

**CITY COUNCIL  
REGULAR SESSION AGENDA  
BEGINS ON PAGE 10**



**GLADSTONE CITY COUNCIL**  
**OPEN STUDY SESSION MEETING**  
**TUESDAY, MAY 29, 2018**

*Light snacks will be provided prior to Closed Session (5:30 pm)*

**AGENDA**  
**TIME: 6:15 PM**

(North Conference Room)

1. **City Hall Remodel-** TreanorHL returns with a another version of colors and materials from the Council's study session in February.
2. **Skype with Erin Seele of Cunningham, Vogel and Rost, P.C.-** Discussion of Code updates to Title I. Government, the City's Right-of-Way Management Code (Chapter 115), the City's Communications, Antennas and Support Structures Code (Chapter 166), and the City's Building Regulations (Chapter 200).
3. **Budget Follow-up on Community Center-** City Staff will provide solutions to questions the City Council expressed at the May 14, 2018 study session.



***Department of Community Development  
Memorandum***

**DATE:** May 16, 2018

**TO:** Scott Wingerson, City Manager

**FROM:** Alan D. Napoli, Interim Community Development Director

**RE:** City Hall / Council Chambers Remodel/Renovation Follow-up

Staff and TreanorHL presented a conceptual presentation to the City Council at the February 26, 2018 open study session. City Council had several thoughts on the presentation and wanted to see a more finalized version with colors and materials. In March the City Hall Design Task Force met with the architect and their interior design staff to come up with materials and vibrant colors for the remodel/renovation.

TreanorHL took the materials and colors discussed and has put a presentation boards which has been seen and reviewed by the City Hall Design Task Force. These presentation boards will be available for viewing at the May 29<sup>th</sup> open study session.

The purpose of this study session is to receive feedback from the City Council concerning the possible renovation. When the Shaping Our Future Ballot Issue is finalized later this year, staff will make a recommendation concerning the timing of these improvements.

## OFFICE OF THE CITY COUNSELOR

DATE: MAY 28, 2018  
TO: SCOTT WINGERSON, CITY MANAGER  
FROM: PADRAIC CORCORAN THROUGH CITY COUNSELOR CHRIS WILLIAMS  
RE: REVISIONS TO ZONING AND PLANNING, RIGHTS-OF-WAY  
MANAGEMENT, AND BUILDING AND CONSTRUCTION ORDINANCES  
AND TITLE I: GOVERNMENT OF THE CODE OF ORDINANCES

At the May 28, 2018, Study Session, Erin Seele, special legal counsel for the City, will provide an overview of the revisions to the Zoning and Planning, Rights-of-Way Management and Building and Construction Ordinances along with revisions to Title I: Government of the Code of Ordinances and will answer the City Council's questions regarding the effect and reasoning for the revisions. The revisions to the applicable ordinances are attached.

As a brief overview, over the past several state legislative sessions, the General Assembly has approved various bills which curtailed the authority of the City regarding the approval and review of the siting, design, and construction of telecommunications facilities. Relevant bills include H.B. 331 from 2013, S.B. 649 from 2014, S.B. 650 from 2014, and H.B. 1991 from this past legislative session. In effect, all the bills curtailed municipal authority regarding (1) regulation of the use the public right of way (H.B. 331 and H.B. 1991) and (2) review of the siting of telecommunications facilities (H.B. 331, S.B. 649, S.B. 650, and H.B. 1991). In addition to the relevant bills passed by the Missouri General Assembly, the City must further comply with various federal laws that also curtail the City's authority including the Telecommunications Act of 1996, 47 U.S.C. 332(c)(7); 2012 Spectrum Act, 47 U.S.C. 1455(a); the Shot Clock Rule, FCC 09-99; and the 2014 Wireless Infrastructure Order, FCC 14-153.

Due to the curtailing of authority by the above-referenced statutes and rulings, it is necessary for the City to revise the Zoning and Planning, Rights-of-way Management, and Building Ordinances. The primary purpose of the Zoning and Planning Ordinance amendments is to remove sections inconsistent with Uniform Wireless Telecommunications Infrastructure Deployment Act (Section 67.5090 *et seq.*, RSMo; H.B. 331 and S.B. 650), specifically requirements relating to collocation, and outline the process necessary for approval of a new wireless support structure or a substantial modification to an existing wireless support structure.

The amendments to the Rights-of-Way Management Ordinance specifically require that telecommunications companies enter into Right-of-Way Use Agreements, a change necessary due to telecommunications providers being exempt from franchise requirements (Section

67.1842.1(4)), and sets forth the necessary permits required to excavate or perform other construction work with the City's right-of-way.

Prior to the passage of H.B. 1991, City Staff and special legal counsel drafted regulations setting forth a streamlined process for the approval of small wireless facilities. After H.B. 1991's passage, City Staff and special legal counsel will need to review and potentially amend the applicable regulations to comply with the provisions of H.B. 1991.

Additional revisions to the Building and Construction Ordinance and Title I: Government of the Code of Ordinances were made to ensure that the City (1) does not unreasonably discriminate between similar structures and (2) may properly enforce the provisions of the City Code of Ordinances.

Due to the requirements of Section 89.060, RSMo, amendments to the Zoning and Planning Ordinance require notice and public hearing.



## *Department of Finance*

### *Memorandum*

**DATE:** May 22, 2018

**TO:** Scott Wingerson, City Manager

**FROM:** Dominic Accurso – Interim Director of Finance

**RE:** City Council's Comments/Concerns on the  
Community Center (CCPT) Budget

During a Study Session on May 14, 2018, the proposed budget for the Community Center (CCPT) was presented to the City Council. During the presentation, members from the Council had multiple comments and concerns about certain repairs, maintenance, and new equipment to be added to the 2019 Fiscal Year CCPT Budget. Items discussed were the repair of the pirate bucket, maintenance and condition of the paint and epoxy, and the speaker system in the Natatorium. Following the May 14<sup>th</sup> meeting, City Manager Wingerson, Director Merkey, and Interim Director Accurso began looking into solutions to include these items in the FY19 budget, as directed by the City Council.

Director Merkey has contacted vendors for estimates and price quotes. We used these amounts for the basis of the adjustments in the CCPT FY19 Budget:

\$18,000	– Window treatments for the workout area
15,000	– Replace speakers in the Natatorium.
8,000	– Re-epoxy leisure pool deck
8,000	– Additional touch up to pools
5,000	– Financial assessment/feasibility study
5,000	– Repair pirate bucket
<u>59,000</u>	

To fund the items requested, the marketing campaign (\$20,000) will be delayed to future years, an additional portion of Director Merkey's salary and benefits have been re-allocated to the General Fund (\$30,000), and adjustments have been made to revenue line items with upward trending amounts (\$9,000). See Appendix A for the Statement of Revenues & Expenditures for CCPT FY19 Budget.

With the additional portion of the Director's salary and benefits re-allocated to the General Fund, adjustments had to be made to the General Fund as well. To off-set the increase in expense,

\$33,500 was added to Miscellaneous Revenue by recognizing insurance proceeds from the damage of City property. The 5 year average for insurance proceeds in the General Fund is \$44,000 per year. See Appendix B for the General Fund Statement of Revenues & Expenditures for FY19.

These changes have been made for the Public Hearing on the FY19 Budget scheduled for the May 29<sup>th</sup> agenda for consideration. A resolution to approve the FY19 Budget will be on the June 11, 2018 agenda. If you have any questions, please contact me at your convenience.

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

	2017	MIDYEAR	ORIGINAL
	Actual	2018	2019
<u>Revenue source:</u>			
<u>Community Center/Natatorium</u>			
Sales Tax	\$ 883,487	\$ 874,000	\$ 874,000
Charges for Services	1,005,024	1,100,450	1,082,325
Rents & Royalties - Facility Rental	242,353	272,160	268,000
Other Misc Income	25,753	29,265	30,500
NKC Operating User Fee	150,000	175,000	175,000
Total Comm Ctr/Natorium	\$ 2,306,617	\$ 2,450,875	\$ 2,429,825
<u>Outdoor Pool</u>			
Charges for Services	\$ 173,823	\$ 187,375	\$ 181,500
Other Misc Income	19,462	18,500	19,500
Total Outdoor Pool	\$ 193,285	\$ 205,875	\$ 201,000
Total Operating Revenues	\$ 2,499,902	\$ 2,656,750	\$ 2,630,825
NKC Capital User Fee	\$ 525,000	\$ 525,000	\$ 525,000
Misc Revenue	12,807	91,940	40,000
Transfers IN	743,500	836,927	749,500
Equity Transfer	-	186,265	187,085
Total Non-Operating Revenues	\$ 1,281,307	\$ 1,640,132	\$ 1,501,585
TOTAL REVENUES	\$ 3,781,209	\$ 4,296,882	\$ 4,132,410
<u>Expenditures:</u>			
Community Center	\$ 838,968	\$ 886,812	\$ 837,675
Natatorium	744,731	955,718	831,398
Outdoor Pool	127,196	170,850	182,183
Non-Departmental	337,715	116,615	143,549
Debt Requirements	1,505,306	2,136,887	2,137,590
TOTAL EXPENDITURES	\$ 3,553,916	\$ 4,266,882	\$ 4,132,395

**CCPT - ANALYSIS OF FUNDS AVAILABLE**

	2017	2018	2019
	ACTUAL	MIDYEAR	ORIGINAL
Beg Funds Available	\$ 1,546,777	\$ 1,774,070	\$ 1,617,805
Revenues	3,781,209	4,296,882	4,132,410
Equity Adj	-	(186,265)	(187,085)
Net Funds Available	5,327,986	5,884,687	5,563,130
Expenditures	(3,553,916)	(4,266,882)	(4,132,395)
Net Income (Loss)	227,293	30,000	15
Ending Funds Available	\$ 1,774,070	\$ 1,617,805	\$ 1,430,735



**GENERAL FUND  
STATEMENT OF REVENUES & EXPENDITURES**

	2017 <u>Actual</u>	MY Budget 2018	Original 2019
<u>Revenue Sources</u>			
Property Tax	\$ 3,367,163	\$ 3,454,937	\$ 3,491,050
Sales Tax	4,017,537	3,939,545	3,965,000
Gross Receipts Tax	3,501,836	3,512,621	3,502,000
Licenses & Permits	615,258	656,750	702,550
Intergovernmental	1,372,246	1,344,474	1,341,500
Charges for Services	3,522,577	3,348,297	3,274,100
Fine & Forfeitures	886,430	1,060,000	959,500
Misc. Revenue & Transfers	<u>618,953</u>	<u>974,076</u>	<u>936,512</u>
Operating Revenues	17,902,000	18,290,700	18,172,212
Equity Transfer	<u>-</u>	<u>2,004,809</u>	<u>100,000</u>
<b>TOTAL REVENUE</b>	<u><u>\$ 17,902,000</u></u>	<u><u>\$ 20,295,509</u></u>	<u><u>\$ 18,272,212</u></u>
<u>Expenditures</u>			
General Administration	\$ 1,183,013	\$ 1,276,340	\$ 1,366,603
Finance	1,445,795	1,457,451	1,529,243
Public Safety	7,816,294	8,323,261	8,404,853
Public Works	2,105,647	2,352,276	2,379,163
Community Development	730,117	801,897	816,603
Parks & Recreation	2,737,662	2,816,725	2,494,846
Non-Departmental & Transfers	<u>1,448,194</u>	<u>3,266,279</u>	<u>1,275,991</u>
<b>TOTAL EXPENDITURES</b>	<u><u>\$ 17,466,722</u></u>	<u><u>\$ 20,294,229</u></u>	<u><u>\$ 18,267,302</u></u>

**GENERAL FUND - ANALYSIS OF FUNDS AVAILABLE**

	2017 <u>ACTUAL</u>	2018 <u>MY BUDGET</u>	2019 <u>ORIGINAL</u>
Beg Funds Available	\$ 5,252,854	\$ 5,688,632	\$ 3,685,103
Revenues	17,902,500	20,295,509	18,272,212
Equity Adj	-	(2,004,809)	(100,000)
Net Funds Available	23,155,354	23,979,332	21,857,315
Expenditures	<u>(17,466,722)</u>	<u>(20,294,229)</u>	<u>(18,267,302)</u>
Net Income (Loss)	435,778	1,280	4,910
Ending Funds Available	<u><u>\$ 5,688,632</u></u>	<u><u>\$ 3,685,103</u></u>	<u><u>\$ 3,590,013</u></u>
20% Fund Balance Req			3,589,273
Over (Under) Fund Bal Req			\$ 740



**CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
TUESDAY, MAY 29, 2018**

**OPEN STUDY SESSION MEETING 6:30 PM**  
(North Conference Room)

1. **City Hall Remodel-** TreanorHL returns with a another version of colors and materials from the Council's study session in February.
2. **Skype with Erin Seele of Cunningham, Vogel and Rost, P.C.-** Discussion of Code updates Title I Government, to the City's Right-of-Way Management Code (Chapter 115), the City's Communications, Antennas and Support Structures Code (Chapter 166), and the City's Building Regulations (Chapter 200).
3. **Budget Follow-up on Community Center-** City Staff will provide solutions to questions the City Council expressed at the May 14, 2018 study session.

**REGULAR MEETING: 7:30 PM**

**TENTATIVE AGENDA**

The City Council will meet in Closed Executive Session at 5:30 pm Tuesday, May 29, 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, 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 May 14, 2018, Closed City Council Meeting Minutes.**
- 6. Approval of the May 14, 2018, Regular City Council Meeting Minutes.**
- 7. PROCLAMATION: STAND UP FOR STANLEY**
- 8. CONSENT AGENDA**

**RESOLUTION R-18-39** A Resolution authorizing acceptance of work under contract with Gametime Turf Care, Incorporated, for the Happy Rock Softball Infields Renovation Project, and authorizing final payment in the amount of \$4,626.20 for Project CE1859.

**SPECIAL EVENT PERMIT:** Client Appreciation Event, 602 Northeast 70<sup>th</sup> Street, Linden Square, Saturday, June 2, 2018, 5:00 – 9:00 pm.

**RESOLUTION R-18-40** A Resolution declaring certain City property surplus and authorizing the sale of such property held by the City to the highest bidder via online auction and/or sealed bid.

**APPROVE FINANCIAL MONTH END APRIL 2018**

**REGULAR AGENDA**

- 9. Communications from the Audience.**
- 10. Communications from the City Council.**
- 11. Communications from the City Manager**
- 12. FIRST READING BILL NO. 18-21** An ordinance authorizing the City Manager to execute a First Amended and Restated Sales Tax Reimbursement Agreement between the City of Gladstone, Missouri and Northland Restaurant Associates, Incorporated.

- 13.RESOLUTION R-18-41** A Resolution authorizing the City Manager to execute a contract with Fleshman Construction, Incorporated, in the total amount not to exceed \$1,648,018.00 for 502 NE 70<sup>th</sup> Street. Project CD1860.
- 14.RESOLUTION R-18-42** A Resolution authorizing the City Manager to execute a contract with Hockenberg's Equipment and Supply, in the total amount not to exceed \$400,000.00 for 502 NE 70<sup>th</sup> Street. CD1860A.
- 15. PUBLIC HEARING:** FY2019 Budget
- 16. PUBLIC HEARING:** Special Use Permit 5940 Flora Avenue
- 17. FIRST READING BILL NO. 18-22** An Ordinance granting a Special Use Permit subject to certain conditions to Tina Peery for operation of a Child Day Care Center on property at 5940 North Flora Avenue, Gladstone, Clay County, Missouri.
- 18. FIRST READING BILL NO. 18-23** An Ordinance approving the Re-Plat of Lots 10 and 11, The Preserves at Carriage Hill Estates, a subdivision in Gladstone, Clay County, Missouri, (commonly known as 6831 and 6837 North Norton Avenue), and directing the appropriate officials to affix their signatures to said Plat for recording.
- 19. FIRST READING BILL NO. 18-24** An Ordinance of the City of Gladstone, Missouri, to establish a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials pursuant to the State of Missouri "Ethics Law."
- 20. Other Business.**
- 21. Adjournment.**

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

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

Posted at 4:00 pm  
May 24, 2018



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, MAY 14, 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 Garnos** opened the Regular City Council Meeting Monday, May 14, 2018, at 7:49 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.

**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 23, 2018, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the April 23, 2018, Closed City Council meeting as presented. **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. 6. On the Agenda.** Approval of the April 23, 2018, Regular City Council Meeting Minutes.

**Councilmember Moore** moved to approve the minutes of the April 23, 2018, Regular City Council meeting as presented. **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. 7. On the Agenda.** **PROCLAMATION: EMERGENCY MEDICAL SERVICES WEEK**

**Mayor Garnos** read the Proclamation and presented it to Tracey Cheney, EMS Battalion Chief.

**Item No. 8. On the Agenda.** **PROCLAMATION: NATIONAL SKILLED NURSING CARE WEEK**

**Mayor Garnos** read the Proclamation and presented it to Margie Thomas.

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

Following the Clerk’s reading, **Mayor Pro Tem Suter** moved to approve the Consent Agenda as printed. **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)

**Mayor Pro Tem Suter** moved to approve **RESOLUTION R-18-34** A Resolution recognizing the impact of Collaborative Cities and expressing support for “Collaborative Cities.” **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)

**Mayor Pro Tem Suter** moved to approve **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. **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)

**Mayor Pro Tem Suter** moved to approve **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. **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)

**Mayor Pro Tem Suter** moved to approve **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. **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)

**Mayor Pro Tem Suter** moved to approve **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. **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)

### **SPECIAL EVENT PERMIT:**

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

**Mayor Pro Tem Suter** moved to approve the Special Event Permit: Life 88.5 Concert in the Park, 602 NE 70<sup>th</sup> Street, Linden Square, Monday, June 11, 2018, 6:30 pm-8:30 pm.

**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)

### **REGULAR AGENDA.**

#### **Item No. 10. On the Agenda. Communications from the Audience.**

There were no communications from the audience.

#### **Item No. 11. On the Agenda. Communications from the City Council.**

**Mayor Pro Tem Suter** stated: *“Just a quick note that the GEBC Board met last week. We had a pretty routine meeting but we did implement one new policy change which is as you know, GEBC is really kind of a holding company for funds for lots of different projects and entities in the city and so we have accumulated a lot of money that was just being held in checking accounts. The Board decided two months ago to invest money, to put money in and start making some interest off of it. We did that. City staff did put a chunk of money in to an investment so it will grow and then we have to decide what to do with the proceeds from that. It probably will be used to offset the administrative costs of providing a service for all the funds that are funded there. That’s it. Also, I wanted to say congratulations to Public Works Director Tim Nebergall; the last easement on Old Pike Road finally got done. I was glad to see that on our Consent Agenda, that the last easement was achieved for the construction of Old Pike.”*

**Mayor Garnos** stated: *"Since our last meeting, I've had the privilege of attending a number of events. Gladstone won the Battle of the Burbs contest sponsored by Radio Station 99.7 The Point. They did provide a very nice award ceremony at the Community Center that included some live entertainment for city staff and Board and Commission members. I had the privilege of attending another 7:30 am meeting of the Northland Regional Chamber of Commerce Board of Directors. The Chamber President, Sheila Tracy, will be receiving an award at MARC's upcoming Annual Regional Assembly and MARC may provide us more information on that when we get closer to that meeting. I also had the privilege in participating in the National Day of Prayer on City Hall steps with Councilmember Moore and Councilman Mallams. Thank you. I attended a terrific and very well attended ribbon cutting at Groundhog Day Theater last Wednesday. Congratulations to Councilman Yarber on that. I also had the privilege of sitting for an hour and a half at the Senate Candidate Forum last Thursday night to find out about our future representation in the Northland; or lack thereof. I'd also like to mention a couple of upcoming events on the calendar; Mr. City Manager you may have these on your list. We have Armed Forces Day celebration at Big Shoal Cemetery on Saturday morning. Saturday afternoon we have the Brazilian Fest at Linden Square, and then I would also mention that our next regular meeting will be held on Tuesday, May 29, because of Memorial Day. Finally, as a note of personal privilege, today is my mother's 81<sup>st</sup> birthday so I'd like to say happy birthday, mom."*

**Item No. 12. On the Agenda. Communications from the City Manager.**

City Manager Scott Wingerson stated: *"Thank you, Mayor. I was going to pass but I will choose to brag instead and that is to congratulate Interim Finance Director Dominic Accurso who completed the coursework and requirements for a Master's Degree in Finance from Park University. We are proud of him; in addition to working here full-time plus, he set a personal goal and he has achieved that. Congratulations to Dominic."*

**Item No. 13. On the Agenda. SPECIAL EVENT PERMIT:**

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

**Councilman Mallams** moved to approve the Special Event Permit, The Gladstone Comedy Festival, 602 NE 70<sup>th</sup> Street, Linden Square, Saturday, June 9, 2018, 12:00 pm-6:00 pm. **Councilmember Moore** seconded. The Vote: "aye", Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. Abstain: Councilman Kyle Yarber. (4-0-1)

**Item No. 14. On the Agenda. PUBLIC HEARING CONTINUATION FROM APRIL 23, 2018: Site Plan Revision 6309 Northeast Antioch Road.**

**Mayor Garnos** stated: *"This Public Hearing was opened at our last City Council meeting April 23 and then continued to this meeting at the request of the applicant. Mr. Wingerson, as I understand it, the key issue here is the closure or not of the driveway on the north side of the property. I understand city staff and the applicant have been working together and believe the*



*best course of action is to send this issue back to the Planning Commission for a new hearing, focusing on that issue, is that correct?"*

City Manager Wingerson stated: "Yes sir."

**Mayor Garnos** stated: "Is there a motion to send this issue back to the Planning Commission for a new hearing?"

**Mayor Pro Tem Suter** moved the Ordinance be remanded back to the Planning Commission. **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. 15. On the Agenda. FIRST READING BILL NO. 18-16** An Ordinance approving a Site Plan Revision for property at 6309 Northeast Antioch Road.

No action was taken.

**Item No. 16. On the Agenda. PUBLIC HEARING:** Plan for Industrial Development Project and Cost Benefit Analysis for iWerx, LLC, and the issuance of Industrial Development Revenue Bonds.

**Mayor Garnos** opened the Public Hearing at 8:07 pm and stated: "During the Public Hearing 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. We will start with staff presentation, Mr. Wingerson."

City Manager Wingerson stated: "Mr. Mayor and members of the Council, thank you. This is an exciting project involving iWerx at a building in our downtown area providing about 82-85 start up business opportunities in our town. Here to discuss the plan and the Chapter 100 Bond process is Rick McConnell and Rich Wood from Gilmore and Bell. I will turn the presentation over to them. While they are walking to the lectern, I would like to thank Mr. Miller and all the folks at iWerx for their support of our city and moving this project forward."

Rick McConnell with Gilmore and Bell approached Council and stated: "Good evening, I'm Rick McConnell with Gilmore and Bell. Excuse me; I have a little cold this evening. This is probably a familiar process for you. We have done this a few times. This is a little bit unique in that it is generally a shorter term project than we have done before. Maybe a little bit smaller in terms of the principle amount of the project but none the less it takes an existing building, and turns it into something very useful, very innovative. I learned a lot standing out on the street corner talking to Mr. Miller before the meeting. They have one of these facilities in North Kansas City already. I don't know that I can really tell you much more about it other than it is the standard Chapter 100 structure wherein the city will actually take ownership of the property and lease it back to the developer that will result in a sales tax exemption on construction materials and property taxes in this case for 12 years. Thank you."

There were no questions for city staff or Mr. McConnell.

**Mayor Garnos** asked the applicant if they wished to say anything to the Council.

John Miller approached Council and stated: *"I'm John Miller with iWerx. I may ask one of my partners to say a word but I would just like to say that I think iWerx is very pleased to be working with the City of Gladstone, EDC, the Economic Development Council, they are going to be in the building. It is a three-way street and we are very excited about it. We think, I will tell you in North Kansas City, we have two people from businesses that are from North Kansas City, but one of the things that I think we will have a good record for is bringing people into Gladstone. We are very excited about some of the different things that we are going to be doing in the space and we think we are doing it in such a way that you will be pleased with all of the different things and the innovation that we are showing to get iWerx started in Gladstone. The official name will be iWerx Gladstone."*

Bob Martin, 709 North Fairway, Liberty, Missouri, approached Council and stated: *"Thank you for your time. For us, it's exciting not just because we think it's good business but we think it's good for economic development. Obviously we have two functions in economic development, business attraction and business retention; this is really about organic growth. Using our crystal ball, through 2027 or about 2027, half of all Americans will be working for themselves in some kind of gig economy or contract economy so the future growth of co-working and business incubators looks very bright and obviously we are excited about being in Gladstone and continue what we have been successful at in North Kansas City. Thank you for your consideration."*

There were no questions for the applicant.

**Mayor Garnos** asked if there was anyone present to address the Council in favor of the application.

There were none.

**Mayor Garnos** asked if there was anyone present to address the Council in opposition of the application.

There were none.

**Mayor Garnos** asked if there was any further testimony from the audience, city staff, and City Council.

There were none.

Mayor Garnos closed the Public Hearing at 8:11 pm.

**Item No. 17. On the Agenda. 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 principle 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.

**Councilman Mallams** moved Bill No. 18-19 be placed on its First 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 First Reading of Bill No. 18-19, 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. 18-19, and enact the Bill as **Ordinance 4.425**. **Councilmember Moore** seconded.

**Mayor Pro Tem Suter** stated: *“A comment, Mayor. I have been on the Council for eleven years so it’s been my privilege to see the downtown vision that we have had for a long time in Gladstone come to be a reality. Starting with the Community Center and every project that has created our downtown has been a creative partnership with a developer or another entity. I really want to welcome iWerx, another great creative partner, in putting another piece together that is going to make this downtown and this whole region more successful and vibrant.”*

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. 18. On the Agenda. 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.

**Mayor Pro Tem Suter** moved Bill No. 18-20 be placed on its First 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.

**Mayor Pro Tem Suter** moved to accept the First Reading of Bill No. 18-20, 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.

**Mayor Pro Tem Suter** moved to accept the Second and Final Reading of Bill No. 18-20, and enact the Bill as **Ordinance 4.426**. **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. 19. On the Agenda.** Other Business.

There was no other business to come before the Council.

**Item No. 20. On the Agenda.** Questions from the news media.

There were no questions from the news media.

**Item No. 21. On the Agenda.** Adjournment.

**Mayor Garnos** adjourned the Regular City Council meeting at 8:18 pm.

Respectfully submitted:

\_\_\_\_\_  
Ruth E. Bocchino, City Clerk

Approved as submitted: \_\_\_\_

Approved as corrected/amended: \_\_\_\_

\_\_\_\_\_  
Mayor Bill Garnos

## PROCLAMATION OF THE MAYOR

**WHEREAS**, Stanley is a 3 year old English Bulldog born with a Bilateral Cleft lip, a birth defect that is uncommon but does exist in large and small breeds regardless of pedigree; and

**WHEREAS**, animals born with clefts are generally euthanized without any records of births or deaths; Stanley tries to save lives by showing that animals with birth defects can be an asset to the families, the community and most importantly children; and

**WHEREAS**, Stanley has become the Ambassador to the Smile Train; Stanley is helping children in different countries born with cleft lips and palates receive free surgeries as they themselves are often shunned, bullied and even destroyed; and

**WHEREAS**, Stanley was born with a curved spine, heterochromia and deformities in his back legs; Stanley uses these challenges as tools to teach children about differences in hopes to stop bullying and suicide among our youth by showing that it is ok to be different; and

**WHEREAS**, Stanley shows no judgement nor opinion; Stanley has established a bond with the homeless, the elderly, the disabled and Veterans, giving each the understanding needed as they so desire to be accepted for who they are; and

**WHEREAS**, Stanley is a symbol of acceptance and has no boundaries when there is a need to be met; Stanley has partnered with the American Childhood Cancer Organization to become the 1st Founding Hope Chapter for the State of Missouri as he founded P.S. ONE MORE THOUGHT, a nonprofit group that helps children with cancer both locally and across the State; and

**WHEREAS**, Stanley teaches us that we are all different, we are unique and through our uniqueness, we bring gifts and talents that add beauty to our world and hope for a better tomorrow. Differences should be embraced, not judged.

**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 recognize:

### STAND UP FOR STANLEY

Signed this 29<sup>th</sup> day of May, 2018

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Mayor Bill Garnos

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Mayor Pro Tem Carol Suter

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Councilmember Jean B. Moore

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Councilman R.D. Mallams

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Councilman Kyle Yarber

## RESOLUTION NO. R-18-39

**A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH GAMETIME TURF CARE, INCORPORATED, FOR THE HAPPY ROCK SOFTBALL INFIELDS RENOVATION PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$4,626.20 FOR PROJECT CE1859.**

**WHEREAS**, work under the contract with Gametime Turf Care, Incorporated, for the Happy Rock Softball Infields Renovation, Project CE1859, has been completed to the satisfaction of the Director of Parks, Recreation and Cultural Arts.

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

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

Original Contract Amount:	\$ 89,750.00
Change Order:	2,774.00
Revised Contract Amount:	\$ 92,524.00
Amount Paid to Date:	87,897.80
<b>Total Amount Due Final Pay:</b>	<b>\$ 4,626.20</b>

**FURTHER**, funds for such purpose are authorized from the 2017 lease purchase.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 29<sup>th</sup> DAY OF MAY 2018.**

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Mayor Bill Garnos

ATTEST:

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Ruth E. Bocchino, City Clerk



## ***Request for Council Action***

RES ☒ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/14/2018

Department: Parks & Recreation

Meeting Date Requested: 5/29/2018

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

Subject: Final payment approval, Project CE1859 Happy Rock Softball Infields Renovation.

Background: Work has been completed on the referenced project and the contractor, Gametime Turf Care, Inc., has made application for final pay. Staff has conducted a final inspection and determined the work to be completed in a satisfactory manner, in accordance with the specifications.

Budget Discussion: Funds are budgeted in the amount of \$ 93,000.00 from the OTHER Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00.

Public/Board/Staff Input:

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

Justin Merkey  
Department Director/Administrator

City Attorney

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: MAY 10, 2018**  
**PERMIT NO.: BP-18-00444**  
**RE: TYPE 4 OUTDOOR SPECIAL EVENT**

**NAME OF EVENT: CLIENT APPRECIATION EVENT**  
**LOCATION OF EVENT: 602 NE 70<sup>TH</sup> STREET**  
**LINDEN SQUARE**  
**DATE OF EVENT: SATURDAY, JUNE 2, 2018**  
**TIME OF EVENT: 5:00PM – 9:00PM**  
**EST. ATTENDANCE: 150**

## REQUESTED TEMPORARY VARIANCE:

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

**REMARKS:** The Parks, Recreation, and Cultural Arts Department will be accommodating a client appreciation event for the Nelson Home Group- Keller Williams Kansas City North. There will be food, drinks, and games for the kids; along with a DJ.

Signed: \_\_\_\_\_

Alan D. Napoli, C.B.O.

Interim Community Development Director

## ATTACHMENT(S):

- ☒ Map
- ☐ Other \_\_\_\_\_





## ***Request for Council Action***

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/10/2018

Department: Community Development

Meeting Date Requested: 5/29/2018

Public Hearing: Yes ☐ Date: ~~Click here to enter a date.~~

Subject: Outdoor Special Event Permit

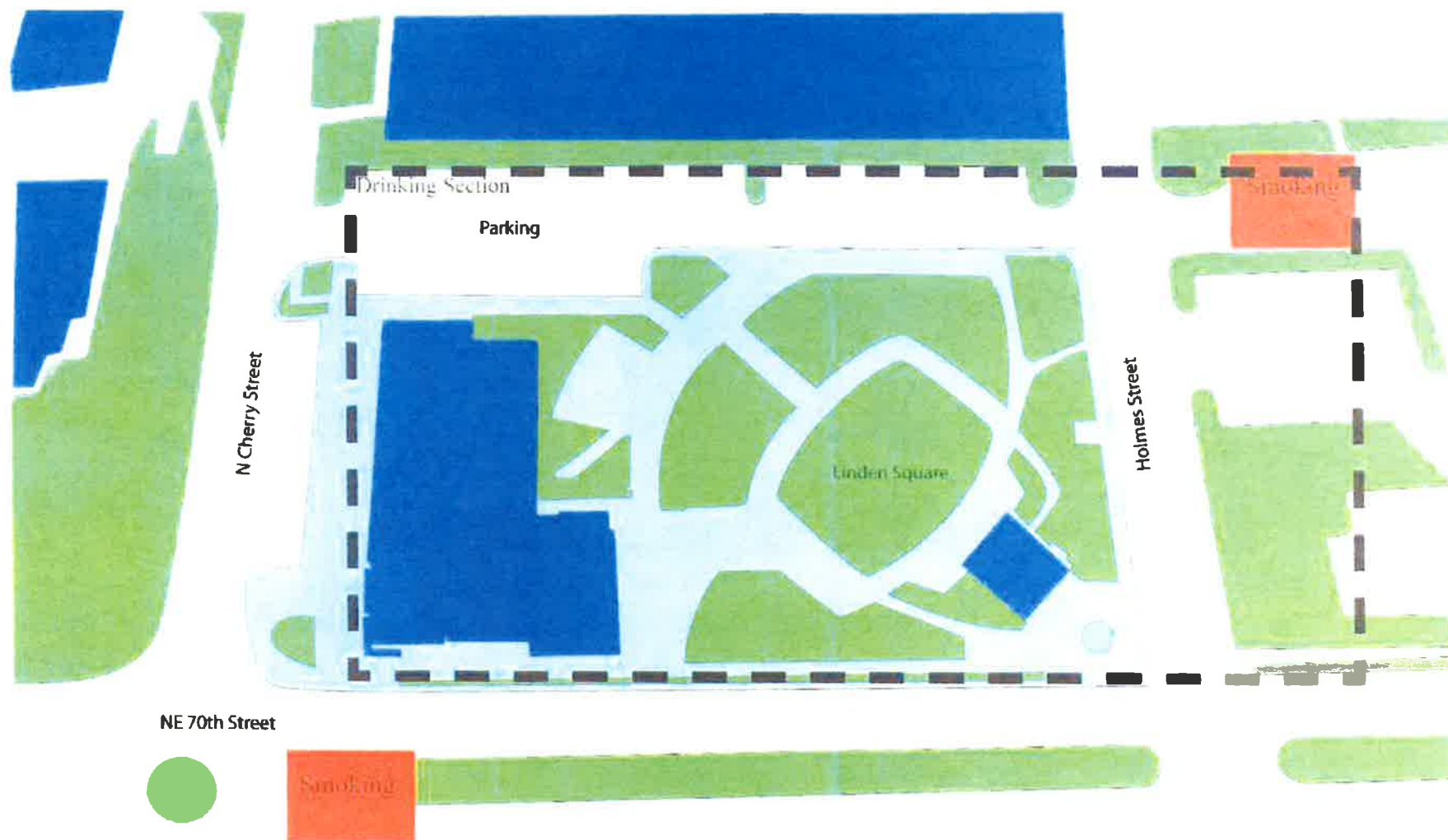
Background: The Parks, Recreation, and Cultural Arts Department will be accommodating a client appreciation event.

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

Public/Board/Staff Input: See attached Letter of Transmittal

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

Alan Napoli  
Interim Community Development Director



**RESOLUTION NO. R-18-40**

**A RESOLUTION DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE SALE OF SUCH PROPERTY HELD BY THE CITY TO THE HIGHEST BIDDER VIA ONLINE AUCTION AND/OR SEALED BID.**

**WHEREAS**, the items set forth in the attachment, Exhibit "A" are no longer necessary for any municipal public purpose of the City; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of the City of Gladstone that all of said items be sold to the highest bidder via online auction, sealed bid and/or disposed of appropriately; and

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

**THAT**, the items set forth in Exhibit "A" are hereby declared surplus property of the City of Gladstone; and

**FURTHER, THAT**, the City Manager of the City of Gladstone is hereby authorized to sell the items set forth in Exhibit "A" to the highest bidder via online auction, sealed bid, or otherwise disposed of as appropriate.

**INTRODUCED, READ, PASSED, AND ADOPTED** by the City Council of Gladstone, Missouri, this 29<sup>th</sup> day of May 2018.

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Bill Garnos, Mayor

ATTEST:

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Ruth Bocchino, City Clerk



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/22/2018

Department: Public Safety

Meeting Date Requested: 5/29/2018

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

Subject: Surplus City Property

Background: Authorization to dispose of surplus property through online auction and/or sealed bid as listed on Exhibit "A." Revenue generated from the sale of surplus property shall be deposited into the funds where their purchase originated.

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

City Attorney

City Manager

**EXHIBIT A**

<b>ASSET NUMBER</b>	<b>VEHICLE DESCRIPTION</b>	<b>VIN</b>	<b>DEPARTMENT</b>	<b>GEN FUND</b>	<b>PSST</b>	<b>CWSS</b>
1424	2009 Ford Escape	1FMCU49399KA99904	Public Safety	XX		
1460	2012 Dodge Charger	2C3CDXAG2CH24116	Public Safety		XX	
1428	2009 Ford Escape	1FMCU49309KA99907	Public Safety	XX		
1473	2007 Chevrolet 1500	1GCEC14V37Z200059	Public Works			XX
1474	2006 Dodge Dakota	1D7HE42N06S656321	Public Works			XX
1143	1993 Ford Van	1FCJE39H4PHB284401	Public Works			XX



# CITY OF GLADSTONE MISSOURI

Financial Report for Ten Months Ended  
April 30, 2018

## GENERAL FUND

Revenue Source	April 2018	April 2017	\$ Change	% Change	% of Budget	FY18 Budget
Property Tax	\$ 3,489,373	\$ 3,307,172	\$ 182,201	6%	101%	\$ 3,454,937
Sales Tax	3,312,195	3,322,991	(10,796)	0%	84%	3,939,545
Gross Receipts Tax	3,012,485	3,015,262	(2,777)	0%	86%	3,512,621
Licenses & Permits	600,708	581,339	19,369	3%	91%	656,750
Intergovernmental	1,172,463	1,148,032	24,431	2%	87%	1,344,474
Charges for Services	2,989,048	3,044,048	(55,000)	-2%	89%	3,348,297
Fines & Forfeitures	694,243	741,887	(47,644)	-6%	65%	1,060,000
Operating Revenues	15,270,515	15,160,731	109,784	1%	88%	17,316,624
Misc. Revenue	830,068	480,432	349,636	73%	85%	974,076
Equity Transfer	2,004,809	500,676	1,504,133	300%	100%	2,004,809
Total Revenues	<u>\$ 18,105,392</u>	<u>\$ 16,141,839</u>	<u>\$ 1,963,553</u>	<u>12%</u>	<u>89%</u>	<u>\$ 20,295,509</u>

Total revenues for the General Fund through ten months or 83.3% of this fiscal year are \$18,105,392 compared to total budgeted revenues for the year of \$20,295,509 or 89%. Operating revenues for the General Fund are \$15,270,515 while last year at this time operating revenues were \$15,160,731, resulting in a \$109,784 increase. Property tax collections have increased 6% over last year. Sales tax on a cash basis is flat. Gross receipts taxes are also flat. License and Permits revenues are up 3% due to businesses reporting higher gross receipts with their license renewals. Intergovernmental is up 2% due to a higher distribution from the Road District. Charges for Services revenue is down 2% due to senior activities. Fines and Forfeitures are down 6%. Miscellaneous Revenue is up 73% due to timing of transfers from other funds, interest income, and insurance settlements. Equity transfer is up because additional funds were available for re-appropriations in FY18 and the funding of downtown development.

Expenditure Function	April 2018	April 2017	\$ Change	% Change	% of Budget	FY18 Budget
General Administration	\$ 1,033,212	\$ 952,899	\$ 80,313	8%	81%	\$ 1,276,340
Finance	1,160,627	1,251,950	(91,323)	-7%	80%	1,457,451
Public Safety	6,595,769	6,462,338	133,431	2%	79%	8,323,261
Public Works	1,911,786	1,759,273	152,513	9%	81%	2,352,276
Community Develop	638,882	602,218	36,664	6%	80%	801,897
Parks & Recreation	2,116,534	2,333,096	(216,562)	-9%	75%	2,816,725
Non-Departmental	782,061	711,863	70,198	10%	33%	2,374,823
Transfers/Debt	304,053	514,740	(210,687)	-41%	34%	891,456
Total Expenditures	<u>\$ 14,542,924</u>	<u>\$ 14,588,377</u>	<u>\$ (45,453)</u>	<u>0%</u>	<u>72%</u>	<u>\$ 20,294,229</u>

Expenditures through ten months or 83.3% of this fiscal year amounted to \$14,542,924 or 72% of FY18 budgeted expenditures of \$20,294,229. Actual expenditures are down less than 1% or \$45,453 less than last year's expenditures of \$14,588,377. General Administration expenditures are up 8% due to staffing changes. Finance expenditures are down 7% due to a frozen position. Public Safety expenditures are up 2% due to increased personnel costs. Public Works expenditures are up 9% due to contractual payments and to the purchase of fixed assets. Community Development

expenditures are up 6% due to a filled position. Parks & Recreation expenditures are down 9% compared to last year due to senior activities and vacant positions. Non-Departmental is up 10% due to insurance claims. Transfers/Debt is down due to a transfer to the Capital Equipment Replacement Fund in fiscal year 2017. Current revenues are greater than expenditures in the amount of \$3,562,468.

### COMBINED WATER AND SEWERAGE SYSTEM FUND

Revenue Source	April 2018	April 2017	\$ Change	% Change	% of Budget	FY18 Budget
Sanitation	\$ 5,106,666	\$ 4,742,740	\$ 363,926	8%	82%	\$ 6,194,154
Water	3,458,943	3,218,083	240,860	7%	82%	4,194,930
Operating Revenues	8,565,609	7,960,823	604,786	8%	82%	10,389,084
Misc Revenue	174,407	55,563	118,844	214%	160%	109,165
Equity Transfer	64,126	7,000	57,126	816%	100%	64,126
Total Revenues	\$ 8,804,142	\$ 8,023,386	\$ 780,756	10%	83%	\$ 10,562,375

Total budgeted revenues for the fiscal year are \$10,562,375. Total revenues through ten months or 83.3% of this fiscal year, amounted to \$8,804,142 or 83% of FY18 budgeted revenues. This reflects an increase of \$780,756 from last year's revenues of \$8,023,386. Operating revenues are up 8% from last year due to rate increases in both water and sewer. Miscellaneous revenues are up due to a refund for overbilling of electricity at the water plant.

Expenditure Function	April 2018	April 2017	\$ Change	% Change	% of Budget	FY18 Budget
Production	\$ 1,061,404	\$ 1,107,141	\$ (45,737)	-4%	83%	\$ 1,282,937
Operations & Maint	745,082	983,340	(238,258)	-24%	87%	860,611
Sewer Collection	308,718	289,144	19,574	7%	87%	354,320
Non-Departmental	5,243,110	4,550,107	693,003	15%	76%	6,939,084
Transfers to Reserve	-	-	-	0%	0%	50,000
Debt Payments	1,034,514	1,032,560	1,954	0%	96%	1,074,942
Total Expenses	\$ 8,392,828	\$ 7,962,292	\$ 430,536	5%	79%	\$ 10,561,894

Total budgeted expenses for the fiscal year are \$10,561,894. Total expenses through ten months or 83.3% of this fiscal year amounted to \$8,392,828 or 79% of FY18 budgeted expenses. Actual expenses are 5% or \$430,536 more than last year's expenses of \$7,962,292. Production expenditures are down 4% due to corrections to electric billing setup at the well fields. Operations division expenditures are down 24% due to timing of water line improvements. Sewer division expenditures are up 7% due to timing of invoices for sewer line maintenance. Non-departmental is up 15% due to increases in sewer payments to Kansas City. Debt payments are down 3% due to reductions in payments due. Current revenues are greater than expenses for the fiscal year. Net income on a cash basis is \$411,314.

### COMMUNITY CENTER AND PARKS TAX FUND

Revenue Source	April 2018	April 2017	\$ Change	% Change	% of Budget	FY18 Budget
Sales Tax	\$ 708,120	\$ 737,233	\$ (29,113)	-4%	81%	\$ 874,000
Intergovernmental	700,000	675,000	25,000	4%	100%	700,000
Charges for Service	949,151	935,349	13,802	1%	74%	1,287,825
Other Income	178,382	173,251	5,131	3%	66%	272,160
Operating Revenues	2,535,653	2,520,833	14,820	1%	81%	3,133,985
Misc Revenue	108,632	13,451	95,181	708%	78%	139,705
Transfers	752,500	743,500	9,000	1%	90%	836,927
Equity Transfer	186,265	196,002	(9,737)	-5%	100%	186,265
Total Revenues	\$ 3,583,050	\$ 3,473,786	\$ 109,264	3%	83%	\$ 4,296,882

Total budgeted revenues for the fiscal year are \$4,296,882. Total revenues through ten months or 83.3% of this fiscal year, amounted to \$3,583,050 or 83% of FY18 budgeted revenues. Revenues reflect an increase of \$109,264 from last year's revenue of \$3,473,786. Operating revenues are up 1% as compared to FY17. Sales tax received is down 4%. Charges for Service are up 1%. Other Income is up 3% due to increases in facility rentals. Miscellaneous Revenue is up \$95,181 due to insurance proceeds from last spring's storm damage. Equity transfer is down \$9,737.

Expenditure Function	April 2018	April 2017	\$ Change	% Change	% of Budget	FY18 Budget
Community Center	\$ 729,445	\$ 683,040	\$ 46,405	7%	82%	\$ 886,812
Natatorium	635,025	616,164	18,861	3%	66%	955,718
Outdoor Pool	95,521	89,871	5,650	6%	56%	170,850
Non-Departmental	107,768	98,919	8,849	9%	92%	116,615
Debt Payments	2,052,410	840,936	1,211,474	144%	96%	2,136,887
Total Expenses	\$ 3,620,169	\$ 2,328,930	\$ 1,291,239	55%	85%	\$ 4,266,882

Total budgeted expenditures for the fiscal year are \$4,266,882. Total expenses through ten months or 83.3% of this fiscal year, amounted to \$3,620,169 or 85% of FY18 budgeted expenses. Actual expenses are 55% or \$1,291,239 more than last year's total of \$2,328,930. Community Center expenses are up 7% due to increased personnel. The Natatorium is up 3% because of painting the leisure pool and of repairs to the HVAC. Outdoor Pool expenses are up 6% due to purchasing new deck chairs and due to repairs to pumps on the slide. Non-departmental is up 9% mainly due to an increase in insurance expense. Debt payments are up due to the first full principal payment on the 2015 COP. Current revenue is greater than current expenses. Net loss on a cash basis is \$37,119.

### PUBLIC SAFETY SALES TAX FUND

Revenue Source	April 2018	April 2017	\$ Change	% Change	% of Budget	FY18 Budget
Sales Tax	\$ 708,099	\$ 737,120	\$ (29,021)	-4%	81%	\$ 874,000
Misc Revenue	10,083	827	9,256	1119%	1366%	738
Total Revenues	\$ 718,182	\$ 737,947	\$ (19,765)	-3%	82%	\$ 874,738

Total budgeted revenues for the fiscal year are \$874,738. Total revenues through ten months or 83.3% of this fiscal year amounted to \$718,182, or 82% of FY18 budgeted revenues. Revenues are 3% less than last year's revenues of \$737,947. Sales tax on a cash basis is down 4%. Misc. revenue is up \$9,256 due to sale of a police car and to increased interest earnings.

Expenditure Function	April 2018	April 2017	\$ Change	% Change	% of Budget	FY18 Budget
PSST Law	\$ 514,731	\$ 531,606	\$ (16,875)	-3%	81%	\$ 636,802
Non-Departmental	24,820	25,564	(744)	-3%	69%	35,827
Debt Payments	18,010	20,141	(2,131)	-11%	9%	191,320
Total Expenses	\$ 557,561	\$ 577,311	\$ (19,750)	-3%	65%	\$ 863,949

Total budgeted expenditures for the fiscal year are \$863,949. Total expenses through ten months or 83.3% of this fiscal year are \$557,561, or 65% of the FY18 budgeted expenses. Actual expenses are 3% or \$19,750 less than last year's expenses of \$577,311. Law division is down 3% due to a decrease in capital equipment expenditures. Non-Departmental is down 3% due to timing of payments for technology. Current revenues are greater than current expenditures. Net income on a cash basis is \$160,621.

Respectfully submitted



Dominic Accurso  
Interim Director of Finance



**BILL NO. 18-21**

**ORDINANCE NO. 4.4XX**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDED AND RESTATED SALES TAX REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF GLADSTONE, MISSOURI AND NORTHLAND RESTAURANT ASSOCIATES, INCORPORATED.**

**WHEREAS**, on December 18, 2017 the City Council of the City of Gladstone, Missouri (the “City”) duly passed Ordinance No. 4.407 authorizing the City Manager to execute a Sales Tax Reimbursement Agreement between the City and Northland Restaurant Associates, Inc. (“Summit”); and

**WHEREAS**, the appropriate representatives of the parties did properly execute and deliver to the other the aforementioned Sales Tax Reimbursement Agreement; and

**WHEREAS**, after execution and delivery of the Sales Tax Reimbursement Agreement certain and additional circumstances have arisen which necessitate the execution of a First Amended and Restated Sales Tax Reimbursement Agreement to further clarify and outline the duties and obligations of the hereto in respect to the construction of the Project; and

**WHEREAS**, the City currently leases the retail portion of the Heights at Linden Square under a Retail/Commercial Lease Agreement by and between F&C Gladstone Owner, LLC, wherein the City has agreed to pay rent and undertake other obligations for the term of twenty-two (22) years; and

**WHEREAS**, pursuant to Section 7.1 of the Retail/Commercial Lease Agreement (the “Lease”) dated December 18, 2017, Summit has agreed to lease the entirety of the retail portion of the Heights at Linden Square from the City for the purpose of locating a restaurant, bar, and grill serving American style food and beverages at the Heights at Linden Square; and

**WHEREAS**, Summit proposes to (i) cause a restaurant, bar and grill within the Project Area to be designed and constructed, and (ii) operate such restaurant, bar and grill;

**WHEREAS**, Summit anticipates that when operational, the Project will provide significant economic benefits to the City by (1) adding approximately thirty-five (35) new employees in the first year of operation; (2) expanding the City’s tax base and increasing private capital investment; (3) generating additional retail sales within the City; (4) providing employment opportunities for members of the community; and (5) promoting the economic development of the City by providing a viable anchor tenant to the City’s downtown area; and

**WHEREAS**, the cost of the Project makes the Project economically undesirable without the economic development incentives provided herein; and

**WHEREAS**, in order to provide public assistance necessary to offset the economic undesirability of the Project, Summit has requested reimbursement for certain costs pursuant to the increased revenue from the City Sales Tax generated by retail sales associated with the Project within the Project Area; and

**WHEREAS**, reimbursement by the City serves the public purpose of enabling Summit to proceed with the Project, thereby increasing the economic development in the Project Area and the City as a whole, providing employment opportunities for members of the community, and increasing the City's tax base; and

**WHEREAS**, the City and Summit are authorized to enter into this Agreement pursuant to provisions of Section 70.210 et seq., RSMo.

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

Section 1. That the City Manager is hereby authorized to execute on behalf of the City the First Amended and Restated Sales Tax Reimbursement Agreement by and between the City and Northland Restaurant Associates, Inc., substantially in the form attached hereto as Exhibit A.

Section 2. That the City Manager, City Clerk, and such other official of the City may execute any other additional documents or take such other actions as necessary, incidental or expedient to carry out the intent of this Ordinance approved, and the authority granted herein.

Section 3. The Mayor is authorized to sign this ordinance approving it on behalf of the City.

Section 4. The City Clerk is hereby directed to attest to the Mayor's signature.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 29TH DAY OF MAY 2018.**

\_\_\_\_\_  
Mayor Bill Garnos

ATTEST:

\_\_\_\_\_  
Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # City Clerk Only

ORD # City Clerk Only

Date: 5/22/2018

Department: General Administration

Meeting Date Requested: 05/29/18

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

**Subject:** An Ordinance authorizing the City Manager to execute a First Amended and Restated Sales Tax Reimbursement Agreement between the City of Gladstone, Missouri and Northland Restaurant Associates, Incorporated.

**Background:** The City has received bids for the construction of retail space at 502 NE 70<sup>th</sup> Street. The architects estimate was approximately \$175/sf. The lowest bid received is \$207/sf. The project has been value engineered and rent credits applied, bringing the effective cost to approximately \$200/sf.

The City previously approved an agreement that provides the reimbursement of 1% sales tax coming from the project. The proposed first amendment is designed to compensate the City for these increased costs. Simply stated, the reimbursement will begin when the increased costs are absorbed or at the end of 5 years.

**Budget Discussion:** Funds are budgeted in the amount of \$0 from the      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

City Attorney

City Manager

**RESOLUTION NO. R-18-41**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH FLESHMAN CONSTRUCTION, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$1,648,018.00 FOR 502 NE 70<sup>TH</sup> STREET. PROJECT CD1860.**

**WHEREAS**, four proposals were received for the Summit Grill Tenant Finish Project CD1860, and the proposal of Fleshman Construction, Incorporated in the amount of \$1,648,018.00 has been determined by the Assistant City Manager 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 Fleshman Construction, Incorporated for work as outlined in the contract for a total amount not to exceed \$1,648,018.00.

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

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 29<sup>TH</sup> DAY OF MAY 2018.**

\_\_\_\_\_  
Mayor Bill Garnos

ATTEST:

\_\_\_\_\_  
Ruth E. Bocchino, City Clerk



## ***Request for Council Action***

RES ☒ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/22/2018

Department: General Administration

Meeting Date Requested: 05/29/18

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

**Subject:** A Resolution authorizing the City Manager to execute a contract with Fleshman Construction, Incorporated, in the amount not to exceed \$1,648,018.00 for the Summit Grill tenant finish Project CD1860.

**Background:** The City of Gladstone and Summit Grill have entered into a lease agreement to occupy the vacant retail space located at 502 NE 70<sup>th</sup> Street, Gladstone, MO 64118. After receiving four (4) bids for the buildout of the space, Fleshman Construction, Incorporated, was selected as the General Contractor for the Summit Grill Project.

**Budget Discussion:** Funds are budgeted from the CERF 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

City Attorney

City Manager

**RESOLUTION NO. R-18-42**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH HOCKENBERG'S EQUIPMENT AND SUPPLY, IN THE TOTAL AMOUNT NOT TO EXCEED \$400,000.00 FOR 502 NE 70<sup>TH</sup> STREET. PROJECT CD1860A.**

**WHEREAS**, one proposal was received for the Summit Grill Kitchen Equipment Project CD1860A, and the proposal of Hockenberg's Equipment and Supply in the amount of \$400,000.00 has been determined by the Assistant City Manager 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 Hockenberg's Equipment and Supply for work as outlined in the contract for a total amount not to exceed \$400,000.00.

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

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 29<sup>TH</sup> DAY OF MAY 2018.**

\_\_\_\_\_  
Mayor Bill Garnos

ATTEST:

\_\_\_\_\_  
Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/22/2018

Department: General Administration

Meeting Date Requested: 05/29/18

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

Subject: A Resolution authorizing the City Manager to execute a contract with Hockenberg's Equipment and Supply, in the amount not to exceed \$400,000.00 for Project CD1860A.

Background: The City of Gladstone and Summit Grill have entered into a lease agreement to occupy the vacant retail space located at 502 NE 70<sup>th</sup> Street, Gladstone, MO 64118. As part of the architectural specifications and through the competitive bid process, Hockenberg's Equipment and Supply was selected as the vendor for the kitchen equipment package. This expenditure has been included as a secondary project to CD1860 to capture savings in overhead and sales tax exemption.

Budget Discussion: Funds are budgeted from the CERF 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

City Attorney

City Manager

**The Public Hearing Budget Draft is provided in  
your paper packet.**



**BILL NO 18-22****ORDINANCE NO. 4.XX****AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO TINA PEERY FOR OPERATION OF A CHILD DAY CARE CENTER ON PROPERTY AT 5940 NORTH FLORA AVENUE, GLADSTONE, CLAY COUNTY, MISSOURI.**

**WHEREAS**, Pursuant to Section 32-39 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for a Special Use Permit on property at 5940 N. Flora, legally described as Beg. 30' W of NE corner of the NW  $\frac{1}{4}$  pf the SW  $\frac{1}{4}$ , S 115', W 235', N 115', E 235' to the Point of Beginning; and

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

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

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

**SECTION 1.** THAT Tina Peery is hereby granted a Special Use Permit for operation of a child care center on property at 5940 N. Flora, the effective date of which shall be the enactment date of this Ordinance and expiring 10 years from the date of passage of this ordinance, all subject to the following conditions:

1. Tina Peery shall maintain a Child Care License as required by the State of Missouri Division of Family Services. If, for any reason, the State of Missouri revokes or suspends the child care license this Special Use Permit shall also be revoked or suspended.
2. This Special Use Permit is issued to Tina Peery to be used at this address only. This Special Use Permit shall be non-transferable to any other person(s), company, or any other location. Any changes in operation of the business by Tina Peery or changes in ownership of the property shall render this Special Use Permit null and void.
3. The maximum number of children in care at any one time shall be limited to fifty-eight (58).
4. Hours of operation shall be limited to 6:30am to 6:00pm, Monday through Friday.
5. Tina Peery shall apply for and maintain all applicable State and City business and occupational licenses.
6. All fire safety requirements made by the City of Gladstone's Fire Marshal in addition to all fire safety requirements for such State license shall be maintained as required.
7. This Special Use Permit is to be issued in accordance with the previously submitted site plan along with any additional conditions established by the City upon passage of this Special Use Permit. Any violations of these conditions may result in the termination of this Special Use Permit.
8. The property shall be maintained in accordance with applicable property maintenance requirements.
9. All required fencing for play areas shall be maintained in good condition.

10. Signage on site shall not exceed existing square footage and height of current sign. Any replacement of existing sign(s) shall be in compliance with City of Gladstone's sign regulations.

**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 29<sup>th</sup> DAY OF MAY, 2018.**

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Mayor Bill Garnos

ATTEST:

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Ruth Bocchino, City Clerk

1<sup>st</sup> Reading: May 29, 2018

2<sup>nd</sup> Reading: May 29, 2018

File #2018-010



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # City Clerk Only

ORD # City Clerk Only

Date: 5/8/2018

Department: Community Development

Meeting Date Requested: 5/29/2018

Public Hearing: Yes ☒ Date: 5/29/2018

Subject: Renewal of a Special Use Permit for Creative Kids Learning Center located at 5940 N. Flora Avenue.

Background: This property has been used as a day care for approximately 35 years. In 2003 Tina Peery began operating the business as was granted a five (5) year Special Use Permit; in 2008 Ms. Peery applied for a renewal of her Special Use Permit and was granted a ten (10) year Special Use Permit. Over the years Ms. Peery has made numerous improvements and investment to the site.

Ms. Peery is again applying for a renewal of her Special Use Permit for and additional ten (10) years. All conditions are proposed to remain the same and have shown to be adequately sufficient in the past.

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: Planning Commission had some discussion as to the difference of the Special Use Permit for this daycare and one that they heard in February. Ms. Peery the applicant explained a little bit of the history of the facility. The Commission approved the Special Use Permit 8-0.

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

Alan Napoli  
Interim Community Development Director    City Counselor

City Manager



## **Community Development Department**

### **Staff Report**

Date: April 24, 2018

File #: 2018-010

Requested Action: Special Use Permit - Renewal

Date of PC Consideration: May 7, 2018

Date of Council Consideration: May 29, 2018

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Applicant: Tina Peery  
Creative Kids  
5940 N. Flora Avenue  
Gladstone, MO. 64118

Owner: Same

Architect/  
Engineer: N/A

Address of Property: 5940 N. Flora Avenue

### **Planning Information**

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

### **Additional Information**

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- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: Adequate ingress and egress exist along N. Flora Avenue
- Traffic Impacts: None
- Parking Required: Existing
- Parking Provided: Existing
- Proposed On-Site Improvements: N/A
- Proposed Off-Site Improvements: N/A
- Proposed Landscaping: None
- Proposed Signage: None

## **Analysis**

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This property has been used as a day care for approximately 35 years. In 2003 Tina Peery began operating the business as was granted a five (5) year Special Use Permit; in 2008 Ms. Peery applied for a renewal of her Special Use Permit and was granted a ten (10) year Special Use Permit. Over the years Ms. Peery has made numerous improvements and investment to the site.

Ms. Peery is again applying for a renewal of her Special Use Permit for and additional ten (10) years. All conditions are proposed to remain the same and have shown to be adequately sufficient in the past.

## **Recommended Conditions**

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Staff has ten (10) recommended conditions which are the same conditions stipulated when Ms. Peery reapplied in 2008. The recommendations are as follows:

1. Tina Peery shall maintain a Child Care License as required by the State of Missouri Division of Family Services. If, for any reason, the State of Missouri revokes or suspends the child care license this Special Use Permit shall also be revoked or suspended.
2. This Special Use Permit is issued to Tina Peery to be used at this address only. This Special Use Permit shall be non-transferable to any other person(s), company, or any other location. Any changes in operation of the business by Tina Peery or changes in ownership of the property shall render this Special Use Permit null and void.
3. The maximum number of children in care at any one time shall be limited to fifty-eight (58).
4. Hours of operation shall be limited to 6:30am to 6:00pm, Monday through Friday.
5. Tina Peery shall apply for and maintain all applicable State and City business and occupational licenses.
6. All fire safety requirements made by the City of Gladstone's Fire Marshal in addition to all fire safety requirements for such State license shall be maintained as required.
7. This Special Use Permit is to be issued in accordance with the previously submitted site plan along with any additional conditions established by the City upon passage of this Special Use Permit. Any violations of these conditions may result in the termination of this Special Use Permit.
8. The property shall be maintained in accordance with applicable property maintenance requirements.
9. All required fencing for play areas shall be maintained in good condition.
10. Signage on site shall not exceed existing square footage and height of current sign. Any replacement of existing sign(s) shall be in compliance with City of Gladstone's sign regulations.

## **Recommendation**

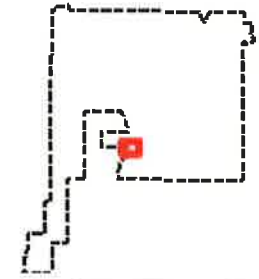
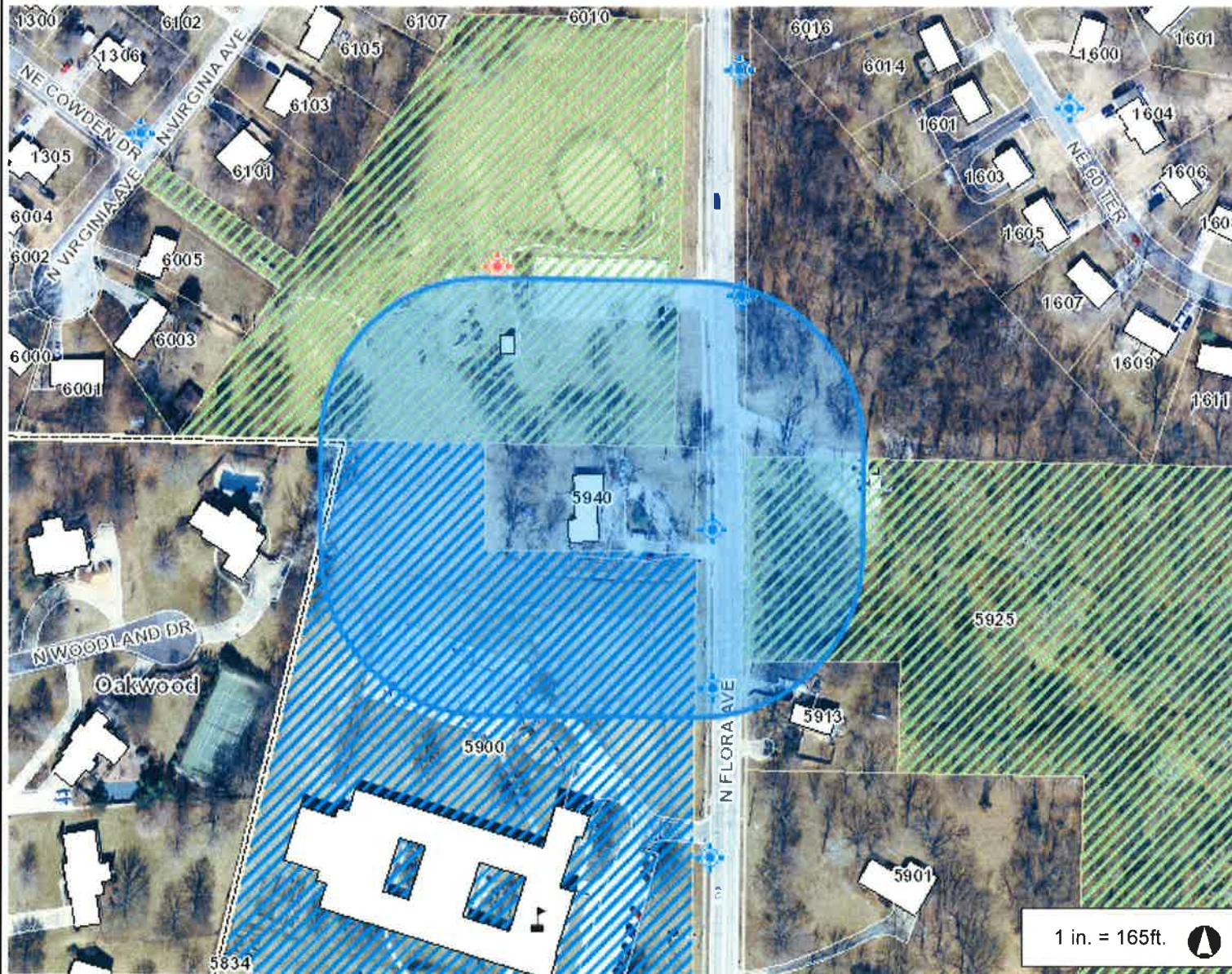
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City Staff recommends that the request be **APPROVED** contingent upon compliance with the above recommended conditions.





## Gladstone, MO



### Legend

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

### Notes

5940 N Flora

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

<b>VOTE:</b>	<b>Mr. Ebenroth</b>	<b>Yes</b>
	<b>Ms. Hommon</b>	<b>Yes</b>
	<b>Ms. McGee</b>	<b>Yes</b>
	<b>Ms. Middleton</b>	<b>Yes</b>
	<b>Mr. Murch</b>	<b>Yes</b>
	<b>Mr. Turnage</b>	<b>Yes</b>
	<b>Mr. Whitton</b>	<b>Yes</b>
	<b>Chairman Ward</b>	<b>Yes</b>

**The motion carried (8-0).**

**6. Public Hearing: Special Use Permit for 5940 N. Flora Avenue. File #2018-010.** Chairman Ward opened the Public Hearing.

Interim Director Napoli shared that Tina Peery is the owner/operator of the daycare center at 5940 N. Flora. This is a renewal of her existing Special Use Permit. In 2003, she applied for and received a five (5) year Special Use Permit. In 2008, she was granted a renewal for ten (10) years. She is asking for another ten (10) year renewal. The City has not has any issues with Ms. Peery.

The Staff has ten (10) recommended conditions which are the same conditions stipulated when Ms. Peery reapplied in 2008. The recommendations are as follows:

1. Tina Peery shall maintain a Child Care License as required by the State of Missouri Division of Family Services. If, for any reason, the State of Missouri revokes or suspends the child care license this Special Use Permit shall also be revoked or suspended.
2. This Special Use Permit is issued to Tina Peery to be used at this address only. This Special Use Permit shall be non-transferable to any other person(s), company, or any other location. Any changes in operation of the business by Tina Peery or changes in ownership of the property shall render this Special Use Permit null and void.
3. The maximum number of children in care at any one time shall be limited to fifty-eight (58).
4. Hours of operation shall be limited to 6:30am to 6:00pm. Monday through Friday.
5. Tina Peery shall apply for and maintain all applicable State and City business and occupational licenses.
6. All fire safety requirements made by the City of Gladstone's Fire Marshal in addition to all fire safety requirements for such State license shall be maintained as required.
7. This Special Use Permit is to be issued in accordance with the previously submitted site plan along with any additional conditions established by the City upon passage of this Special Use Permit. Any violations of these conditions may result in the termination of this Special Use Permit.
8. The property shall be maintained in accordance with applicable property maintenance requirements.
9. All required fencing for play areas shall be maintained in good condition.
10. Signage on site shall not exceed existing square footage and height of current sign. Any replacement of existing sign(s) shall be in compliance with City of Gladstone's sign regulations.

Interim Director Napoli said that Ms. Peery is agreeable to these conditions. She is not planning to make any changes to the site or any modifications at this time. Everything that is there is staying the same and the operation will remain the same. Based on this information and the staff recommendations provided, City Staff recommends that the request be approved contingent upon compliance with the above recommended conditions.

Mr. Murch stated that in February there was a similar application, not as long as this one, but with several more requirements. He asked why there were fewer (conditions) for this permit.



Interim Director Napoli shared that he didn't recall the requirements for the other permit and would need to look them up. He had taken the requirements that were in place from ten (10) years ago and kept them the same for this application.

Mr. Murch provided a copy of the conditions from the previous Special Use Permit.

Interim Director Napoli shared that this was from the daycare on Shady Lane and 67<sup>th</sup> or 68<sup>th</sup>. Ms. Cole is in a single family residential area with several single family homes around her. Ms. Peery is next to a school and a park. There are no single family homes around her. Many of the recommendations weren't necessary. She is not working out of a house. She's working out of a larger building and that is why she has a larger maximum number of children. It isn't a house. It is run as a business. Because the property is zoned R1, it requires a Special Use Permit.

Mr. Murch said that we required the owner of the property at 1404 NE 66<sup>th</sup> Street to reside in the home with a maximum of ten (10) children. The hours are in conflict with the current one. It was not allowed to have a sign on the 66<sup>th</sup> Street one, this one is.

Interim Director Napoli stated that this business currently has a sign and has had the sign since 2003. They aren't adding a sign. The sign has been there since the inception of the daycare at that location. The times from 6:30am to 6:00pm have been the same. It is not in a single family residential neighborhood where there are other homes around it. She has an actual drive where they can come in and pick up so they are not picking up in the street. She has a drive area in front of the building. This is not a single family home being used as a home. It is being used strictly as a business. She does not reside there and never has resided at this structure.

Mr. Murch shared that he drove by the property and fifty-eight kids seemed like a lot for the size. He asked if there is a requirement for the square footage per child.

Interim Director Napoli said that there wasn't. She is required to have a certain number of employees per child. The fifty-eight is what she has had since she opened. There is nothing that says she is allowed a certain number of kids per square footage.

Mr. Murch continued that there was some concern about setting precedence on the prior application. He shared that he is new to the Commission so it is more of a curiosity. It is large discrepancy between the two requirements.

Interim Director Napoli stated that it isn't apples to apples. There is a difference from Ms. Cole, who has houses across the street and next to her. She is on a residential street. Ms. Peery is on N. Flora. To the south of her is Oakwood Manor. To the north is Flora Park. Behind her, quite a ways behind her, is a neighborhood, but there isn't any through traffic. All the traffic comes down N. Flora. There are differences on where the operations are being held.

Ms. Tina Peery, owner of Creative Kids Center Inc. at 5940 N. Flora Avenue, addressed the Commission. She wanted to let the Commission know that her business is licensed for this amount of children. The State comes in and does a measurement. It makes a difference if it is a residence or if it is a daycare center. Because she doesn't live in the home it is licensed differently, and it is a square footage per child. It isn't the same as a home. Because she doesn't live there, the entire building counts. For someone who has a child care center in their home, part of their home isn't allowed to count. They are only allowed to have so many children per adult. She has a staff, whereas it would be the homeowner and potentially an assistant. That makes the difference on home child care or a child care center. It does make a difference for actual licensing. When you look at that house versus the center, there is a classification difference even with the State. She hoped that cleared up any questions.



Mr. Turnage asked Ms. Peery if she normally has fifty-eight (children) and if she is at capacity or something less than that.

Ms. Peery said that usually, during the day, they have forty-five children. The license capacity of fifty-six is for before- and after-school care. She provides care for school-age children through Gladstone area schools, like Oakwood Manor and Meadowbrook, so they are allowed a window before and after school to have more kids, but typically her capacity is forty-five during the day. The building itself has been a daycare for over seventy-five years. The Catholic Church had a Montessori school, and then it changed hands through the course of time. She took it over in 2003 and made some changes. It has a full sprinkler system now to make it safer, and it's bigger. They have replaced the stairwells and made changes at that time. That is why they were able to go from the permit at first (five year) to a ten year permit. They made many changes. In the last year, they made almost \$30,000 in improvements to the building.

Mr. Murch asked why she wants to extend an R1 zoning as opposed to going to commercial zoning.

Ms. Peery said that where they are located, between a school and a City park, it would cause additional problems because it is all City-owned in front of them and all City-owned behind them. It would be such a small plot that the City of Gladstone, when she questioned it previously, said it would be better to have her Special Use Permit. She's had it before and it won't create a legal problem. Her backyard backs up to the City park. The people who owned the property originally owned from where the school is around to the City park. She was fortunate enough to meet the daughter of the original family. It started out as a little house and, as they plotted off what they sold, it has ended up with nothing around them but a school and City parks. When she requested to re-zone previously, she was told that wouldn't happen. So, she stayed with the Special Use Permit because of the location.

Chairman Ward asked if there was anyone in the audience that would like to speak for the applicant. None.

Chairman Ward asked if there was anyone in the audience who opposed the applicant. None.

Chairman Ward closed the Public Hearing. He asked if the Commissioners had any comments. None.

**MOTION: By Mr. Whitton, second by Ms. Hammon, to approve Public Hearing: Special Use Permit for ten (10) years for the address 5940 N. Flora Avenue, Gladstone, for a day care center. File #2018-010.**

<b>VOTE:</b>	<b>Mr. Ebenroth</b>	<b>Yes</b>
	<b>Ms. Hommon</b>	<b>Yes</b>
	<b>Ms. McGee</b>	<b>Yes</b>
	<b>Ms. Middleton</b>	<b>Yes</b>
	<b>Mr. Murch</b>	<b>Yes</b>
	<b>Mr. Turnage</b>	<b>Yes</b>
	<b>Mr. Whitton</b>	<b>Yes</b>
	<b>Chairman Ward</b>	<b>Yes</b>

**The motion carried (8-0).**

**7. Other Business.** None.

**8. Communications from City Council and City Staff.**

**City Council:** Councilmember Moore had no comments.

**BILL NO. 18-23**

**ORDINANCE NO. 4.XX**

**AN ORDINANCE APPROVING THE RE-PLAT OF LOTS 10 AND 11, THE PRESERVES AT CARRIAGE HILL ESTATES, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI, (COMMONLY KNOWN AS 6831 AND 6837 NORTH NORTON AVENUE), AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.**

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

**SECTION 1. ACCEPTANCE.** It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Replat of Lots 10 & 11, The Preserves at Carriage Hill Estates" is hereby accepted.

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

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 29<sup>TH</sup> DAY OF MAY, 2018.**

\_\_\_\_\_  
Mayor Bill Garnos

ATTEST:

\_\_\_\_\_  
Ruth Bocchino, City Clerk

1<sup>st</sup> Reading: May 29, 2018

2<sup>nd</sup> Reading: May 29, 2018

File #2018-006



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # City Clerk Only

ORD # City Clerk Only

Date: 5/8/2018

Department: Community Development

Meeting Date Requested: 5/29/2018

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

Subject: Re-plat of 6831 N. Norton Avenue and 6837 N. Norton Avenue of the common side yard property line.

Background: The applicant, who owns both properties, is requesting that the City approve a minor replat that would move the Lot Line between Lot 10 (6831 N. Norton Avenue) and Lot 11 (6837 N. Norton Avenue); see attached replat of Lots 10 and 11.

The reason for the Lot Line relocation is that when the house was constructed on Lot 10 (6831 N. Norton Avenue) a couple of retaining walls were constructed on Lot 11 (6837 N. Norton Avenue). The relocation of the Lot Line will move the retaining walls within the property line of the new Lot 10A (6831 N. Norton Avenue). The side yard from the home under construction on the new Lot 11A (6837 N. Norton Avenue) will reduce to 9'-6" at it closest point which is six (6) inches greater than required by our zoning requirements.

There are no adverse impacts to either property with the replat as submitted.

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: The Planning Commission heard the request at their May 7, 2018 meeting. There were no questions or discussion on the re-plat; the Commission approved the re-plat 8-0.

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

Alan Napoli  
Interim Community Development Director City Counselor

City Manager



## **Community Development Department Staff Report**

Date: April 25, 2018

File #: 2018-009

Requested Action: Final Plat (Replat)

Date of PC Consideration: May 7, 2018

Date of Council Consideration: May 29, 2018

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Applicant: Keith and Alanna McConnell  
MBW Construction  
6831 N. Norton Avenue  
Gladstone, Missouri 64119

Owner: Same

Architect/  
Engineer: Dave Wilson  
Land Survey  
P.O. Box 528  
Grandview, Missouri 64030

Address of Property: 6831 N. Norton Avenue and 6837 N. Norton Avenue

### **Planning Information**

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

### **Additional Information**

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- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: Adequate ingress and egress existing along N. Norton Avenue
- Traffic Impacts: None
- Parking Required: Two (2) off-street parking spaces
- Parking Provided: Two (2)
- Proposed On-Site Improvements: None
- Proposed Off-Site Improvements: None
- Proposed Landscaping: None
- Proposed Signage: None

## **Analysis**

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The applicant, who owns both properties, is requesting that the City approve a minor replat that would move the Lot Line between Lot 10 (6831 N. Norton Avenue) and Lot 11 (6837 N. Norton Avenue); see attached replat of Lots 10 and 11.

The reason for the Lot Line relocation is that when the house was constructed on Lot 10 (6831 N. Norton Avenue) a couple of retaining walls were constructed on Lot 11 (6837 N. Norton Avenue). The relocation of the Lot Line will move the retaining walls within the property line of the new Lot 10A (6831 N. Norton Avenue). The side yard from the home under construction on the new Lot 11A (6837 N. Norton Avenue) will reduce to 9'-6" at its closest point which is six (6) inches greater than required by our zoning requirements.

There are no adverse impacts to either property with the replat as submitted.

## **Recommendation**

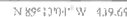
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City Staff recommends that the request be **APPROVED** as requested.

And we are not alone. In fact, we are



**LOCATION**  
(NOT TO SCALE)



REPEAT OF LOIS IS APR 11, PM PRESENT AT CATHEDRAL HILL 43/2/15



## GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers May 7, 2018

### 1. Meeting called to Order- Roll Call. Chairman Ward called the meeting to order at 7:00 pm.

Commissioners present were: Mike Ebenroth  
Alicia Hommon  
Jennifer McGee  
Katie Middleton  
Kim Murch  
Bill Turnage  
Larry Whitton  
Chairman Ward

Absent: Chase Cookson  
Gary Markenson  
James New  
Shari Poindexter

Also present: Jean Moore, Councilmember  
Scott Wingerson, City Manager  
Bob Baer, Assistant City Manager  
Alan Napoli, Interim Community Development Director  
Cheryl Lamb, Administrative Assistant

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

3. **Community Development Department Update.** City Manager Wingerson announced that Director Nick Pappas resigned on April 20<sup>th</sup> from his employment with the City of Gladstone. He shared that it was a difficult decision for Nick to make and Nick felt that he needed some time to resolve personal issues. He wished him well in those endeavors. He shared that their staff would be Alan and Cheryl, neither who are strangers or new to the Commission. Mr. Wingerson is evaluating what the options are moving forward. He said they will take some time to think through what's best for the organization and best for the Community Development Department. He wanted the Commission to hear the news from him. He offered to answer any questions that he can answer. No questions were asked.

4. **Approval of Minutes.** Chairman Ward asked if there was a motion to approve the minutes from the March 19, 2018, meeting. Mr. Turnage moved to approve the minutes. Mr. Whitton seconded. The minutes were approved. (8-0).

5. **Final Plat (Re-plat): 6831 & 6837 N. Norton. File #2018-009.** Interim Director Napoli shared that this was a simple re-plat. The builder owns both properties. He lives in one and is building a house on the other one. He built a couple of retaining walls and they inadvertently were built on the property next door to him that he owns and is building on now. He is asking to pivot the property line between the two houses by the street, from N. Norton to the back, so that both retaining walls are on his property and not encroaching on the other property. By doing that he will not reduce the side yard setback. It still meets City zoning requirements on both properties.

**MOTION:** By Mr. Ebenroth, second by Mr. Whitton, to approve the Final Plat (Re-plat) of 6831 & 6837 N. Norton.

<b>VOTE:</b>	<b>Mr. Ebenroth</b>	<b>Yes</b>
	<b>Ms. Hommon</b>	<b>Yes</b>
	<b>Ms. McGee</b>	<b>Yes</b>
	<b>Ms. Middleton</b>	<b>Yes</b>
	<b>Mr. Murch</b>	<b>Yes</b>
	<b>Mr. Turnage</b>	<b>Yes</b>
	<b>Mr. Whitton</b>	<b>Yes</b>
	<b>Chairman Ward</b>	<b>Yes</b>

**The motion carried (8-0).**

**6. Public Hearing: Special Use Permit for 5940 N. Flora Avenue. File #2018-010.** Chairman Ward opened the Public Hearing.

Interim Director Napoli shared that Tina Peery is the owner/operator of the daycare center at 5940 N. Flora. This is a renewal of her existing Special Use Permit. In 2003, she applied for and received a five (5) year Special Use Permit. In 2008, she was granted a renewal for ten (10) years. She is asking for another ten (10) year renewal. The City has not has any issues with Ms. Peery.

The Staff has ten (10) recommended conditions which are the same conditions stipulated when Ms. Peery reapplied in 2008. The recommendations are as follows:

1. Tina Peery shall maintain a Child Care License as required by the State of Missouri Division of Family Services. If, for any reason, the State of Missouri revokes or suspends the child care license this Special Use Permit shall also be revoked or suspended.
2. This Special Use Permit is issued to Tina Peery to be used at this address only. This Special Use Permit shall be non-transferable to any other person(s), company, or any other location. Any changes in operation of the business by Tina Peery or changes in ownership of the property shall render this Special Use Permit null and void.
3. The maximum number of children in care at any one time shall be limited to fifty-eight (58).
4. Hours of operation shall be limited to 6:30am to 6:00pm, Monday through Friday.
5. Tina Peery shall apply for and maintain all applicable State and City business and occupational licenses.
6. All fire safety requirements made by the City of Gladstone's Fire Marshal in addition to all fire safety requirements for such State license shall be maintained as required.
7. This Special Use Permit is to be issued in accordance with the previously submitted site plan along with any additional conditions established by the City upon passage of this Special Use Permit. Any violations of these conditions may result in the termination of this Special Use Permit.
8. The property shall be maintained in accordance with applicable property maintenance requirements.
9. All required fencing for play areas shall be maintained in good condition.
10. Signage on site shall not exceed existing square footage and height of current sign. Any replacement of existing sign(s) shall be in compliance with City of Gladstone's sign regulations.

Interim Director Napoli said that Ms. Peery is agreeable to these conditions. She is not planning to make any changes to the site or any modifications at this time. Everything that is there is staying the same and the operation will remain the same. Based on this information and the staff recommendations provided, City Staff recommends that the request be approved contingent upon compliance with the above recommended conditions.

Mr. Murch stated that in February there was a similar application, not as long as this one, but with several more requirements. He asked why there were fewer (conditions) for this permit.



**AN ORDINANCE OF THE CITY OF GLADSTONE, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS PURSUANT TO THE STATE OF MISSOURI "ETHICS LAW".**

**WHEREAS**, pursuant to Missouri State Law, municipalities with an annual operating budget in excess of One Million Dollars are required to readopt an ordinance every two years by September 15<sup>th</sup> establishing a procedure to comply with personal financial disclosure requirements for submission to the Missouri Ethics Commission; and

**WHEREAS**, the City of Gladstone, Missouri has determined it advisable to annually re-adopt such an ordinance to ensure full compliance with State Law.

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

**Section 1.**     **Declaration of Policy.** The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

**Section 2.**     **Conflicts of Interest.** The Mayor or any member of the City Council who has a substantial personal or private interest, as defined by Missouri statutes 105.450 to 105.492, in any legislation shall disclose on the records of the City Council the nature of his interest and shall disqualify himself from voting on any matters relating to this interest.

**Section 3.**     **Disclosure Reports.** Each Elected Official, the City Manager, the Assistant City Manager, the City Treasurer, the Finance Director, and the City Counselor (if employed full time), shall disclose the following information by May 1<sup>st</sup> if any such transactions were engaged in during the previous calendar year:

      a. For such person, and all persons within the first degree of lineal consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision.

b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest as defined in R.S.Mo. 105.450, as amended, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

c. The City Manager, Assistant City Manager, City Treasurer, Finance Director, and their spouses and dependent children also shall disclose by May 1<sup>st</sup> for the previous calendar year the following information:

1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;

2. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted by any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

**Section 4. Filing of Reports.** The reports, in the attached format, shall be filed with the City Clerk and the Missouri Ethics Commission.

**Section 5. When Filed.** The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

a. Each City Manager, Assistant City Manager, City Treasurer, Finance Director, and City Counselor (if employed full time), shall file the statement within thirty days of such appointment or employment;

b. Every other person required to file a financial interest shall file the statement annually not later than May 1st and the statement shall cover the calendar year ending the immediately preceding December 31st; provided that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31st of the covered year until the date of filing of the financial interest statement.

**Section 6.**      **Filing of Ordinance.** The City Clerk is directed to send a certified copy of this ordinance to the Missouri Ethics Commission.

**Section 7.**      **Effective Date.** This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect until amended or repealed by the City Council.

**PASSED, SIGNED AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 29<sup>TH</sup> DAY OF MAY 2018.**

\_\_\_\_\_  
Mayor Bill Garnos

ATTEST:

\_\_\_\_\_  
Ruth E. Bocchino, City Clerk

1st Reading: May 29, 2018

2nd Reading: May 29, 2018