerce.

Gladstone, Missouri City Staff took the liberty of drafting three documents discussing the narrative, specific activities and resolution for the Collaborative Cities agreement, which have all been attached to this memo. Darcy Long, City Manager, reviewed the documents, consulted with his staff and City Council and they have agreed to the Collaborative Cities partnership.

Background on Gladstone, Michigan:



Population: 4,973

Demographics:

95.4% White
1.9% Native American
1.0 % Hispanic/Latino
0.3% Asian
0.2% African American

Median Age: 43.6 years

Gender Makeup:

47.7 % Male
52.3% Female

Square Miles: 7.92

Land – 5.00
Water – 2.92

Climate

Due to the city's proximity to Lake Michigan, Gladstone consistently has high humidity and experiences four distinct seasons. Summers are warm and humid, with average high temperatures in the mid-80s and average lows in the mid-60s. Winters are cold, snowy and windy with temperatures often below freezing. Spring and fall are mild with low humidity. According to the National Weather Service, Gladstone's record low comes in at -60 on January 7, 1896. To this day, this storm is referred to by Gladstone residents as "les morte a doigts," since so many of the city's residents lost fingers due to frostbite. On July 19, 1992, Gladstone experienced a rare tornado which caused moderate damage throughout the city.

Tourism and Parks

Gladstone is often referred to as "The Year Round Playground" because of its myriad of parks and activities. Gladstone's main park is Van Cleve, which hosts a playground (Kid's Kingdom), a skateboarding park, baseball field, basketball court, fitness trail, a beach with water slide, boardwalk, as well as a harbor with boat ramps and fish cleaning station.

Another Gladstone attraction is the Gladstone Sports Park, which hosts several baseball fields, skiing and snowboarding runs and a tubing facility. The Park itself is often rented out for other activities, including wedding receptions, and high school graduation parties.

Gladstone also hosts the Days River Trails, which are hiked and biked in the spring, summer, and fall. In the winter, these trails are used primarily for cross-country skiing.

Gladstone had much more tourism in the 70's. Most of it was killed when the state built I75 from St. Ignace to Sault St. Marie, routing the "Around the Lake" tourism directly out of the state into Canada. The second death blow that Gladstone is just recovering from was building the only 4 lane highway in the U.P (Upper Peninsula)., completely, for some reason, bypassing Gladstone and making it limited access just from one end of Gladstone to the other end.

These two acts committed Gladstone to bedroom community status for the future. All shopping and many jobs are in Escanaba.

However, the white sand beaches and clear warm water are still there and the many crafty tourists return every year and are not letting on. The rest of the U.P. and Wisconsin coasts are exposed with cold lake water. Only in Gladstone's Little Bay de Noc do these conditions hold true.

Council Consideration/Action:

If the Gladstone, Missouri City Council is supportive of this partnership, then City Staff will prepare a resolution for the next City Council meeting agenda on May 14th, 2018.

**COLLABORATIVE CITIES
PARTNERSHIP AGREEMENT
NARRATIVE**

In order to strengthen relations and provide mutual benefit to their communities Gladstone, Michigan and Gladstone, Missouri do hereby join their respective cities in a Collaborative Cities partnership.

With the goals of prosperity, understanding, and exchange, the two parties shall explore opportunities to cultivate closer relations with one another through cooperative activities in the areas of economic development, parks, recreation, learning and educational opportunities.

Each City shall seek to identify other areas for collaboration, and, in all activities, work for the benefit of both communities.

Recognizing the importance of strong and diverse economies, the parties will encourage their respective chambers of commerce and business communities to foster exchanges of entrepreneurs and business enterprises in areas such as innovation, economic development, tourism and commerce.

Therefore, by affixing our signatures on behalf of our respective communities, we declare Gladstone, Michigan and Gladstone, Missouri COLLABORATIVE CITIES, on this [DATE].

[SIGNATURE]

[NAME OF ELECTED OFFICIAL]

[TITLE]

[DATE]

[SIGNATURE]

[NAME OF ELECTED OFFICIAL]

[TITLE]

[DATE]

**COLLABORATIVE CITIES
PARTNERSHIP AGREEMENT
SPECIFIC ACTIVITY**

The City of Gladstone, Michigan and the City of Gladstone, do hereby agree to promote, support, and encourage exchanges and cooperative activities between the citizens of each community.

These exchanges and activities shall be based on shared goals of economic development, and improved municipal governance and administration.

In pursuit of these shared goals, our cities shall:

- Encourage ambassador programs between our respective cities;
- Explore cooperation and exchange between local development agencies, and chambers of commerce;
- Provide support for educational and best practice exchanges between our respective cities;

A periodic report of progress and of programs developed may be provided to each city government as deemed necessary.

In all activities each side will endeavor to ensure mutual benefit for each city, and shall draw on its institutions, social organizations, and citizens to promote cooperation.

We hereby pledge to cooperate with each other as Collaborative Cities on this
[DATE].

[SIGNATURE]

[NAME OF ELECTED OFFICIAL]

[TITLE]

[DATE]

[SIGNATURE]

[NAME OF ELECTED OFFICIAL]

[TITLE]

[DATE]

RESOLUTION ----

A RESOLUTION RECOGNIZING THE IMPACT OF COLLABORATIVE CITIES AND EXPRESSING SUPPORT FOR “COLLABORATIVE CITIES.”

Whereas, the cities of Gladstone, Michigan and Gladstone, Missouri share similar goals of domestic cooperation and mutual prosperity; and

Whereas, they believe it to be in their collective interest to broaden and strengthen ties between the two cities; and

Whereas, they place similar values on understanding, training, innovation, youth leadership, exchanges to educate citizens, environmental stewardship; and

Whereas, they will identify activities, common to all, that can generate new initiatives to further nurture economic, social, and relationships; and

Whereas, the purpose of this relationship is to increase economic development, cultural exchanges, educational opportunities, and technical exchanges for both cities, and to increase awareness of both cities as being notable centers of parks and recreation; and

Whereas, both cities are committed to mutual support for organizing and developing the experiences, common activities, and information sharing set forth by this declaration;

Now, Therefore, We, the Mayors of City of Gladstone, Michigan and City of Gladstone, Missouri, do believe that this pact will further contribute to the development of friendly relations between our two cities; and

Further, we affix our signatures and our city seals on this resolution to establish our relationship as Collaborative Cities, to be effective (Date).

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF
THE CITY OF GLADSTONE, MISSOURI, THIS (DATE)**

[SIGNATURE]

[NAME OF ELECTED OFFICIAL]

[TITLE]

[DATE]

[SIGNATURE]

[NAME OF ELECTED OFFICIAL]

[TITLE]

[DATE]



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, APRIL 23, 2018**

OPEN STUDY SESSION 6:00 PM

REGULAR MEETING: 7:30 PM

TENTATIVE AGENDA

The City Council will meet in Closed Executive Session at 5:30 pm Monday, April 23, 2018, in the City Manager's office, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel and 610.021(2) for Real Estate Acquisition Discussion.

- 1. Meeting Called to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance to the Flag of the United States of America.**
- 4. Approval of Agenda.**
- 5. Approval of the April 9, 2018, Regular City Council Meeting Minutes.**
- 6. LEADERSHIP ACADEMY GRADUATES**
- 7. PROCLAMATION: OLDER AMERICANS MONTH**
- 8. PROCLAMATION: POLICE WEEK**
- 9. PROCLAMATION: BUILDING SAFETY MONTH**
- 10. CONSENT AGENDA**

RESOLUTION R-18-32 A Resolution authorizing acceptance of work under contract with Fleshman Construction, Incorporated, for the 7001 North Cherry 2nd Floor Office Remodel Project, and authorizing final payment in the amount of \$18,639.09 for Project CD1854.

RESOLUTION R-18-33 A Resolution accepting easements from certain property owners in conjunction with the Old Pike Road Improvements Project from Vivion Road to Northwest Englewood Road, Project TP1712.

SPECIAL EVENT PERMITS:

Gladstone Farmer's Market, 602 NE 70th Street, Linden Square, May 2, 2018-October 31, 2018, Wednesdays 2:00 pm-6:00 pm and Saturdays 8:00 am-1:00 pm.

Touch a Truck, 7512 NE Antioch Road, Happy Rock Park West, Saturday, May 5, 2018, 10:00 am-12:00 pm.

Afternoon Tea at the Farm, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm & Museum, Saturday, May 12, 2018, 12:00 pm-2:00 pm.

Brazilian Culture Festival, 602 Northeast 70th Street, Linden Square, Saturday, May 19, 2018, 2:00 pm-6:00 pm.

Kid's Triathlon, Saturday, June 8, 2018, 5:00 am-2:00 pm.

Food-Art-Drink, 602 NE 70th Street, Linden Square, Friday, June 22, 5:00 pm-10:00 pm; Saturday, June 23, 12:00 pm-10:00 pm.

4th of July Festivities, 7600 N. Troost Avenue, Oak Grove Park, Wednesday, July 4, 2018, 5:00 pm-11:00 pm.

Theater in the Park, 7600 N. Troost Avenue, Oak Grove Park, Friday, July 6, Saturday, July 7, Sunday, July 8, Friday, August 3, Saturday, August 4, Sunday, August 5, 2018, 5:00 pm-11:00 pm.

Children's Garden Day, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm and Museum, Saturday, July 14, Sunday, July 15, 2018, 9:00 am-12:00 pm.

Sounds on the Square Concerts, 602 NE 70th Street, Linden Square, Friday, June 8, Friday, June 15, Saturday, June 16, Friday, June 29, Friday, July 13, Friday, July 20, Saturday, July 21, Friday, July 27,

Friday, August 10, Friday, August 17, Saturday, August 18, Friday, August 24, Friday, August 31, Friday, September 7, Friday, September 14, Saturday, September 15, Friday, September 21, 2018, 6:30 pm-10:30 pm.

Big Shoal Country Fair and Bluegrass Concert, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm & Museum, Saturday, September 8, 2018, 10:00 am-8:00 pm.

Gladstone Whiskey Fest, 602 NE 70th Place, Linden Square, Saturday, October 13, 2018, 4:00 pm-9:30 pm.

Cookies and Photos with Santa and Mrs. Clause, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm & Museum, Saturday, December 8, 2018, 11:00 am-9:00 pm.

APPROVE FINANCIAL REPORT FOR MONTH END MARCH 2018.

REGULAR AGENDA

11. Communications from the Audience.

12. Communications from the City Council.

12a. Appoint Councilman Kyle Yarber as liaison to the Atkins-Johnson Farm and Museum.

13. Communications from the City Manager.

14. PUBLIC HEARING: Special Use Permit 2404 Northeast 72nd Street.

15. BILL NO. 18-15 An Ordinance granting a Special Use Permit subject to certain conditions to John H. Kim for operation of a Tailor operation on property at 2404 Northeast 72nd Street.

16. PUBLIC HEARING: Site Plan Revision 6309 Northeast Antioch Road.

17. BILL NO. 18-16 An Ordinance approving a Site Plan Revision for property at 6309 Northeast Antioch Road.

18. FIRST READING BILL NO. 18-17 An Ordinance approving the Replat of Lots 35 & 36, Block 11, Northaven Eleventh Plat, a subdivision in Gladstone, Clay County, Missouri, (commonly known as 1909 and 1913 Northeast 68th Street), and directing the appropriate officials to affix their signatures to said Plat for recording.

19. FIRST READING BILL NO. 18-18 An Ordinance approving the Final Plat of Claymont Pointe 19th Replat, a subdivision in Gladstone, Clay County, Missouri, (commonly known as 150, 152, and 154 Pointe Drive), and directing the appropriate officials to affix their signatures to said Plat for recording.

20. Other Business.

21. Questions from the News Media.

22. Adjournment.

Representatives of the News Media may obtain copies of this notice by contacting:

City Clerk Ruth Bocchino
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
816-423-4096

Posted at 12:00 pm
April 19, 2018



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, APRIL 9, 2018**

PRESENT: Mayor R. D. Mallams
Mayor Pro Tem Bill Garnos
Councilmember Carol Suter
Councilmember Jean Moore
Councilman Kyle Yarber

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Attorney Chris Williams
City Clerk Ruth Bocchino

Item No. 1. On the Agenda. Meeting Called to Order.

Mayor Mallams opened the Regular City Council Meeting Monday, April 9, 2018, at 7:30 pm in the Gladstone City Council Chambers.

Item No. 2. On the Agenda. ROLL CALL.

All Councilmembers were present.

Item No. 3. On the Agenda. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

Mayor Mallams asked all to join in the Pledge of Allegiance to the Flag of the United States of America and Daisy Scout Troop 1709 led the Pledge.

Item No. 4. On the Agenda. Approval of Agenda.

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the March 26, 2018, Closed City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the March 26, 2018, Closed City Council meeting as presented. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 6. On the Agenda. Approval of the March 26, 2018, Regular City Council Meeting Minutes.

Councilmember Suter moved to approve the minutes of the March 26, 2018, Regular City Council meeting as presented. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 7. On the Agenda. INTRODUCTION OF PAST MAYORS AND CITY COUNCIL MEMBERS.

Item No. 8. On the Agenda. MAYOR’S STATE OF THE CITY ADDRESS.

Mayor Mallams stated: *“We are going to combine Item 7 and 8 on the agenda, that is introducing individuals that are with us this evening that have served either as past Mayors or City Council Members and then moving into the State of the City report. It’s amazing how quickly time passes. One year ago I had the privilege, and it’s definitely been an honor, to become the Mayor for the City of Gladstone. The past year has served as a learning experience for me. It’s an opportunity to have worked very closely with our City Manager, members of the City’s Leadership Team, and the dedicated and hard-working members of our City Council. To each one of you, I say thank you for your support, your guidance, and confidence. To begin, I would like to recognize past Mayor’s and City Council Members. As I mention your name, I ask that you please stand. When everybody is standing, we will give a round of applause in appreciation of what you have given to our community. I’d like to start with Les Smith. He is accompanied by his lovely wife, Laura. Thank you for being here. Rick Moore, and his wife is here, Jeanie, thank you very much for your support. Carol Rudi, past Mayor, thank you. We have Milt Wallace, thank you for being here, you are accompanied by your wife, Carol, thank you, Carol. We have Stew Revenaugh, Stew is the father of Mark Revenaugh. Dick Davis is here with his wife, Virginia. Good evening, and thank you for being here, Dick. I’d like to introduce Greg Strausser, Greg is with Carol. I’d also like to introduce Lori Garnos, wife of our Mayor Pro Tem, and where is Eugene? Eugene Suter, husband of Carol. I’d better introduce at this time my wife, and I have made that mistake occasionally where I have made a presentation and wanted to thank her and finished it; and on the way home she reminded me that I didn’t. To every one of you, if I’ve missed someone I apologize; to these individuals, thank you for what you have given back to our community. I hope that you will take the time to attend the reception that we are going to have in the conference room following tonight’s meeting.”*

“It’s an honor to be here this evening to showcase the City of Gladstone. We have had an exciting and very busy year. It’s a real pleasure to be able to share some of the accomplishments with you this evening. In 2017, more than \$11,000,000.00 has been invested in our community resulting in continued development and re-development within our City. Strong occupancy rates at The Heights, local and regional awards in our senior housing, continued construction of Pleasant Valley Road, and significant improvements to our neighborhood city parks. To begin with, Antioch Bible Baptist Church continued their commitment to our City by investing \$7,000,000.00 to create the new Children’s Ministry addition. The new area creates additional

classrooms for the education and ministry of children and young teenage adults. A special ribbon cutting celebration has been scheduled for Tuesday, April 17, 3:30 to 5:30 with the ribbon cutting actually occurring at 4:00 pm. Moving on to Linden Woods Village, that is an \$18,000,000.00 facility that was opened in 2016, and fully occupied and staffed going into 2017. This senior living facility provided 75 new jobs to our community and it was recently recognized by the Clay County Economic Development Council by winning the Keystone Award. Also in 2017, Linden Woods Village received an award from US News and World Report as one of the best nursing homes in the Kansas City area. That was based on health inspections, staffing, medical care, and facilities. The Heights at Linden Square is the luxury style \$30,000,000.00 apartment complex that continues to prosper and consistently has been at a 93% occupancy rate. This complex has truly met the goal of city leadership to attract a younger generation in the areas of healthcare, technology, and engineering. Many of the residents living in The Heights are young professionals working at Cerner, North Kansas City hospital, and the Ford Motor Company. Summit Grill: this restaurant will occupy 10,000 square feet at The Heights. This will be the third location for the Summit Group and it will be their largest restaurant with seating up to 300 people. It will be able to accommodate dining for groups well over 120 individuals. The owners of the Summit Group are recent winners of the Greater Kansas City Restaurant Association, Restaurant Owners of the Year Award, for 2017. Construction will take place in the following months. The estimated completion date is set for either late summer or early fall of this year. Feed Supply Market and Deli recently opened. It is a new and unique concept for the City of Gladstone. It's a restaurant and a market that strives to stock not only essential supplies for your home, but also a Deli serving breakfast, lunch, and dinner. Feed Supply will provide prepared take home meals. In a great example of community cooperation, Gladstone and Kansas City have started construction on the much needed improvements to Pleasant Valley Road. This project will connect Gladstone, Pleasant Valley, Liberty, and Kansas City on a major East-West corridor that will enhance the traffic flow and provide better connectivity. The project includes the realignment of the existing roadway, construction of a single lane round-about at the intersection of Pleasant Valley Road and North Antioch, LED streetlights, and bicycle and pedestrian sidewalks and trails. The project continues to remain on schedule and will be completed this year. The total project cost is approximately \$6,000,000.00 with \$3,800,000.00 coming from a federal grant. Hobby Hill Park is a \$2,000,000.00 park renovation. As depicted in the artist's sketch, the park will include a multi-generational play structure, shelter, restrooms, a ¾ mile paved trail with boardwalk and bridges around a wetland. There will be a reflection node as well as the Bill Garnos Disc Frisbee Golf Course. As you can see, the construction of the park has begun. The City of Gladstone has partnered with two amazing organizations to ensure the success of this project. As you recall, the first organization is the JJK Children's Memorial Foundation. They contributed to the initial Park Master Plan and then they later donated an additional \$30,000.00 to the design and installation of the reflection node. The second organization is AARP Missouri, they contributed \$20,000.00 to assist with the purchase of adult play and fitness equipment. At the time of planning for this park, we didn't realize that the limestone rock was in place creating this step like appearance which has been such a truly pleasant surprise. In regard to the improvement in our city parks, last month our City Council approved nearly \$685,000.00 for improvements to our existing parks. At Happy Rock Park East, the infield renovation will occur on the baseball and softball fields. For Kirk Davis, we are looking at the construction of a Pickle Ball court, and improvements to the restrooms. There is going to be significant improvements scheduled for Meadowbrook Park with new playground

equipment and a new shelter. At Oak Grove Park, a shared concession stand will be used at the Oak Park High School football games and at such events such as Theater in the Park and Bluesfest. Finally, we will renovate the dock at Hamilton Heights Park. NAVITAS energy saving project cost is approximately \$4,000,000.00. However, over the next 15 years, we will produce a minimum of \$4,700,000.00 in savings to our taxpayers which will in turn pay for the city's initial investment. This includes solar panels that were added to the Water Treatment Plant. Natural gas furnaces were added to both City Hall and the Community Center which will use approximately 1/3 as much energy compared to how the City was previously heating those facilities. The entire city's remaining streetlights and public owned buildings have been converted to LED. This not only saves energy but it reduces the need for routine replacement and maintenance allowing our city leadership to reallocate staff and resources to other projects. The Northland Innovation Campus continues to thrive and be a great partnership between the City of Gladstone, Northwest Missouri State University, the North Kansas City School District, and private developer CBC Real Estate. This facility is a satellite campus of Northwest Missouri State University; it's home to the SAGE and the PEGS program for gifted children in the school district, and private businesses. For two years, City staff, with the support of Jim Hampton, Clay County EDC, our representative T.J. Berry, and Tony Rinehart, Regional Director of Governmental Affairs, have been working in conjunction with the Chancellor at the University of Science and Technology in Rolla, Missouri, for the creation of a distant learning campus offering graduate and doctoral degrees in engineering and technology. At this time and contingent upon the approval of the State budget, the Innovation Campus would possibly be the home for this new program. Recently, the City Council approved the purchase of the office building at 7001 North Locust, the old racquetball facility. Since the purchase, the City has entered into a Lease Agreement with iWerx. I'm stopping here to introduce John Miller and his son, John Miller, Jr.; wife, Henrietta. Thank you for being here this evening. Thank you for believing in our City and what you have done is truly amazing in North Kansas City and we are very happy to see it move North. The first phase of iWerx had been developed by John Miller and his associates in North Kansas City. We are pleased to announce that Phase II will be in Gladstone. What is iWerx? It features co-working offices and a collaborative, open space for growing businesses, and the networking of independent workers. Basically, it is a business development center. In addition to iWerx in that facility, we are going to provide additional business assistance. Clay County Economic Development Council has moved their offices from Briarcliff to this facility. The EDC facilitates a number of important initiatives from small business loans through Midwest Small Business Finance, to international trade and workforce programs. Over the upcoming months, Mr. Miller and his associates will invest approximately \$1,500,000.00 for the renovation of this facility. Again, we say thank you. One of the most enjoyable responsibilities of the Mayor has been speaking to over 200 students at Career Day, Boy Scout meetings, SAGE students at the Innovation Campus, and the Northland Regional Chamber Leadership Program for Northland High School students. It was an opportunity to share the responsibilities of serving as the Mayor and of equal importance, sharing with them the civic responsibility that we all have to give back to our communities. Finally, I'm happy to say that this team that you have elected will be returning and working together for another year. In the upcoming year, we will work together with our City Leadership Team to make Gladstone continue to be a great City to live and to work. We will follow the vision for our City that has been shared by the members of our City Council and our City Manager. Within this common vision, is embedded the establishment of the City's annual goals. Those goals have been created;

they are realistic, they are specific, timely, and most importantly, measurable. We are pleased that these goals are in alignment of the hard work of Gladstone citizens as they developed and then presented to the City Council our new strategic plan, Shaping Our Future. To each person in the audience tonight and the residents who are watching on-line, we ask for your continued support. We ask as we move forward together, shaping the future for Gladstone. Finally, as my term as Mayor comes to an end, I wish to extend thank you to several individuals: to each member of our City Council, City Manager Scott Wingerson, to the City staff that are here, thank you for your hard work and commitment to make Gladstone a great place to live and to work. I even put it here at the end, to my wife Toni, words cannot express the depth of my gratitude for always being there to support me and helping me try to find a positive balance in my life; which I failed miserably; but anyway, Toni thank you for being there for me."

Item No. 9. On the Agenda. CONSENT AGENDA.

Following the Clerk's reading, **Councilmember Moore** moved to approve the Consent Agenda as published. **Councilmember Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Moore moved to approve **RESOLUTION R-18-30** A Resolution authorizing the City Manager to execute a contract with Play and Park Structures, Incorporated, in the total amount not to exceed \$112,322.53 for the Meadowbrook Park Playground and Shelter Replacement; Project CE1864. **Councilmember Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Moore moved to approve **RESOLUTION R-18-31** A Resolution authorizing the City Manager to enter into a proposed development agreement with iWerx LLC, to renovate the property located at 7001 North Locust, Gladstone, Missouri, 64118, and operate as iWerx Gladstone. **Councilmember Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

REGULAR AGENDA.

FIRST READING BILL NO. 18-14 An Ordinance declaring the results of the Gladstone General Municipal Election held on Tuesday, April 3, 2018, as certified by the Clay County Board of Election Commissioners; and declaring that candidates R.D. Mallams and Jean B. Moore have each been elected to three year terms on the Gladstone City Council.

Councilmember Suter moved Bill No. 18-14 be placed on its First Reading. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Suter moved to accept the First Reading of Bill No. 18-14, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Suter moved to accept the Second and Final Reading of Bill No. 18-14, and enact the Bill as **Ordinance 4.421**. **Mayor Pro Tem Garnos** seconded.

Councilman Yarber stated: *“I would like to congratulate the two candidates who are remaining on Council.”*

The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Mayor Mallams introduced former Mayor Barry McCullough.

Item No. 11. On the Agenda. CITY COUNCIL OATH OF OFFICE: R.D. MALLAMS AND JEAN B. MOORE.

City Clerk Ruth Bocchino administered the Oath of Office to Councilman Elect R.D. Mallams and Councilmember Elect Jean Moore, for positions of Councilman, effective April 9, 2018. This was followed by applause from the audience.

Item No. 12. On the Agenda. ELECTION OF MAYOR AND OATH OF OFFICE.

Mayor Mallams presided and opened nominations for the office of Mayor of the City of Gladstone.

Councilmember Moore stated: *“It is an honor and distinct pleasure for me to nominate Mayor Pro Tem Bill Garnos as Mayor.”* **Councilmember Suter** seconded.

As there were no further nominations for the office of Mayor to come before the City Council, **Mayor Mallams** called for a vote. The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). **Mayor Mallams** congratulated **Mayor Pro Tem Garnos**.

Following applause from the audience, City Clerk Ruth Bocchino administered the Oath of Office for the position of Mayor of the City of Gladstone, Missouri, to **Mayor Pro Tem Bill Garnos**. The audience applauded the newly elected Mayor.

Mayor Garnos stated: *“If I could have a brief moment of personal privilege, I wanted to, of course, thank the City Council for all of their confidence and support. I want to thank our City Manager in advance for his patience with all of my many good ideas. I want to thank City staff for all of your hard work for which I will be shamelessly taking credit for the next year. I want to thank all of the former Mayors and City Councilmembers here tonight. All of the good things that are going on in the City right now are because of your vision and your commitment to what*

Gladstone can be and what Gladstone should be. I'd particularly like thank our past Mayor, and frankly, our last two Mayors for their inspiring leadership, for their kindness and decency, and for representing Gladstone with maturity and grace. Now those days are over. Of course, finally, and most importantly, to my wife Lori, who we know to be my far better half, for her support and for her desire to have the house to herself on Monday nights."

Item No. 13. On the Agenda. ELECTION OF MAYOR PRO TEM.

Mayor Garnos presided and opened nominations for the office of Mayor Pro Tem of the City of Gladstone.

Councilman Mallams stated: *"It is my honor to be able to nominate for Mayor Pro Tem Councilmember Carol Suter."* **Councilmember Moore** seconded.

As there were no further nominations for the office of Mayor Pro Tem to come before the City Council, **Mayor Garnos** called for a vote. The vote: All "aye" - Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, and Mayor Bill Garnos. (5-0).

Mayor Garnos announced that **Councilmember Suter** had been elected as Mayor Pro Tem.

Item No. 14. On the Agenda. Communications from the Audience.

There were none.

Item No. 15. On the Agenda. Communications from the City Council.

Councilman Yarber stated: *"I'll just say one more time, congratulations to the two of you. R.D. and Jean not only are you an asset to the City of Gladstone, you are just great people and I am so happy that you are on the Council. I can always look to you for guidance and leadership and advice and other things. You've made this past year easier having you two here and I'm glad you will continue to be here. The City appreciates it."*

Councilmember Moore stated: *"Yes, thank you Mayor. I just want to say that I'm deeply grateful for the confidence of the voters of the City of Gladstone for re-electing me to another term. We have a lot of really exciting happenings in the City and I look forward to continuing to serve this City the best way I can. I also want to express my sincere thanks to Mayor Mallams for an outstanding job as Mayor. For those of us who have had the honor to be in this role, being Mayor certainly involves more than what we see here on the dais every two weeks. There is countless meeting and appearances and time demands that the rest of us don't necessarily experience. R.D. you have served this body and the residents of this City with dedication and professionalism and you have made us proud. Thank you for your commitment of time, energy, and devotion and your love and passion for this City. It means a lot."*

Mayor Pro Tem Suter stated: *"I will second all those emotions. This is always a fun night when we do the Mayor's year-end review. Sometimes it all runs together for those of us who are in the*

trenches and it is really exciting to be reminded of how much progress the City is making. What is even more exciting is the stuff that we know is going to be coming in the next year or two that we can't tell everybody about yet but for those of you who have been on this before you know a lot of exciting things are often on the agenda. A dream that was dreamt by you in this room a long time ago, some of us have been through agreements and disagreements about the vision for this City and the creation of a downtown and I think, pretty much, we have made the right decisions over and over again. I think this body is just as committed to that vision going forward. It is going to be another exciting year coming up."

Item No. 16. On the Agenda. Communications from the City Manager.

City Manager Wingerson stated: *"Thank you, Mayor, and congratulations. Congratulations Mayor Pro Tem Suter. Congratulations Mr. Mallams and Ms. Moore. I look forward to working with all of you in the coming year. A personal note from me to former Mayor Mallams, thank you for your patient ear, your wise council, your ability to educate through story-telling, and your firm hand when necessary. Thank you for your council."*

Item No. 17. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 18. On the Agenda. Questions from the news media.

There were no questions from the news media.

Item No. 19. On the Agenda. Adjournment.

Mayor Garnos adjourned the Regular City Council meeting at 8:03 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as submitted: ____

Approved as corrected/amended: ____

Mayor Bill Garnos

PROCLAMATION OF THE MAYOR

WHEREAS, the City of Gladstone, Missouri, includes countless older Americans who enrich and strengthen our community; and

WHEREAS, the City of Gladstone, Missouri, is committed to engaging and supporting older adults, their families, and caregivers; and

WHEREAS, we acknowledge the importance of taking part in activities that promote physical, mental, and emotional well-being—no matter your age; and

WHEREAS, the City of Gladstone, Missouri, can enrich the lives of individuals of *every age* by:

- promoting home- and community-based services that support independent living;
- involving older adults in community planning, events, and other activities;
- providing opportunities for older adults to work, volunteer, learn, lead, and mentor.

NOW, THEREFORE, I, Bill Garnos, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all residents of Gladstone, Missouri, do hereby proclaim May 2018 to be

OLDER AMERICANS MONTH

and we urge every resident to take time during this month to recognize older adults and the people who serve them as vital parts of our community.

PROCLAMATION OF THE MAYOR

WHEREAS, there are more than 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Gladstone Department of Public Safety; and

WHEREAS, there have been 58,627 assaults against law enforcement officers in 2016, resulting in approximately 16,677 injuries; and

WHEREAS, since the first recorded death in 1791, more than 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS, 360 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 129 officers killed in 2017 and 231 officers killed in previous years; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 30th Annual Candlelight Vigil, on the evening of May 13, 2018; and

WHEREAS, the Candlelight Vigil is part of National Police Week, which takes place this year May 13-19; NOTE: Because May 13, 2018 falls on a Sunday, some events will take place before the official dates of police week 2018; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff.

NOW, THEREFORE, I, Bill Garnos, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all Gladstone residents, do hereby proclaim May 13-19, 2018, as Police Week in the City of Gladstone, and publicly salute the service of law enforcement officers in our community and in communities across the nation.

POLICE WEEK

PROCLAMATION OF THE MAYOR

WHEREAS, our city is committed to recognizing our growth and strength depends on the safety and economic value of the homes, buildings and infrastructure that serve our citizens, both in everyday life and in times of natural disaster; and

WHEREAS, our confidence in the structural integrity of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers and others in the construction industry—who work year-round to ensure the safe construction of buildings; and

WHEREAS, these guardians are dedicated members of the International Code Council, a U.S. based organization, that brings together local, state and federal officials that are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, worship, play; and

WHEREAS, our nation benefits economically and technologically from using the International Codes® that are developed by a national, voluntary consensus codes and standards developing organization, our government is able to avoid the high cost and complexity of developing and maintaining these codes, which are the most widely adopted building safety and fire prevention codes in the nation; these modern building codes include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fires, and earthquakes; and

WHEREAS, Building Safety Month is sponsored by the International Code Council, to remind the public about the critical role of our communities' largely unknown guardians of public safety—our local code officials—who assure us of safe, efficient and livable buildings that are essential to keep America great; and

WHEREAS, “Building Codes Saves Lives” the theme for Building Safety Month 2018, encourages all Americans to raise awareness of the importance of building safe and resilient construction; fire prevention; disaster mitigation, and new technologies in the construction industry. Building Safety Month 2018 encourages appropriate steps everyone can take to ensure that the places where we live, learn, work, worship and play are safe, and recognizes that countless lives have been saved due to the implementation of safety codes by local and state agencies; and

WHEREAS, each year, in observance of Building Safety Month, Americans are asked to consider the commitment to improve building safety and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I, Bill Garnos, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all Gladstone residents, do hereby proclaim May 2018, as:

BUILDING SAFETY MONTH

RESOLUTION NO. R-18-32

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH FLESHMAN CONSTRUCTION, INCORPORATED, FOR THE 7001 NORTH CHERRY 2nd FLOOR OFFICE REMODEL PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$18,639.09 FOR PROJECT CD1854.

WHEREAS, all work under the contract with Fleshman Construction, Incorporated, for the 7001 North Cherry 2nd Floor Remodel, Project CD1854, has been completed to the satisfaction of the Assistant City Manager.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

THAT, the City Manager of the City of Gladstone, Missouri is hereby authorized to accept work under the contract and make final payment as follows:

Original Contract Amount:	\$ 163,430.00
Change Orders:	<u>209,351.77</u>
Revised Contract Amount:	\$ 372,781.77
Amount Paid to Date:	<u>354,142.68</u>
Total Amount Due Final	
Pay:	<u><u>\$ 18,639.09</u></u>

FURTHER, THAT, funds for such purpose are authorized from the Capital Equipment Replacement Fund.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23rd DAY OF April 2018.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 4/9/2018

Department: General Administration

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: A Resolution authorizing final payment to Fleshman Construction, Incorporated, in the amount of \$18,639.09 for Project CD 1854.

Background: The 7001 North Cherry 2nd Floor Office Remodel Project was awarded to Fleshman Construction, Incorporated, by Resolution 17-40. The project consisted of remodeling existing office space on the 2nd floor of 7001 North Cherry, Gladstone, Missouri, 64118. Change Order 1 addressed minor changes to the scope of that work. Change Order 2 expanded the scope of work to include modifications to the space located at 504 NE 70th Street, Suite A, of the Gladstone 18 building. This Change Order was authorized by Resolution 17-53. Change Order 3 further expanded the scope of work to include the exterior renovation of the building owned by the City of Gladstone located at 7022 North Locust, Gladstone, Missouri, 64118, and was authorized by Resolution 18-17.

Budget Discussion: Funds are budgeted in the amount of \$ 18,639.09 from the CERF Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Board/Staff Input: Because all work related to Project CD1854 and consigned to Fleshman Construction, Incorporated, has been completed in a satisfactory manner, staff is recommending that final payment be made to Fleshman Construction, Incorporated, in the amount of \$18,639.09.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Bob Baer
Department Director/Administrator

City Attorney

City Manager

A RESOLUTION ACCEPTING EASEMENTS FROM CERTAIN PROPERTY OWNERS IN CONJUNCTION WITH THE OLD PIKE ROAD IMPROVEMENTS PROJECT FROM VIVION ROAD TO NORTHWEST ENGLEWOOD ROAD, PROJECT TP1712.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI AS FOLLOWS:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ #

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 4/12/2018

Department: Public Works

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Old Pike Road Improvements – Vivion Road to NW Englewood Rd. Project #TP1712

Background: Easements and/or Right-of-Way are needed from twenty-nine (29) properties to complete this project.

Budget Discussion: Funds are budgeted in the amount of \$ 2,000,000.00 from the TST Fund. Ongoing costs are estimated to be \$ N/A annually. Previous years' funding was \$N/A

Public/Board/Staff Input: Staff requests that the temporary easement listed on the attached resolution be submitted to the City Council for acceptance. Easement labeling is a continuation of the easements submitted and accepted under resolutions R-17-54, R-17-56, R-18-04, R-18-15, R-18-21, and R-18-24. Easements for this project have been acquired by 28 of 29 property owners.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Timothy A. Nebergall
Department Director/Administrator

City Attorney

City Manager

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

4/23/18

3. **Grantor (s):** Dennis L. & Liliana Canady, husband and wife

4. **Grantee (s):** City of Gladstone, Missouri

5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118

6. **Legal Description:**

All of the Easterly 35.00 feet of Lot 2, ELM WOODS, a subdivision in Gladstone, Clay County, Missouri; containing 4,550.44 square feet or 0.1045 acres, more or less.

7. **Reference Book & Page:** N/A

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Dennis L. & Liliana Canady
(Names)

5308 Northwest Old Pike Road, Gladstone, MO
(Address)

of Clay County, Missouri, hereinafter called the **GRANTORS**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the construction on and adjacent to the lands hereafter described, the receipt of which is hereby acknowledge, do hereby grant, sell, convey and confirm unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, as temporary easement to construct, grade, regrade, or perform any and all other related necessary work on or across the following described land:

All of the Easterly 35.00 feet of Lot 2, ELM WOODS, a subdivision in Gladstone, Clay County, Missouri;
containing 4,550.44 square feet or 0.1045 acres, more or less.

GRANTEE will repair or replace any fences, pavement, and/or other appurtenances damaged or removed during construction. Upon completion of said construction and improvement, **GRANTORS** shall have full free and uninterrupted use and possession of said temporary construction easement and the easement rights therein shall cease and no longer be in effect.

GRANTORS make no warranties, expressed or implied to **GRANTEE**.

IN WITNESS WHEREOF the parties have hereunto set their names to the foregoing, this _____ day
of _____, 20____.

CITY OF GLADSTONE

By _____
Scott Wingerson, City Manager

Attest: _____
Ruth Bocchino, City Clerk

GRANTORS:

Dennis L. Canady
Liliana Canady

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 12th day of April, 2018, before me, the undersigned Notary Public, personally appeared Dennis L. & Liliana Canady to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said Dennis L. & Liliana Canady further declared themselves to be married.

Clay IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Notarial Seal at my office in
County, Missouri, the day and year last above written.

My commission expires March 18, 2019.



GRANTEE'S ACKNOWLEDGMENT

On this _____ day of _____, 20____, before me, this undersigned Notary Public, personally appeared Scott Wingerson, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its City Council, and said City Manager acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my office in _____ County, Missouri, the day and year last above written.

Notary Public Within Said County and State

My Commission expires _____.

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Sidewalk & Utility Easement

2. **Date:**

4/23/18

3. **Grantor (s):** Dennis L. & Liliana Canady, h&w

4. **Grantee (s):** City of Gladstone, Missouri

5. **Mailing Address:** 7010 N. Holmes; Gladstone, MO 64118

6. **Legal Description:**

All of the Easterly 7.50 feet of Lot 2, ELM WOODS, a subdivision in Gladstone, Clay County, Missouri containing 975.00 square feet or 0.0224 acres, more or less.

SIDEWALK AND UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Dennis L. and Liliana Canady, h&w
(NAME OR NAMES)
5308 NW Old Pike Road
(ADDRESS)

hereinafter called the **GRANTOR**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the existence of the facilities and appurtenances through the lands hereafter described, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, an easement for the location, construction, reconstruction, maintenance, removal, operation and repair of a public sidewalk, utility, or municipal facility and any and all appurtenances incidental thereto over, under and through the following described tract of land lying, being and situated in the City of Gladstone, Clay County, Missouri, to-wit

All of the Easterly 7.50 feet of Lot 2, ELM WOODS, a subdivision in Gladstone, Clay County, Missouri containing 975.00 square feet or 0.0224 acres, more or less.

TO HAVE AND TO HOLD to same for the aforesaid use with all rights, privileges, appurtenances, and immunities thereto belonging unto the **GRANTEE**, its successors and assigns for so long as said use shall continue, the **GRANTOR** hereby covenanting for their heirs and successors and assigns unto the **GRANTEE**, its successors and assigns the following:

1. Said easement will be kept free from buildings and any other structures or obstructions (except sidewalks, roadways, pavement, or curbs) which will interfere with the **GRANTEE** in maintenance of said improvements. By granting this easement, same shall not be considered or construed as prohibiting the **GRANTOR** in the developing of any adjoining property from the laying out, establishing and the constructing of pavement surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.
2. The right of **GRANTEE**, its agents, servants, employees, or independent contractor to go upon said land for the purpose of operating and maintaining said facilities and all appurtenances incidental thereto.
3. That Dennis L. and Liliana Canady, h&w are lawfully seized and possessed of the real estate above described, that they have a good and lawful right to convey the same; that it is free from all encumbrances done or suffered by them which would interfere with the rights granted hereunder; and that they forever warrant and defend the title thereto against the lawful claims of all affecting the right and easement granted hereunder.

IN WITNESS WHEREOF, said Grantor does hereunto set _____ hand and subscribed _____ name to the foregoing, this _____ day of _____, 20____.

CITY OF GLADSTONE, MO

BY

Scott Wingerson, City Manager

GRANTORS:


Dennis L. Canady

ATTEST:

Ruth Bocchino, City Clerk


Liliana Canady

GRANTOR'S ACKNOWLEDGMENT

STATE OF MISSOURI)

) ss.

COUNTY OF Clay)

On this 12th day of April, 2019, before me, the undersigned Notary Public, personally appeared _____, to me known to be the person described herein and who executed the foregoing instrument on behalf of Builders & Fixers, LLC and acknowledged that _____ executed the same as the free act and deed of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, the day and year last above written.

Jennifer A. Stoffrad
Notary Public within the State of Illinois

Notary Public within

My commission expires

March 18, 2019



GRANTEE'S ACKNOWLEDGMENT

On this _____ day of _____, 20____, before me, this undersigned Notary Public, personally appeared Scott Wingerson, to me personally known, who being by me duly sworn, did say that (s)he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of it City Council, and said City Manager acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my office in _____ County, Missouri, the day and year last above written.

Notary Public Within Said County/St.

My commission expires: _____

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: APRIL 17, 2018
PERMIT NO.: BP-18-00350
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GLADSTONE FARMERS MARKET
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: MAY 2, 2018 THRU OCTOBER 31, 2018
(WEDNESDAY'S AND SATURDAY'S)
TIME OF EVENT: WEDNESDAY'S 2:00PM – 6:00PM
SATURDAY'S 8:00AM – 1:00PM
EST. ATTENDANCE:

REQUESTED TEMPORARY VARIANCE:

- ☐ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☒ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☒ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section _____
- ☐ Other – Section _____

REMARKS: THERE BACK! The Gladstone Farmer's Market is will be operating from Linden Square; particularly the street/drive area between Linden Square and City Hall building. The venders will be selling local produce and homemade items. Each of the venders will have their own canopy.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 4/17/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

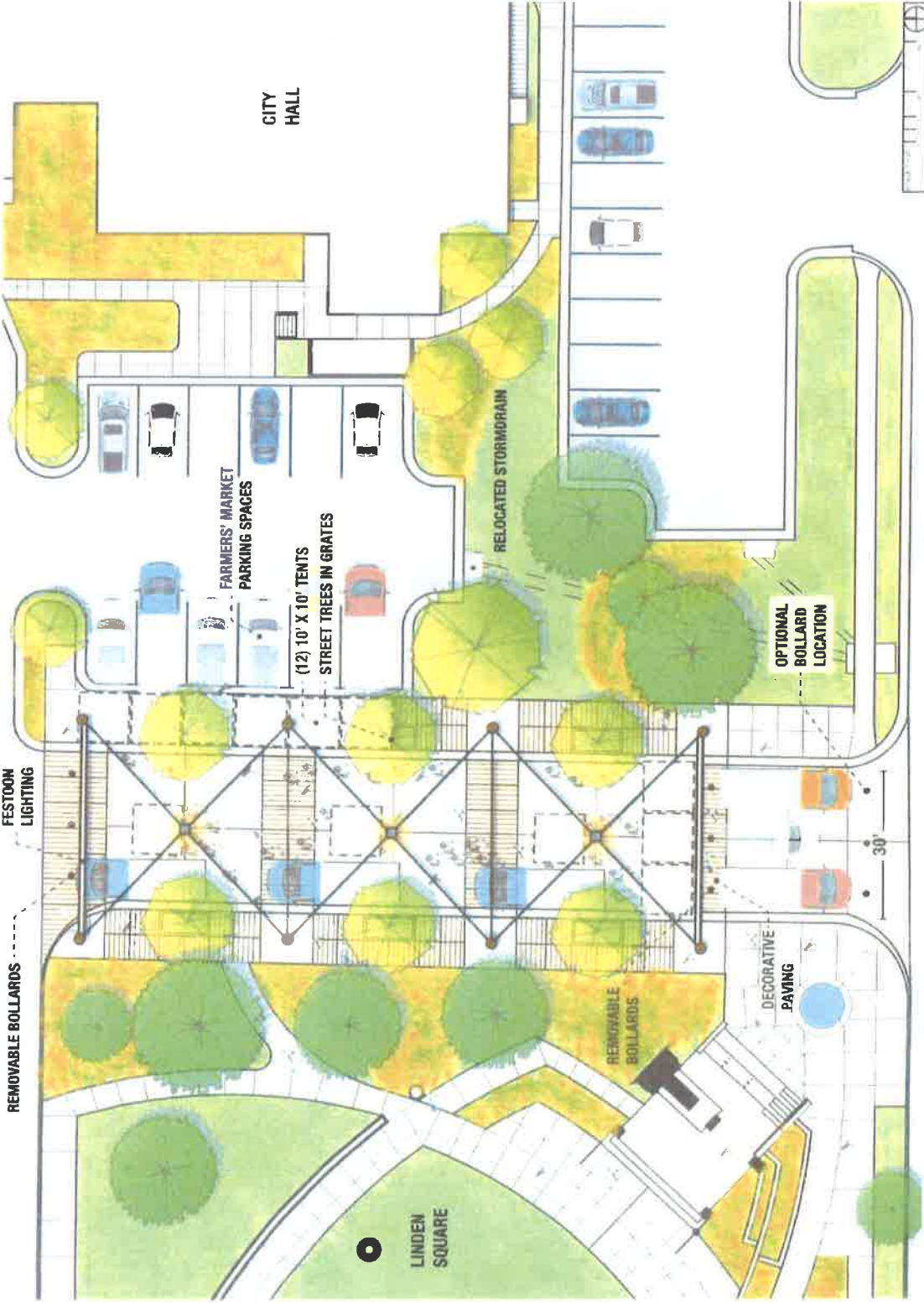
Background: The Gladstone Farmer's Market will be operating out of Linden Square from the street/drive approach area between Linden Square and City Hall.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



DOWNTOWN GLADSTONE - FARMERS MARKET CONCEPT PLAN

AUGUST 15 2017

CONFLUENCE



LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 27, 2018
PERMIT NO.: 18-00237
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: TOUCH A TRUCK
LOCATION OF EVENT: 7512 NE ANTIOCH ROAD
HAPPY ROCK PARK WEST
DATE OF EVENT: SATURDAY, MAY 5, 2018
TIME OF EVENT: 10:00AM – 12:00PM
EST. ATTENDANCE: 150-200

REQUESTED TEMPORARY VARIANCE:

- ☐ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☒ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section _____
- ☐ Other – Section _____

REMARKS:

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/27/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

Background: Parks, Recreation, and Cultural Arts Department's annual Touch A Truck event

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



Gladstone, MO

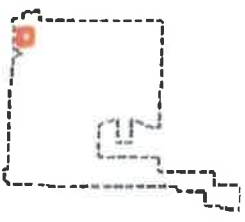


1 in = 167ft.



Legend

- Street Centerline
- House Number



Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 29, 2018
PERMIT NO.: 18-00246
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: AFTERNOON TEA AT THE FARM
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, MAY 12, 2018
TIME OF EVENT: 12:00PM – 2:00PM
EST. ATTENDANCE: 100

REQUESTED TEMPORARY VARIANCE:

- ☐ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section _____
- ☐ Other – Section _____

REMARKS: The Parks, Recreation, and Cultural Arts Department will be hosting the Annual Atkins-Johnson Farm & Museum Afternoon Tea on the farm grounds. There will be two (2) tents set up for the event.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/29/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

Background: Parks, Recreation, and Cultural Arts Department will be hosting the Annual Afternoon Tea at the Atkins-Johnson Farm & Museum.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



Gladstone, MO



Legend

- Edge Of Pavement
- City Limits
- Parcel
- Building Footprint

Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

83.3 Feet

41.67

83.3

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: APRIL 17, 2018
PERMIT NO.: BP-18-00351
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: BRAZILIAN CULTURE FESTIVAL
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: SATURDAY, MAY 19, 2018
TIME OF EVENT: 2:00PM – 6:00PM
EST. ATTENDANCE:

REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.
☐ Section 2.130.010(2) Park rules and regulations (hours).
☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
☐ Section 5.110.1800 Drinking in public.
☒ Section 5.160.230(a) Street use permit (street use permit allowed).
☒ Section 9.1600.110 Temporary signs.
☐ Other – Section _____
☐ Other – Section _____

REMARKS: Parks, Recreation, and Cultural Arts will be hosting the Brazilian Culture Festival. The festivities will begin at the Northland Innovation Center with T-shirt decorating then a parade to Linden Square where there will be entertainment, food, and crafts.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 4/18/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

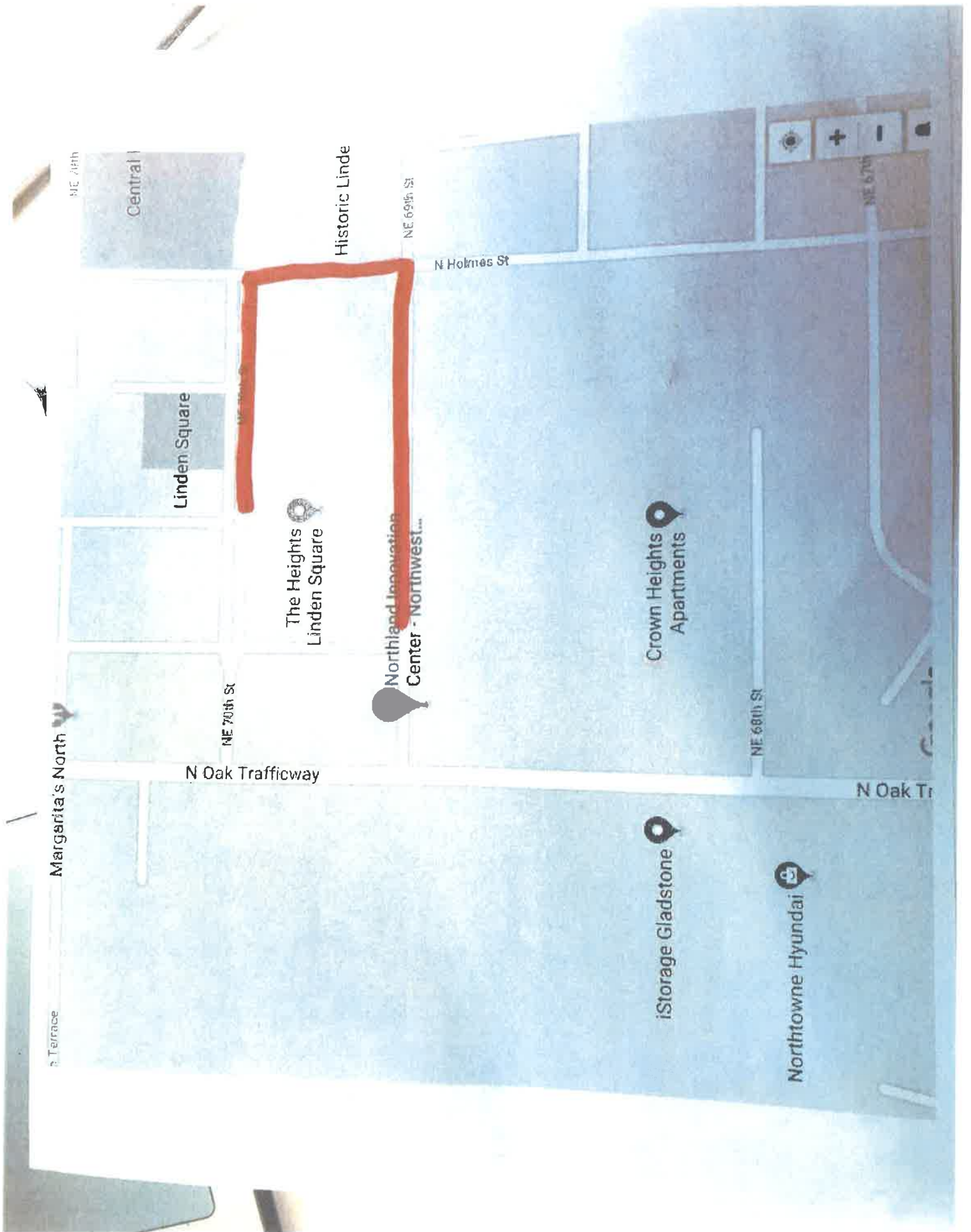
Background: Parks, Recreation, and Cultural will be hosting a Brazilian Cultural Festival.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 27, 2018
PERMIT NO.: 18-00236
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: KID'S TRIATHLON
LOCATION OF EVENT: SEE ATTACHED MAP
DATE OF EVENT: SATURDAY, JUNE 8, 2018
TIME OF EVENT: 5:00AM – 2:00PM
EST. ATTENDANCE: 600

REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.
☐ Section 2.130.010(2) Park rules and regulations (hours).
☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
☐ Section 5.110.1800 Drinking in public.
☒ Section 5.160.230(a) Street use permit (street use permit allowed).
☒ Section 9.1600.110 Temporary signs.
☐ Other – Section _____
☐ Other – Section _____

REMARKS: Parks, Recreation, and Cultural Arts Department will be hosting the 11th annual Gladstone Kid's Triathlon. Kids ages 6 – 14 will have the opportunity to swim in the competition pool at the community center, bike and run on surrounding streets and finish at Linden Square for food, fun, and the awards ceremony.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/27/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

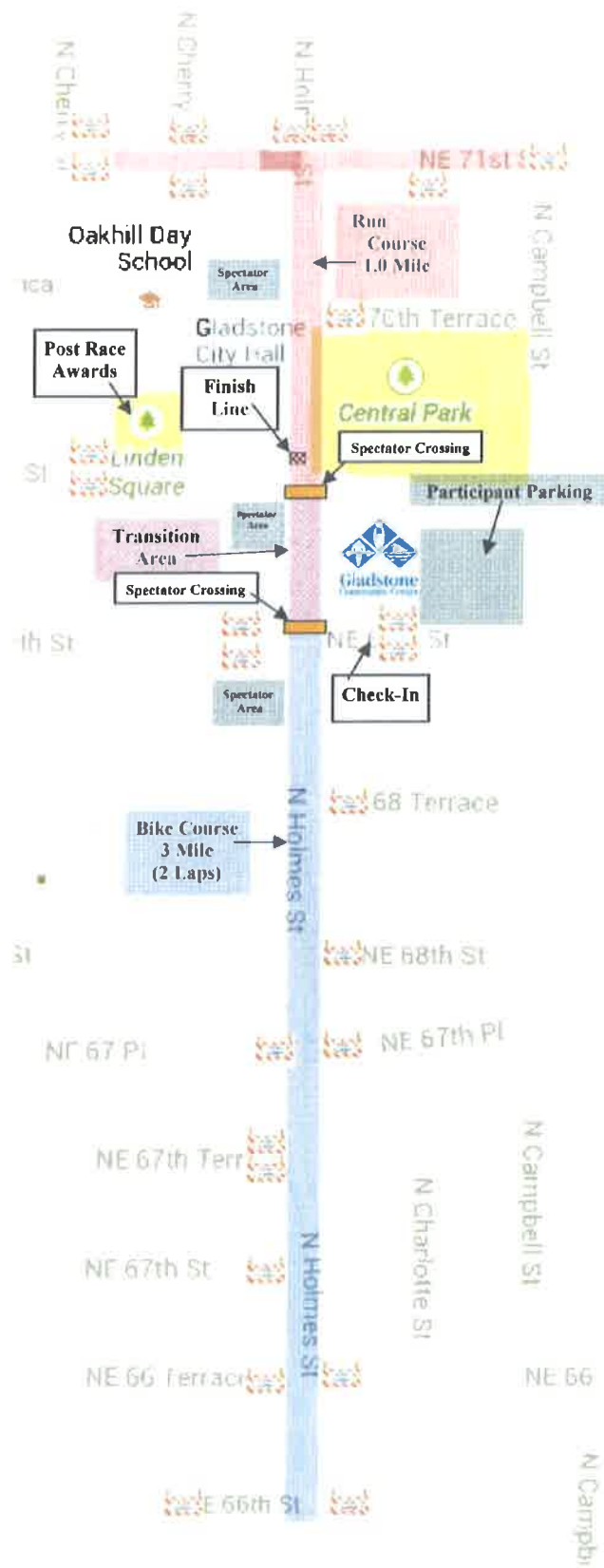
Background: Parks, Recreation, and Cultural Arts Department is hosting the 11th annual Gladstone Kids Triathlon.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 27, 2018
PERMIT NO.: 18-00243
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: FOOD-ART-DRINK
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: FRIDAY, JUNE 22, 2018
SATURDAY, JUNE 23, 2018
TIME OF EVENT: FRIDAY: 5:00PM – 10:00PM
SATURDAY: 12:00PM – 10:00PM
EST. ATTENDANCE: 300

REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.
☐ Section 2.130.010(2) Park rules and regulations (hours).
☒ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
☒ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
☒ Section 5.110.1800 Drinking in public.
☒ Section 5.160.230(a) Street use permit (street use permit allowed).
☒ Section 9.1600.110 Temporary signs.
☐ Other – Section _____
☐ Other – Section _____

REMARKS: Parks, Recreation, and Cultural Arts Department will be holding the annual Food-Art-Drink event. Artist will be displaying and selling their art work in the street adjacent to Linden Square. This year's event will run for two (2) days.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/27/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

Background: Parks, Recreation, and Cultural Arts Department's annual Food-Art-Drink event

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 28, 2018
PERMIT NO.: 18-00239
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: 4TH OF JULY FESTIVITIES
LOCATION OF EVENT: 7600 N. TROOST AVENUE
OAK GROVE PARK
DATE OF EVENT: WEDNESDAY, JULY 4, 2018
TIME OF EVENT: 5:00PM – 11:00PM
EST. ATTENDANCE: 10,000

REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.
- ☒ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☒ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☒ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section _____
- ☐ Other – Section _____

REMARKS: The Parks, Recreation, and Cultural Arts Department will be hosting the City's annual 4th of July Festivities. There will be a band performing, followed by the Mayor's welcome and presentation of the Colors, followed by the North Star Community Band and then the finale; "Fireworks Display" presented by Aerial FX. The Gladstone Rotary Club may be providing concession for this event.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/28/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

Background: Parks, Recreation, and Cultural Arts Department will be hosting the City's annual 4th of July festivities

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



Gladstone, MO



Legend

- Street Centerline
- City Limits

Notes

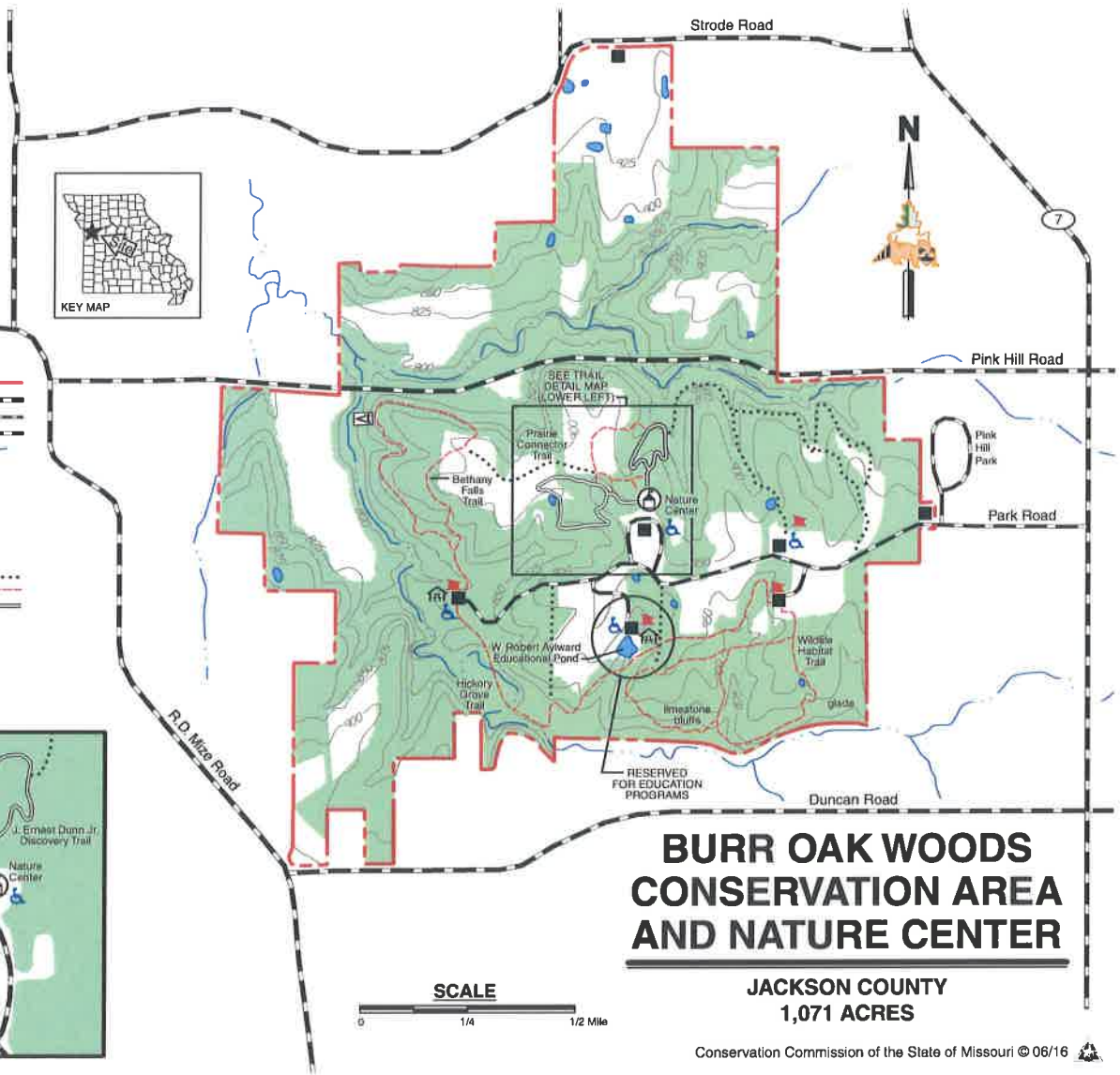
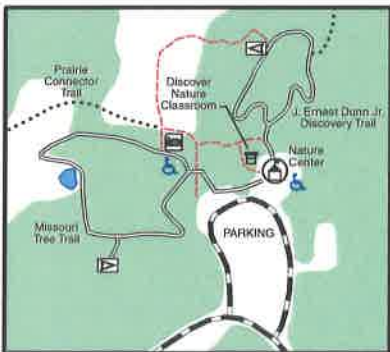
This map is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



LEGEND

- Boundary
- Paved Road
- Gravel Road
- Secondary Paved Road
- Drainage
- Parking Lot
- Pond
- Restroom
- Disabled Accessible
- Forest
- Topography
- Area Access Trail
- Hiking Trail
- Paved Trail
- Pavilion
- Photo Blind
- Viewing Deck
- Discover Nature Classroom

TRAIL DETAIL MAP



BURR OAK WOODS CONSERVATION AREA AND NATURE CENTER

JACKSON COUNTY
1,071 ACRES

Conservation Commission of the State of Missouri © 06/16

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 27, 2018
PERMIT No.: 18-00238
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: THEATER IN THE PARK
LOCATION OF EVENT: 7600 N. TROOST AVENUE
OAK GROVE PARK

DATE OF EVENT: FRIDAY, JULY 6, 2018
SATURDAY, JULY 7, 2018
SUNDAY, JULY 8, 2018

FRIDAY, AUGUST 3, 2018
SATURDAY, AUGUST 4, 2018
SUNDAY, AUGUST 5, 2018

TIME OF EVENT: 5:00PM – 11:00PM
EST. ATTENDANCE: 2,000 – 4,000 PER NIGHT

REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.
- ☒ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☒ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section _____
- ☐ Other – Section _____

REMARKS: Park, Recreation, and Cultural Arts Department will be hosting two (2) theater in the park productions. The Gladstone Rotary Club will be providing concession for both productions.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/27/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

Background: Parks, Recreation, and Cultural Arts Department's annual theater in the park presentations.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



Gladstone, MO



Notes

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 29, 2018
PERMIT No.: 18-00247
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: CHILDREN'S GARDEN DAY
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, JULY 14, 2018
SUNDAY, JULY 15, 2018
TIME OF EVENT: 9:00AM – 12:00PM
EST. ATTENDANCE: 60

REQUESTED TEMPORARY VARIANCE:

- ☐ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section _____
- ☐ Other – Section _____

REMARKS: The Parks, Recreation, and Cultural Arts Department will be hosting the annual Children's Garden Day at the Atkins-Johnson Farm & Museum garden.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/29/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

Background: Parks, Recreation, and Cultural Arts Department will be hosting the annual Children's Garden Day at the Atkins-Johnson Farm & Museum garden.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



Gladstone, MO



Legend

- Edge Of Pavement
- City Limits
- Parcel
- Building Footprint

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 26, 2018
PERMIT NO.: 18-00245
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: SOUNDS ON THE SQUARE CONCERTS
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE

DATE OF EVENT: FRIDAY, JUNE 8, 2018	FRIDAY, AUGUST 17, 2018
FRIDAY, JUNE 15, 2018	SATURDAY, AUGUST 18, 2018
SATURDAY, JUNE 16, 2018	FRIDAY, AUGUST 24, 2018
FRIDAY, JUNE 29, 2017	FRIDAY, AUGUST 31, 2018
FRIDAY, JULY 13, 2018	FRIDAY, SEPTEMBER, 7, 2018
FRIDAY, JULY 20, 2018	FRIDAY, SEPTEMBER 14, 2018
SATURDAY, JULY 21, 2018	SATURDAY, SEPTEMBER 15, 2018
FRIDAY, JULY, 27, 2018	FRIDAY, SEPTEMBER 21, 2018
FRIDAY, AUGUST 10, 2018	

TIME OF EVENT: 6:30PM – 10:30PM
EST. ATTENDANCE: 400

REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.
☐ Section 2.130.010(2) Park rules and regulations (hours).
☒ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
☒ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
☒ Section 5.110.1800 Drinking in public.
☐ Section 5.160.230(a) Street use permit (street use permit allowed).
☒ Section 9.1600.110 Temporary signs.
☐ Other – Section _____
☐ Other – Section _____

REMARKS: The Park, Recreation, and Cultural Arts Department will be hosting their annual concert series at Linden Square. The concerts are free to the public and begin at 7:00pm and should conclude by 9:30pm

Signed:

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/26/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

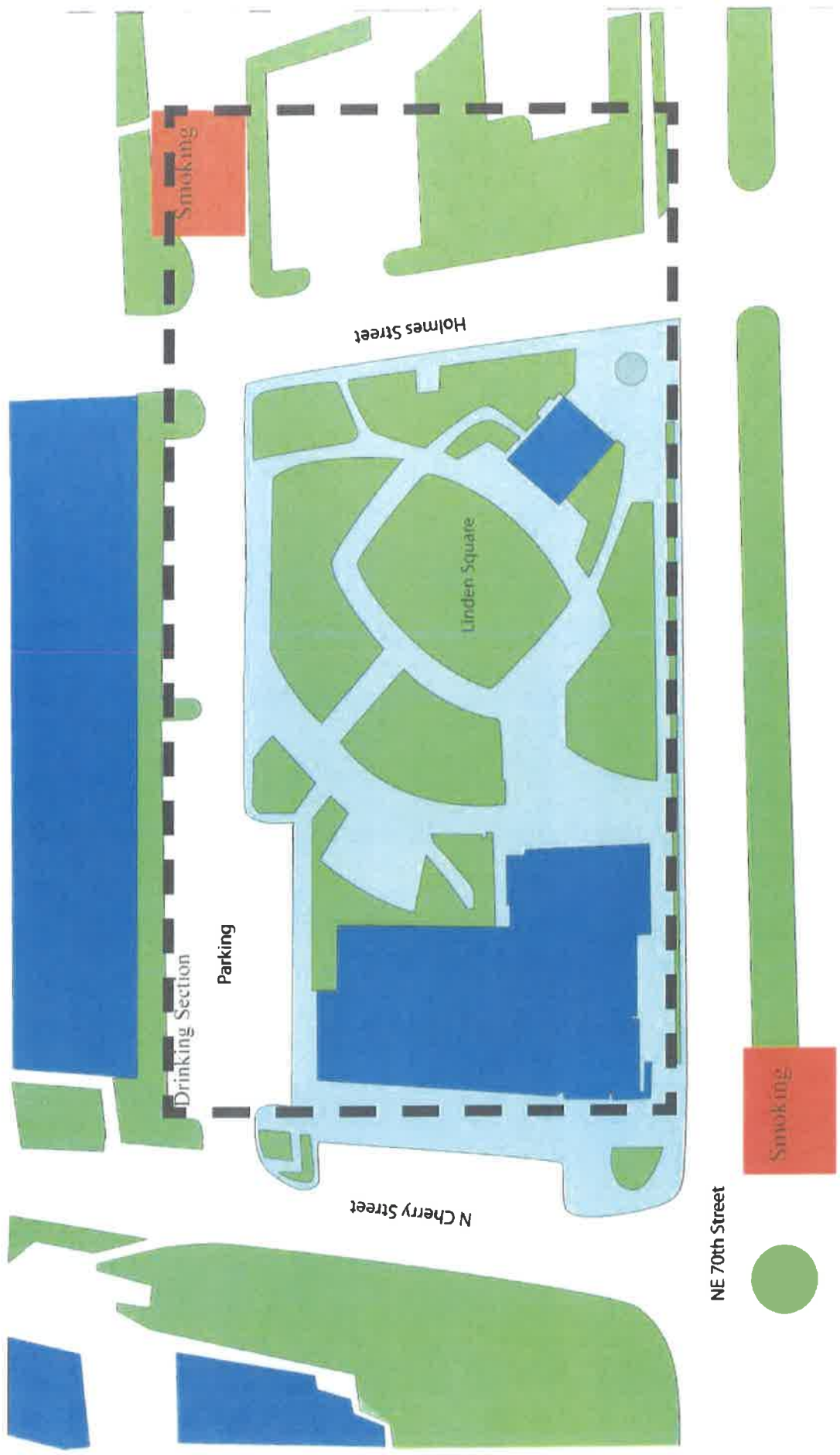
Background: Parks, Recreation, and Cultural Arts annual concerts at Linden Square

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 29, 2018
PERMIT NO.: BP-18-00248
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: BIG SHOAL COUNTRY FAIR AND BLUEGRASS CONCERT
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, SEPTEMBER 8, 2018
TIME OF EVENT: 10:00AM – 8:00PM
EST. ATTENDANCE: 700

REQUESTED TEMPORARY VARIANCE:

- ☐ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section _____
- ☐ Other – Section _____

REMARKS: The Parks, Recreation, and Cultural Arts Department will be hosting the annual Big Shoal Country Fair and Bluegrass Concert at the Atkins-Johnson Farm & Museum.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/29/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event

Background: The Parks, Recreation, and Cultural Arts Department will be hosting the annual Big Shoal Country Fair and Bluegrass Concert at the Atkins-Johnson Farm & Museum.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

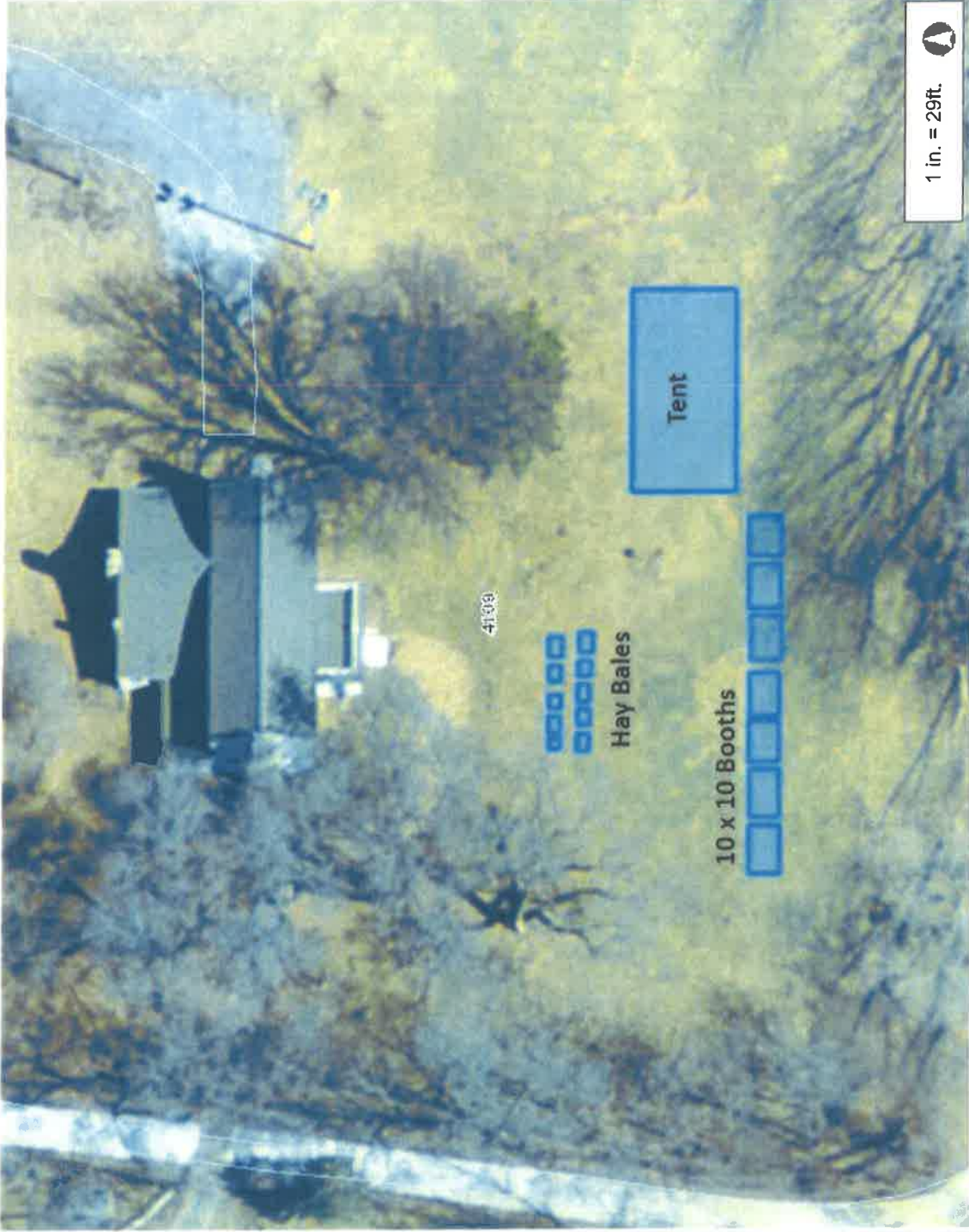
Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Villages
- Apartment Polygon

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 27, 2018
PERMIT NO.: 18-00244
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GLADSTONE WHISKEY FEST
LOCATION OF EVENT: 602 NE 70TH PLACE
LINDEN SQUARE
DATE OF EVENT: SATURDAY, OCTOBER 13, 2018
TIME OF EVENT: 4:00PM – 9:30PM
EST. ATTENDANCE: 1,500

REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.
☐ Section 2.130.010(2) Park rules and regulations (hours).
☒ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
☒ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
☒ Section 5.110.1800 Drinking in public.
☒ Section 5.160.230(a) Street use permit (street use permit allowed).
☒ Section 9.1600.110 Temporary signs.
☐ Other – Section _____
☐ Other – Section _____

REMARKS: Parks, Recreation, and Cultural Arts will be hosting the annual Gladstone Whiskey Fest. The event will feature three (3) bands with local distillers on site with their respective products for sample tasting. Those who wish to participate in the sample tasting will have to purchase a tasting ticket.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/27/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

Background: Parks, Recreation, and Cultural Arts annual Whiskey Fest at Linden Square

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 29, 2018
PERMIT NO.: 18-00249
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: COOKIES AND PHOTOS WITH SANTA AND MRS. CLAUSE
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, DECEMBER 8, 2018
TIME OF EVENT: 11:00AM – 9:00PM
EST. ATTENDANCE: 560

REQUESTED TEMPORARY VARIANCE:

- ☐ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☒ Other – Section 3.100.060 Burning prohibited generally; exceptions
- ☐ Other – Section _____

REMARKS: The Parks, Recreation, and Cultural Arts Department will be hosting the annual Cookies and Photos with Santa and Mrs. Clause and holiday night program with Christmas themed activities and music. There will also be a bon-fire with the night program.

Signed: _____

Alan D. Napoli, C.B.O.
Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/29/2018

Department: Community Development

Meeting Date Requested: 4/23/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Outdoor Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will be hosting the annual Cookies and Photos with Santa and Mrs. Clause which includes a holiday night program with Christmas themed activities and music along with a bon-fire.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Building Official



Gladstone, MO



1 in. = 42ft.



Legend

- Edge Of Pavement
- City Limits
- Parcel
- Building Footprint

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



CITY OF GLADSTONE MISSOURI

Financial Report for Nine Months Ended
March 31, 2018

GENERAL FUND

Revenue Source	March 2018	March 2017	\$ Change	% Change	% of Budget	FY18 Budget
Property Tax	\$ 3,454,236	\$ 3,275,313	\$ 178,922	5%	100%	\$ 3,454,937
Sales Tax	3,016,000	3,025,019	(9,019)	0%	77%	3,939,545
Gross Receipts Tax	2,682,179	2,748,141	(65,962)	-2%	76%	3,512,621
Licenses & Permits	562,484	539,697	22,787	4%	86%	656,750
Intergovernmental	1,188,974	1,165,431	23,544	2%	88%	1,344,474
Charges for Services	2,868,163	2,850,791	17,372	1%	86%	3,348,297
Fines & Forfeitures	622,418	672,391	(49,974)	-7%	59%	1,060,000
Operating Revenues	14,394,453	14,276,784	117,670	1%	83%	17,316,624
Misc. Revenue	751,707	445,177	306,530	69%	77%	974,076
Equity Transfer	2,004,809	500,676	1,504,133	300%	100%	2,004,809
Total Revenues	\$ 17,150,969	\$ 15,222,637	\$ 1,928,333	13%	85%	\$ 20,295,509

Total revenues for the General Fund through nine months or 75.0% of this fiscal year are \$17,150,969, compared to total budgeted revenues for the year of \$20,295,509 or 85%. Operating revenues for the General Fund are \$14,394,453, while last year at this time operating revenues were \$14,276,784, resulting in a \$117,670 increase. Property tax collections have increased 5% over last year. Sales tax on a cash basis is flat. Gross receipts taxes are down 2% mainly due to a decrease in wireless and telecom receipts. License and Permits revenues are up 4% due to businesses reporting higher gross receipts with their license renewals. Intergovernmental is up 2% due to increased motor fuel taxes and a higher distribution from the Road District. Charges for Services revenue is up 1% due to an increase in the number of ambulance transports from the previous year. Fines and Forfeitures are down 7%. Miscellaneous Revenue is up 69% due to timing of transfers from other funds, interest income, and insurance settlements. Equity transfer is up because additional funds were available for re-appropriations in FY18 and the funding of downtown development.

Expenditure Function	March 2018	March 2017	\$ Change	% Change	% of Budget	FY18 Budget
General Administration	\$ 920,573	\$ 855,144	\$ 65,429	8%	72%	\$ 1,276,340
Finance	1,075,132	1,130,225	(55,093)	-5%	74%	1,457,451
Public Safety	5,968,379	5,826,747	141,632	2%	72%	8,323,261
Public Works	1,741,222	1,606,228	134,994	8%	74%	2,352,276
Community Develop	580,476	542,093	38,383	7%	72%	801,897
Parks & Recreation	1,968,456	2,140,299	(171,843)	-8%	70%	2,816,725
Non-Departmental	764,758	697,653	67,105	10%	32%	2,374,823
Transfers/Debt	304,053	514,740	(210,687)	-41%	34%	891,456
Total Expenditures	\$ 13,323,049	\$ 13,313,129	\$ 9,919	0%	66%	\$ 20,294,229

Expenditures through nine months or 75.0% of this fiscal year amounted to \$13,323,049, or 66% of FY18 budgeted expenditures of \$20,294,229. Actual expenditures are less than 1% or \$9,919 more than last year's expenditures of \$13,313,129. General Administration expenditures are up 8% due to staffing changes. Finance expenditures are down 5% due to a frozen position. Public Safety expenditures are up 2% due to increased personnel costs. Public Works

expenditures are up 8% due to contractual payments and to the purchase of fixed assets. Community Development expenditures are up 7% due to a filled position. Parks & Recreation expenditures are down 8% compared to last year due to senior activities. Non-Departmental is up 10% due to insurance claims. Transfers/Debt is down due to a transfer to the Capital Equipment Replacement Fund in fiscal year 2017. Current revenues are greater than expenditures in the amount of \$3,827,920.

COMBINED WATER AND SEWERAGE SYSTEM FUND

Revenue Source	March 2018	March 2017	\$ Change	% Change	% of Budget	FY18 Budget
Sanitation	\$ 4,612,021	\$ 4,267,192	\$ 344,830	8%	74%	\$ 6,194,154
Water	3,136,511	2,914,609	221,902	8%	75%	4,194,930
Operating Revenues	7,748,533	7,181,801	566,732	8%	75%	10,389,084
Misc Revenue	169,015	53,292	115,723	217%	155%	109,165
Equity Transfer	64,126	7,000	57,126	816%	100%	64,126
Total Revenues	<u>\$ 7,981,674</u>	<u>\$ 7,242,093</u>	<u>\$ 739,581</u>	<u>10%</u>	<u>76%</u>	<u>\$ 10,562,375</u>

Total budgeted revenues for the fiscal year are \$10,562,375. Total revenues through nine months or 75.0% of this fiscal year, amounted to \$7,981,674 or 76% of FY18 budgeted revenues. This reflects an increase of \$739,581 from last year's revenues of \$7,242,093. Operating revenues are up 8% from last year due to rate increases in both water and sewer. Miscellaneous revenues are up due to a refund for overbilling of electricity at the water plant.

Expenditure Function	March 2018	March 2017	\$ Change	% Change	% of Budget	FY18 Budget
Production	\$ 984,250	\$ 1,001,554	\$ (17,304)	-2%	77%	\$ 1,282,937
Operations & Maint	690,156	930,255	(240,099)	-26%	80%	860,611
Sewer Collection	278,485	266,522	11,964	4%	79%	354,320
Non-Departmental	4,494,105	4,180,603	313,502	7%	65%	6,939,084
Transfers to Reserve	-	-	-	0%	0%	50,000
Debt Payments	436,226	451,147	(14,921)	-3%	41%	1,074,942
Total Expenses	<u>\$ 6,883,222</u>	<u>\$ 6,830,081</u>	<u>\$ 53,141</u>	<u>1%</u>	<u>65%</u>	<u>\$ 10,561,894</u>

Total budgeted expenses for the fiscal year are \$10,561,894. Total expenses through nine months or 75.0% of this fiscal year amounted to \$6,883,222 or 65% of FY18 budgeted expenses. Actual expenses are 1% or \$53,141 more than last year's expenses of \$6,830,081. Production expenditures are down 2% due to corrections to electric billing setup at the well fields. Operations division expenditures are down 26% due to timing of water line improvements. Sewer division expenditures are up 4% due to timing of invoices for sewer line maintenance. Non-departmental is up 7% due to increases in sewer payments to Kansas City. Debt payments are down 3% due to reductions in payments due. Current revenues are greater than expenses for the fiscal year. Net income on a cash basis is \$1,098,452.

COMMUNITY CENTER AND PARKS TAX FUND

Revenue Source	March 2018	March 2017	\$ Change	% Change	% of Budget	FY18 Budget
Sales Tax	\$ 642,854	\$ 671,445	\$ (28,592)	-4%	74%	\$ 874,000
Intergovernmental	700,000	675,000	25,000	4%	100%	700,000
Charges for Service	852,538	839,286	13,252	2%	66%	1,287,825
Other Income	157,753	151,584	6,170	4%	58%	272,160
Operating Revenues	2,353,145	2,337,315	15,831	1%	75%	3,133,985
Misc Revenue	105,762	11,977	93,785	783%	76%	139,705
Transfers	752,500	743,500	9,000	1%	90%	836,927
Equity Transfer	186,265	196,002	(9,737)	-5%	100%	186,265
Total Revenues	\$ 3,397,672	\$ 3,288,794	\$ 108,878	3%	79%	\$ 4,296,882

Total budgeted revenues for the fiscal year are \$4,296,882. Total revenues through nine months or 75.0% of this fiscal year, amounted to \$3,397,672 or 79% of FY18 budgeted revenues. Revenues reflect an increase of \$108,878 from last year's revenue of \$3,288,794. Operating revenues are up 1% as compared to FY17. Sales tax received is down 4%. Charges for Service are up 2%. Other Income is up 4% due to increases in facility rentals. Miscellaneous Revenue is up \$93,785 due to insurance proceeds from last spring's storm damage. Equity transfer is down \$9,737.

Expenditure Function	March 2018	March 2017	\$ Change	% Change	% of Budget	FY18 Budget
Community Center	\$ 655,650	\$ 617,448	\$ 38,202	6%	74%	\$ 886,812
Natatorium	569,871	560,300	9,571	2%	60%	955,718
Outdoor Pool	95,149	89,283	5,866	7%	56%	170,850
Non-Departmental	106,952	98,919	8,034	8%	92%	116,615
Ts fr Out-Capital Proj	-	-	-	0%	0%	-
Debt Payments	1,073,241	840,936	232,305	28%	50%	2,136,887
Total Expenses	\$ 2,500,863	\$ 2,206,885	\$ 293,977	13%	59%	\$ 4,266,882

Total budgeted expenditures for the fiscal year are \$4,266,882. Total expenses through nine months or 75.0% of this fiscal year, amounted to \$2,500,863 or 59% of FY18 budgeted expenses. Actual expenses are 13% or \$293,977 more than last year's total of \$2,206,885. Community Center expenses are up 6% due to increased personnel. The Natatorium is up 2% because of painting the leisure pool and of repairs to the HVAC. Outdoor Pool expenses are up 7% due to purchasing new deck chairs and due to repairs to pumps on the slide. Non-departmental is up 8% mainly due to an increase in insurance expense. Debt payments are up due to the first full principal payment on the 2015 COP. Current revenue is greater than current expenses. Net income on a cash basis is \$896,809.

PUBLIC SAFETY SALES TAX FUND

Revenue Source	March 2018	March 2017	\$ Change	% Change	% of Budget	FY18 Budget
Sales Tax	\$ 642,837	\$ 671,337	\$ (28,500)	-4%	74%	\$ 874,000
Misc Revenue	9,781	699	9,082	1300%	1325%	738
Loan Proceeds	-	-	-	0%	0%	-
Equity Transfer	-	-	-	0%	0%	-
Total Revenues	<u>\$ 652,618</u>	<u>\$ 672,035</u>	<u>\$ (19,417)</u>	<u>-3%</u>	<u>75%</u>	<u>\$ 874,738</u>

Total budgeted revenues for the fiscal year are \$874,738. Total revenues through nine months or 75.0% of this fiscal year amounted to \$652,618, or 75% of FY18 budgeted revenues. Revenues are 3% less than last year's revenues of \$672,035. Sales tax on a cash basis is down 4%. Misc. revenue is up \$9,082 due to sale of a police car and to increased interest earnings.

Expenditure Function	March 2018	March 2017	\$ Change	% Change	% of Budget	FY18 Budget
PSST Law	\$ 441,856	\$ 429,619	\$ 12,237	3%	69%	\$ 636,802
Non-Departmental	23,502	24,138	(636)	-3%	66%	35,827
Debt Payments	37,662	39,793	(2,131)	-5%	20%	191,320
Total Expenses	<u>\$ 503,019</u>	<u>\$ 493,550</u>	<u>\$ 9,469</u>	<u>2%</u>	<u>58%</u>	<u>\$ 863,949</u>

Total budgeted expenditures for the fiscal year are \$863,949. Total expenses through nine months or 75.0% of this fiscal year are \$503,019, or 58% of the FY18 budgeted expenses. Actual expenses are 2% or \$9,469 more than last year's expenses of \$493,550. Law division is up 3% due to increased personnel costs. Non-Departmental is down 3% due to timing of payments for technology. Current revenues are greater than current expenditures. Net income on a cash basis is \$154,599.

Respectfully submitted



Dominic Accurso
Interim Director of Finance

BILL NO. 18-15

ORDINANCE NO. 4.422

AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO JOHN H. KIM FOR OPERATION OF A TAILOR OPERATION ON PROPERTY AT 2404 NORTHEAST 72nd STREET.

WHEREAS, Pursuant to Section 32-39 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for a Special Use Permit on property at 2404 NE 72nd Street; and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, as follows:

SECTION 1. That John H. Kim is hereby granted a Special Use Permit for operation of a tailor operation on property at 2404 Northeast 72nd Street, the effective date of which shall be the enactment date of this Ordinance and expiring one year from the date of passage of this ordinance, all subject to the following conditions:

1. This Special Use Permit is issued to Jong H. Kim to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Jong H. Kim or change in ownership shall render this Special Use Permit null and void.
4. No person other than Jong H. Kim shall be employed at this location or any other address in association with the alteration shop by Jong H. Kim.
5. Hours of operation shall be limited to 6:00am to 7:00pm.
6. Jong H. Kim must reside at this residence for this permit to be valid.
7. Jong H. Kim shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No signage larger than six square feet shall be displayed on the premises.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

INTRODUCED, READ, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF APRIL, 2018.

Mayor Bill Garnos

ATTEST:

Ruth Bocchino, City Clerk

1st Reading: April 23, 2018

2nd Reading: April 23, 2018

File #2018-004



Community Development Department Staff Report

Date: February 13, 2018

File #: 2018-004

Requested Action: Special Use Permit for Home Alteration Business

Date of PC Consideration: March 19, 2018 (**Unanimously Approved by PC**)

Date of Council Consideration: April 18, 2018

Applicant: Jong H. Kim
K Tailor
2404 NE 72nd Street
Gladstone, MO 64118

Owner: Same

Architect/Engineer: N/A

Address of property: 2404 NE 72nd Street

General location of property: North side of NE 72nd Street, immediately west of QuikTrip and M-1 Highway

Physical Characteristics: Existing single family residence located adjacent to commercial uses to the east and residential uses to the north, south, and west.

Planning Information

Current Zoning: R-1 Single Family Residential District

Zoning History: None recent

Planned Land Use: Single family residential with a home based business

Streetscape Guidelines: N/A

Applicable Regulations: Zoning Ordinance

Additional Information

Public Utility Availability: Existing

Access: Driveway off of NE 72nd Street

Traffic Division Comments: None

Parking Required: Two off-street parking spaces

Parking Provided: Minimum requirement is met

Proposed On-Site Improvements: N/A

Proposed Off-Site Improvements: N/A

Proposed Landscaping: N/A

Proposed Signage: Although the applicant wants the ability to have signage, staff recommends against this provision

Recommended Conditions

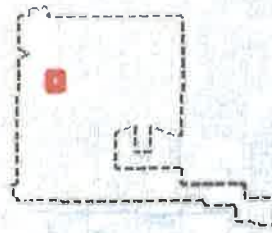
1. This Special Use Permit is issued to Jong H. Kim to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Jong H. Kim or change in ownership shall render this Special Use Permit null and void.
4. No person other than Jong H. Kim shall be employed at this location or any other address in association with the alteration shop by Jong H. Kim.
5. Hours of operation shall be limited to 6:00am to 7:00pm.
6. Jong H. Kim must reside at this residence for this permit to be valid.
7. Jong H. Kim shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No signage of the business shall be displayed on the premises.

Analysis

The applicant seeks approval of a Special Use Permit for the operation of a home-based alteration/tailor business located at 2404 NE 72nd Street. The location of this single family residence near a busy commercial intersection alleviates any concern that a home-based business with visiting customers would have a negative impact on adjacent residential uses. In fact, at the time of drafting this report, three residents called to inquire about the request and did not see any issues. However, signage of any kind (whether permanent or temporary) should not be allowed on the premises so as not to set a precedent of allowing signage on residential property.

Recommendation

Staff and the Planning Commission recommend that the request be approved for one year contingent upon compliance with the above recommended conditions.



- Legend**
- Stop Sign
 - KCPL Lights
 - Gladstone Lights
 - School Point
 - Bike Parking
 - Bus Stop
 - Point of Interest
 - Church
 - Apartment Point
 - Street Centerline
 - Edge Of Pavement
 - Driveway
 - City Limits
 - Parcel
 - House Number
 - Building Footprint
 - School Polygon
 - City Park
 - Villages
 - Apartment Polygon

Section

2404 NE 72nd Street

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



MOTION: By Mr. Markenson, second by Mr. Whitton, to approve Final Plat (Re-plat): 150-152-154 Pointe Drive. File #2018-007.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

6. Public Hearing: Special Use Permit for 2404 NE 72nd Street. File #2018-004.
Vice-Chair McGee opened the Public Hearing.

Director Pappas stated that the applicant is seeking a Special Use Permit for an alteration business, a tailor business. It will be a home-based business located at 2404 NE 72nd Street, located just west of QuikTrip on M-1 and 72nd. The location is a single family residence. It's near a commercial intersection. That alleviates any concern that a home-based business would interfere as far as traffic is concerned regarding visiting customers in the area. Three residents called to inquire about the request but they did not have any issues. They think it is a good thing. There was one person who called to inquire how the traffic would be affected backing on to 72nd Street; 72nd in that area is very busy. Having traffic back out on to 72nd, instead of having traffic back out on the property and then move forward, is very dangerous in that area. That was the one concern that we received. They actually said that having an alteration shop at that location would be good for the City. Staff had recommendations for the Commission to approve.

Recommended Conditions

1. This Special Use Permit is issued to Jong H. Kim to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Jong H. Kim or change in ownership shall render this Special Use Permit null and void.
4. No person other than Jong H. Kim shall be employed at this location or any other address in association with the alteration shop by Jong H. Kim.
5. Hours of operation shall be limited to 6:00am to 7:00pm.
6. Jong H. Kim must reside at this residence for this permit to be valid.
7. Jong H. Kim shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No signage of the business shall be displayed on the premises.

Provided that the applicant is agreeable to the above, and that the Commission is agreeable to this request, Staff recommends the approval of a one (1) year Special Use Permit.

Mr. Kim, the applicant, and his translator, a church member, approached the podium. His translator shared that Mr. Kim would operate the business himself. He has experience in alterations at a tailor shop in Chicago. He has lived in Gladstone for five years. He likes it here and he bought a residence. He retired from a tailor shop last year. He wants to open a business here but he couldn't find a location. He also has skills in tailoring for 30 years in South Korea. He wants to dedicate, in Gladstone, a tailor shop. He is a Gladstone citizen and that's why he wants to be here. He has a miracle skill. He's his church member. There is only one issue, backing up on 72nd. He never backs up because there is a huge parking space there. You can back up and then turn right or left without backing up on 72nd. He doesn't think it is a problem. Mr. Kim and his wife are the only residents at this address. He doesn't think there are any parking problems or any customers, only one or two in an hour, that should have a traffic issue. He wants a business here and to dedicate a business in Gladstone city. He thanked the Commission.

Mr. Turnage asked Mr. Kim how customers would find him if he's not allowed to have signage.

Mr. Kim's translator shared that he would like to have a sign, but he doesn't have approval here yet. He wants to get a sign by City regulations. He also wants to put his business on the internet.

Mr. Markenson asked if Mr. Kim understood that he cannot put up a sign advertising the business on his property.

Mr. Kim's translator said he did understand and he will follow the regulations.

Director Pappas shared that the reason for no sign is that, several years ago, we had an issue on Antioch where several home-based businesses were putting up signs near commercial signs. They had to go through the whole wherewithal of the code process. We want to limit that possible impediment before the get-go.

Mr. Markenson asked if it would be safer traffic conditions if they had a sign instead of people slowing down and looking at numbers, or possibly a condition that the numbers of the address be a certain size so they would be easy to read. He had to rubber-neck when he went through there to see the address and he would hate to see people slowing down on 72nd. A sign doesn't bother him as much as people slowing down to find the location. He asked if they would be better off allowing a small sign and keeping traffic going.

Director Pappas responded by sharing future plans. With the new sign code coming into compliance with the new Supreme Court rulings, Reed vs. Gilbert, the city of Gilbert, Arizona, specifically, everybody will be entitled to a small sign, eventually. It won't be immediate, but within the next few months we could see people being entitled to small signs. We cannot regulate content; we cannot regulate anything other than the size and the construction. To answer your question, there very well could be a sign allowed in the very near future.

Mr. Markenson felt that it was very important that when people exit they go out forward instead of backing out. He was going to vote no if people were going to be backing out onto 72nd Street. That would be terrible. He asked if there is anything Mr. Kim can do to encourage his customers to head out.

Mr. Kim's translator translated that to him, and replied, yes.

Mr. Murch shared that he comes through that area quite often and the property is as much commercial as residential. He realizes somebody lives there. He personally doesn't have a problem with a sign there and he would like to see this business successful. He doesn't see a marketing plan without a sign there. Then

it becomes “what’s the definition of a sign”. He asked if he wrapped his vehicle and parked it there, would that be a sign.

Director Pappas responded currently, no. When it comes to the new sign code that is coming out, it really gives vague definitions to the City. We cannot look at a sign in terms of its content. Whatever it says on the sign we can’t regulate. That’s on Reed vs. Gilbert from last year.

Mr. Murch said he would like to see the place identified for people to be able to do business there as well as not driving around the QuikTrip and the whole area there, or pulling into the driveway and then backing out onto 72nd.

Director Pappas said that regardless of what the Commission decides tonight, a full copy of the minutes will be made available to the City Council so they can review the full record and make an informed decision on how to proceed.

Mr. Murch asked how they should vote; yes or no. He certainly wants the business there. He thinks that is legitimate. He would like to see the requirement for the sign removed.

Mr. Cookson asked if the recommended conditions were satisfactory to Mr. Kim.

His translator replied, yes, so far.

Ms. Middleton asked for clarification on the hours. The staff recommendation states 6:00am and she thought he said 8:00am.

Director Pappas confirmed that 6:00am – 7:00pm were the hours.

Ms. Middleton said that there were vacant lots next to it that could also be commercial because of the location. She doesn’t have a problem with it.

Mr. Whitton asked Mr. Kim if he owned the land or was leasing.

His translator said that Mr. Kim owns the land and property.

Director Pappas added that there is action with our city Economic Development Team to try to get a Community Improvement District, a CID, in place with Walmart, Hy-Vee, QuikTrip, extending along 72nd Street to Family Video and Marcos Pizza. This could be part of that. It is considered to be commercial in nature.

Ms. McGee asked if that was a future plan or is it commercial today.

Director Pappas said it is not commercial today. It’s still residential but it is our goal to get a CID in that area to improve that intersection.

Vice-Chair McGee asked if there were any members of the public present who wished to speak in favor. None. She then asked if there were any members of the public who wished to speak in opposition. None.

Vice-Chair McGee closed the Public Hearing.

Vice-Chair McGee asked if there was any further discussion on the motion.

Mr. Markenson said he was a little confused about the signs. He asked if the Special Use Permit would prohibit a sign, but that the City may be doing something in the future that would allow the sign, even though the Special Use Permit prohibits the sign.

Director Pappas replied that the City would not be doing anything in the future other than possibly rezoning at the owners request. If it was rezoned, they could pursue a sign just like any other business. Currently, it would be restricted to temporary signs.

Mr. Markenson asked if they want to amend this proposal to take out that provision, is there a limitation on the size of the sign that could be put in. They have to have a sign.

Director Pappas said that would be at the discretion of the Commission. He would recommend no larger than a basic banner-size; nothing longer than that.

Mr. Markenson felt that a banner was big. He didn't want it that big.

Director Pappas shared that what is allowed is a temporary sign as you would see for political or residential real estate signs. That is what is allowed currently.

Mr. Cookson asked for a point of clarification on whether, with the recommended conditions, he could display a political-sized sign in the front yard or not.

Mr. Markenson shared that it says no signage.

Director Pappas said that he struggles with this. Our sign code is a little bit behind Supreme Court regulations. If they want to go ahead and put up a sign, as we said a residential sign or real estate sign, technically it's in violation, but legally we could not enforce that. That is why our sign code is under revision.

Mr. Turnage asked Director Pappas if there is any variance for any of the Special Use Permits that are now in effect to include signs.

Director Pappas replied that there are not.

Mr. Markenson remarked that most Special Use Permits for home occupations occur on side streets. If you go slowly to look at an address it's no big deal. This is a major thoroughfare and people going slow are going to get, possibly, hit from behind.

Director Pappas wanted to bring up again on behalf of the City Council, and he didn't mean to speak for Councilmember Moore or Mayor Mallams, but the City Council in general, several years ago, had a similar situation on Antioch and they needed to crack down on that sort of thing. There were too many signs in front of too many houses.

Ms. Middleton asked if they could get it rezoned as commercial.

Director Pappas confirmed that they could.

Ms. Middleton asked what was involved and if that was expensive.

Director Pappas said that it could be because you have to upgrade restrooms, you have to upgrade ADA accessibility, parking, etc.

Mr. Murch asked if Director Pappas had looked at the economic impact of this to existing tailor businesses.

Director Pappas apologized that he did not. He has heard from several community members that this would be well received. It is a needed business.

Mr. Markenson shared that he is still confused about the condition that says no signage, and asked if the Council can do something in the future that negates that conditional use permit.

Director Pappas confirmed that yes. The Commission can do that now. They can strike it from the record right now. If they want to approve it subject to that provision being stricken out.

Mr. Markenson asked if there is some way they can do it besides a sign. He doesn't want billboards there because that will distract drivers too.

Director Pappas said that we don't allow billboards except in a very small portion of the City. They will never get a billboard. You can restrict the size of the sign; you can write it in.

Mr. Markenson said he is looking for something like this (motioning with his hands).

Director Pappas asked if he means a 2' x 3' sign.

Mr. Markenson replied yes.

Director Pappas said they could write that in.

Mr. Markenson asked for confirmation that when they make a motion to approve this, they could amend Section 8. Signage to say that the property could have a sign up to 2' x 3'.

Director Pappas confirmed they could do that.

Mr. Markenson shared that they should adapt the whole thing first and then he can offer a substitute motion.

Mr. Ebenroth asked a question on where the sign would be placed as he wouldn't want it to affect the visibility of traffic either going into his property or coming out, as well as traffic on 72nd.

Director Pappas said it would be per City code. It would have to meet setbacks. It would have to meet site distance triangle. It would be per code.

Ms. Hommon had two questions. The first one was if they amend this, is there a way to word what they do so it doesn't set a future precedence where the City has their hands tied for future businesses that are seeking Special Use Permits. The second question was, when considering this, if the CID comes into effect, how will that affect his business. She asked what that would look like regarding our decision-making process here.

Director Pappas said that when it comes to the actual property it shouldn't matter. In regards to the second part, the CID is basically an overlay of existing properties. It's an added tax. It doesn't get imposed on the property owners. It gets imposed on the consumer. It is a \$.01 sales tax. You can spend a lot of money and you won't even notice it. That money would go to fund the improvements at M-1 and 72nd Street.

Ms. Hommon asked if he would still have to be rezoned as commercial because it is a commercial business even though it's on a private property; would that affect just the sales tax.

Director Pappas said that it is all about the use. There are two different things. There is the zoning that is allowed and there is the use that is, so it's all about the use.

Ms. Hommon asked about the sign and setting precedence, and inquired what the answer was for that.

Director Pappas said that it is so close to commercial and high density commercial at that. We're talking C-3 which is our largest aside from warehouse and storage. It's our largest commercial district. In reality, it wouldn't be spot zoning. He could see the commercial coming in a little bit to 72nd Street.

Ms. Hommon asked if Director Pappas recommends that they word that in a specific way if we move for recommending a sign for this Special Use Permit.

Director Pappas said it wouldn't matter; it's captured in the minutes.

MOTION: By Mr. Turnage, second by Ms. Poindexter, to approve Public Hearing: Special Use Permit for one year for the address 2404 NE 72nd Street, Gladstone, for a tailor business. File #2018-004.

AMENDMENT: By Mr. Markenson, second by Mr. Cookson, to remove Section 8 and replace it with, "Signage at the business shall not exceed 3' x 2'."

Vice-Chair McGee asked if there was any further discussion on the motion.

Mr. Murch said he is not sure about that size because he doesn't know what the name of the business is.

Mr. Kim's translator shared that it is "K Tailor".

Mr. Murch continued that with the amendment on the size restriction that Mr. Kim would have to submit to the Board to determine if that is an appropriate size. He felt that 2' x 3' isn't a very big sign and, as was eluded, we don't want traffic slowing down and stopping trying to find that sign. But, that well may be what is appropriate for a tailor and alteration business.

Director Pappas reminded the Commission that this property is zoned residential. If you're allowing a larger sign than that you are setting a precedence for other residential premises that might want a sign larger than a 2' x 3'.

Vice-Chair McGee called for a vote on the motion.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

Vice-Chair McGee asked if there was any further discussion on the original amended motion. None.

Vice-Chair McGee called for a vote on the amended motion.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

7. Public Hearing: Site Plan Revision for 6309 NE Antioch Road. File #2018-005.

Vice-Chair McGee opened the Public Hearing.

Director Pappas shared that the applicant is requesting that the City approve a site plan revision that would enable a minor addition to the front of the existing building. This was the old QuikTrip on Antioch and 64th. The request is relatively minor in nature, however, given the City's new landscaping ordinance, street trees, etc., that was recently approved, these street trees shall be planted per code requirements and parking lot landscaping shall be planted on the basis of one (1) landscaping space for every ten (10) parking spaces. Staff is strongly recommending that the northern most access, this is the biggest recommendation, be closed off permanently and landscaped appropriately. In addition, all exterior lights are upgraded to LED. The owner should also construct a connecting side lot from the public right-of-way onto the property to facilitate ADA accessibility. The biggest concern is closing off that northern-most access point. That has been a source of significant traffic impacts but it would be prudent to the City to have that closed off.

The applicant approached the podium and stated the he knows the City would like that entrance closed, but he paid a lot of money for a retail piece of property there. Retail property is all about access. He feels that, if they take that access away from there, they are also taking away value from the project. It's one less point for people to get in and out of the property. That's the only thing he doesn't agree with. QuikTrip did a lot more business there than he's going to do

Mr. Whitton asked him to provide his name and address.

He stated that his name is Ed Reese and his home address is 16411 E 36th Street, Independence, Missouri.

Mr. Turnage asked for clarification that this application is only for the site plan revision. He's presuming that it will be a laundry mat.

Mr. Reese confirmed that was correct.

Director Pappas confirmed that yes, it is a laundry mat.

Mr. Turnage asked if there are any environmental issues since it used to be service station for QuikTrip.

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 6309 NORTHEAST ANTIOCH ROAD.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 6309 Northeast Antioch Road; and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

WHEREAS, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. SITE PLAN APPROVAL.

The Site Plan for 6309 Northeast Antioch Road is hereby approved subject to the terms and conditions set forth herein:

1. All landscaped areas, current and proposed, shall be maintained in perpetuity in accordance with the City code.
2. The northernmost entrance to the property be permanently closed and landscaped.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

INTRODUCED, READ, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23rd DAY OF APRIL, 2018.

Mayor Bill Garnos

ATTEST:

Ruth Bocchino, City Clerk

First Reading: April 23, 2018

Second Reading: April 23, 2018

File #2018-005



Community Development Department

Staff Report

Date: March 19, 2018 *N. Pappas*

File #: 2018-005

Requested Action: Site Plan Revision

Date of PC Consideration: March 19, 2018 (**Unanimously approved by PC**)

Date of Council Consideration: April 23, 2018

Applicant: Ed Reese
Quarter King, LLC
410 SW State Route 7
Blue Springs, MO 64014

Owner: Same

Architect/ Aaron Obermiller
Engineer: REO Engineering
1805 Waters Road
Harrisonville, MO 64701

Address of Property: 6309 NE Antioch

Planning Information

- Current Zoning: CP-2: Planned Business District
- Zoning History: None recent
- Planned Land Use: Changing from a gas station to a laundromat
- Surrounding Uses: Commercial to the North, South, and West; residential to the East
- Streetscape Guidelines: Comprehensive Plan, Appendix D; 2016 Direction Finder Survey
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing public utilities are available.
- Ingress/Egress: Adequate ingress/egress exists along N Antioch
- Traffic Impacts: There will likely be reduced traffic on the site as compared to a gas station. However, staff is suggesting that the northernmost access point be closed for safety reasons.
- Parking Required: Adequate parking spaces are provided.
- Parking Provided: Adequate parking spaces provided
- Proposed On-Site Improvements: The addition of an entrance area to the laundromat.
- Proposed Off-Site Improvements: None proposed at this time.

- Proposed Landscaping: Existing landscaping to remain; additional landscaping recommended as a condition of approval.
- Proposed Signage: Current pole sign will need to be removed; the applicant is proposed signage on the building only.

Analysis

The applicant is requesting that the city approve a site plan revision that would enable a minor addition to the front of the existing building.

The request is relatively minor in nature. However, given the City's new landscaping ordinance, street trees shall be planted per code requirements (and parking lot landscaping shall be planted on the basis of one space for every 10 parking spaces) and staff is strongly recommending that the northern most access to the property be closed off permanently and landscaped appropriately. In addition, all exterior lights shall be upgraded to LED. The owner should also construct a connecting sidewalk from the public right-of-way onto the property.

Recommendation

Since the owner has noted on the site plan that all exterior lights will be upgraded to LED, the only two conditions staff is suggesting is the closing of the northern most drive entrance and that additional landscaping pursuant to code requirements for streetscape improvements be made.

Both staff and the Planning Commission recommend that the City Council approve this site plan revision with the above mentioned conditions.

What Does the Public Say?

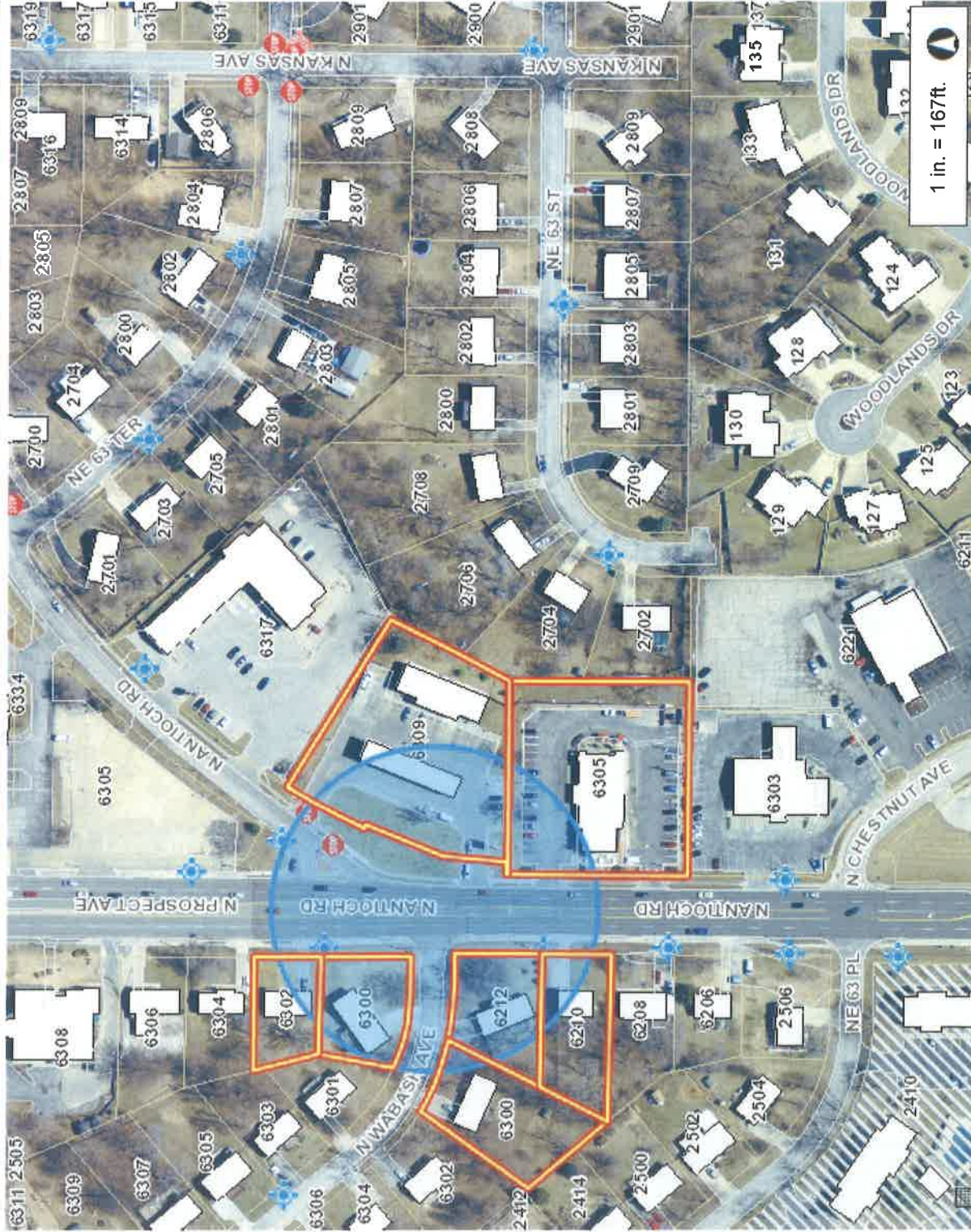
At the time this staff report was written staff has not heard from any member of the public.

Potential issues that the Planning Commission and City Council may want to think about in this particular case include:

- a) Property value impacts to the immediate area.
- b) Effect on traffic in the area



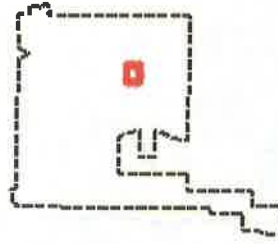
Gladstone, MO



1 in. = 167ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

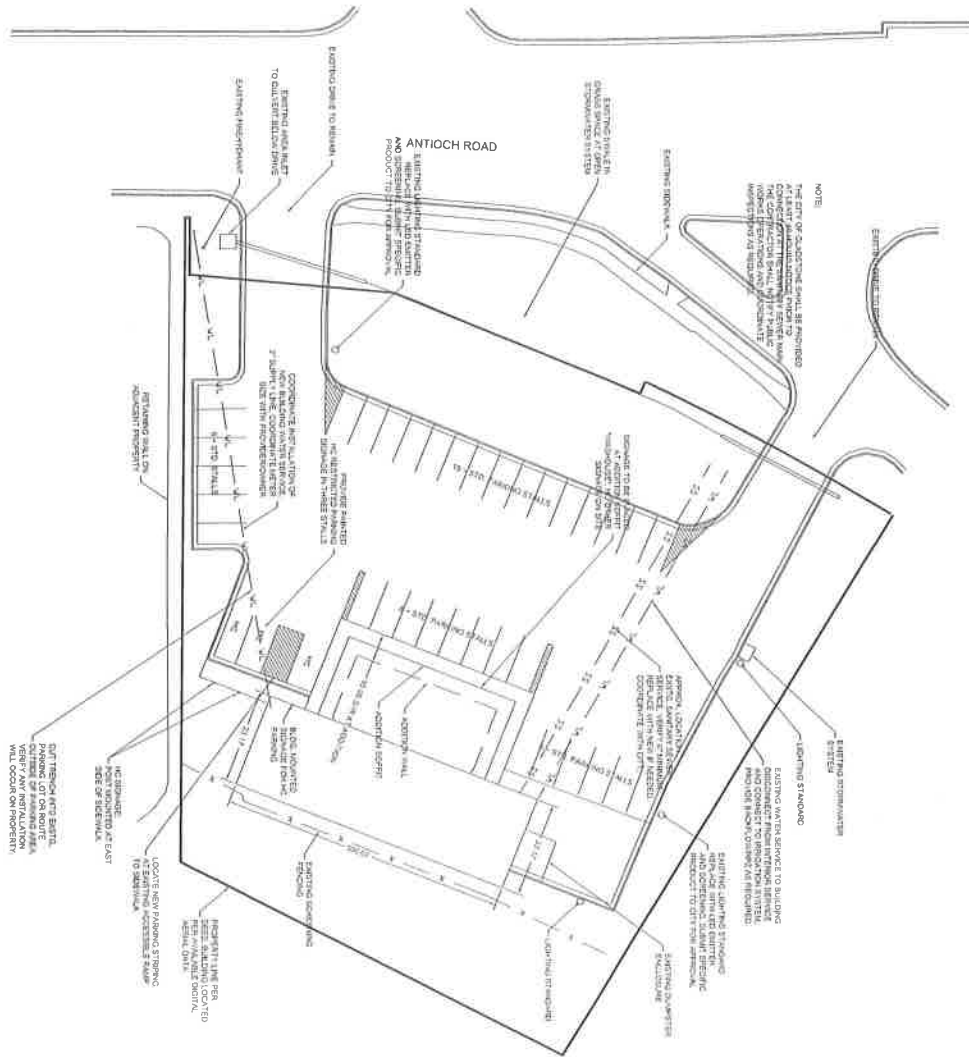


Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Building Footprint
- School Polygon
- City Park
- Villages
- Apartment Polygon

Notes

Wash House
6309 NE Antioch Rd



NO.	DATE	DESCRIPTION	BY
1	SEP 12-18	FOOT BRAT	ACG

PLAN SCALE 1"=15'

PROFILE
HORIZ SCALE
VERT SCALE

BENCHMARK

BENCHMARK

REESE LAUNDROMAT
6309 NE ANTIOCH RD
GLADSTONE, MO
EXISTING STRUCTURE REMODEL
SITE SKETCH

REO ENGINEERING, P.C.
CIVIL ENGINEERING CONSULTANTS
1805 WATERS ROAD HARRISONVILLE, MISSOURI 64117
Ph: 816.636.7111 FAX: 816.636.7112 E-MAIL: REO@JUNIOR.NET

AARON D. OSBERKILL	DATE
PE-2008010590	02-11-10
PROJECT NUMBER	
18-011	
	SHEET
	C1.0

The motion carried (10-0).

Vice-Chair McGee asked if there was any further discussion on the original amended motion. None.

Vice-Chair McGee called for a vote on the amended motion.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

7. Public Hearing: Site Plan Revision for 6309 NE Antioch Road. File #2018-005.

Vice-Chair McGee opened the Public Hearing.

Director Pappas shared that the applicant is requesting that the City approve a site plan revision that would enable a minor addition to the front of the existing building. This was the old QuikTrip on Antioch and 64th. The request is relatively minor in nature, however, given the City's new landscaping ordinance, street trees, etc., that was recently approved, these street trees shall be planted per code requirements and parking lot landscaping shall be planted on the basis of one (1) landscaping space for every ten (10) parking spaces. Staff is strongly recommending that the northern most access, this is the biggest recommendation, be closed off permanently and landscaped appropriately. In addition, all exterior lights are upgraded to LED. The owner should also construct a connecting side lot from the public right-of-way onto the property to facilitate ADA accessibility. The biggest concern is closing off that northern-most access point. That has been a source of significant traffic impacts but it would be prudent to the City to have that closed off.

The applicant approached the podium and stated the he knows the City would like that entrance closed, but he paid a lot of money for a retail piece of property there. Retail property is all about access. He feels that, if they take that access away from there, they are also taking away value from the project. It's one less point for people to get in and out of the property. That's the only thing he doesn't agree with. QuikTrip did a lot more business there than he's going to do

Mr. Whitton asked him to provide his name and address.

He stated that his name is Ed Reese and his home address is 16411 E 36th Street, Independence, Missouri.

Mr. Turnage asked for clarification that this application is only for the site plan revision. He's presuming that it will be a laundry mat.

Mr. Reese confirmed that was correct.

Director Pappas confirmed that yes, it is a laundry mat.

Mr. Turnage asked if there are any environmental issues since it used to be service station for QuikTrip.

Director Pappas confirmed that there are no issues. They have done remediation.

Mr. Reese shared that it was a long process getting it from QuikTrip. They went through the Missouri Department of Natural Resources. When he closed on it he got a stack of papers that look like three phone books with the environmental on it. They backed that environmental up. He would not have bought it without that.

Mr. Whitton agreed with Mr. Reese that the entrance being blocked off, it's a big part of being able to get in and out. He said that when he went there when it was QuikTrip he always went around to that to go in. We're talking about slowing down to get in there, it's much easier to go around to the end and go in.

Mr. Reese doesn't see a problem there. Where he sees a problem is when people go out and want to go left and get back out on Antioch. He's fine if they want to put a sign there and make it a right turn only. That way traffic can still flow in, and traffic that needs to make a left hand turn, they'll go out on the other exit by McDonald's. He doesn't have any problem with the City putting a "right hand turn only" sign there. He thinks that would solve that problem.

Mr. Whitton shared that he goes left there all the time and has never had any problems. He is a business man and he understands Mr. Reese's concern about enclosing it and the value of the property. He disagrees with that.

Vice-Chair McGee asked if there were any members of the public who wished to speak in favor of the application. None. She then asked if there were any members of the public who wished to speak against or who are in opposition to this application. None.

Vice-Chair McGee closed the public hearing.

Vice-Chair McGee asked if there was any further discussion.

Mr. Cookson asked Director Pappas if he could expand on what the safety concerns are with the northernmost exit or access point.

Director Pappas shared that the safety concerns are significant and he's not sure he can explain them without illustrating them. Basically, there are people yielding from one direction, coming in from the left on another direction, and then you have a significant turn from the south to the northeast. It's difficult to negotiate. We would want to close off that access point. It really shouldn't matter to the business because they would still have the same access off of northeast Antioch.

Ms. Middleton asked if there were a lot of accidents at that intersection.

Director Pappas deferred to Mr. Baer to answer that question.

Mr. Baer shared that he did 28 years in Public Safety and six of those years he was the Traffic Sargent. He's very familiar with that area. It's not the left-hand turn coming back onto Antioch that's the problem. It's the cars coming out of that parking lot onto that spur. When you have cars coming off of M-1 Highway getting onto that spur and having to yield for cars to pull out of that lot, there's not enough site distance coming out of that lot to have a car that's going 40 mph come through and slowdown in enough time. They had a fair share of accidents there.

Mr. Whitton asked if the speed limit is 40 mph there.

Mr. Baer replied that it is 35 through there.

Mr. Murch asked if there wasn't there an entrance to the Commercial Bank right there.

Mr. Baer said it is a little further down.

Mr. Murch asked if that would be as problematic.

Mr. Baer replied that it has been problematic.

Director Pappas said that it has been, and he hopes if they come to us for a revision we can address that.

MOTION: By Mr. Markenson, second by Mr. Whitton, to recommend the approval of Site Plan Revision for 6309 NE Antioch Road. File #2018-005.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

8. Discussion: Annual Work Plan.

Director Pappas said that he did not prepare that for this meeting. He felt there was enough on the agenda. One thing they will be considering this year versus last year is our 2020 Census. We have to rectify our address list with what the US Government has in order to get a good Census count. He will be enlisting all of them to help and he will provide them with maps so they can rectify any discrepancies.

9. Other Business:

a. Commission Education (handouts).

Director Pappas shared there was much going on here in general. As far as the handout goes, he wanted to definitely extend to the Commission that we have paid for a year-long subscription to webinars of every topic. He can email the link to them, or they can come in for a lunch webinar. There are definitely training opportunities out there for the Commission. There are new Commission members, and he apologized for not being more pro-active on this, but he plans to provide all Commissioners with the Commissioner hand-out. It's a yellow book full of good information. They will be out to the new Commissioners soon. He invites any questions as you read through the document.

b. Planning and development related news.

Director Pappas shared that we have some news. It's the fun stuff. It's the Summit Grill. It's the Feed Supply; they're doing great. Downtown is booming. We have the BRT, Bus Ride Transit Study undergoing. Downtown Gladstone, by MARC's standards, is actually recognized as an activity hub in the Kansas City metro. That is major. That means that any further investment by MARC, or by KCATA, or whoever else, will likely go through North Oak. That is a very big thing for us. It's very good news.

BILL NO. 18-17

ORDINANCE NO. 4.424

AN ORDINANCE APPROVING THE RE-PLAT OF LOTS 35 & 36, BLOCK 11, NORTHAVEN ELEVENTH PLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI (COMMONLY KNOWN AS 1909 AND 1913 NORTHEAST 68TH STREET), AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Replat of Lots 35 & 36, Block 11, Northaven Eleventh Plat" is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF APRIL, 2018.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk

1st Reading: April 23, 2018

2nd Reading: April 23, 2018

File #2018-006



Community Development Department

Staff Report

Date: March 16, 2018 *N. Pappas*

File #: 2018-006

Requested Action: Final Plat (Replat)

Date of PC Consideration: March 19, 2018 (**Unanimously approved by PC**)

Date of Council Consideration: April 18, 2018

Applicant: Kirk Gerard
3301 N Chippewa Drive
Kansas City, MO 64116

Owner: Same

Architect/ Engineer: Sam Aylett
Aylett Survey & Engineering Company
201 NW 72nd Street
Gladstone, MO 64118

Address of Property: 1909 NE 68th Street

Planning Information

- Current Zoning: R-1: Single-Family Residential
- Zoning History: None recent
- Planned Land Use: Remaining residential
- Surrounding Uses: Residential
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: Adequate ingress and egress exist along NE 68th Street
- Traffic Impacts: None
- Parking Required: Two off-street parking spaces
- Parking Provided: At least two off-street parking spaces
- Proposed On-Site Improvements: None
- Proposed Off-Site Improvements: None
- Proposed Landscaping: None
- Proposed Signage: None

Analysis

The applicant is requesting that the city approve a minor replat that would slightly extend the side yard setback by a marginal amount. Nothing of any material will change other than better aligning the property line with an existing driveway.

There are two notable reasons why staff supports this requested change. Ultimately, the neighboring property owner has given express permission that this change should occur. This small reduction in the side yard setback will not cause any substantial harm to either property and will not affect the character of the neighborhood.

Recommendation

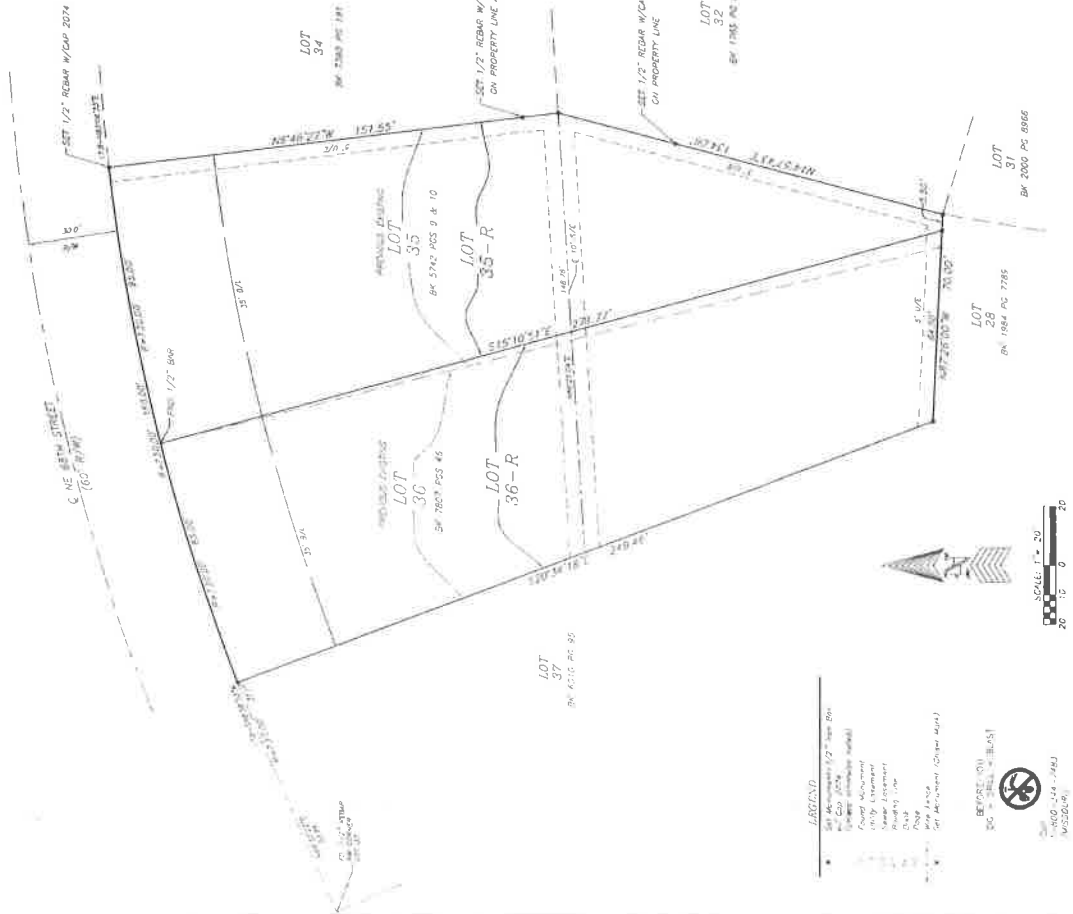
City staff and the Planning Commission recommend that the City Council approve the final plat as submitted.

FINAL PLAT

REPLAT OF LOTS 35 & 36, BLOCK 11, NORTHAVEN ELEVENTH PLAT A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

GENERAL NOTES

- No final report was provided for this survey. Therefore, all easements of record may not be shown.
- Basin of Survey: The bearings are based upon the recorded plat of NORTHAVEN ELEVENTH PLAT.
- No underground utilities were located for this survey. Missouri law requires that the plat be based upon the most recent survey of the plat. The surveyor's responsibility is to verify the location of and protect all utility easements, streets or alleys.
- The tract contains 36,459 square feet or 0.84 acres, more or less.



- LEGEND**
- Survey Boundary (1/2" = 100')
 - City Boundary
 - County Boundary
 - State Boundary
 - Water
 - Other

20' = 1" = 20'



DESCRIPTION

All of lots 35 and 36, Block 11, NORTHAVEN ELEVENTH PLAT, a subdivision of land in the City of Gladstone, Clay County, Missouri.

ACKNOWLEDGMENTS

The undersigned, Timothy Edward Kich, a married person, has caused this instrument to be executed by the undersigned, Timothy Edward Kich, a married person, on this day of _____, 2017.

Timothy Edward Kich

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

On this day of _____, 2017, I, the undersigned, Timothy Edward Kich, a married person, and a person known to me and duly sworn did say that they executed this instrument as the free act and deed in testimony whereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in and County and State the day and year last written above.

My commission expires _____ NOTARY PUBLIC

IN TESTIMONY WHEREOF, I, Lo Van Tughi and Margie L. Tughi, husband and wife, have caused this instrument to be executed this day of _____, 2017.

Lo Van Tughi, husband

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

On this day of _____, 2017, I, the undersigned, Lo Van Tughi and Margie L. Tughi, husband and wife, and a person known to me and duly sworn did say that they executed this instrument as the free act and deed in testimony whereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in and County and State the day and year last written above.

My commission expires _____ NOTARY PUBLIC

PLAT NOTATION: The undersigned, Timothy Edward Kich, a married person, has caused this instrument to be executed in the manner as shown on the accompanying plat, which subdivision shall hereinafter be known as REPLAT OF LOTS 35 & 36, BLOCK 11, NORTHAVEN ELEVENTH PLAT.

PLAT NOTATION: An agreement of license is hereby granted to Gladstone, Missouri, for all easements, streets, and other public uses, and for all other purposes, within, upon, over, under, and along the streets marked "Utility Easement or U/C", "Drainage & Utility Easement or Drain & U/C", or "Street Easement or Street".

CITY CERTIFICATIONS

The plat of REPLAT OF LOTS 35 & 36, BLOCK 11, NORTHAVEN ELEVENTH PLAT has been submitted to and approved by the City of Gladstone, Missouri, on this day of _____, 2017, and by the City of Gladstone, Missouri, on this day of _____, 2017.

Planning Commission Chairman,

Mayor, K. D. Johnson

City Clerk, Ruth Beckwith

CERTIFICATION

I, the undersigned, Timothy Edward Kich, a married person, have caused this instrument to be executed in the manner as shown on the accompanying plat, which subdivision shall hereinafter be known as REPLAT OF LOTS 35 & 36, BLOCK 11, NORTHAVEN ELEVENTH PLAT. I have caused this instrument to be executed in the manner as shown on the accompanying plat, which subdivision shall hereinafter be known as REPLAT OF LOTS 35 & 36, BLOCK 11, NORTHAVEN ELEVENTH PLAT. I have caused this instrument to be executed in the manner as shown on the accompanying plat, which subdivision shall hereinafter be known as REPLAT OF LOTS 35 & 36, BLOCK 11, NORTHAVEN ELEVENTH PLAT.

SEE A. HILLY RILEY PAGE 1

DATE

SHEET NO. 1 OF 1

PROJECT NO. 31808

DRAWING DATE: 01/18/2018

CITY: KANSAS CITY

CLIENT ADDRESS: 1301 N. CHERRY STREET

CLIENT NAME: TIM KICH

DRAWN BY: TAD

CHECK BY: SAM

LOT 35 & 36, BLOCK 11
NORTHAVEN ELEVENTH
GLADSTONE, CLAY COUNTY, MISSOURI
REPLAT OF LOTS

AVILETT SURVEY & ENGINEERING CO.
10110 N. 72ND ST. - SUITE 100
P.O. BOX 10000 - P.O. BOX 10000
P.O. BOX 10000 - P.O. BOX 10000

NO.	DATE	REVISIONS BY	APPROVED
1			
2			
3			
4			
5			
6			
7			

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers March 19, 2018

1. Meeting called to Order- Roll Call. Vice-Chair McGee called the meeting to order at 7:00 pm.

Commissioners present were: Chase Cookson
Mike Ebenroth
Alicia Hommon
Gary Markenson
Jennifer McGee, Vice-Chair
Katie Middleton
Kim Murch
Shari Poindexter
Bill Turnage
Larry Whitton

Absent: James New
Don Ward

Also present: RD Mallams, Mayor
Jean Moore, Councilmember
Bob Baer, Assistant City Manager
Nick Pappas, Community Development Director
Alan Napoli, Building Official
Cheryl Lamb, Administrative Assistant

2. Pledge of Allegiance to the United States of America.

3. Approval of Minutes.

Vice-Chair McGee asked if there was a motion to approve the minutes from the February 5, 2018 meeting. Mr. Markenson moved to approve the minutes. Mr. Turnage seconded. The minutes were approved, 10-0.

4. Final Plat (Re-plat): 1909 NE 68th Street. File #2018-006.

Director Pappas explained that this is a minor re-plat of 1909 NE 68th Street. It is straightforward. The applicant is requesting that the City approve the re-plat that would slightly extend the side yard setback by a very marginal amount. Nothing of any material would change other than aligning the property line with an existing driveway. There are two notable reasons why staff supports this requested change. First, the neighboring property owner has given expressed permission that the change should occur. We have a letter on file. This small reduction in side yard setback won't cause any substantial harm to any other property and will not affect the character of the neighborhood. Staff recommends without any conditions, that the Planning Commission recommend approval to the City Council.

MOTION: By Mr. Turnage, second by Ms. Poindexter, to approve the Final Plat (Re-plat) of 1909 NE 68th Street.

Vice-Chair McGee asked if there was any further discussion on the motion.

Ms. Middleton asked what the purpose was, in general, of this type of request; if it is for property values or resale.

Director Pappas said it was more to properly align the property lines with what is actually on the ground. Many times builders will submit a survey and it might be a couple feet off. In this case, this applicant extended a driveway that encroached on the neighbors' property without any fault of their own. Many times fence lines come into play. They assume the fence line is the property line and sometimes it isn't.

The applicant, Mr. Kirk, approached the podium and explained that he inherited this property from his brother in August. A couple of years ago the neighbor next door had a survey done on his property because of an issue he was having with the neighbor on the back side. In the process of doing the survey, they found that the extension to his brother's driveway, that his brother had poured himself a few years ago, was over the property line of the neighbor. They had a gentleman's agreement saying they weren't worried about it. This neighbor is in his 80's and Mr. Kirk is planning to move into the property and he wants to resolve this issue before they decide to sell their property as it would have to be resolved at some time. He had the property line re-surveyed and in the process found out that part of the original driveway that was poured in 1968 was actually over the property line also. The neighbor agreed to give him a few inches. They drew a straight line from the street to the back of the lot. There is a creek that it crosses and a wooded area behind. He is giving him three feet from where the encroachment begins. It's all wooded so it will never be developed. He has agreed to give that to him. He has a document that is on file that the neighbor signed agreeing to the re-plat of this piece of property. He wanted to get it legal, not only for the City, but also for the County, so there won't be an issue if he would sell.

Mr. Pappas added that this is a very common occurrence in Gladstone. At this point they are looking for a recommendation to the Council; an approval or a denial.

MOTION: By Mr. Whitton, second by Mr. Cookson, to approve the Final Plat (Re-plat) of 1909 NE 68th Street. File #2018-006.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

5. Final Plat (Re-plat): 150-152-154 Pointe Drive. File #2018-007.

Director Pappas stated that there are multiple properties. It is one of our premier land developers in the Claymont Pointe neighborhood just south of I-29. He wants to re-plat the area to existing conditions. It's a little bit of a backwards process with our developer. He builds the townhouses and then he comes back with the as-builds which are very helpful. This is similar to the rest of the neighborhood. Nothing would be against the adjacent neighborhood. We have not had any complaints. Staff recommends that the Planning Commission recommend approval.

Mr. Markenson clarified that the addresses should be 150-152-154.

Director Pappas confirmed he was correct. The agenda should be amended.

BILL NO. 18 -18

ORDINANCE NO. 4.425

AN ORDINANCE APPROVING THE FINAL PLAT OF CLAYMONT POINTE 19TH REPLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI (COMMONLY KNOWN AS 150, 152, AND 154 POINTE DRIVE), AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Final Plat of Claymont Pointe 19th Replat" is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF APRIL, 2018.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk

1st Reading: April 23, 2018

2nd Reading: April 23, 2018

File #2018-007



Community Development Department

Staff Report

Date: February 23, 2018 *N. Pappas*

File #: 2018-007

Requested Action: Final Plat (Replat)

Date of PC Consideration: March 19, 2018 (**Unanimously approved by PC**)

Date of Council Consideration: April 23, 2018

Applicant: Environmental Building, LLC
2880 W 162nd Street
Stillwell, KS 66085

Owner: Same

Architect/ Engineer: Sam Aylett
Aylett Survey & Engineering Company
201 NW 72nd Street
Gladstone, MO 64118

Address of Property: 150-152-154 Pointe Drive

Planning Information

- Current Zoning: RP-4: Planned Apartment House District
- Zoning History: None recent
- Planned Land Use: Remaining residential
- Surrounding Uses: Residential
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: Adequate ingress and egress exist along Pointe Drive
- Traffic Impacts: Minimal
- Parking Required: Two off-street parking spaces per unit
- Parking Provided: At least two off-street parking spaces per unit
- Proposed On-Site Improvements: Construction of townhouses
- Proposed Off-Site Improvements: None
- Proposed Landscaping: Compliant with HOA and City Code
- Proposed Signage: None

Analysis

The applicant is requesting that the city approve a minor replat that would enable the developer to construct upper scale townhomes in the Claymont area – similar to his past projects.

This minor replat will not adversely impact neighboring properties, will tie into the overall character of the neighborhood, and is consistent with the City's Comprehensive Plan.

Recommendation

City staff and the Planning Commission recommend the City Council approve the final plat as submitted.

FINAL PLAT
A SUBDIVISION IN GLADSTONE
Clay County, Missouri

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING

3. The plot contains 15,710.26 square feet or 0.36 acres, more or less.
4. This plot meets the various requirements for a Urban Class of property.

GENERAL NOTES

1. Basis of Bidding: Assembled pile of Claymont Puzos.

3. This plot contains 18,711.66 square feet or 0.43 acre, more or less.
4. This plot meets the minimum requirements for a Urban Class of property.

LEGEND

▲	Sea Performance Measurements
	Long Term Test - Oct/Nov 1976
●	Onboard Atmospheric Sampling
○	Onboard Performance and Measurement
○	Onboard Performance and Measurement
○	Onboard Atmospheric Sampling
○	Flow Measurement
○	Center Line
○	Net to Haul
○	Depth of 50'g
○	Vertical Trawl's Bouncing
○	Rolling
○	Pushing
○	On Trawl
○	Utility Equipment
○	None

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1-800-344-7483 MISSOURI



BEFORE YOU
DIG - DRILL - BLAST



Director Pappas said it was more to properly align the property lines with what is actually on the ground. Many times builders will submit a survey and it might be a couple feet off. In this case, this applicant extended a driveway that encroached on the neighbors' property without any fault of their own. Many times fence lines come into play. They assume the fence line is the property line and sometimes it isn't.

The applicant, Mr. Kirk, approached the podium and explained that he inherited this property from his brother in August. A couple of years ago the neighbor next door had a survey done on his property because of an issue he was having with the neighbor on the back side. In the process of doing the survey, they found that the extension to his brother's driveway, that his brother had poured himself a few years ago, was over the property line of the neighbor. They had a gentleman's agreement saying they weren't worried about it. This neighbor is in his 80's and Mr. Kirk is planning to move into the property and he wants to resolve this issue before they decide to sell their property as it would have to be resolved at some time. He had the property line re-surveyed and in the process found out that part of the original driveway that was poured in 1968 was actually over the property line also. The neighbor agreed to give him a few inches. They drew a straight line from the street to the back of the lot. There is a creek that it crosses and a wooded area behind. He is giving him three feet from where the encroachment begins. It's all wooded so it will never be developed. He has agreed to give that to him. He has a document that is on file that the neighbor signed agreeing to the re-plat of this piece of property. He wanted to get it legal, not only for the City, but also for the County, so there won't be an issue if he would sell.

Mr. Pappas added that this is a very common occurrence in Gladstone. At this point they are looking for a recommendation to the Council; an approval or a denial.

MOTION: By Mr. Whitton, second by Mr. Cookson, to approve the Final Plat (Re-plat) of 1909 NE 68th Street. File #2018-006.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

5. Final Plat (Re-plat): 150-152-154 Pointe Drive. File #2018-007.

Director Pappas stated that there are multiple properties. It is one of our premier land developers in the Claymont Pointe neighborhood just south of I-29. He wants to re-plat the area to existing conditions. It's a little bit of a backwards process with our developer. He builds the townhouses and then he comes back with the as-builds which are very helpful. This is similar to the rest of the neighborhood. Nothing would be against the adjacent neighborhood. We have not had any complaints. Staff recommends that the Planning Commission recommend approval.

Mr. Markenson clarified that the addresses should be 150-152-154.

Director Pappas confirmed he was correct. The agenda should be amended.

MOTION: By Mr. Markenson, second by Mr. Whitton, to approve Final Plat (Re-plat): 150-152-154 Pointe Drive. File #2018-007.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (10-0).

6. Public Hearing: Special Use Permit for 2404 NE 72nd Street. File #2018-004.
Vice-Chair McGee opened the Public Hearing.

Director Pappas stated that the applicant is seeking a Special Use Permit for an alteration business, a tailor business. It will be a home-based business located at 2404 NE 72nd Street, located just west of QuikTrip on M-1 and 72nd. The location is a single family residence. It's near a commercial intersection. That alleviates any concern that a home-based business would interfere as far as traffic is concerned regarding visiting customers in the area. Three residents called to inquire about the request but they did not have any issues. They think it is a good thing. There was one person who called to inquire how the traffic would be affected backing on to 72nd Street; 72nd in that area is very busy. Having traffic back out on to 72nd, instead of having traffic back out on the property and then move forward, is very dangerous in that area. That was the one concern that we received. They actually said that having an alteration shop at that location would be good for the City. Staff had recommendations for the Commission to approve.

Recommended Conditions

1. This Special Use Permit is issued to Jong H. Kim to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Jong H. Kim or change in ownership shall render this Special Use Permit null and void.
4. No person other than Jong H. Kim shall be employed at this location or any other address in association with the alteration shop by Jong H. Kim.
5. Hours of operation shall be limited to 6:00am to 7:00pm.
6. Jong H. Kim must reside at this residence for this permit to be valid.
7. Jong H. Kim shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No signage of the business shall be displayed on the premises.

Provided that the applicant is agreeable to the above, and that the Commission is agreeable to this request, Staff recommends the approval of a one (1) year Special Use Permit.