

CITY COUNCIL
REGULAR SESSION AGENDA BEGINS ON
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GLADSTONE CITY COUNCIL

OPEN STUDY SESSION MEETING MONDAY, MAY 14, 2018

Snacks will be served at 5:45 pm.

AGENDA TIME: 6:30 PM

1. **Budget-** Dominic Accurso will provide an explanation and summary of the Special Revenue Funds/CWSS. *A hard copy will be included in your packet delivery.*



OFFICE OF THE CITY MANAGER
MEMORANDUM SCW #18-06

DATE: May 10, 2018

TO: BILL GARNOS, MAYOR
CAROL SUTER, MAYOR PRO TEM
JEAN MOORE, COUNCILMEMBER
R. D. MALLAMS, COUNCILMAN
KYLE YARBER, COUNCILMAN

FROM: SCOTT WINGERSON, CITY MANAGER
DOMINIC ACCURSO, INTERIM DIRECTOR OF FINANCE

SUBJECT: STUDY SESSION #1
COMBINED WATERWORKS AND SEWERAGE SYSTEM FUND,
CAPITAL PROJECT FUNDS AND SPECIAL REVENUE FUND BUDGETS
FOR FISCAL YEAR 2019

The purpose of this memorandum is to transmit to the City Council information concerning the fiscal year 2019 (FY19) Budget for the Combined Waterworks and Sewerage System Fund (CWSS), Capital Project Funds, and Special Revenue Funds. These funds will be the subject of discussion during the FY19 Budget Study Session scheduled for 6:30 P.M. Monday, May 14, 2018. This memorandum is intended to provide a narrative summary of the attachments, and support the FY19 budget requests for these funds.

COMBINED WATERWORKS AND SEWERAGE SYSTEM FUND (Exhibit A-D)

The proposed budget for FY19 will provide for all operating costs and debt service requirements. Total revenues are estimated at \$10,943,431 and total expenses are estimated at \$10,943,431 resulting in a net income of \$0. Exhibit A, Combined Waterworks and Sewerage System Fund - Estimated Statement of Revenues and Expenses, itemizes the estimated revenues and expenses for the fund.

Revenue Operating revenues for water and sewerage sales is \$10,883,431 for fiscal year FY19, an increase of \$427,524 over FY18 expected operating revenues. The increase is due to increased water and sewer rates. Operating revenues do not include interest revenue (\$60,000). There are no transfers from reserves or equity for FY19. This projection is based on an analysis of current production and usage trends.

During the early 2000's, it would not be unusual to sell 800 plus million gallons per year. Between 2008 and 2014, usage dropped 25% or about 200 million gallons per year. Usage

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has appeared to level out between 620 million gallons and 640 million gallons. The CWSS operating revenues are based on the estimated sale of 629 million gallons of water. The three, five and ten year averages for water sales are 636, 671, and 700 million gallons, respectively.

The current water rate is \$4.65 per thousand gallons with a monthly administration fee of \$9.27 per month. Staff is proposing a \$.10 increase in the water rate to make the fees for FY19 \$4.75 per thousand gallons and a monthly administrative fee of \$9.27. The \$.10 increase will be assigned to pay for water tower improvements, and will generate about \$63,000 per year using current projections. The average household uses 5,000 gallons of water per month, so the increase would take the average cost of water to \$33.02 from \$32.52 or \$.50 per month.

The City's sewer treatment services are provided by Kansas City, Missouri and subject to their rate structure. Collection and treatment of sewerage is currently \$9.06 per 1,000 gallons and the sewer service charge is \$11.50 per monthly bill. Kansas City's new sewer fees have increased both the service charge and usage rate. The new sewer rate and fee changes to the City of Gladstone are effective as of May 1, 2018 (KCMO Ordinance No. 180137). The proposed new sewer charges are \$9.37 per 1,000 gallons with a service charge of \$13.60 per month. The average household produces 4,000 gallons sewage per month, so the increase would take the average cost for sewer to \$51.08 from \$47.74 or an increase of \$3.34 per month.

Exhibit B, Water and Sewer Rates of Metropolitan Cities, compares Gladstone's water and sewer rates to those rates charged in comparable area communities for a monthly bill. A Gladstone monthly average water bill is currently \$32.52 compared to an average water bill of \$35.03 for the metro area. If the recommended water service charge and rate increase are implemented, an average monthly water bill for Gladstone will be \$33.02 compared to an average metro water bill of \$35.89. This is \$2.87 below the average water bill for the listed cities after recommended adjustments. After factoring in the sewer portion, Gladstone total water and sewer bill is slightly above average by \$7.53.

Expenses Exhibit A, Estimated Statement of Revenues and Expenses, indicates total operational expenses of \$9,009,526 in FY19 or an increase of \$457,480 over FY18. More details for operational expenses are provided in Exhibit C, Budget Comparison - Operating & Maintenance that summarizes the estimated operating expenses for CWSS.

The proposed FY19 operating expenses have increased by 5%. Additional details for personnel are provided below. Operational supplies and maintenance decreased by \$11,500 while service operations and maintenance show an overall increase of \$72,030, mainly due to the painting of the water towers.

Non-operating expenses (Exhibit A) include FY19 debt payments and transfers (\$1,059,905). Debt payments primarily are \$651,850 for the 2010 Bond Series, \$47,271 for the 2017 Lease Purchase (2011 COP plus new debt of \$167,398), \$267,198 for the 2013 COPS, \$28,223 for the 2016 First Bank Lease, and \$65,029 for the 2015 COPS. All debt will fall off by July 2023 with the exception of the new debt portion of the 2017 Lease Purchase and the 2016 First Bank Lease. Capital outlay will total \$750,000, \$650,000 for water line replacement

projects, \$50,000 for water plant improvements, \$50,000 for sewer line improvements, and additional equipment. Additional details are provided in the Supplement Request section in this memo.

Personnel and Benefit Changes The FY19 proposed budget reflects an increase in personnel services compared to F18 Expected. This includes continued support for the Compensation and Classification Plan with a 1% range adjustment, as well as a 2% average merit pay increase which is consistent with the General Fund FY19 Budget. Benefit adjustments are also consistent with the General Fund FY19 Budget. See Exhibit C.

Supplemental Requests FY19 In addition to the \$750,000 in capital outlay, supplemental Requests for CWSS amounting to \$353,500 are listed in Exhibit D. A total of \$191,000 was recommended for funding. These include funding to repair well #2 (\$10,000), lime-sludge lagoon clean out (\$33,000), two new trucks (\$74,000 one will be split with General Fund), water meter replacements (\$10,000), funding for water hydrant repairs and replacement (\$14,000), and a trailer vacuum excavator (\$50,000).

CAPITAL IMPROVEMENT PROGRAM (Exhibit E 1-2)

The Capital Improvement Program (CIP) is an important policy document considered by the City Council. Capital project construction is critical to maintaining the quality of life and economic vitality of any community. The City of Gladstone's 2019-2023 CIP was developed to plan effectively for future needs given current resources and City Council Goals.

The CIP document provides the City Council, the Capital Improvement Program Committee, the staff and the public with a framework for planning and scheduling capital projects. The plan presents a clear picture of projects scheduled for the current year. The process of updating the plan annually also provides an opportunity to revise the document based on changing community needs and priorities, economic conditions, revised cost estimates, or alternative funding sources.

The capital funds are comprised primarily of debt service. As in the past several years, minimal discretionary funding is available which impacts the ability to address every concern. The following paragraphs highlight proposed expenditures.

Capital Improvement Sales Tax Fund (CIST) As in previous years, this fund carries a significant amount of debt that has proven to be financially prudent given historically low Interest rates. Parks, storm water, facility, and roadway projects were completed at a pace that was not possible on a pay-as-you-go basis. In December, the City closed on the 2017 Lease Purchase that allowed savings of about \$60,000 on the debt service of the remainder of the 2011 COP. Additionally, the 2017 Lease Purchase will allow funding to implement the Parks Master Plan and improvements to the Public Works facility. Highlights of this year's program include:

- Parks Master Plan implementation (\$340,000 in FY19 and FY20)
- Public Works facilities improvements (\$100,000)
- Funding for the Arts (\$17,100).
- Parks Trail Replacement program (\$20,000)
- Miscellaneous storm water projects (\$75,000)
- City Hall Facility Improvements (\$440,000)

Transportation Sales Tax Fund (TST) This fund is used for transportation related improvements including the street maintenance program, major street projects, sidewalks, and trails. Staff has done an exemplary job obtaining federal grants to maximize the scope of many projects. Additionally, the new money portion of the 2017 Lease Purchase will allow funding for these projects. Highlights include:

- Funding for the annual street maintenance program including mill and overlay, intermediate maintenance, curb and gutter, and sidewalks (\$670,000).
- Completion of the construction of Pleasant Valley Road (\$380,000).
- Pedestrian signal upgrades at the intersection of N.E. 64th Street and N. Antioch (\$50,000).
- Construction of the next phase of Shoal Creek Trail from N. Antioch Road through Happy Rock Park to N. Brighton (\$190,000 in FY19 and \$55,000 in FY20) in partnership with Kansas City, MO.
- Construction on Old Pike Road will begin with \$450,000 budgeted in FY19 and FY20.
- Construction of the Rock Creek Greenway-Phase 2 from Hidden Hollow Park to Missouri Route 1 is planned in FY20 (\$100,000) and FY21 (\$100,000).
- The design of N.E. 76th Street Improvements with \$95,000 budgeted in FY19 and the remainder in future years (\$95,000 in FY20, \$500,000 in FY21, and \$500,000 in FY22).

Projects programmed in the FY19 Capital Improvement Budget are funded without altering current property tax structure or existing fiscal policies of the City. Overall, the health of the capital funds is positive. It is important to note that the City continues to be successful in leveraging local dollars with federal funds. The 5 year program includes approximately \$5 million in federal funds.

COMMUNITY CENTER AND CITY PARKS FUND (Exhibit F)

In February of 2005, the citizens of Gladstone approved a .25% Parks Sales Tax to be used to construct a community center. In a partnership with the North Kansas City School District, a natatorium was added to the project to be funded by shared expenses and bonds. The Community Center offers aerobic exercise and dance areas, weight, strength, and cardio training areas, regulation basketball courts, walking/jogging track, meeting areas for up to 300 people, 25 meter competitive pool, dive well, and seating for 1,500 spectators in the competition pool/dive area.

The proposed Community Center and City Parks Fund (CCPT) FY19 Budget will provide for all operating costs and debt service requirements. Total revenues are estimated at \$4,123,910. Total expenditures are estimated at \$4,123,910. Fund balance is projected to be \$1,430,720 at the end of FY19. Revenue and expenditure projections are in line with estimates used to determine the feasibility of funding the operations of the Community Center as well as paying debt service on the 2015 COPS issuance.

Exhibit F, Community Center and Park Fund - Estimated FY19 Revenues and Expenditures, itemizes the estimated revenues and expenditures for the fund. Details are provided in the following narrative.

Revenue Charges for Services have been in decline over the years, as actual revenue has come in below budgeted revenue. The proposed revenues for the CCPT Fund are \$4,123,910. Revenue projections are based on staff analysis of current operational data. Operating revenues for the Community Center/Natatorium are projected to be \$2,421,325. This is a decrease of \$29,550 over FY18 Expected projections. The Municipal Pool has operating revenues estimated at \$201,000. Non-operating revenues total \$1,501,585 and include the NKCSO capital user fee (\$525,000), interest earnings and other miscellaneous revenue (\$40,000), an annual infrastructure transfer for Community Center from TST Fund (\$100,000) and annual debt transfer from the CIST Fund (\$649,500), as well as an equity transfer of \$187,085.

Expenditures Total proposed FY19 expenditures for the CCPT Fund amount to \$4,123,910. This is a decrease of \$142,972 over FY18 Budget. Total operating expenditures amount to \$1,986,320. Operating expenditures for the Community Center, Natatorium, and Municipal Pool are projected to be \$850,170, \$795,418, and \$182,183 respectively. Non-Departmental expenditures are projected to be \$158,549 or \$41,934 more than FY18. Insurance and miscellaneous costs that are difficult to specifically assign to operating centers are accounted for in Non-Departmental. Debt requirements total \$2,137,590 in FY19.

Personnel and Benefits The FY19 proposed budget reflects total personnel costs of \$1,059,750: \$512,481 for the Community Center, \$456,592 for the Natatorium, and \$90,677 for the Municipal Pool. This Budget includes continued support of the Compensation and Classification Plan that includes a 1% range adjustment, as well as a 2% average merit pay increase which is consistent with the General Fund FY19 Budget. Benefit adjustments are also consistent with the General Fund FY19 Budget.

Supplemental Requests FY19 Supplemental Requests for CCPT are listed in Exhibit D. Total requests amounted to \$158,856, and \$60,800 was recommended for funding. The Municipal pool will receive funding for painting (\$40,800). A marketing campaign was funded in non-departmental in the amount of \$20,000.

Operations & Maintenance Maintaining the Community Center is a priority for the City. Over the past 3 years, almost \$3 million has been reinvested back into the facility.

A major expense the Community incurs every year is the painting and miscellaneous maintenance on the pool areas. The community center and outdoor municipal pools are repainted in rotation approximately every 3-4 years. Painting one pool area a year limits the impact of the overall community center budget and allows the budget to balance using an equity transfer. In FY19, the outdoor pool will be painted (scheduled for April 2019 at a cost of approximately \$40,000). For FY20, a supplemental request will be submitted to paint the indoor competition and diving pools (approximately \$36,000). If approved, this will likely occur in July of 2019 during the center's annual pool maintenance. And lastly, the leisure pool, which was painted in July of 2017, will be on scheduled to be painted in July of 2020 (approximately \$11,000). Further, each year during the indoor pool shut down and prior to opening the outdoor pool, staff inspect the pools and does any required touch up painting around worn areas, depth labels, and any other items that need attention.

As the center surpassed its 10th year of operation, there are a few items that are beginning to show wear. This past spring, the drain grates had a yellow appearance to them. Staff contacted the original designer of the pool, Water's Edge, and they stated that it was most likely iron staining and recommended a product called Zuds. Staff applied this product and the staining has been removed.

The exterior precast walls of the building have started to calcify and in some areas. This is a function of the concrete within the walls gradually leaching out. This calcification has stained the walls and staff has attempted to gently remove to no success; however, staff will work with an external source and see if there are additional chemicals we may be able to apply.

The pirate ship dumping buckets have had ongoing issues and staff has internally fixed only to find the solution was not permanent. Staff will contract with an external company to come in and inspect/provide a permanent solution and associated cost. Additionally, the water cannons were removed due to being inoperable as well as a safety concern due to the weighted swing of the cannon and this weight striking children numerous times. No adequate replacement was found by staff who worked directly with Water's Edge for recommendations.

The handrails in the natatorium have been an issue since shortly after opening. When the handrails arrived during construction, they had "stretch" marks in the rounded bend. Thus, they were rejected and the accepted solution at the time was to "dip" them in paint. This was done and within 2 years, the paint began to fail from wear. There are three solutions to address this issue: 1. Remove each handrail and sandblast 2. Remove each hand rail and

repaint 3. Leave each handrail in place and remove as much paint as possible to give a more clean aluminum look. Staff recommends solution #3 as it is the least costly and best long term solution.

Staff has been working with a local audio-visual contractor to replace the natatorium system and has received a bid in the amount of \$14,826 which would replace the speakers in the natatorium and make them fully operational again. This expense is not currently budgeted.

Fitness equipment is continually monitored and repaired internally when possible and if not repairable internally an external company is contracted for the repair. A preventative maintenance check on all equipment occurs quarterly and a full report is provided to staff. Further, three times per week, staff checks each piece of equipment and log any issues related to the functioning of the equipment including televisions. Issues found are then logged into the work order system, maintenance staff then look at the issue and either fix internally or place a call to the contracted service representative. In some cases, parts are not readily available and can take as long as 12 weeks for delivery. Staff pressures the supplier of the parts; however, if it is a specialty item such as an integrated television, we are at the mercy of the manufacturer to provide a replacement off their production floor.

SPECIAL PARKS AND PLAYGROUND FUND (Exhibit G)

The "Ordinance Providing for Open Spaces" was enacted by the City Council on October 11, 1965, and amended on January 26, 1970 for the purpose of providing additional parkland, or funds to purchase, develop, and maintain city parks and playgrounds. The sub-divider may dedicate a portion of the land for parks or pay a fee on a lot or acreage basis.

Revenue Revenue in the amount of \$750 is projected for FY19.

Expenditures No expenditures are requested for this budget.

The fund balance is projected to be \$1,887.

CAPITAL EQUIPMENT REPLACEMENT FUND (Exhibit H)

The Capital Equipment Replacement Fund (CERF) was established in 2001. This fund provides funds for capital purchases and projects.

Revenue The Equipment Replacement Fund is projecting total revenue of \$458,000; \$23,000 from interest earnings, and taxes and transfers totaling \$435,000.

Expenditures Expenditures proposed for FY19 total \$362,130. This amount covers projected capital expenditures (\$300,000), and COPS 2011 Debt Service (\$27,000). Capital equipment for General Fund will be funded by a transfer from CERF (\$35,130).

The estimated ending fund balance for FY18 will be \$776,094.

SUMMARY

Exhibits A-C reflects the financial condition of the Combined Waterworks and Sewerage Fund. Total revenues are projected at \$10,943,431 and total expenses are projected at \$10,943,431. Fund Balance is projected to be \$2,416,641 at the end of FY19. This Budget funds all debt, operations, supplemental requests, and Council goals for FY19. The financial condition of this enterprise fund is stable.

Exhibits E-H for the Capital Project Funds, the Community Center Parks Tax Fund, and other Special Revenue Funds reflect the revenues and proposed expenditures for FY19. The changes in fund balances are detailed on the exhibits and provide an indication of the financial condition of each fund.

The Capital Improvements Committee has reviewed the Capital Plan and voted to unanimously to recommend approved of the proposed 2019 CIST and TST budgets.

The Public Hearing on the FY19 Budget will be held on May 29, 2018 during City Council meeting. The formal adoption of the Budget is scheduled for City Council consideration on June 11, 2018. If you have any questions, please contact me at your convenience. Again I would like to thank the Directors and the Budget Team for their assistance in preparing this budget.

EXHIBIT A

**COMBINED WATERWORKS AND SEWERAGE SYSTEM FUND
ESTIMATED STATEMENT OF REVENUES AND EXPENSES**

	FY 2017 Actual	FY 2018 Expected	FY 2019 Budget
<u>Operating Revenues</u>			
Total Operating Revenues	9,563,518	10,455,907	10,883,431
<u>Operating Expenses</u>			
Total Expenses	7,965,534	8,552,046	9,009,526
Net Operating Income (Loss)	1,597,984	1,903,861	1,873,905
<u>NonOperating Income</u>			
Total NonOperating Income	22,777	106,468	60,000
<u>NonOperating Expense</u>			
Total Debt and Transfers	1,055,446	1,124,942	1,059,905
Capital Outlay	661,132	884,906	874,000
TOTAL NET INCOME (LOSS)	\$ (95,817)	\$ 481	\$ -

EXHIBIT B

**Proposed Water & Sewer Rates of Metropolitan Cities
Based on Average Household Usage
As of May 2018**

Assumption: Average water and sewer bill based on
5,000 gallons water and 4,000 sewer monthly

<u>City</u>	<u>Water Amount</u>	<u>Sewer Amount</u>	<u>Total Amount</u>
Kansas City	\$ 45.87	\$ 67.29	\$ 113.16
Liberty	33.61	55.20	88.81
Raytown	43.35	41.51	84.86
Gladstone (proposed as of 7/01/18)	33.02	51.08	84.10
Parkville	39.02	43.78	82.80
Gladstone (current 7/01/17)	32.52	47.74	80.26
Grandview	49.08	24.89	73.97
Lee's Summit	31.25	35.83	67.08
Independence	28.02	33.48	61.49
Blue Springs	34.10	25.50	59.60
North Kansas City	21.58	28.22	49.80

Gladstone Comparison to Average Rate of Metropolitan Cities

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Average Rate as of 7/1/17	\$ 35.89	\$ 40.68	\$ 76.57
\$ Below/ (Above) Average	\$ 2.87	\$ (10.40)	\$ (7.53)
% Below (Above) Average	7.99%	-25.57%	-9.84%
\$ Below/ (Above) Highest	\$ 16.06	\$ 16.21	\$ 29.06

**BUDGET COMPARISON
OPERATING & MAINTENANCE
FISCAL YEAR 2018 & 2019**

FUND SUMMARY: Combined Waterworks & Sewerage System Fund

<u>Element</u>	<u>Expected 2018</u>	<u>Budgeted 2019</u>	<u>Amount Inc./Dec.</u>	<u>% Inc./Dec.</u>
Personnel Services	\$ 1,301,788	\$ 1,359,322	\$ 57,534	4.4%
Supplies	408,700	397,200	(11,500)	-2.8%
Services	787,380	859,410	72,030	9.1%
Non-Departmental	7,229,120	7,503,499	274,379	3.8%
TOTAL	<u>\$ 9,726,988</u>	<u>\$ 10,119,431</u>	<u>\$ 392,443</u>	<u>4.03%</u>

EXHIBIT D

FY 2019 Supplemental and Capital Requests

Fund	Dep	Div	Object	Narrative	Justification Amount	Budget Team Recommended
Community Center and Parks Tax Fund (CCPT)						
202	80	82	420510	Additional funding for program activities (daddy daughter dance, mother son superhero, LEGO camp.)	5,000	
202	80	82	450110	Window treatments to filter sunlight on fitness floor, lobby (1/2 of cost)	9,337	
202	80	82	450110	Replace audio systems (1/2 of cost)	18,941	
202	80	82	450110	Replace worn carpet in banquet rooms (1/2 of cost)	10,415	
Community Center Total					43,693	
202	80	83	420510	Increased costs for Kids Triathlon	1,000	
202	80	83	450110	Window treatments to filter sunlight on fitness floor, lobby (1/2 of cost)	9,337	
202	80	83	450110	Replace audio systems (1/2 of cost)	18,941	
202	80	83	450110	Replace worn carpet in banquet rooms (1/2 of cost)	10,415	
202	80	83	450110	Annual UV bulb replacement	8,430	
Indoor Pool Total					48,123	
202	80	85	420510	Increased costs for luau, Gators Swim Team	2,000	
202	80	85	450110	16' Duraflex Diving board	4,240	
202	80	85	450110	Paint municipal pool	40,800	40,800
Outdoor Pool Total					47,040	40,800
202	99	99	440160	Marketing	20,000	20,000
Non-Departmental					20,000	20,000
Community Center Dept Total					158,856	60,800
CCPT Total					158,856	60,800

EXHIBIT D

FY 2019 Supplemental and Capital Requests

Fund	Dep	Div	Object	Narrative	Justification Amount	Budget Team Recommended
Combined Water and Sewerage System Fund (CWSS)						
501	70	72	440160	Well #2 Repairs	10,000	10,000
501	70	72	440160	5-MG Storage Tank Mixer Motor Replacement	11,000	
501	70	72	440160	Wellhead Protection Plan	20,000	
501	70	72	440160	Lime sludge lagoon and backwash pond clean out	33,000	33,000
501	70	72	460300	Solar Array at PW	42,000	
Production Total					116,000	43,000
501	70	73	420250	Street Saw	5,500	
501	70	73	420270	Inflatable Trench Shoring	8,500	
501	70	73	430520	Water main repair parts	10,000	
501	70	73	430530	Water meter replacements, repairs, and new installations	10,000	10,000
501	70	73	430540	Hydrant repairs/replacement	14,000	14,000
501	70	73	460400	Trailer vacuum excavator	50,000	50,000
501	70	73	460410	1-ton crew cab 4x2 truck with utility bed (SEWER DIVISION)	45,000	45,000
				1/2 of 1-ton crew cab flatbed truck with spreader and plow split with PW	29,000	29,000
501	70	73	460410	1-ton crew cab 4x2 truck with utility bed (WATER DIVISION)	45,000	
501	70	73	460410	1/2 ton extended cab 4x2 pickup truck with toolbox (LOCATE SPECIALIST)	20,500	
Operations Total					237,500	148,000
Water Dept Total					353,500	191,000
CWSS Total					353,500	191,000

CITY OF GLADSTONE
Capital Improvements Sales Tax Projects Five Year Plan

	FY19	FY20	FY21	FY22	FY23
Estimated Funds Available at 7/1/	\$ 167,969	\$ 151,544	\$ 165,110	\$ 157,213	\$ 155,762
<u>Budgeted Revenues FY</u>					
Sales Tax	1,710,000	1,710,000	1,710,000	1,710,000	1,710,000
Interest	8,000	8,000	8,000	8,000	8,000
Transf from GF-Facility Improve	400,000				
Total Budgeted Revenue	\$ 2,118,000	\$ 1,718,000	\$ 1,718,000	\$ 1,718,000	\$ 1,718,000
<u>Budgeted Expenditures</u>					
Debt Service					
2017 Lease Purchase (Debt Ends 2032)	40,500	40,100	40,100	40,200	40,250
2015 COP (Debt Ends 2026)	652,500	649,500	669,900	677,700	688,300
2017 Lease Purchase Refunding (2011 COP)	320,000	322,500	322,000	335,000	334,200
The Heights (Debt Ends 2037)	135,960	135,101	135,066	135,030	135,030
Hobby Hill (Debt Ends 2030)	112,115	113,883	115,481	113,171	113,171
2016 Land Loan (Debt Ends 2032)	131,250	131,250	131,250	131,250	131,250
Engineering Transfer-GF	100,000	100,000	100,000	100,000	100,000
Arts Council	17,100	17,100	17,100	17,100	17,100
Misc. Storm Projects	75,000	75,000	50,000	50,000	50,000
Parks Trail Replacement Program	20,000	20,000	20,000	20,000	20,000
Capital Projects:					
<u>Storm Water Projects</u>					
Stormwater Master Plan Implement	90,000	100,000	75,000	50,000	50,000
<u>Park Projects</u>					
Parks Master Plan Implementation	-	-	50,000	50,000	25,000
<u>Facilities Projects</u>					
City Hall Improvements	440,000				
Total Budgeted Expenditures	\$ (2,134,425)	\$ (1,704,434)	\$ (1,725,897)	\$ (1,719,451)	\$ (1,704,301)
Estimated Funds Available at 6-30	\$ 151,544	\$ 165,110	\$ 157,213	\$ 155,762	\$ 169,461

\$100,000 for Public Works improvements will be paid from fund 423 in FY19

\$340,000 for Parks Master Plan implementation will be paid from fund 423 in FY19 and FY20

City of Gladstone
Transportation Project Five Year Plan

	FY19	FY20	FY21	FY22	FY23
Estimated Funds Available at 7/1	\$ 83,350	\$ 50,188	\$ 99,956	\$ 53,503	\$ 59,999
<u>Budgeted Revenues</u>					
Sales Tax	1,710,000	1,710,000	1,710,000	1,710,000	1,710,000
Interest	8,000	8,000	8,000	8,000	8,000
Transf from GF-Property Tax (sidewalks)	50,000	50,000	50,000	50,000	50,000
Transf from GF-Property Tax (local transit)	50,000	50,000	50,000	50,000	50,000
Special Road District Funds	290,000	290,000	290,000	290,000	290,000
RZB Subsidy	22,120	17,347	14,324	11,053	11,053
Total Budgeted Revenue	\$ 2,130,120	\$ 2,125,347	\$ 2,122,324	\$ 2,119,053	\$ 2,119,053
<u>Budgeted Expenditures</u>					
Debt Service					
2017 Lease Purchase (Debt Ends 2032)	111,250	110,200	110,250	110,450	110,600
2017 Lease Purchase Refunding (2011 COP)	54,400	54,800	54,800	57,000	56,850
2010 GO (Debt Ends 2023)	248,600	241,900	234,600	226,700	226,700
2015 COP (Debt Ends 2026)	100,000	100,000	100,000	100,000	100,000
The Heights (Debt Ends 2037)	115,195	114,316	114,286	114,256	114,256
Hobby Hill (Debt Ends 2030)	33,490	34,016	34,494	33,804	33,804
Engineering Transfer-GF	100,000	100,000	100,000	100,000	100,000
Local transit	50,000	50,000	50,000	50,000	50,000
KC ATA & Stop Improvements	60,347	60,347	60,347	60,347	60,347
Transportation Projects					
Street Mill and Overlay Program	400,000	450,000	475,000	550,000	550,000
Intermediate Maintenance	100,000	125,000	150,000	150,000	150,000
City Intermediate Maintenance (Hobby Hill & Hamilton Heights)	20,000	20,000	20,000	20,000	20,000
New Curb, Gutter, Sidewalk	50,000	50,000	50,000	50,000	50,000
ADA/Curbcut Sidewalks	50,000	50,000	50,000	50,000	50,000
Arterial Sidewalk Program	50,000	50,000	50,000	50,000	50,000
Sidewalk Master Plan	-	-	50,000	50,000	50,000
Traffic/Ped Signal Upgrades-64th Street & Antioch	50,000	50,000	50,000	50,000	50,000
Rock Creek Greenway Trail Phase 2		125,000	125,000		
Special Road District Project TBD		290,000	290,000	290,000	290,000
Shaping Our Future Project TBD					
Pleasant Valley Road Construction	380,000				
Shoal Creek Greenway Trail - Happy Rock to N. Brighton	190,000				
Total Budgeted Expenditures	\$ (2,163,282)	\$ (2,075,579)	\$ (2,168,777)	\$ (2,112,557)	\$ (2,112,557)
Estimated Funds Available at 6-30	\$ 50,188	\$ 99,956	\$ 53,503	\$ 59,999	\$ 66,495

\$450,000 for Old Pike Road will be paid out of fund 423 in FY19 and FY20

\$95,000, \$595,000, and \$500,000 for 76th Street will be paid from fund 423 in FY19, FY20, and FY21, respectively

EXHIBIT F

**COMMUNITY CENTER PARKS SALES TAX FUND
STATEMENT OF REVENUES & EXPENDITURES**

	ACTUAL 2017	EXPECTED 2018	BUDGET 2019	Variance
<u>Revenue source:</u>				
<u>Community Center/Natorium</u>				
Sales Tax	\$ 883,487	\$ 874,000	\$ 874,000	-
Charges for Services	1,005,024	1,100,450	1,073,825	(26,625)
Rents & Royalties - Facility Rental	242,353	272,160	268,000	(4,160)
Other Misc Income	25,753	29,265	30,500	1,235
NKC Operating User Fee	150,000	175,000	175,000	-
Total Comm Ctr/Natorium	\$ 2,306,617	\$ 2,450,875	\$ 2,421,325	\$ (29,550)
<u>Outdoor Pool</u>				
Charges for Services	\$ 173,823	\$ 187,375	\$ 181,500	\$ (5,875)
Other Misc Income	19,462	18,500	19,500	1,000
Total Outdoor Pool	\$ 193,285	\$ 205,875	\$ 201,000	\$ (4,875)
Total Operating Revenues	\$ 2,499,902	\$ 2,656,750	\$ 2,622,325	\$ (34,425)
NKC Capital User Fee	\$ 525,000	\$ 525,000	\$ 525,000	-
Misc Revenue	12,807	91,940	40,000	(51,940)
Infrastructure Transfers	743,500	836,927	749,500	(87,427)
Equity Transfer	-	186,265	187,085	820
Total Non-Operating Revenues	\$ 1,281,307	\$ 1,640,132	\$ 1,501,585	\$ (138,547)
TOTAL REVENUES	\$ 3,781,209	\$ 4,296,882	\$ 4,123,910	\$ (172,972)
<u>Expenditures:</u>				
Community Center	\$ 838,968	\$ 886,812	\$ 850,170	\$ (36,642)
Natorium	744,731	955,718	795,418	(160,300)
Outdoor Pool	127,196	170,850	182,183	11,333
Non-Departmental	337,715	116,615	158,549	41,934
Bond Requirements	1,505,306	2,136,887	2,137,590	703
TOTAL EXPENDITURES	\$ 3,553,916	\$ 4,266,881	\$ 4,123,910	\$ (142,971)

CCPT - ANALYSIS OF FUNDS AVAILABLE

	2017 ACTUAL	2018 MIDYEAR BUDGET	ORIGINAL FY19 BUDGET
Beginning Unreserved Fund Balance	\$ 1,546,777	\$ 1,774,070	\$ 1,617,805
Equity Transfer	-	(186,265)	(187,085)
Revenue	3,781,209	4,296,882	4,123,910
Expenditures	(3,553,916)	(4,266,882)	(4,123,910)
Net Income (Loss)	227,293	30,000	-
Projected Ending Unreserved Fund Balance	1,774,070	1,617,805	1,430,720

EXHIBIT G

**Special Parks & Playground Fund
Estimated Statement of Revenue & Expenditures
and Projected Fund Balance
for Fiscal Year 2019**

Fund Balance, July 1, 2018 (Expected)	\$ 1,137
Budgeted Revenue, FY19	<u>750</u>
Total Funds Available	1,887
Budgeted Expenditures, FY19	<u>-</u>
Projected Fund Balance, June 30, 2019	<u><u>\$ 1,887</u></u>

	<u>Expected 2018</u>	<u>Budgeted 2019</u>
<u>Revenue</u>		
Interest Earnings	\$ 15	\$ -
Lot Fees	<u>750</u>	<u>750</u>
Total Revenue	\$ 765	\$ 750
<u>Expenditures</u>		
	<u>3,400</u>	<u>-</u>
Total Expenditures	<u><u>\$ 3,400</u></u>	<u><u>\$ -</u></u>

Equipment Replacement Fund
Estimated Statement of Revenue & Expenditures
and Projected Fund Balance
for Fiscal Year 2018

	<u>2017 Actual</u>	<u>MY Budget 2018</u>	<u>Original 2019</u>
<u>Revenue</u>			
Interest Earnings	8,702	6,798	23,000
Taxes/Transfer	717,396	370,601	435,000
Equity transfer/Reappro	-	990,101	-
Total Revenue	<u>726,098</u>	<u>1,367,500</u>	<u>458,000</u>
<u>Expenditures</u>			
Capital Expenditures	76,374	1,027,000	300,000
COPS Debt Service	25,500	27,000	27,000
Transfer Out - General Fund	-	313,500	35,130
Total Expenditures	<u>101,874</u>	<u>1,367,500</u>	<u>362,130</u>

Equipment Replacement Fund - Analysis of Funds Available

	<u>2017 Actual</u>	<u>MY Budget 2018</u>	<u>Original 2019</u>
Beg Funds Available	1,046,101	1,670,325	680,224
Revenues	726,098	1,367,500	458,000
Equity Adj.	-	(990,101)	-
Net Funds Available	1,772,199	2,047,724	1,138,224
Expenditures	<u>(101,874)</u>	<u>(1,367,500)</u>	<u>(362,130)</u>
Net Income (Loss)	624,224	-	95,870
Ending Funds Available	<u><u>1,670,325</u></u>	<u><u>680,224</u></u>	<u><u>776,094</u></u>



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MAY 14, 2018**

OPEN STUDY SESSION 6:30 PM

1. **Budget-** Dominic Accurso will provide an explanation and summary of the Special Revenue Funds/CWSS. *A hard copy will be included in your packet delivery.*

REGULAR MEETING: 7:30 PM

TENTATIVE AGENDA

The City Council will meet in Closed Executive Session at 6:00 pm Monday, May 14, 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, 610.021(2) for Real Estate Acquisition Discussion, 610.021(3), Personnel Discussion, and 610.021(9) Employee Groups.

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 23, 2018, Closed City Council Meeting Minutes.**
6. **Approval of the April 23, 2018, Regular City Council Meeting Minutes.**
7. **PROCLAMATION: EMERGENCY MEDICAL SERVICES WEEK**
8. **PROCLAMATION: NATIONAL SKILLED NURSING CARE WEEK**
9. **CONSENT AGENDA**

RESOLUTION R-18-34 A Resolution recognizing the impact of Collaborative Cities and expressing support for “Collaborative Cities.”

RESOLUTION R-18-35 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.

RESOLUTION R-18-36 A Resolution authorizing the City Manager to execute a contract with McConnell and Associates Corporation in the total amount not to exceed \$11,102.60 for the 2018 Oak Grove Parking Lot Seal Coating Project TP1805.

RESOLUTION R-18-37 A Resolution authorizing the City Manager to execute a contract with VF Anderson Builders, LLC, in the total amount not to exceed \$80,190.00 for the 6768 North Park Drainage Improvements Project CP1832.

RESOLUTION R-18-38 A Resolution authorizing acceptance of a proposal from OMNI Entertainment to provide performance artists for the 2018 Sounds on the Square Friday and Saturday Night Concert Series and Festivals at Linden Square Stage beginning June 8, 2018, through October 13, 2018, for an amount not to exceed \$39,300.00, and authorizing the City Manager to execute the OMNI Venue Booking Agreement.

SPECIAL EVENT PERMIT:

Life 88.5 Concert in the Park, 602 NE 70th Street, Linden Square, Monday, June 11, 2018, 6:30 pm-8:30 pm.

REGULAR AGENDA

10. Communications from the Audience.

11. Communications from the City Council.

12. Communications from the City Manager.

13. SPECIAL EVENT PERMIT:

The Gladstone Comedy Festival, 602 NE 70th Street, Linden Square, Saturday, June 9, 2018, 12:00 pm – 6:00 pm.

- 14. PUBLIC HEARING CONTINUATION FROM APRIL 23, 2018:** Site Plan Revision 6309 Northeast Antioch Road.
- 15. FIRST READING BILL NO. 18-16** An Ordinance approving a Site Plan Revision for property at 6309 Northeast Antioch Road.
- 16. PUBLIC HEARING:** Plan for Industrial Development Project and Cost Benefit Analysis for iWerx, LLC, and the issuance of Industrial Development Revenue Bonds.
- 17. FIRST READING BILL NO. 18-19** An Ordinance authorizing the City of Gladstone, Missouri, to issue its Taxable Industrial Development Revenue Bonds (iWerx Project), Series 2018, in a principal amount not to exceed \$1,500,000 to finance the costs of a project for iWerx, LLC, a Missouri Limited Liability Company, consisting of the purchase and renovation of a commercial building; approving a plan for an Industrial Development Project for the company; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.
- 18. FIRST READING BILL NO. 18-20** An Ordinance directing the City Manager to execute a Memorandum of Understanding with the North Kansas City School District No. 74 for providing a School Resource Officer at Antioch Middle School.
- 19. Other Business.**
- 20. Questions from the News Media.**
- 21. Adjournment.**

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

City Clerk Ruth Bocchino	Posted at 4:00 pm
City of Gladstone	May 10, 2018
7010 North Holmes	
Gladstone, MO 64118	
816-423-4096	



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

PRESENT: Mayor Bill Garnos
Mayor Pro Tem Carol Suter
Councilmember Jean Moore
Councilman R.D. Mallams
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 23, 2018, at 7:32 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 Garnos asked all to join in the Pledge of Allegiance to the Flag of the United States of America presented by VFW Post 10906; Charlie Cram, Joe Liles, Stan Stoner, and Carla Gleaton.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the April 9, 2018, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the April 9, 2018, Regular City Council meeting as presented. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle

Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 6. On the Agenda. LEADERSHIP ACADEMY GRADUATES.

Mayor Garnos introduced the following Graduates: Linda Anderson, Dallas Ascencio, Danielle Bentley, Daniel Bohrer, Robyn Downing, Michael Ebenroth, Nathan Hernandez, James Lyen, Tammy McFerran, Kim Murch, Mike O'Neill, and Harley Tobias. Each graduate spoke about their experience in the Leadership Academy.

Mayor Garnos stated: *"Thank you all so much. We have a small token of our appreciation of a Gladstone coffee mug, so be sure you get one. I think all of us have been through the Leadership Academy so that was what started all of us getting here. We appreciate your interest. You have now seen a lot of the things that are why Gladstone is a special place to live. You have seen the passion of the city's Leadership Team and the direction we are going and it is now your responsibility to help and give back; so I would ask each of you to consider opportunities for volunteerism in the city. There are plenty of them. Also consider applying for an appointment to a Board or Commission. It's another great way to continue your interest in working with the city and on Boards and Commissions. We have a lot of good people; a lot of good issues, they are very active and we rely on them heavily. That is also a natural progression for your next step. Thank you all so much. We are always looking for volunteers and we now know where you live. Thank you very much."*

Item No. 7. On the Agenda. PROCLAMATION: OLDER AMERICANS MONTH.

Mayor Garnos read the Proclamation and presented it to Su Bacon. Ms. Bacon stated: *"On behalf of Clay County Senior Services, thank you. We appreciate our partnership with the City of Gladstone and look forward to continuing to work together for quality of life for Senior Citizens."*

Item No. 8. On the Agenda. PROCLAMATION: POLICE WEEK.

Mayor Garnos read the Proclamation and presented it to Police Officer Andrew Clary.

Item No. 9. On the Agenda. PROCLAMATION: BUILDING SAFETY MONTH.

Mayor Garnos read the Proclamation and presented it to Alan Napoli.

Item No. 10. On the Agenda. CONSENT AGENDA.

Following the Clerk's reading, **Councilman Mallams** moved to approve the Consent Agenda as modified. (Special Event Permit for the Kids Triathlon is Saturday, June 9, 2018). **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

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

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

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 9, 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.

Councilman Mallams moved to approve the **SPECIAL USE PERMITS**. **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Councilman Mallams moved to approve the **FINANCIAL REPORT FOR MONTH END MARCH 2018**. **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

REGULAR AGENDA.

Item No. 11. On the Agenda. Communications from the Audience.

There were no communications from the audience.

Item No. 12. On the Agenda. Communications from the City Council.

Councilman Yarber stated: *"I want to congratulate all the Leadership Academy graduates. Mayor Garnos and I met in that academy back in 2011 and, wow, look where we are now. Congratulations to all the recent graduates."*

Councilmember Moore stated: *"Thank you, Mayor. I had the opportunity to attend with you and Mayor Pro Tem Suter a great ribbon cutting at Antioch Bible Baptist Church. They have made an amazing addition to this community with their new addition. It was a great event, well attended, and certainly a boost for their community and also for the Gladstone community as a whole. I also recently had the opportunity to attend a fund raiser for the Meadowbrook Community Garden. As you all probably remember, this neighborhood took an area that was an old swimming pool and have converted it into, I think the first in Gladstone, a community garden. They recently planted 20 trees on the property. This kind of exercise has really provided an opportunity for this community to come together and this neighborhood to come together. All the plots are taken and people want more. It's just really encouraging for me to see the interest and the energy and all the activity in this part of the city for people who are really getting together and how appropriate that we just had Earth Day, and there you go! They have*

contributed to that. I would certainly like to see more neighborhoods get engaged in this activity."

Mayor Garnos stated: *"I just want to add that since our last meeting two weeks ago, I have had the privilege of having coffee with the Northland Regional Chamber of Commerce Board of Directors; I've attended a Gladstone Chamber coffee, had coffee with the City Manager and two previous Mayors of Gladstone to discuss current issues; I had coffee at the ribbon cutting at the new Kid's Center at Antioch Bible Baptist Church, which I consider a success: I was able to actually quote the bible and make two references to God during the ribbon cutting without a bolt of lightning coming down and hitting me. I also had coffee at the Northland Community Foundation breakfast. So, the last two weeks I've had a lot of coffee."*

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

Mayor Garnos stated: *"This doesn't require approval, I just wanted to announce that we are keeping all of our Boards and Commission liaisons the same. The only change that we are going to be making is appointing Councilman Yarber to AJ Farm and Museum as the City Council's liaison. Councilman Yarber has an extensive background in education and an appreciation for history and historic preservation. I think it will be a good fit for both. Thank you for agreeing to do that."*

Item No. 13. On the Agenda. Communications from the City Manager.

City Manager Scott Wingerson stated: *"Thank you, Mayor. No coffee, just history for you tonight. February 29, 1968, was the first time our water treatment plant started up 50 years ago. A couple of facts: the first day of full operation was April 6, 1968, and provided between four and ten hours a day. The original water plant was not 24 hours. It started as four hours a day and increased to ten and at some point went to a 24/7 operation. At first it produced just a few hundred thousand gallons to maybe just a million gallons on the heaviest of usage days back in the 1960's and early 1970's. Compare that to today, where we generate about 2.4 million gallons per day and over 750 million over a given year. A couple of records: the most gallons ever produced in a single day is 6.4 million gallons and 135 million gallons produced in one month; obviously during a drought period in our past. I really wanted to let you know all that because it's interesting facts and history and records and trivia, but really to thank this Council and every Council that came before you, back to about 1964, for the foresight to create the water treatment plant in the first place which provides clean, quality water to the residents in a reliable fashion and a special thanks to our current staff and past staff who have kept that thing going over all these years."*

Item No. 14. On the Agenda. PUBLIC HEARING: Special Use Permit 2404 Northeast 72nd Street.

Mayor Garnos opened the Public Hearing at 7:59 pm and stated: *"We will hear first from city staff, then from the applicant, followed by those in favor of the application and then by those opposed to the application."*

City Manager Wingerson stated: *"Mayor and members of the Council, thank you very much. The applicant tonight is requesting a Special Use Permit that will allow the operation of a tailoring business from the home at 72nd and M1; on the North side of 72nd Street, directly West of Quik Trip. The property is zoned R1 for single family residential use. The applicant plans to live in the property and is asking your permission to operate a tailoring business as a home occupation. This is different than some other home occupations that you may have heard because it has customers coming to the business. That is what necessitates this Public Hearing and the Special Use Permit. The primary issue at the Planning Commission meeting had to do with the sign. The Planning Commission is recommending approval to the City Council with a change from the staff recommendation to their recommendation. The staff recommended the use of no sign whatsoever to maintain the residential character of the property and keep the scale of the business rather small. The Planning Commission felt like there were some traffic concerns at this high volume location and intersection and that a sign would actually do well. The Ordinance before you provides for a sign that is no more than six square feet. I would add to that: that the sign would be mounted to the house and unlit. If the Council's desire is to add a sign, of course that is your pleasure. I would add a couple of qualifications to that: that the sign be mounted on the house and unlit during a period of time. A little bit different between the staff recommendation that recommended no signs for the reasons I stated, and the Planning Commission is recommending approval with a sign that is no more than six square feet. If the Council is inclined to grant the sign to six square feet where we as staff are suggesting additional requirements, that it be mounted to the house and unlit. I have said that three times to try and get it out right once, so hopefully I did that. With that, I'd be glad to answer any questions. The applicant is here tonight with his daughter who is his translator so if you direct some questions, allow some time for the translation to take place, the re-translation and communication back to the City Council."*

Mayor Garnos stated: *"The Bill that we will be looking at next, that does include the sign but not the additional provisions?"*

City Manager Wingerson stated: *"It includes a condition based on the Planning Commission recommendation to allow a six square foot sign. The Bill before you is as simple as that. If the Council is inclined to grant that condition, we would suggest two additional words to clarify which would be mounted to the house and unlit."*

Mayor Garnos stated: *"So we would need to add that."*

City Manager Wingerson stated: *"Yes, sir."*

Councilmember Moore stated: *"Mr. Wingerson, by doing this, and going along with the Planning Commission, I was there and heard all of their comments about the signage, can you talk a little bit about precedent setting?"*

City Manager Wingerson stated: *"Yes, it could be considered a precedent to allow a sign on a home occupation but that precedent exists for businesses that have traffic coming to the home such as a Daycare. There are a couple of Daycares in town that are under a Special Use Permit"*

that are allowed to have a sign because of their activity and visibility. The primary difference between those cases, like Caroline's House on 72nd Terrace and Antioch, or another one on Flora near Oakwood Elementary School, is that the resident doesn't live there. Their similarities are Antioch Road and Flora are high traffic locations. I don't think there is a big precedent. I think if the Council is inclined to allow a sign, it's not earth shattering precedent setting."

Mayor Pro Tem Suter stated: *"Although there are, we have had other issues and we have places where people work really hard to get around our Ordinances so they can keep commercial signs on residential property, so I wouldn't want to encourage that behavior. This property is next to Quik Trip, it's on several lots that I know the owners for years thought they were going to try to sell commercially; eventually it probably all will become commercial to those several lots, but I'm a little concerned about encouraging people to do something that we don't want them to do in the long run."*

City Manager Wingerson stated: *"I think so too. Ultimately, it's a request worth considering in terms of the Special Use Permit itself because it maintains the residential zoning of the property which over time, will allow all of that vacant property together to redevelop commercially. When that time comes, you don't have a commercial by right enterprise going on. In terms of the sign, there was some conversation at the Planning Commission about a yard sign of six square feet or something like that. I think that definitely sets a precedent that the Council might want to consider thoroughly before granting but I think a wall sign of six square feet is a pretty moderate size being unlit and sets a limited precedent and maybe something that Council would consider."*

Mayor Pro Tem Suter stated: *"That house is very small. Is there actually a space on that house where six square feet of sign could be mounted?"*

City Manager Wingerson stated: *"I think there is two; there is one on the South-facing elevation and the East-facing elevation on the Quik Trip side. So there are two flat surfaces where a sign could be mounted. My guess is the sign will end up to be a little bit less than six square feet because that is not a traditional dimension but the maximum would be six square feet."*

Mayor Pro Tem Suter stated: *"If the applicant wanted to rezone this to commercial then obviously a sign would be allowed but then I'm assuming that applicant could not live there."*

City Manager Wingerson stated: *"The applicant would not be allowed to live there if it was zoned commercially. The applicant would also be required to make a very significant investment in terms of the internal workings of the house for ADA Compliance and Building Code reasons for commercial appropriateness reasons, for our external design standards, for parking lots, all in order to put up a free standing sign. You would have a very different endeavor to seek commercial rezoning."*

Mayor Garnos stated: *"I have one quick question. If we were to, on the Ordinance that is coming up, wanted to add the additional provisions that you are recommending, would we do that during our main discussion of it or do we have to do that before we do the First and Second reading of the Bill, or can we just amend it?"*

City Manager Wingerson stated: *"I think you can do it as part of the motion, the First Reading."*

Mayor Pro Tem Suter stated: *"When someone puts it on the First Reading, amended."*

Councilmember Moore stated: *"Mr. Wingerson just one more question in terms of the language here. No signage larger than six square feet: one sign, or two baby signs. In other words, that is the total of the signage allowed, period. That doesn't mean multiple signs; when you talked about different areas of the house, where it possibly could be mounted, that would be a three by two sign. If that is the case, that six feet would be one sign, correct? We are not talking multiple signs allowed."*

City Manager Wingerson stated: *"Consistent with the Planning Commission recommendation they referenced a sign so we can work to clarify that language here in just a second and offer a suggestion to clean the single sign and the location and the lighting."*

Mayor Garnos asked the applicant if they wanted to address this matter and stated: *"You don't have to but you have an opportunity if you would like."*

The applicant approached Council and stated: *"Hi, I'm speaking on behalf of Jong Kim, his address is 2404 Northeast 72nd Street, Kansas City, Missouri, 64118."*

Mayor Garnos asked if there were any comments or anything they would like to add.

"We did discuss this earlier, and he did want the yard and the window sign as previously mentioned. They are planning on putting the sign out, he doesn't know when yet, at some point he will."

Mayor Garnos asked if there was anyone to speak in favor of the application.

There were none.

Mayor Garnos asked if there was anyone to speak in opposition to the application.

There were none.

Mayor Garnos asked if there were any other testimony from the audience, any questions, comments from City Council.

There were none.

Mayor Garnos closed the Public Hearing at 8:10 pm.

Item No. 15. On the Agenda. FIRST READING BILL NO. 18-15 An Ordinance granting a Special Use Permit subject to certain conditions to Jong H. Kim for operation of a Tailor operation on property at 2404 Northeast 72nd Street.

Councilman Mallams moved Bill No. 18-15 be placed on its First Reading with the stipulations identified.

City Manager Wingerson stated: *"Mayor the Council may consider replacing condition #8 with a new condition #8 which reads: 'a single unlit wall-mounted sign totaling no more than six square feet in size is allowed'."*

Councilman Mallams stated: *"Yes, with those modifications."*

Mayor Pro Tem Suter stated: *"Wall-mounted would include in the window? That is what I understood her to say."*

City Manager Wingerson stated: *"Yes ma'am."*

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

Councilman Mallams moved to accept the First Reading of Bill No. 18-15, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of Bill No. 18-15, and enact the Bill as **Ordinance 4.422**. **Councilmember Moore** seconded.

Mayor Pro Tem Suter stated: *"Mayor Garnos, I continue to be a little torn on this. I would like to hear other Council's perspectives a bit. I'm normally in favor of a special unique situation because often people find themselves in that, but I'm leery of starting down a path that others will want to follow that is not the direction that we want the city to be going in. So I'm torn on this one. I think a lot of people driving by there won't assume that it is a residence that is lived in because it is next to Quik Trip and it is a small property and one could assume that it is already part of the commercial intersection there. On the other hand, folks are paying attention and we might all of a sudden have a bunch of people who are doing hair cutting in their garage and some of those things and we don't let them put signs up even though they have customers coming to their houses. I'm not exactly sure how I want to vote on this one. I'd be interested in hearing from some of the rest of you, where you are on this."*

Councilmember Moore stated: *"I felt the same way, that is why I was concerned that we make an adjustment and not allow it to be a yard sign or any other kind of sign like that because I don't really think that was the direction from the Planning Commission. I think they were inferring just a sign and they felt strongly that Mr. Kim's business could not be viable if he didn't have some kind of notice. I feel the same way. I'm most cautious about setting a precedent that will cause us to go down a slippery slope."*

Councilmember Mallams stated: *"I look at this as a compromise just like what Councilmember Moore said, we looked at what the Planning Commission, with their due diligence, recommended and then back to the city staff. We want to ensure that your business is successful and I am in favor of the compromise with the signage. I understand setting a precedent; if it wasn't right adjacent to Quik Trip I would have the same concerns."*

Councilman Yarber stated: *"I too am worried that it is setting a precedent but I hope that we have addressed those and we don't suddenly see several more applicants for special use signs."*

Mayor Garnos stated: *"I believe it was discussed at the Planning Commission that we are discussing new sign regulations at some point in the near future but that won't affect this. Is that correct?"*

City Manager Wingerson stated: *"Yes, Mayor, there are some Supreme Court decisions that have come down that we are trying to understand how those impact our Sign Ordinance and once we do that, we will be talking some more about it. It will be a lot of discussion over a long period of time to address those."*

Mayor Garnos stated: *"Those are mostly commercial properties, right, that that will apply to?"*

City Manager Wingerson stated: *"No, in the very simplest form, the Supreme Court has said it's got to be content neutral, all signage, doesn't matter if it's political or business or whatever; if you allow a two foot square sign in a residential area for real estate or political reasons, then it has to be content neutral. We are trying to figure out how that impacts residentially zoned property and use of signs in protection of political speech and all those sorts of things."*

Councilmember Moore stated: *"I think the reason I am more swayed to be in support is exactly what you said, Mayor Pro Tem, in terms of its location. But that is the part that I'm also worried; can we make that comment for somebody who wants to cut hair? That is the part that is worrisome."*

Mayor Pro Tem Suter stated: *"I always appreciate the difference between Gladstone and the City of Kansas City with regard to political signs in that we limit our political signs to basically kind of like real estate size and in Kansas City they can have these great big things in people's yards and it ends up looking like crap all over the neighborhoods. I like that we are different in that regard and I think people value that, that we are more protective of the quality of the visual environment. Like I said, I also want to give someone an opportunity to have a business. It's a property that otherwise is under-utilized anyway."*

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

Mayor Pro Tem Suter stated: *"Does he understand? Small sign, OK."*

Item No. 16. On the Agenda. PUBLIC HEARING: Site Plan Revision 6309 Northeast Antioch Road.

Mayor Garnos opened the Public Hearing at 8:19 pm and stated: *"It is my understanding that the applicant has requested that the Public Hearing be postponed until our next regular meeting on May 14, 2018. We will continue this item at that meeting."*

Item No. 17. On the Agenda. FIRST READING BILL NO. 18-16 An Ordinance approving a Site Plan Revision for property at 6309 Northeast Antioch Road.

Item No. 18. On the Agenda. 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. *(Postponed to May 14, 2018, City Council Meeting; no action taken).*

Councilman Mallams moved Bill No. 18-17 be placed on its First Reading. **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilman Mallams moved to accept the First Reading of Bill No. 18-17, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of Bill No. 18-17, and enact the Bill as **Ordinance 4.423**. **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 19. On the Agenda. 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.

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

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

Councilmember Moore moved to accept the Second and Final Reading of Bill No. 18-18, and enact the Bill as **Ordinance 4.424**. **Councilman Mallams** seconded. The Vote: "aye",

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

Item No. 20. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 21. On the Agenda. Questions from the news media.

There were no questions from the news media.

Item No. 22. On the Agenda. Adjournment.

Mayor Garnos adjourned the Regular City Council meeting at 8:25 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as submitted: ____

Approved as corrected/amended: ____

Mayor Bill Garnos

PROCLAMATION OF THE MAYOR

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the **EMERGENCY MEDICAL SERVICES** teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury, and

WHEREAS, **EMERGENCY MEDICAL SERVICES** has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the **EMERGENCY MEDICAL SERVICES** system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their life saving skills; and

WHEREAS, it is appropriate to recognize the value and accomplishment of emergency medical service providers by designating Emergency Medical Services Week.

NOW, THEREFORE, I, Bill Garnos, Mayor, City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council, and all residents of the City of Gladstone, Missouri, in recognition of this event do here by proclaim the week of May 20th-26th, 2018, as

EMERGENCY MEDICAL SERVICES WEEK

with the theme, **EMS STRONG: Stronger Together**, we encourage the community to observe this week with appropriate programs, ceremonies and activities.

Signed this 14th day of May, 2018

Mayor Bill Garnos

Mayor Pro Tem Carol Suter

Councilmember Jean B. Moore

Councilman R.D. Mallams

Councilman Kyle Yarber

PROCLAMATION OF THE MAYOR

WHEREAS, we honor and respect our elders and citizens of any age with physical or intellectual disabilities who reside in skilled nursing care centers in Gladstone, Missouri; and

WHEREAS, skilled nursing care centers throughout our area are holding events in observance of National Skilled Nursing Care Week, May 13-19, 2018, using this year's theme of "Celebrating Life's Stories"; and

WHEREAS, we urge all citizens to visit a loved one, family member or friend residing in any care setting and offer a kind word, a personal touch, and spend time participating in various activities to unite those from all walks of life in need of our continuing love and support; and

WHEREAS, our City is committed to quality healthcare, we take this moment to embrace the essence of the theme "Celebrating Life's Stories." Let's join all residents, patients, caregivers, nurses, other staff, volunteers and visitors in celebrating their special week; and

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:

NATIONAL SKILLED NURSING CARE WEEK

Signed this 14th Day of May, 2018

Mayor Bill Garnos

Mayor Pro Tem Carol Suter

Councilmember Jean B. Moore

Councilman R.D. Mallams

Councilman Kyle Yarber

RESOLUTION R-18-34

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

THAT, 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.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 14th DAY OF MAY 2018.

Mayor Bill Garnos

Attest:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-18-34

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/4/2018

Department: General Administration

Meeting Date Requested: 5/14/2018

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

Subject: Collaborative Cities Agreement

Background: The cities of Gladstone, Michigan and Gladstone, Missouri wish to strengthen relations and provide mutual benefit to their communities by entering into a Collaborative Cities agreement. The partnership is largely symbolic, with no dedicated funding at this time. Both cities share similar goals of prosperity, understanding, and informational exchange and will explore opportunities to cultivate a closer relationship with one another through cooperative activities in the areas of economic development, parks, recreation, learning and educational opportunities. Both 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.

Budget Discussion: Funds are budgeted in the amount of \$ [Click here to enter amount](#) from the Choose a Fund Fund. Ongoing costs are estimated to be \$ [Click here to enter amount](#) annually. Previous years' funding was \$ [Click here to enter amount](#)

Public/Board/Staff Input: City Staff recommends that the City of Gladstone, Missouri enters into this agreement with the City of Gladstone, Michigan.

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

Austin Greer
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. R-18-35

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.

WHEREAS, easements from certain property owners are necessary for the City to construct public improvements in conjunction with the Old Pike Road Improvements Project from Vivion Road to Northwest Englewood Road (TP1712).

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

THAT, the easement from the property owner attached hereto as Exhibit “NN” is hereby accepted. 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, R-18-24, and R-18-33.

Temporary Construction Easements

“NN” – John A. & Veronica Spottswood

5410 N. Broadway Avenue

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to execute and undertake and perform on behalf of the City of Gladstone, Missouri, the obligations and undertakings set forth in said conveyances; and

FURTHER, THAT, the City Clerk is hereby directed to record said document in the Office of the Recorder of Deeds, Clay County, Missouri.

INTRODUCED, READ, PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14th DAY OF MAY, 2018.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-18-35

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/9/2018

Department: Public Works

Meeting Date Requested: 5/14/2018

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, R-18-24, and R-18-33. This represents all necessary easements to complete the project.

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

Timothy A. Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:**
3. **Grantor (s):** John A. & Veronica Spottswood, 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 45.00 feet of Lot 7, except the South 103 feet thereof; AND
the Southerly 40.00 feet of the North 200.20 feet of Lot 7, OLD PIKE RIDGE, an addition in and
to the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof,
containing 15,009.00 square feet or 0.345 acres, more or less.
7. **Reference Book & Page:** N/A

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, John A. & Veronica Spottswood
(Names)

5410 North Broadway Avenue, 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 45.00 feet of Lot 7, except the South 103 feet thereof; AND
the Southerly 40.00 feet of the North 200.20 feet of Lot 7, OLD PIKE RIDGE, an addition in and to the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, containing 15,009.00 square feet or 0.345 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:

John A. Spottswood
John A. Spottswood
Veronica Spottswood
Veronica Spottswood

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 8th day of May, 2018, before me, the undersigned Notary Public, personally appeared John A. & Veronica Spottswood 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 John A. & Veronica Spottswood 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 25, 2020.



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.

My Commission expires _____.

Notary Public Within Said County and State

RESOLUTION NO. R-18-36

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH McCONNELL AND ASSOCIATES CORPORATION IN THE TOTAL AMOUNT NOT TO EXCEED \$11,102.60 FOR THE 2018 OAK GROVE PARKING LOT SEAL COATING PROJECT TP1805.

WHEREAS, two proposals were received for the 2018 Oak Grove Parking Lot Seal Coating Project TP1805, and the proposal of McConnell and Associates Corporation in the amount of \$11,102.60 has been determined by the Director of Public Works to be the lowest and best proposal.

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 execute a contract with McConnell and Associates Corporation for work as outlined in the contract for a total amount not to exceed \$11,102.60.

FURTHER, THAT, funds for such purpose are authorized from the Transportation Sales Tax Fund.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14th DAY OF MAY 2018.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-18-36

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/8/2018

Department: Finance

Meeting Date Requested: 5/14/2018

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

Subject: Contract Award, Project TP1805, 2018 Oak Grove Parking Lot Seal Coating

Background: Two bids were received for this project. McConnell and Associates was the low bidder with a bid of \$11,102.60. Advanced Asphalt also bid, with a bid of \$17,716.00. This project is part of the ongoing maintenance program for parking lots at various City facilities.

Budget Discussion: Funds are budgeted in the amount of \$ 20,000.00 from the TST Fund. Ongoing costs are estimated to be \$ N/A annually. Previous years' funding was \$20,000

Public/Board/Staff Input: Staff has worked with McConnell and Associates on numerous projects in the past, and is looking forward to working with them again on this project.

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

Tim Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. R-18-37

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH VF ANDERSON BUILDERS, LLC, IN THE TOTAL AMOUNT NOT TO EXCEED \$80,190.00 FOR THE 6768 NORTH PARK DRAINAGE IMPROVEMENTS PROJECT CP1832.

WHEREAS, eleven proposals were received for the 6768 North Park Drainage Improvements, Project CP1832, and the proposal of VF Anderson Builders, LLC, in the amount of \$80,190.00 has been determined by the Director of Public Works to be the lowest and best proposal.

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 execute a contract with VF Anderson Builders, LLC, for work as outlined in the contract for a total amount not to exceed \$80,190.00.

FURTHER, THAT, funds for such purpose are authorized from the Capital Improvements Sales Tax Fund.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14th DAY OF MAY 2018.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-18-37

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/8/2018

Department: Finance

Meeting Date Requested: 5/14/2018

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

Subject: Contract Award, Project CP1832, 6768 N. Park Drainage Improvements

Background: Eleven bids were received for this project: VF Anderson Builders LLC, \$80,190.00; Four J Environmental, LLC, \$88,986.50; Blue Nile Contractors, Inc., \$98,880.71; SheDigs It LLC, \$102,091.00; Linaweaver Construction Inc., \$105,450.00; Westland Construction, Inc., \$114,645.00; Primetime Contracting Corp., \$125,337.00; Wiedenmann, Inc., \$127,990.00; Pyramid Excavation & Construction, \$147,629.50; Earthworks Excavation Associates LLC, \$176,981.62; Louie and Sons Excavating Company, \$179,900.00.

Budget Discussion: Funds are budgeted in the amount of \$ 92,370.00 from the CIST Fund. Ongoing costs are estimated to be \$ N/A annually. Previous years' funding was \$N/A

Public/Board/Staff Input: 6768 N. Park is the site of a small regional detention basin constructed when the neighborhood was developed. The existing outfall consists of two (2) 24-inch corrugated metal pipes that require constant maintenance. Furthermore, sink holes are forming around the existing pipes and the property owner has constructed private improvements over the emergency spillway that become damaged during heavy rains. The proposed project includes the removal of the existing pipes, installation of a new 60-inch pipe, construction of a new emergency spillway, and the relocation of private improvements outside the limits of the emergency spillway. A reference check of VF Anderson produced a very positive response from Overland Park, Kansas Public Works. VF Anderson has completed numerous projects to their satisfaction and is currently beginning another.

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

Tim Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. R-18-38

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM OMNI ENTERTAINMENT TO PROVIDE PERFORMANCE ARTISTS FOR THE 2018 SOUNDS ON THE SQUARE FRIDAY AND SATURDAY NIGHT CONCERT SERIES AND FESTIVALS AT LINDEN SQUARE STAGE BEGINNING JUNE 8, 2018, THROUGH OCTOBER 13, 2018, FOR AN AMOUNT NOT TO EXCEED \$39,300.00 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE OMNI VENUE BOOKING AGREEMENT.

WHEREAS, Omni Entertainment has been deemed qualified to provide performance artists for the 2018 Sounds on the Square Friday and Saturday Night Concert Series and festivals at Linden Square Stage, and the proposal from Omni Entertainment is recommended for acceptance.

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, be and is hereby authorized to accept the proposal from Omni Entertainment to provide performance artists for the 2018 Sounds on the Square Friday and Saturday Night Concert Series and Festivals at Linden Square Stage for an amount not to exceed \$39,300.00.

FURTHER, THAT, funds for such purpose are authorized from the General Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 14th DAY OF MAY 2018.

Mayor Bill Garnos

Attest:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-18-38

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/3/2018

Department: Parks & Recreation

Meeting Date Requested: 5/14/2018

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

Subject: Linden Square Entertainment Contract

Background: Attached please find a resolution authorizing the acceptance of a proposal from Omni Entertainment to provide performance artists for the 2018 Sounds on the Square Friday and Saturday Night Concert Series and Festivals at Linden Square Stage beginning June 8, 2018, through October 13, 2018, for an amount not to exceed \$39,300.00 to be paid from the General Fund. This is the proposed entertainment contract that was covered at the March 12th City Council Study Session.

Budget Discussion: Funds are budgeted in the amount of \$ 39,300 from the General Fund. Ongoing costs are estimated to be \$ annually. Previous years' funding was \$34,650

Public/Board/Staff Input: Additional funds not originally included in last year's contract is for the fiesta on the square and whiskey festival bands.

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

Justin Merkey
Department Director/Administrator

PC
City Attorney

SW
City Manager

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 20, 2018
PERMIT NO.: BP-18-00000
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: LIFE 88.5 CONCERT IN THE PARK
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: MONDAY, JUNE 11, 2018
TIME OF EVENT: 6:30PM – 8:30PM
EST. ATTENDANCE: 1,000

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: Parks, Recreation, and Cultural Arts Department will be hosting the 2nd Annual Life 88.5 Concert in the Park. This concert is free to the general public and the artist(s) performing may be selling merchandise.

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: 4/25/2018

Department: Community Development

Meeting Date Requested: 5/14/2018

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

Subject: Outdoor Special Event Permit

Background: Parks, Recreation, and Cultural Arts will be hosting the 2nd annual Life 88.5 Concert in the Park 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
Interim Community Development Director



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 27, 2018
PERMIT NO.: BP-18-00394
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: THE GLADSTONE COMEDY FESTIVAL
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: SATURDAY, JUNE 9, 2018
TIME OF EVENT: 12:00PM – 6:00PM
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 City of Gladstone will host the first Gladstone Comedy Festival sponsored by The Comedy Academy. This out-door event is part of a three (3) event of comedians and improvisers from across the country. The performances will be free to the public at Linden Square

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: 4/27/2018

Department: Community Development

Meeting Date Requested: 5/14/2018

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

Subject: Outdoor Special Event Permit

Background: The City of Gladstone will host the first Gladstone Comedy Festival, sponsored by The Comedy Academy.

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
Interim Community Development Director

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 14th DAY OF MAY, 2018.

Mayor Bill Garnos

ATTEST:

Ruth Bocchino, City Clerk

First Reading: May 14, 2018
File #2018-005

Second Reading: May 14, 2018



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/ Engineer: Aaron Obermiller
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?

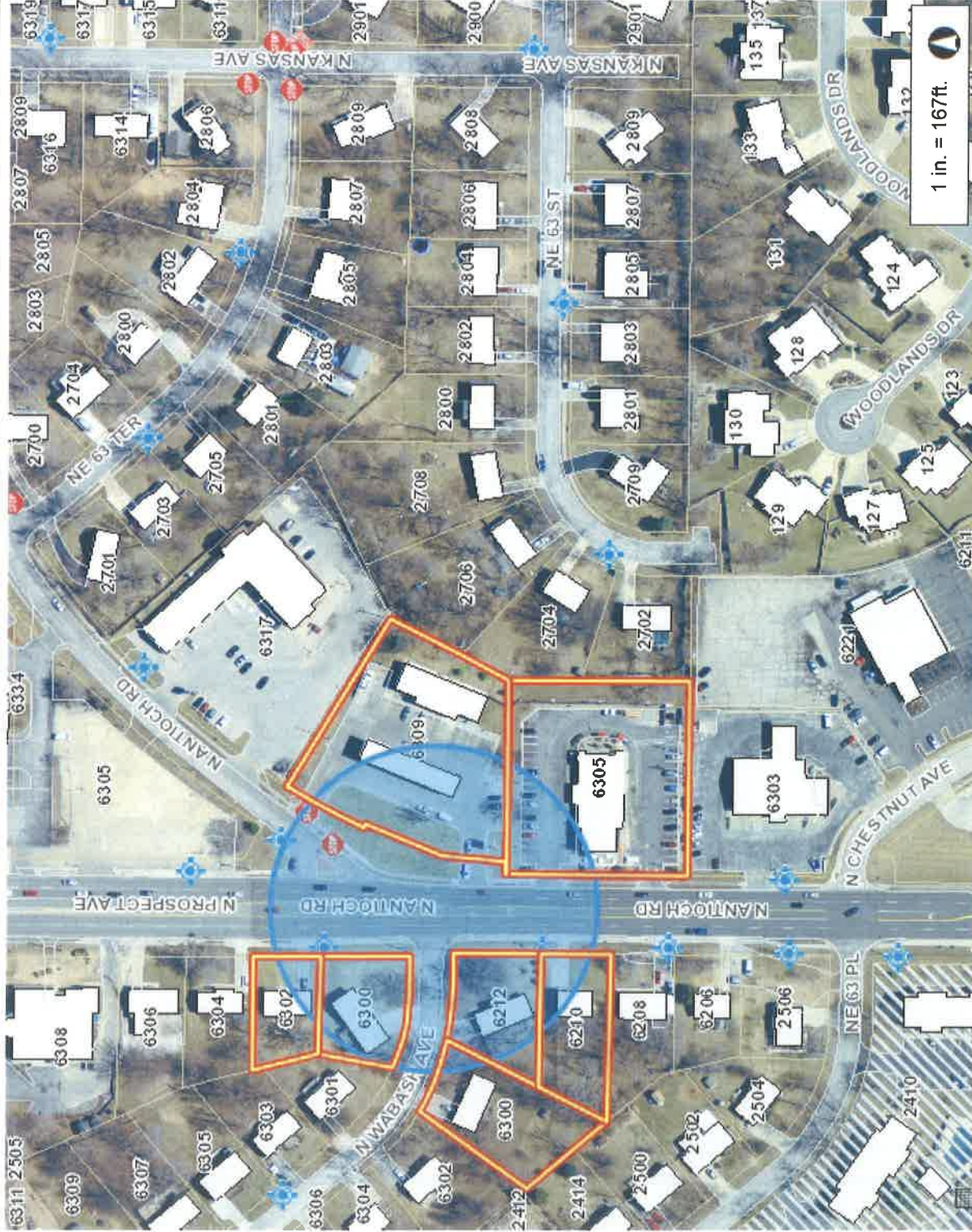
At the time this staff report was written staff has not heard from any member of the public.

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

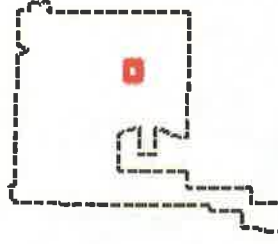


Gladstone, MO



333.3 166.67 333.3 Feet

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

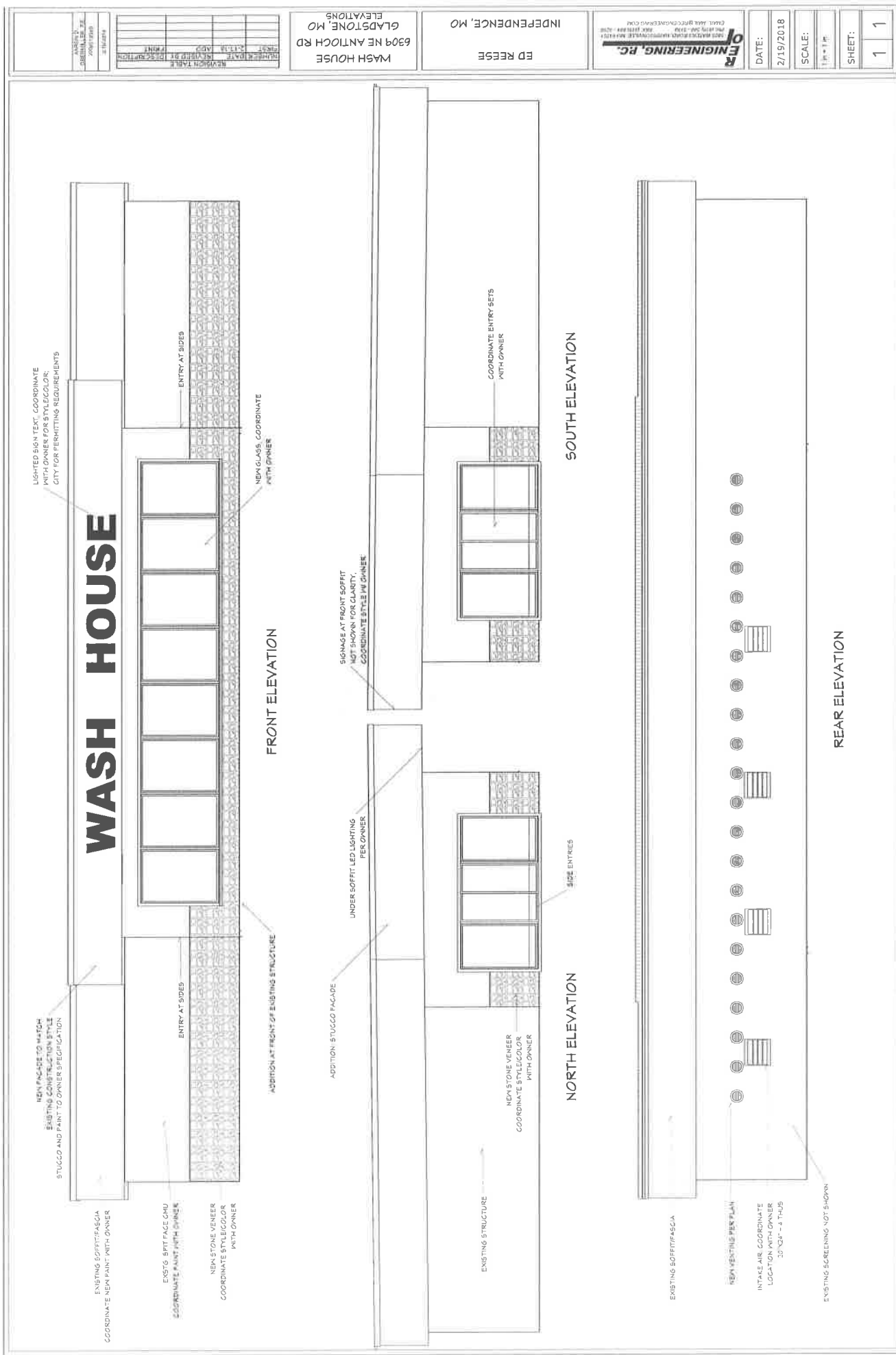


Legend

- 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



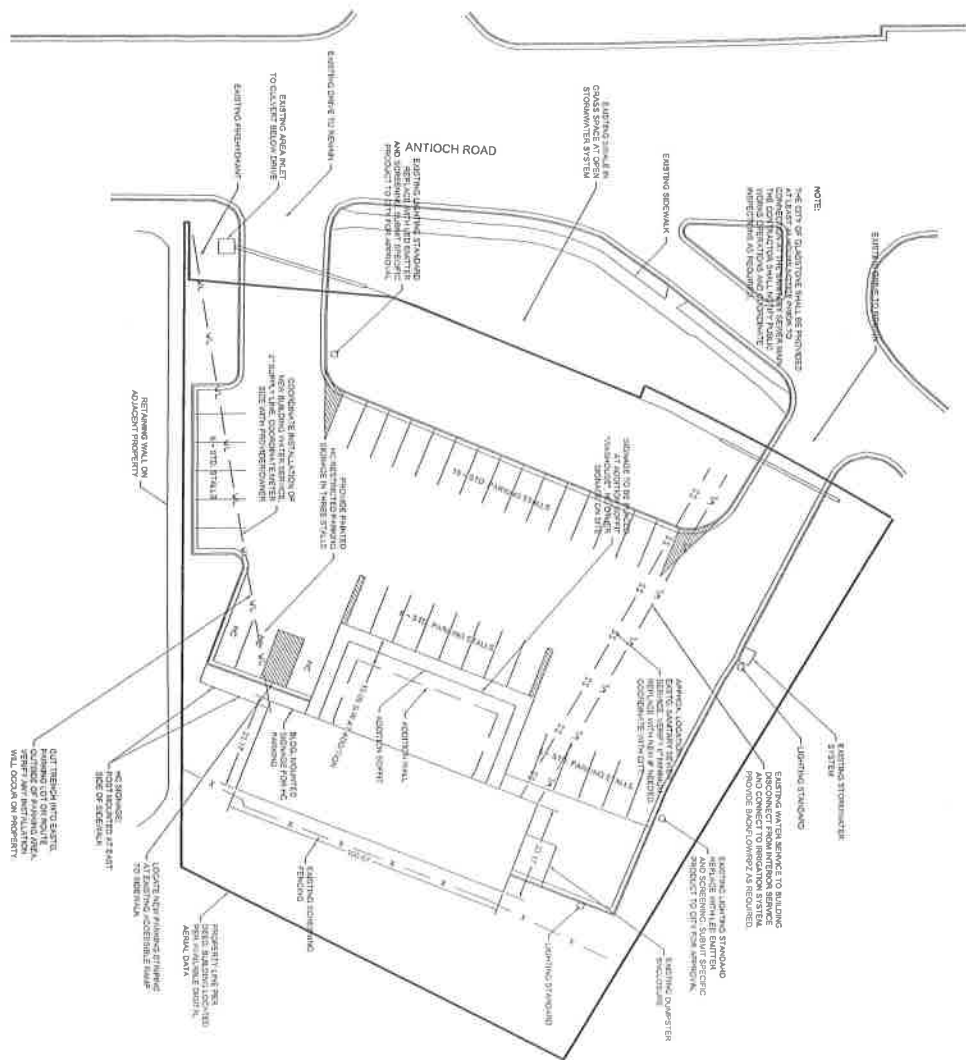
DATE: 2/19/2018	SCALE: 1/8" = 1'-0"	SHEET: 1
ED REESE	INDEPENDENCE, MO	WASH HOUSE
6309 NE ANTOCH RD	GLADSTONE, MO	ELEVATIONS

REVISION TABLE	NO. DATE BY DESCRIPTION
1	02/19/2018 ED REESE

WASH HOUSE
6309 NE ANTOCH RD
GLADSTONE, MO
ELEVATIONS

of ENGINEERING, P.C.
 1000 W. 10TH STREET, SUITE 100
 INDEPENDENCE, MO 64220
 TEL: 816.835.1234 FAX: 816.835.1235
 WWW.OFENGINEERING.COM

DATE: 2/19/2018
 SCALE: 1/8" = 1'-0"
 SHEET: 1



THE CITY OF GLADSTONE SHALL BE PROVIDED AT LEAST A SECOND ACCESS, OTHER TO CONNECT WITH THE EXISTING SEWER MAIN. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS OPERATIONS AND MAINTENANCE DEPARTMENT AS REQUIRED.

[illegible]

PLAN		PROFILE	
SCALE	1"=15'	HORIZ	SCALE
		VERT	SCALE

BENCHMARK

02-12-18 DATE	18-011 PROJECT NUMBER	PE-2006019360 ADDRESS
C1.0 SHEET		

RE ENGINEERING, P.C.
CIVIL ENGINEERING CONSULTANTS
10000 BUCKINGHAM WAY, HARVEY, TEXAS 77056
PH (281) 286-5200 FAX (281) 286-5201 EMAIL: info@reengineering.com

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

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.

AN ORDINANCE AUTHORIZING THE CITY OF GLADSTONE, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS (IWERX PROJECT), SERIES 2018, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,500,000 TO FINANCE THE COSTS OF A PROJECT FOR IWERX, LLC, A MISSOURI LIMITED LIABILITY COMPANY, CONSISTING OF THE PURCHASE AND RENOVATION OF A COMMERCIAL BUILDING; APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR THE COMPANY; AUTHORIZING AND APPROVING CERTAIN DOCUMENTS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

WHEREAS, the City of Gladstone, Missouri (the "City") is a third-class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the City is authorized under the provisions of Article VI, Section 27 of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the "Act"), to purchase, construct, extend and improve certain projects (as defined in the Act) for the purposes set forth in the Act and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

WHEREAS, the City, in accordance with Section 100.050 of the Act, has prepared a plan for industrial development (the "Plan") for iWerx, LLC, a Missouri limited liability company (the "Company"), with respect to a project consisting of the purchase and renovation of the Linden Oaks Office Building into a coworking office and collaborative open space for growing businesses and independent workers (the "Project") located at 7001 North Locust in the City (the "Project Site"); and

WHEREAS, notice of such Project was given to the taxing jurisdictions in accordance with Section 100.059.1 of the Act and the City now desires to approve the Plan; and

WHEREAS, the City desires to finance the costs of the Project out of the proceeds of a series of industrial development revenue bonds to be issued under the Act; and

WHEREAS, the City has and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City proceed with the issuance of the Bonds for the purpose described above; and

WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the issuance of the bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided;

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

Section 1. Public Purpose. The Council hereby finds and determines that the Project will promote the economic welfare and the development of the City, and the issuance of the Bonds by the City to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act.

Section 2. Approval of Plan. The Council hereby approves the Plan for Industrial Development Project attached hereto as **Exhibit A** in accordance with Section 100.050 of the Act.

Section 3. Authorization and Sale of the Bonds. The City is hereby authorized to issue and sell its Taxable Industrial Development Revenue Bonds (iWerx Project), Series 2018, in an aggregate principal amount not to exceed \$1,500,000, for the purpose of providing funds to pay the costs of the Project. The Bonds shall be issued and secured pursuant to the herein authorized Trust Indenture and shall bear such date, shall mature at such time, shall be in such denominations, shall bear interest at such rate (not to exceed 5.00%), shall be in such form, shall be subject to redemption, shall have such other terms and provisions, shall be issued, executed and delivered in such manner and shall be subject to such provisions, covenants and agreements as are specified in the Trust Indenture upon the execution thereof, and the signatures of the officers of the City executing the Trust Indenture shall constitute conclusive evidence of their approval and the City's approval thereof. The sale of the Bonds to the Company at private sale pursuant to the provisions of Section 108.170 of Revised Statutes of Missouri, as amended, at the interest rate and upon the terms set forth in the Trust Indenture is hereby approved.

Section 4. Limited Obligations. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of the payments, revenues and receipts derived by the City from the herein authorized Lease Agreement, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Bonds as provided in the Trust Indenture. The Bonds and interest thereon shall not be deemed to constitute a debt or liability of the City within the meaning of any constitutional provision, statutory limitation or City code provision and shall not constitute a pledge of the full faith and credit of the City. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the City to levy any form of taxation therefore or to make any appropriation for their payment.

Section 5. Approval and Authorization of Documents. The following documents (the "City Documents") are hereby approved in substantially the forms presented to the Council at this meeting (copies of which documents shall be filed in the records of the City), and the City is hereby authorized to execute and deliver the City Documents with such changes therein as

shall be approved by the officials of the City executing such documents, such officials' signatures thereon being conclusive evidence of their approval thereof:

(a) Trust Indenture dated as of the date set forth therein (the "Trust Indenture"), between the City and Security Bank of Kansas City, Kansas City, Kansas (the "Trustee"), pursuant to which the Bonds shall be issued and the City shall pledge and assign the payments, revenues and receipts received pursuant to the Lease Agreement to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Trust Indenture;

(b) Lease Agreement dated as of the date set forth therein (the "Lease Agreement"), between the City and the Company, under which the City will (i) provide funds for the purchase and renovation of the Project and (ii) lease the Project to the Company pursuant to the terms and conditions in the Lease Agreement, in consideration of rental payments by the Company which will be sufficient to pay the principal of, premium, if any, and interest on the Bonds;

(c) Bond Purchase Agreement dated as of the date set forth therein, between the City and the Company, pursuant to which the Company agrees to purchase the Bonds; and

(d) Performance Agreement dated as of the date set forth therein, between the City and the Company, pursuant to which the City will grant the Company certain rights with respect to the abatement of *ad valorem* real property taxes on the Project in consideration for the Company's agreement to operate each facility comprising the Project as a commercial facility.

Section 6. Execution of Documents. The Mayor or the City Manager of the City is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the Indenture. The Mayor or the City Manager of the City is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 7. Further Authority. The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds and the City Documents.

Section 8. Severability. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the

remaining portions of this Ordinance are valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 9. Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 10. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the City Council.

PASSED, SIGNED AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14th DAY OF MAY, 2018.

Mayor Bill Garnos

(SEAL)

ATTEST:

Ruth E. Bocchino
City Clerk

First Reading: May 14th, 2018

Second Reading: May 14th, 2018

EXHIBIT A

PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT

[FOLLOWS THIS PAGE]



Request for Council Action

RES ☐ # City Clerk Only

BILL # 18-19

ORD ☐ # City Clerk Only

Date: 5/8/2018

Department: General Administration

Meeting Date Requested: 5/14/2018

Public Hearing: Yes ☒ Date: 5/14/2018

Subject: Approval of an Ordinance which authorizes the City of Gladstone, Missouri, to issue taxable industrial revenue bonds for the iWerx project in a principal amount not to exceed \$1,500,000 to finance the costs of a project for iWerx LLC, consisting of the purchase and renovation of a commercial building; approving a plan for an industrial development project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

Background: iWerx, LLC has agreed to the terms of a development plan with the City of Gladstone for the property recently purchased by the City at 7001 North Locust Gladstone, Missouri. This development plan includes the issuance of taxable industrial revenue bonds, authorized under Missouri Sections 100.010 to 100.200, RSMo. The proceeds of these bonds will be used to purchase, construct, and improve the property iWerx LLC has agreed to use as entrepreneurial co-working space, as well as office space for the Clay County Economic Development Council.

Budget Discussion: Funds are budgeted in the amount of \$ 0 from the GENERAL fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Board/Staff Input: N/A

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

Bob Baer
Assistant City Manager

PC
City Attorney

SW
City Manager

EXHIBIT A

PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT

[FOLLOWS THIS PAGE]

CITY OF GLADSTONE, MISSOURI

**PLAN FOR AN INDUSTRIAL
DEVELOPMENT PROJECT
AND
COST-BENEFIT ANALYSIS**

FOR

IWERX, LLC

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* * *

CITY OF GLADSTONE, MISSOURI

PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT AND COST-BENEFIT ANALYSIS FOR IWERX, LLC

I. PURPOSE OF THIS PLAN

The City Council of the City of Gladstone, Missouri (the "City") will consider the issuance by the City of its industrial development revenue bonds in the aggregate principal amount of approximately \$1,500,000 (the "Bonds"), to finance and refinance the costs of an industrial development project (the "Project") for iWerx, LLC (the "Company"). The Bonds will be issued pursuant to the provisions of Sections 100.010 to 100.200 of the Revised Statutes of Missouri, as amended, and Article VI, Section 27(b) of the Missouri Constitution, as amended (collectively, the "Act").

This Plan for an Industrial Development Project and Cost-Benefit Analysis (the "Plan") has been prepared to satisfy the requirements of the Act and to analyze the potential costs and benefits, including the related tax impact on all affected taxing jurisdictions, of using industrial development revenue bonds to finance the Project and to facilitate abatement of ad valorem taxes on the bond-financed property.

II. DESCRIPTION OF CHAPTER 100 FINANCINGS

General. The Act authorizes cities, counties, towns and villages to issue industrial development revenue bonds to finance the purchase, construction, extension and improvement of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, service facilities that provide interstate commerce, industrial plants and other commercial facilities.

Issuance and Sale of Bonds. Revenue bonds issued pursuant to the Act do not require voter approval and are payable solely from revenues received from the project. The municipality issues its bonds and in exchange, the benefited company promises to make payments that are sufficient to pay the principal of and interest on the bonds as they become due. Thus, the municipality merely acts as a conduit for the financing.

Concurrently with the closing of the bonds, the municipality will hold title to the site on which the industrial development project will be located. (The municipality must be the legal owner of the property while the bonds are outstanding for the property to be eligible for tax abatement, as further described below.) At the same time, the municipality will lease the project site and the improvements thereon back to the benefited company pursuant to a lease agreement. The lease agreement will require the company, acting on behalf of the municipality, to use the bond proceeds to finance and refinance the costs or reimburse the costs of purchasing, constructing and installing the project, as applicable.

Under the lease agreement, the company typically: (1) will unconditionally agree to make payments sufficient to pay the principal of and interest on the bonds as they become due; (2) will agree, at its own expense, to maintain the project, to pay all taxes and assessments with respect to the project, and to maintain adequate insurance; (3) has the right, at its own expense, to make certain additions, modifications or improvements to the project; (4) may assign its interests under the lease agreement or sublease the project while remaining responsible for payments under the lease agreement; (5) will covenant to maintain its corporate existence during the term of the bond issue; and (6) will agree to indemnify the municipality for any liability the municipality might incur as a result of its participation in the transaction.

Property Tax Abatement. Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. In a typical transaction, the municipality holds fee title to the project and leases the project to the benefited company. Although the Missouri Supreme Court has held that the leasehold interest is taxable, it is taxable only to the extent that the economic value of the lease is less than the actual market value of the lease. See *Iron County v. State Tax Commission*, 437 S.W.2d 665 (Mo. 1968)(*en banc*) and *St. Louis County v. State Tax Commission*, 406 S.W.2d 644 (Mo. 1966)(*en banc*). If the rental payments under the lease agreement equal the actual debt service payments on the bonds, the leasehold interest should have no “bonus value” and the bond-financed property should be exempt from ad valorem taxation and personal property taxation so long as the bonds are outstanding.

If the municipality and the company determine that partial tax abatement is desirable, the company may agree to make “payments in lieu of taxes.” The amount of payments in lieu of taxes is negotiable. The payments in lieu of taxes are payable by December 31 of each year, and are distributed to the municipality and to each political subdivision within the boundaries of the project in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law.

III. DESCRIPTION OF THE PARTIES

iWerx, LLC. The Company is a limited liability company organized and existing under the laws of the State of Missouri and is authorized to do business in Missouri.

City of Gladstone, Missouri. The City is a third class city and municipal corporation organized and existing under the laws of the State of Missouri. The City is authorized and empowered pursuant to the provisions of the Act to purchase, construct, extend and improve certain projects (as defined in the Act) and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City deems advisable.

IV. REQUIREMENTS OF THE ACT

Description of the Project. The project to be financed by the Bonds consists of the purchase and renovation of the Linden Oaks Office Building, located at 7001 North Locust in the City of Gladstone, Clay County, Missouri, into a coworking office and collaborative open space for growing businesses and independent workers, to be occupied by a variety of users. The land and building in its current state located on the Project Site is referred to as the “Existing Facilities.” The Existing Facilities are further broken down into the “Existing Land” and “Existing Improvements.” The real property improvements being financed by the Bonds are referred to herein as the “Project Improvements” which are located on certain real estate referred to herein as the “Project Site.” The Project Improvements being constructed on the Project Site are also referred to herein as the “Project.”

Estimate of the Costs of the Project. The Project Improvements are expected to cost approximately \$1,500,000 and to occur in 2018.

Source of Funds to be Expended for the Project Improvements. The sources of funds to be expended for the Project will be the proceeds of the Bonds in a principal amount of approximately \$1,500,000 to be issued by the City and purchased by the Company or its lender (the “Bondholder”) and, if needed, other available funds of the Company. The Bonds will be payable solely from the revenues derived by the

City from the lease or other disposition of the Project (as further described below). The Bonds will not be an indebtedness or general obligation, debt or liability of the City or the State of Missouri.

Statement of the Terms Upon Which the Project is to be Leased or Otherwise Disposed of by the City. The Company will deed the Project Site and the Project Improvements to the City subject to permitted encumbrances. The City will lease the Project Site and the Project Improvements to the Company pursuant to a lease agreement that will provide for lease payments equal to the principal and interest payments on the Bonds. Under the terms of the lease agreement with the City, the Company will have the option to purchase the Project at any time and will have the obligation to purchase the Project at the termination of the lease. The lease agreement between the City and the Company will terminate in 2030, unless terminated sooner pursuant to the terms of the lease agreement.

Affected School District, Community College District, County and City. The North Kansas City School District is the school district affected by the Project. Clay County, Missouri is the county affected by the Project. Metropolitan Community College is the community college district affected by the Project. The City is the city affected by the Project. The Cost-Benefit Analysis attached hereto identifies all other taxing districts affected by the Project (other than those taxing entities solely affected by the Project with respect to receipt of tax revenues from the commercial surcharge tax).

Current Assessed Valuation. The most recent equalized assessed valuation of the Project Site is \$291,580. The estimated total equalized assessed valuation of the Project Site after the Project Improvements are made (2019) is estimated to be \$675,580 (\$291,580 attributable to Existing Facilities and \$384,000 for the Project Improvements). This valuation was calculated based upon an appraised value of \$2,111,188 (the value of the Existing Facilities (\$911,188) plus 80% of the costs of the Project Improvements (\$1,200,000)) multiplied by the assessment rate of 32%.

Payments in Lieu of Taxes. If this Plan is approved by the City Council, the City intends to issue the Bonds and to extend tax abatement to the Company. The Company will convey the entire Project Site to the City in 2018. The Project is expected to be fully operational beginning in 2019 and the Company will receive twelve years of abatement of 100% for the period 2019 through 2030 for the Project Improvements.

Because ownership of the Project Site will be transferred to the City in 2018, the real property would not be subject to ad valorem taxation for 2018, and, therefore, the Company will be required to make a payment in lieu of taxes equal to 100% of the taxes that would otherwise be due for the Project Site.

No tax abatement will be provided for the Existing Land. Because it was impractical to separate the Project Site into separate portions where the Existing Facilities (combination of Existing Land and Existing Improvements) are located and where the Project Improvements will be located, it is necessary for the Company to convey the entire Project Site to the City. To ensure that the taxing jurisdictions continue to receive revenue based on the assessed valuation of the Existing Land, during the period of 2019 through 2030, the Company will make a payment in lieu of taxes equal to 100% of the taxes that would otherwise be due on the Existing Land assuming an assessed valuation of \$87,744. An estimate of such payments is set forth in **Exhibit 4** in the attached Cost-Benefit Analysis.

Such payments in lieu of taxes would, after reduction for actual costs of the City for distributing such payments, be distributed among the taxing jurisdictions in proportion to the amount of taxes which would have been paid in each year had the Project not been exempt from taxation, pursuant to Section 100.050.3 of the Act.

Sales Tax Exemption. It is anticipated that the construction materials used to construct the Project will be exempt from state and local sales taxes.

Cost-Benefit Analysis and Discussion of Exhibits. In compliance with Section 100.050.2(3) of the Revised Statutes of Missouri, as amended, this Plan has been prepared to show the costs and benefits to the City and to other taxing jurisdictions affected by the tax abatements and exemptions of the Project. The following is a summary of the exhibits attached to this Plan that show the direct tax impact the Project is expected to have on each taxing jurisdiction. This Plan does not attempt to quantify the overall economic impact of the Project.

Project Assumptions. **Exhibit 1** presents a list of the assumptions related to the determination of assessed valuations and the tax formulas.

Summary of Cost-Benefit Analysis. **Exhibit 2** presents a summary of **Exhibits 3** through **7**.

Real Property Tax Revenues. **Exhibit 3** provides the projected tax revenues that would be generated from the Project Site without tax abatement and prior to the Project Improvements. **Exhibit 4** provides the projected tax revenues that would be generated from the land only portion of the Project Site without the Project Improvements and without tax abatement. **Exhibit 6** provides the projected value of the real property tax abatement to the Company. **Exhibit 7** provides the project PILOT Amounts on the Project Site minus the land only value.

V. ASSUMPTIONS AND BASIS OF PLAN

In preparing this Plan, key assumptions have been made to estimate the fiscal impact of the abatement and exemptions proposed for the Project. See **ATTACHMENT A** for a summary of these assumptions.

Information necessary to complete this Plan, has been furnished by representatives of the City, representatives of the Company and its counsel, the Bondholder and other persons deemed appropriate and such information has not been independently verified for accuracy, completeness or fairness.

* * *

ATTACHMENT A

SUMMARY OF KEY ASSUMPTIONS

1. The cost of constructing the Project Improvements is estimated to be \$1,500,000.
2. The construction of the Project Improvements will be completed in 2018.
3. The Project will be owned by the City and leased to the Company with an option to purchase. As long as the Project is owned by the City, it will be exempt from ad valorem taxes.
4. The Project Improvements will be excluded from the calculation of ad valorem property taxes for a period of twelve years beginning in 2019 and continuing through 2030.
5. During the entire term of the Bonds through 2030, the Company will make payments in lieu of taxes in accordance with that portion of Section IV above in the Plan entitled "Payments in Lieu of Taxes."
6. Commercial real property taxes are calculated using the following formula:
$$(\text{Assessed Value} * \text{Tax Rate})/100$$
7. The assessed value of the Project Improvements is calculated using the following formula:
$$\text{Estimated Value} * \text{Assessment Ratio of 32\%}$$
8. After development, the assessed value of the Project Site is subject to growth at an estimated rate of 2% every year an assessment is made (every odd year).
9. The tax rates used in this Plan reflect the rates in effect for the tax year 2017. The tax rates were held constant through the 2030 tax year.

* * *

**City of Gladstone, Missouri
(IWERX, LLC)**

**COST BENEFIT ANALYSIS
PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT**

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This information is provided based on the factual information and assumptions provided to Gilmore & Bell, P.C. by a party to or a representative of a party to the proposed transaction. This information is intended to provide factual information only and is provided in conjunction with our legal representation. It is not intended as financial advice or a financial recommendation to any party. Gilmore & Bell, P.C. is not a financial advisor or a "municipal advisor" as defined in the Securities Exchange Act of 1934, as amended.

Exhibit 1
Project Assumptions

♦ Initial year taxes assessed		2019
♦ Appraised value of existing land	\$	274,200
♦ Assessed value of existing land	\$	87,744
♦ Appraised value of existing improvements	\$	636,988
♦ Assessed value of existing improvements	\$	203,836
♦ Appraised value of existing facilities (land and improvements)	\$	911,188
♦ Assessed value of existing facilities (land and improvements)	\$	291,580
♦ Cost of real property improvements	2018 \$	1,500,000
♦ Appraised value of project improvements (80% of costs of real property improvements)	\$	1,200,000
♦ Bi-annual growth rate of appraised value of real property project improvements		2.0%
♦ Assessed value as a percentage of appraised value of existing facilities and real property project improvements		32.0%
♦ Assessed value of real property project improvements	\$	384,000
♦ Terms of abatement:		
Existing Facilities		
2019-2030		0%
Project Improvements		
2019-2030		100%

Exhibit 2
Summary of Cost Benefit Analysis

Taxing Jurisdiction	Tax Rate	Projected Tax Revenues on Existing Facilities		Projected PILOT Amounts on Existing Facilities (Land Only)		Projected Tax Revenues Without Abatement on Existing Facilities and Real Property Project Improvements		Projected Tax Abatement on Existing Improvements and Real Property Project Improvements		Projected PILOT Amounts on Existing Improvements and Real Property Project Improvements	
		With No Project	\$	With No Project	\$	With No Project	\$	With No Project	\$	With No Project	\$
City of Gladstone, Missouri	0.9280	\$	32,470	\$	9,771	\$	79,096	\$	68,823	\$	-
Clay County, Missouri	0.2143		7,498		2,256		18,265		15,893		-
North Kansas City School District	6.4280		224,913		67,682		547,877		476,719		-
Gladstone Library District	0.3963		13,866		4,173		33,778		29,391		-
Gladstone Handicap	0.1181		4,132		1,244		10,066		8,759		-
Gladstone Health	0.0984		3,443		1,036		8,387		7,298		-
Gladstone Mental Health	0.0984		3,443		1,036		8,387		7,298		-
KCJC Tax	0.2297		8,037		2,419		19,578		17,035		-
State Tax	0.0300		1,050		316		2,557		2,225		-
	8.5412	\$	298,853	\$	89,933	\$	727,991	\$	633,439	\$	-

Exhibit 3
Projected Tax Revenues on Existing Facilities With No Project

Estimated Assessed Value of Existing Facilities	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Taxing Jurisdiction													
City of Gladstone, Missouri	0.9280	\$ 2,706	\$ 2,706	\$ 2,706	\$ 2,706	\$ 2,706	\$ 2,706	\$ 2,706	\$ 2,706	\$ 2,706	\$ 2,706	\$ 2,706	\$ 32,470
Clay County, Missouri	0.2143	625	625	625	625	625	625	625	625	625	625	625	7,498
North Kansas City School District	6.4280	18,743	18,743	18,743	18,743	18,743	18,743	18,743	18,743	18,743	18,743	18,743	224,913
Gladstone Library District	0.3963	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	13,866
Gladstone Handicap	0.1181	344	344	344	344	344	344	344	344	344	344	344	4,132
Gladstone Health	0.0984	287	287	287	287	287	287	287	287	287	287	287	3,443
Gladstone Mental Health	0.0984	287	287	287	287	287	287	287	287	287	287	287	3,443
KCJC Tax	0.2297	670	670	670	670	670	670	670	670	670	670	670	8,037
State Tax	0.0300	87	87	87	87	87	87	87	87	87	87	87	1,050
	8.5412	\$ 24,904	\$ 24,904	\$ 24,904	\$ 24,904	\$ 24,904	\$ 24,904	\$ 24,904	\$ 24,904	\$ 24,904	\$ 24,904	\$ 24,904	\$298,853

Exhibit 4
Projected PILOT Amounts on Existing Facilities (Land Only) With No Project

Estimated Assessed Value of Existing Facilities (Land Only)		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
PILOT Payment		\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	\$ 87,744 100%	
Taxing Jurisdiction	Tax Rate per \$100	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
City of Gladstone, Missouri	0.9280	\$ 814	\$ 814	\$ 814	\$ 814	\$ 814	\$ 814	\$ 814	\$ 814	\$ 814	\$ 814	\$ 814	\$ 814	\$ 9,771
Clay County, Missouri	0.2143	188	188	188	188	188	188	188	188	188	188	188	188	2,256
North Kansas City School District	6.4280	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	67,682
Gladstone Library District	0.3963	348	348	348	348	348	348	348	348	348	348	348	348	4,173
Gladstone Handicap	0.1181	104	104	104	104	104	104	104	104	104	104	104	104	1,244
Gladstone Health	0.0984	86	86	86	86	86	86	86	86	86	86	86	86	1,036
Gladstone Mental Health	0.0984	86	86	86	86	86	86	86	86	86	86	86	86	1,036
KCJC Tax	0.2297	202	202	202	202	202	202	202	202	202	202	202	202	2,419
State Tax	0.0300	26	26	26	26	26	26	26	26	26	26	26	26	316
		<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 7,494</u>	<u>\$ 89,933</u>

Exhibit 5
Projected Tax Revenues Without Abatement on Existing Facilities and Real Property Project Improvements

Estimated Assessed Value of Existing Facilities and Real Property Project Improvements														
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		Total
Taxing Jurisdiction	Tax Rate per \$100													
City of Gladstone, Missouri	\$ 6,269	\$ 6,269	\$ 6,395	\$ 6,395	\$ 6,523	\$ 6,523	\$ 6,653	\$ 6,653	\$ 6,786	\$ 6,786	\$ 6,922	\$ 6,922	\$ 79,096	
Clay County, Missouri	1,448	1,448	1,477	1,477	1,506	1,506	1,536	1,536	1,567	1,567	1,598	1,598	18,265	
North Kansas City School District	43,426	43,426	44,295	44,295	45,181	45,181	46,084	46,084	47,006	47,006	47,946	47,946	547,877	
Gladstone Library District	2,677	2,677	2,731	2,731	2,785	2,785	2,841	2,841	2,898	2,898	2,956	2,956	33,778	
Gladstone Handicap	798	798	814	814	830	830	847	847	864	864	881	881	10,066	
Gladstone Health	665	665	678	678	692	692	705	705	720	720	734	734	8,387	
Gladstone Mental Health	665	665	678	678	692	692	705	705	720	720	734	734	8,387	
KCJC Tax	1,529	1,552	1,583	1,583	1,615	1,615	1,647	1,647	1,680	1,680	1,713	1,713	19,578	
State Tax	203	203	207	207	211	211	215	215	219	219	224	224	2,557	
	\$ 57,703	\$ 57,703	\$ 58,857	\$ 58,857	\$ 60,034	\$ 60,034	\$ 61,235	\$ 61,235	\$ 62,459	\$ 62,459	\$ 63,708	\$ 63,708	\$ 727,991	

Exhibit 6
Projected Tax Abatement on Existing Improvements and Real Property Project Improvements

Estimated Assessed Value of Existing Improvements and Real Property Project Abatement Percentage		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
		\$ 587,836	\$ 587,836	\$ 599,593	\$ 599,593	\$ 611,585	\$ 611,585	\$ 623,816	\$ 623,816	\$ 636,293	\$ 636,293	\$ 649,018	\$ 649,018	
		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Taxing Jurisdiction	Tax Rate per \$100	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
City of Gladstone, Missouri	0.9280	\$ 5,455	\$ 5,455	\$ 5,564	\$ 5,564	\$ 5,676	\$ 5,676	\$ 5,789	\$ 5,789	\$ 5,905	\$ 5,905	\$ 6,023	\$ 6,023	\$ 68,823
Clay County, Missouri	0.2143	1,259.73	1,259.73	1,284.93	1,284.93	1,310.63	1,310.63	1,336.84	1,336.84	1,363.58	1,363.58	1,390.85	1,390.85	15,893.12
North Kansas City School District	6.4280	37,786.10	37,786.10	38,541.82	38,541.82	39,312.66	39,312.66	40,098.91	40,098.91	40,900.89	40,900.89	41,718.91	41,718.91	476,718.58
Gladstone Library District	0.3963	2,329.59	2,329.59	2,376.19	2,376.19	2,423.71	2,423.71	2,472.18	2,472.18	2,521.63	2,521.63	2,572.06	2,572.06	29,390.72
Gladstone Handicap	0.1181	694.23	694.23	708.12	708.12	722.28	722.28	736.73	736.73	751.46	751.46	766.49	766.49	8,758.62
Gladstone Health	0.0984	578.43	578.43	590.00	590.00	601.80	601.80	613.84	613.84	626.11	626.11	638.63	638.63	7,297.62
Gladstone Mental Health	0.0984	578.43	578.43	590.00	590.00	601.80	601.80	613.84	613.84	626.11	626.11	638.63	638.63	7,297.62
KCJC Tax	0.2297	1,350.26	1,350.26	1,377.26	1,377.26	1,404.81	1,404.81	1,432.91	1,432.91	1,461.56	1,461.56	1,490.80	1,490.80	17,035.20
State Tax	0.0300	176.35	176.35	179.88	179.88	183.48	183.48	187.14	187.14	190.89	190.89	194.71	194.71	2,224.90
		\$ 50,208	\$ 50,208	\$ 51,212	\$ 51,212	\$ 52,237	\$ 52,237	\$ 53,281	\$ 53,281	\$ 54,347	\$ 54,347	\$ 55,434	\$ 55,434	\$ 633,439

Exhibit 7
Projected PILOT Amounts on Existing Improvements and Real Property Project Improvements

Estimated Assessed Value of Existing Improvements and Real Property Project PILOT Payment		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
		\$587,836	\$587,836	\$599,593	\$599,593	\$611,585	\$611,585	\$623,816	\$623,816	\$636,293	\$636,293	\$649,018	\$649,018	
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Taxing Jurisdiction		Tax Rate per \$100												
City of Gladstone, Missouri		0.9280	\$		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Clay County, Missouri		0.2143												
North Kansas City School District		6.4280												
Gladstone Library District		0.3963												
Gladstone Handicap		0.1181												
Gladstone Health		0.0984												
Gladstone Mental Health		0.0984												
KCJC Tax		0.2297												
State Tax		0.0300												
		8.5412	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

BILL NO. 18-20

ORDINANCE NO. 4.XXX

AN ORDINANCE DIRECTING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE NORTH KANSAS CITY SCHOOL DISTRICT NO. 74 FOR PROVIDING A SCHOOL RESOURCE OFFICER AT ANTIOCH MIDDLE SCHOOL

LEGISLATIVE FINDINGS

1. The City of Gladstone and the North Kansas City School District seek to continue a full-time School Resource Officer (SRO) program at Antioch Middle School.
2. The SRO program serves to reduce incidents of delinquency in school by combining law enforcement with educational professionals to address drug and alcohol abuse, youth violence, truancy and other youth issues in an educational environment.
3. The SRO fulfills three valuable roles as Educator, Counselor or Problem Solver, and Law Enforcement Officer.
4. The Cooperative Agreement is in the best interests of the residents of the City of Gladstone.

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

1. The City of Gladstone hereby enters into a Cooperative Agreement with the North Kansas City School District No. 74 to provide a School Resource Officer at Antioch Middle School; and
2. The City Manager is directed to execute the Cooperative Agreement in substantially the form presented to the City Council.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 14TH DAY OF MAY, 2018.

Mayor Bill Garnos

ATTEST:

Ruth Bocchino, City Clerk

FIRST READING: May 14, 2018

SECOND READING: May 14, 2018



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 18-20

ORD # City Clerk Only

Date: 5/7/2018

Department: Public Safety

Meeting Date Requested: 5/14/2018

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

Subject: Cooperative Agreement with the North Kansas City School District No. 74 for providing a School Resource Officer at Antioch Middle School.

Background: The City of Gladstone and North Kansas City School District No. 74 have enjoyed a partnership for more than twenty-five years to provide a School Resource Officer at Antioch Middle School. The Public Safety Department and the school district believe this partnership serves the best interests of the students and families in our community. This agreement renews that partnership for one year commencing July 1, 2018 through June 30, 2019.

Budget Discussion: Funds are budgeted in the amount of \$ [Click here to enter amount](#) from the Choose a Fund Fund. Ongoing costs are estimated to be \$ [Click here to enter amount](#) annually. Previous years' funding was \$ [Click here to enter amount](#)

Public/Board/Staff Input: [Click here to enter text.](#)

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

Mike Hasty
Department Director/Administrator

PC
City Attorney

SW
City Manager

SCHOOL RESOURCE OFFICER PROGRAM MEMORANDUM OF UNDERSTANDING

CITY OF GLADSTONE, MISSOURI
Gladstone, Missouri

NORTH KANSAS CITY SCHOOLS
District #74

This Memorandum of Understanding is entered into, this ____ day of _____, 2018, by and between the City of Gladstone, Missouri (hereinafter referred to as the "City" or "Police Department") and the North Kansas City School District #74, a state accredited, school district located within Clay County, Missouri (hereinafter referred to as the "District")

WITNESSETH:

- A. The City, by and through its Police Department, agrees to provide the School District one or more Gladstone Police Department officers to serve in the School Resources Officer Program in one or more of the District's schools as a School Resource Officer ("SRO"); and
- B. The District and the City desire for this Agreement to guide and direct the School Resource Officer Program.

NOW, THEREFORE, in consideration of the agreements and undertakings hereinafter set forth, and for other good and valuable consideration, the receipt and adequacy therefor being hereby acknowledged, the District and the City agree as follows

II. MISSION AND GOALS:

- A. The mission of the School Resource Officer Program is to reduce incidents of delinquency in or around school by combining law enforcement with educational professionals to address drug and alcohol abuse, youth violence, truancy and other youth issues in an educational environment.
- B. The following goals are shared between the District and the City with regard to the School Resource Officer Program:
 - 1. Provide a safe and respectful school;
 - 2. Enhance the relationship between law enforcement officers and students in middle school; and

3. Foster educational programs, which will address tobacco, alcohol, and other drug issues, violence diffusion and prevention, and other safety issues as needed.
4. Provide DARE education to all fifth graders in the District at the District's four elementary schools located in Gladstone, Missouri: Meadowbrook Elementary School, Chapel Hill Elementary School, Oakwood Manor Elementary School, Linden West Elementary School, and the Northland Innovations Center.

III. EMPLOYMENT AND ASSIGNMENT OF THE SCHOOL RESOURCE OFFICER:

- A. Collaboration of the selection of an SRO shall be achieved through the School District's Safety & Security Director, in conjunction with the City. Upon agreeance of such selection, the City shall provide one (1) SRO to Antioch Middle School, 2100 NE 65th Street Gladstone, Missouri.
- B. Regular Duty Hours of the School Resource Officer
 1. The SRO shall be assigned to the school on a full-time basis during those days and hours the school is in regular session. The SRO shall be on campus from one-half hour prior to the start of classes until one-half hour after the end of the regularly scheduled school day.
 2. On early release days, the SRO may be required to attend District meetings or training during the remainder of the day.
 3. During the SRO's daily tour of duty, the SRO may be off campus performing such tasks that may be required by their assignments.
 4. The SRO may be temporarily reassigned by the City during school holidays and vacations, and/or during the periods of police emergency.
 5. Regular working hours may be adjusted on situational basis with the consent of the SRO's supervisor. These adjustments should be approved prior to their being required and should be utilized to cover scheduled school related activity requiring the presence of a law enforcement officer.
- C. EXTRA DUTY HOURS OF THE SCHOOL RESOURCE OFFICER
 1. The District may request the City to provide a School Resource Officer for summer programs, not to exceed thirty (30) days beyond the normal academic calendar.

2. The District may request the City to provide a School Resource Officer for Before- and After-School Programs, not to exceed three (3) hours per day.
3. The SRO will participate in training related to their SRO duties on one professional development day in the first semester and one professional development day in the second semester. The SRO will work with the District Safety & Security Director to establish and set up the training.

D. The Role of the School Resource Officer

The role of the School Resource Officer is based on a "triad" approach adopted from training developed and presented by the National Association of School Resource Officers (NASRO) and/or the Missouri School Resource Officers Association (MSROA). The triad philosophy defines a School Resource Officer as fulfilling three main roles: Educator, Counselor or Problem Solver, and Law Enforcement Officer.

1. Educator - The School Resource Officer shall provide educational information in the form of classroom presentations, parent or public presentations, or in-service school staff presentations. Formal presentations shall be made available to these groups on any topic concerning public safety, law related issues, crime prevention, drug abuse prevention, gang prevention, or other topics as appropriate. The School Resource Officer will act as an instructor, or arrange for another SRO or certified public safety instructor, for these respective presentations when invited to do so by the principal or member of the faculty. These presentations shall be conducted in a professional manner and shall be pre-approved by the District's Director of Safety & Security with input from the respective school administrator.
2. Counselor/Problem Solver - The School Resource Officer is not a substitute for school counselors. The SRO may give advice or guidance to students and the education staff within the context of the officer's knowledge, training and experience. The SRO counsels students on a variety of issues, which may range from dealing with anger, personal conflicts, drug and alcohol issues, abuse and neglect, and other issues related to public safety or the law.

The School Resource Officer shall work closely with the District's Director of Safety & Security, school administrators and counselors, social workers, juvenile officers, and other organizations, which service youth in order to provide support to students in need.

3. Law Enforcement Officer - The School Resource Officer shall conduct criminal investigations and make arrests utilizing the same criteria as any other certified law enforcement officer of the City. However, the effective SRO will often work with the District's Director of Safety & Security, school administrators, parents, social service agencies, and perhaps the Clay County Juvenile Office to explore effective ways to hold juvenile offenders accountable for their actions.

The School Resource Officer shall also gather intelligence information regarding criminal activities involving school aged or juvenile offenders. This information is then shared with the appropriate resources.

E. Additional Duties of the School Resource Officer

1. The SRO shall coordinate all of his/her activities with the City, the District's Director of Safety & Security, the principal and staff members concerned, and will seek permission, advice, and guidance prior to enacting any programs within the School.
2. The SRO shall develop expertise in presenting various subjects to the students. Such subjects shall include a basic understanding of the laws, the role of the police, and the police mission.
3. The SRO shall encourage individual and small group discussions with students based on material presented in class to further establish rapport with the students.
4. When requested by the District's Director of Safety & Security or by the respective principal, the SRO shall attend parent/faculty meetings to solicit support and understanding of the SRO program. Each year, the SRO will provide faculty members, especially new members, an overview of the SRO program.
5. The SRO shall make himself/herself available for conferences with students, parents, and faculty members in order to assist them with problems of law enforcement, crime prevention, or violence prevention topics. Confidential information shall not be disclosed except as provided by law or court order.
6. The SRO shall become familiar with all community agencies that offer assistance to youth and their families such as mental health clinics, drug treatment centers, etc. The SRO shall make referrals to such agencies and liaise when necessary, thereby acting as a resource person to the students, faculty and staff of the school.

7. The SRO shall assist the District's Director of Safety & Security and principal(s) in developing plans and strategies to prevent and/or minimize dangerous situations that may occur on campus or during school sponsored events.
8. The SRO shall adhere to School Board policy, City policy and legal requirements should it become necessary to conduct formal police activities with the students.
9. If the SRO becomes aware of any criminal investigation at the SRO's respective school(s), the SRO should help coordinate that investigation, even though the SRO may not be the lead investigator. For example, when the SRO becomes aware of a child abuse case, they may not be the lead investigator; however, the SRO will make the necessary contacts with the appropriate investigating agency to facilitate the investigation.
10. The SRO shall take law enforcement action as required. As soon as practical, the SRO shall make the District's Director of Safety & Security, along with the respective principal, aware of such action. At the request of District's Director of Safety & Security or the respective school principal, the SRO shall take appropriate law enforcement action for violations of the law on school property or at related school functions as allowed by Missouri Statutes.
11. The SRO shall give assistance to other law enforcement officers and/or other local law enforcement departments in matters regarding his/her school assignment, whenever necessary.
12. The SRO shall, whenever possible, and in accordance with established overtime procedures, participate in and/or attend school functions.
13. The SRO may be assigned non-campus investigations relating to runaways or truant students that attend the school to which the SRO is assigned.
14. The SRO shall maintain detailed and accurate records of the operation of the School Resource Officer Program, and shall make them available to the City, the District's Director of Safety & Security, principal, or superintendent as required by law.
15. The SRO shall not act as a school disciplinarian or conduct searches or frisks on behalf of an administrator for issues only related to school discipline. However, if there is a safety risk; or the District's Director of Safety & Security or the principal believes a violation of

law has occurred, and the school district intends to pursue the matter criminally; then the SRO shall be contacted. The SRO shall determine whether law enforcement action is appropriate. If the District's Director of Safety & Security disagrees, then the SRO's supervisor at the City shall be consulted.

16. The SRO is not to be used for regularly assigned lunchroom duties, hall monitor, bus monitor, in school suspension monitor, or any other regularly assigned duties that are filled by a School or District employee. If there is a problem in one of these areas, the SRO should be actively involved and help the school solve the problem. These solutions will vary, but may include the presence of the SRO in these areas. Even though the SRO is not to be assigned regular duties of another School or District member in these high traffic areas, the SRO should make a consistent and regular practice to be visible in these areas. The SRO's presence will provide great opportunities to make positive contacts with students and to help deter negative issues from occurring.
17. The SRO or City should ensure the respective principal and the District's Director of Safety & Security are notified when the SRO is sick or injured prior to the start of the school day.

F. Access to Education Records

1. School officials shall allow the SRO to inspect any public records maintained by the School District to the extent allowed by state and federal law. However, law enforcement officials may not inspect and/or copy confidential student education records except in accordance with Board of Education Policy and Regulations.
2. If some information in a student's cumulative record is needed in an emergency to protect the health or safety of the student or other individuals, school officials may disclose to the SRO that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone's health or safety.
3. A full explanation as to the need of the information to handle the emergency and the extent to which time is of the essence shall be articulated in the SRO's official policy report.
4. If confidential student record information is needed, but no emergency exists, the information may be released only upon the issuance of a search warrant or subpoena to produce the records,

or with consent of the student's parent or guardian as required by Board Policy or as otherwise allowed by state and federal law.

5. The City, the Police Department and the SRO will comply with the Family Educational Rights and Privacy Act, 20 U.S.C.A. § 1232g, and will indemnify the District, to the extent permitted by law, for any damages suffered by it by reason of its failure to do so.

IV. RIGHTS, DUTIES AND RESPONSIBILITIES OF THE DISTRICT

- A. District Administration shall provide to all the full-time SRO's the following materials and facilities, which are deemed necessary to the performance of the SRO duties:

1. Access to an air-conditioned and properly lighted private office, which shall contain a telephone to be used for general business purposes. This office may be shared by another SRO, but shall be for SRO use only.
2. A location for files and records, which can be properly locked and secured.
3. A desk with drawers, a desk chair, additional guest chair(s), filing cabinet office supplies.
4. Access to a computer and/ or secretarial assistance.

V. FINANCING OF THE SCHOOL RESOURCE OFFICER PROGRAM

- A. The District agrees to pay Forty Thousand Dollars (\$40,000.00) to the City of Gladstone, Missouri as its share of the Officer's salary in the School Resource Officer Program for the term of the agreement, as described herein.

VI. TERM OF THE SCHOOL RESOURCE OFFICER PROGRAM

This program is effective for the twelve-month period beginning on July 1st, 2018, for the academic school year, and shall remain in effect until either June 30, 2019, or until a party provides written notice to the other party indicating a request for either amendment or termination as indicated in section IX, entitled TERMINATION OF AGREEMENT.

VII. EMPLOYMENT STATUS OF THE SCHOOL RESOURCE OFFICER

- A. The School Resource Officer shall remain an employee of the City of Gladstone, Missouri, and shall not be an employee of the District.
- B. The District and the City acknowledge that the School Resource Officer shall remain responsible to the chain of command of the Department. However, the School Resource Officer shall coordinate efforts and activities with the District's Director of Safety & Security and respective school principal.

VIII. DISMISSAL OF SCHOOL RESOURCE OFFICER; REPLACEMENT

- A. In the event the principal of the school to which the SRO is assigned feels that the particular SRO is not effectively performing his or her duties and responsibilities, the principal shall discuss the matter with School District's Director of Safety & Security. The School District's Director of Safety & Security will try and resolve any issues. However, if the principal and the School District's Director of Safety & Security agree that the respective SRO should be removed from the program then the School District's Director of Safety & Security shall then give this written recommendation to the Executive Director for Support Services and Student Activity.
- B. The Executive Director for Support Services and Student Activity will exhaust all avenues in an attempt to resolve the situation. If resolution cannot be gained, the recommendation to remove the SRO from the program will be forwarded to the Superintendent of the District. Within a reasonable time after receiving the recommendation to remove the SRO from the program, the Superintendent or his/her designee shall advise the City of the request.
- C. If the City so desires, the Superintendent and the City Manager or his/her designees, shall meet with the SRO to mediate or resolve any problems, which may exist. At such a meeting, specific members of the respective school, along with the School District's Director of Safety & Security and Executive Director for Support Services and Student Activity may be required to be present. If, within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved or mediated, or in the event the City does not seek mediation, then the SRO shall be removed from the program and the school. The City shall then provide a replacement SRO.
- D. The City may dismiss or reassign an SRO based upon City Rules, Regulations and/or General Orders and when it is in the best interest of the people of the City of Gladstone, Missouri, and the District.

- E. In the event of the resignation, dismissal, reassignment or long-term absence of an SRO, the City shall provide a temporary replacement for the SRO within thirty (30) calendar days of receiving notice of such resignation, dismissal, reassignment or long-term absence.

IX. TERMINATION OF AGREEMENT

- A. This agreement may be terminated by either party upon ninety (90) days written notice that any other party has failed to substantially perform in accordance with the terms and conditions of this Agreement.
- B. Either party upon one hundred eighty (180) days written notice may terminate this Agreement without cause.
- C. Termination of this Agreement may only be accomplished as provided herein.
- D. In the event this Agreement is terminated, compensation will be made to the Department for all services performed to the date of the termination and the School District shall be entitled to a pro-rated refund for that period of time when SRO services are not provided because of the termination of the Agreement.

X. EVALUATION OF PROGRAM

- A. It is mutually agreed that the City and the District shall annually evaluate the School Resource Officer Program and implement recommendations and changes as needed and agreed upon.

XI. NOTICES

Any and all notices or any other communication herein required or permitted shall be deemed to have been given when deposited in the United States postal service as regular mail, postage prepaid and addressed as follows:

Daniel Clemens, Superintendent
North Kansas City School District
2000 NE 46th Street
Kansas City, Missouri 64116

Scott Wingerson
City Manager
7010 North Holmes
Gladstone, Missouri 64118

XII. GOOD FAITH

- A. The District, the City, their agents and employees agree to cooperate in good faith in fulfilling the terms of this Agreement.
- B. Unforeseen difficulties or questions will be resolved by negotiation between the District Superintendent and the City Manager, or their designees.

XIII. MODIFICATION

This document constitutes the full understanding of the parties and not terms, conditions, understandings or agreement purporting to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by the party to be charged.

XIV. NON-ASSIGNMENT

This Agreement, and each and every covenant herein, shall not be capable of assignment, unless the express written consent of the District and the City is obtained.

XV. MERGER

This agreement constitutes a final written expression of all the terms of this Agreement and is a complete and exclusive statement of those terms.

XVI. INSURANCE

It is understood that both the City and the School District are governmental bodies and maintain appropriate insurance coverage.

XVII. LEGAL CONTINGENCIES

It is understood and agreed that this agreement is entered into solely for the benefit of the parties hereto and gives no right to any other party. Without waiving any governmental immunity, sovereign immunity, or official immunity, each party agrees to be responsible and assumes liability for its own actions and omissions and those of its Officers, teachers, staff or any other agent for any incident arising out of or in connection with this agreement, to the fullest extent required by the law and agrees to save, indemnify, defend and hold the other party harmless from such liability for its own actions.

XVIII. NO WAIVER OF IMMUNITY

Nothing in this Agreement waives any governmental immunity including sovereign immunity or official immunity available to the parties or their agents. The parties hereby expressly reserve all immunities available under Missouri law.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their duty-authorized officers.

NORTH KANSAS CITY SCHOOLS, DISTRICT #74

Janet Kauk, School Board President

Date

Daniel Clemens, Superintendent

Date

CITY OF GLADSTONE, MISSOURI

Scott Wingerson, City Manager

Date

ATTEST:

Ruth E. Bocchino
City Clerk, City of Gladstone, MO