

*REGULAR CITY COUNCIL MEETING AGENDA
BEGINS ON PAGE 12*

JULY 9, 2018



**GLADSTONE CITY COUNCIL
OPEN STUDY SESSION
JULY 9, 2018**

**AGENDA
7:15 PM**


- 1. Northland Neighborhoods, Incorporated, Annual Report**



***Department of General Administration
Memorandum***

DATE: JULY 5, 2018

TO: SCOTT WINGERSON
CITY MANAGER

FROM: ROBERT BAER
ASSISTANT CITY MANAGER 

RE: NORTHLAND NEIGHBORHOODS, INC. ANNUAL REPORT

Northland Neighborhoods, Inc. (NNI) is a nonprofit organization dedicated to neighborhood improvement and revitalization in Clay and Platte counties. During the upcoming City Council study session, Ed Linnebur of NNI will present the organization's 2018 annual report and answer any questions City Council members may have about their mission and overall operation. As a portion of the presentation, Mr. Linnebur is expected to discuss two (2) specific neighborhoods in Gladstone, Hamilton Heights and Evanston Place, and the upcoming Housing Inventory being conducted in these areas.

NORTHLAND NEIGHBORHOODS, INC.

2018 CITY OF GLADSTONE ANNUAL REPORT



2017-2018 NEIGHBORHOOD WORK

- Developed a Community Garden
- Worked with Gladstone Police to develop a Block Watch training for neighborhoods
- Developed a Housing Inventory Survey that maps the current conditions of the property
 - Have completed a pilot of this work in Hamilton Heights and Evanston Place

NNI COMMUNITY MEETINGS

- **Governmental Affairs Committee**
- Develops positive relationships with municipal, county, state and federal governments, and regional planning agencies
- Committee advocates for neighborhood issues
- Reviews non-candidate ballot issues
- Meet on 3rd Friday of the month at noon at NNI's office



NNI COMMUNITY MEETINGS



- **Neighborhood Relations Committee**
- Advocates for neighborhood priorities and projects
- Evaluates and recommends new neighborhood programming
- Problem solving committee that will look at quality of life issues and works with Police, codes, health, water department, parks, other local civic leaders to find solutions to issues facing neighborhoods in the Northland.

HAMILTON HEIGHTS I

Neighborhood organization start:
2008

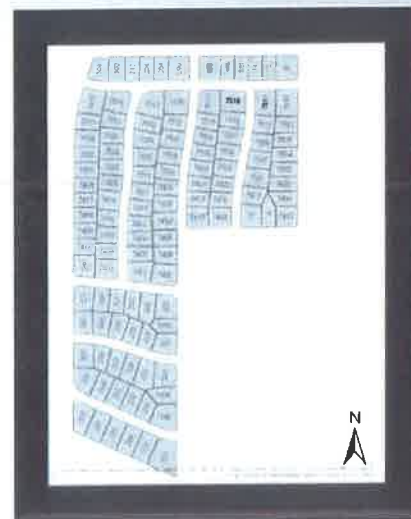
Best known for: Large lots, large
trees, and good neighbors.

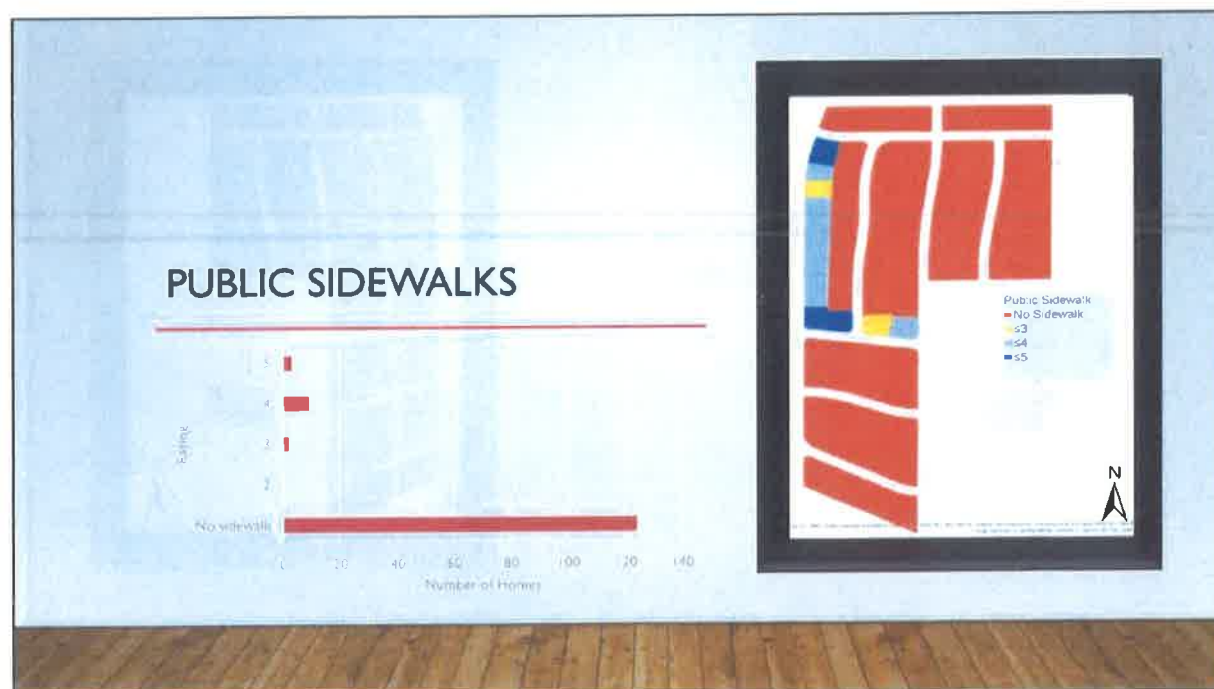
Most identifiable landmark: Linden
West Elementary School



HOUSING INVENTORY

Hamilton Heights Neighborhood





EVANSTON PLACE

Neighborhood organization start: 2008

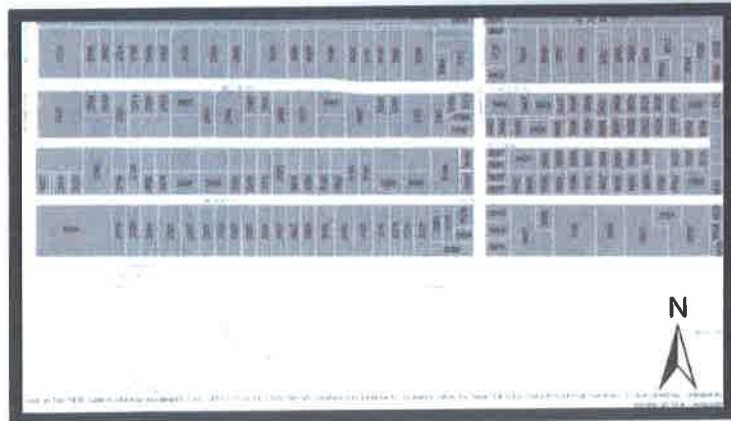
Best known for: Large lots, country feel,
and no house looks the same.

Most famous resident: The Henny
Family

Most identifiable landmark: Large lots



EVANSTON PLACE





NNI HOME REPAIR PROGRAM

- Fiscal year June 2017 to May 2018
- Touched 14 homes
- Clay County Senior & United Way, and Missouri Housing Trust Fund
- Total Invested \$39,012



FUTURE PLANS

- Block Watch Training
- Housing Inventory
- Codes Training
- Home Repair Classes
- Community Organizing
- Garage Sale Promotion
- Developing Neighborhood Goals



THANK YOU

Northland Neighborhoods, Inc.

Ed Linnebur
Director of Planning & Development





**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 9, 2018**

The City Council will meet in Closed Executive Session at 7:00 pm Monday, July 9, 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(2) for Real Estate Acquisition Discussion, 610.021 (3) Personnel, and 610.021(9) Employee Groups.

OPEN STUDY SESSION MEETING 7:15 PM

**1. NORTHLAND NEIGHBORHOODS, INCORPORATED,
ANNUAL REPORT**

REGULAR MEETING: 7:30 PM

TENTATIVE AGENDA

- 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 June 25, 2018, Closed City Council Meeting Minutes.**
- 6. Approval of the June 25, 2018, Regular City Council Meeting Minutes.**

REGULAR AGENDA

- 7. Communications from the Audience.**
- 8. Communications from the City Council.**

9. Communications from the City Manager.

10. RESOLUTION R-18-46 A Resolution authorizing Change Order No. 3 in the amount of \$67,915.00 for the contract with Lan-Tel Communications Services, Incorporated, for the 2018 Curb, Gutter, and Sidewalk Project TP1804.

11. RESOLUTION R-18-47 A Resolution authorizing the City Manager to execute a contract with Superior Bowen Asphalt Company, LLC, in the total amount not to exceed \$651,228.75 for the 2018 Mill and Overlay Program Project TP1906.

12. APPROVE OUTDOOR SPECIAL EVENT PERMIT: Atkins-Johnson Farm Run/Walk, 4109 NE Pleasant Valley Road, Friday, August 24, 2018, 6:00 – 8:00 pm; Saturday, August 25, 2018, 5:00 am – 10:00 pm.

13. Other Business.

14. 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 5:00 pm
July 5, 2018



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JUNE 25, 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
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, June 25, 2018, at 7:50 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 and thanked VFW Post 10906: Charlie Cram, Stan Stoner, Joe Liles, and Carla Gleaton, for presenting the colors.

Item No. 4. On the Agenda. PRESENTATION TO THE MAYOR AND CITY COUNCIL FROM VFW POST 10906: Furthering the ideals of Veterans of Foreign Wars.

Commander Carla Gleaton presented a plaque to the Mayor and City Council and stated: *"Veterans of Foreign Wars, United States, presented to the City of Gladstone, Gladstone, Missouri, for meritorious and distinguished service in furthering the aims and ideals of the Veterans of Foreign Wars of the United States, given this 25th day of June, 2018. We want to thank the city for their support and all the Council does for us to help us out."*

Item No. 5. On the Agenda. Approval of Agenda.

The agenda was approved as published.

Item No. 6. On the Agenda. Approval of the June 14, 2018, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the June 14, 2018, Regular City Council meeting as presented. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

REGULAR AGENDA.

Item No. 7. On the Agenda. Communications from the Audience.

Larry Newport, 2002 NE 69th Terrace, approached Council and stated: *“I have a question. I know that there is, you can’t make people move cars as long as they have a current license, but I’ve got one behind my driveway that hasn’t moved in a couple of months. It has current license plates, the tires are all up. The other one on the driveway has flat tires, has for several months, and it’s been non-running for several years now. The city asks them to haul it off and they bring it back and it sits on the driveway for another couple of years. Then the tires all go flat. On the other corner, it has a current license, no fenders are off, not up on blocks, but it has not been running for several months now. I know it is on their driveway, but I’m concerned that this is getting to be too much. I have three of them right there across from our house. One to the right and one straight across. There is an old blue car on the driveway that has been there for several years and it doesn’t run. They keep it current, they have a current license on it but the one out in the street has been sitting there for two months now and has not moved. It’s got a current license and the tires are all up but it seems like the city ought to, I know there is a universal code or something that Alan told us some years ago, but there seems like there ought to be some way to keep these cars from sitting and not ever moving. That is my concern.”*

City Manager Wingerson stated: *“Mayor, I’d suggest, if Mr. Newport has time tonight, to visit with Alan Napoli to get the addresses down and get them in the Code Enforcement System. If he doesn’t have time tonight, then we can call him in the morning to get those details; whatever Mr. Newport’s pleasure is.”*

Item No. 8. On the Agenda. Communications from the City Council.

Councilman Yarber stated: *“I too, will talk about some old cars, but they all were running because they all arrived in front of Oakhill Day School under their own power. We had the 1st Gladstone Classic Car Concourse at and on behalf of Oakhill Day School. We had about 25 cars out, ranging in age from 36 to 99 years old. I want to thank the city for all the help they provided: Public Works for making sure we had Cherry Street blocked off with pylons; certainly, the City Manager, he was out there very early Sunday morning making sure that the street was blocked off; and the Assistant City Manager for participating with his beautiful ’66 Mustang that I wish I had the chance to look over. You’ve had that 40 years? 30? 35 years. Glad you kept it. It was a great addition. Thank you to the Mayor for coming out and giving the Mayor’s Choice Award. He was a little biased because he picked the car that always carries him in the parade.”*

He wanted to make sure he still had a ride this year for the parade. Thank you, Councilman Mallams, for also coming up."

Mayor Pro Tem Suter stated: *"I want to thank staff for the continuing good work with Linden Square and the programming. The Food, Art, Drink event was better attended than it had been, I think, and the weather worked out well. It was nice event again this year."*

Mayor Garnos stated: *"Do you remember at our last meeting when I said that on Father's Day all fathers get to do whatever they want and don't have to do anything they don't want to do? Apparently I was wrong about that; and apparently that is not Federal Law as I had suggested. I wanted to set the record straight on that. Last week we had a good Parks and Rec Advisory Board meeting. The Board received an update from Director Merkey on Hobby Hill Park development and the improvements at Happy Rock and Meadowbrook parks. Our city engineer, Anthony Sands, provided a good presentation on the upcoming trail extension from Happy Rock East to North Brighton which was very well received by the Board. The Board was also briefed on the Supplemental Budget Request that was recently funded by City Council for the Community Center. I also had the privilege of attending Food, Art, Drink at Linden Square. I dropped off the household hazardous waste on Saturday and also was able to attend the car show. I wanted to congratulate Councilman Yarber on the successful event and bringing the car show back to Gladstone. Just a couple of upcoming events at Oak Grove Park: 4th of July, we have our annual Independence Day Celebration. That weekend, on July 6, 7, and 8, we have our first Theater in the Park performance of the season with the musical 'OKLAHOMA', weather permitting. If nobody has any other plans, I hope that everybody in Gladstone comes out to the park with their families and friends for these great events because that is what this community is all about and because they are free."*

Item No. 9. On the Agenda. Communications from the City Manager.

City Manager Wingerson stated: *"Mayor, thank you. Just one announcement to add to your list and that is Sounds on the Square Concert Series at Linden Square June 29, from 7:00 – 9:00, the Phillip Michaels Band at Linden Square."*

Item No. 10. On the Agenda. RESOLUTION R-18-44 A Resolution amending or revising the 2018 General Fund, Community Center Parks Sales Tax Fund, Public Safety Sales Tax, Capital Improvement Sales Tax Fund, Transportation Improvement Sales Tax Fund, Capital Equipment Replacement Fund, and Combined Water and Sewerage System Fund, for the City of Gladstone, Missouri, and authorizing expenditures of funds.

Councilmember Moore moved to approve **RESOLUTION R-18-44** A Resolution amending or revising the 2018 General Fund, Community Center Parks Sales Tax Fund, Public Safety Sales Tax, Capital Improvement Sales Tax Fund, Transportation Improvement Sales Tax Fund, Capital Equipment Replacement Fund, and Combined Water and Sewerage System Fund, for the City of Gladstone, Missouri, and authorizing expenditures of funds. **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. 11. On the Agenda. RESOLUTION R-18-45 A Resolution authorizing the City Manager to execute a Rights-of-Way Use Agreement with Oak Hill Day School for the installation of fiber optic cable.

Mayor Pro Tem Suter moved to approve **RESOLUTION R-18-45** A Resolution authorizing the City Manager to execute a Rights-of-Way Use Agreement with Oak Hill Day School for the installation of fiber optic cable. **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. 12. On the Agenda. APPROVE MONTH END FINANCIAL REPORT FOR MAY, 2018.

Councilman Mallams moved to approve **MONTH END FINANCIAL REPORT FOR MAY, 2018.** **Councilman Yarber** 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. 13. On the Agenda. FIRST READING BILL NO. 18-30 An Ordinance approving a fourth amendment to the Cooperative Agreement for Sewer Service between the City of Kansas City, Missouri, and Gladstone, Missouri, revising the fee schedule associated with the disposal of lime sludge, and authorizing the City Manager to execute the Agreement on behalf of the City.

Mayor Pro Tem Suter moved Bill No. 18-30 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. 18-30, 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. 18-30 and enact the Bill as **Ordinance 4.437.** **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. 14. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 15. On the Agenda. Adjournment.

Mayor Garnos adjourned the June 25, 2018, Regular City Council meeting at 8:02 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor Bill Garnos

RESOLUTION NO. R-18-46

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 IN THE AMOUNT OF \$67,915.00 FOR THE CONTRACT WITH LAN-TEL COMMUNICATIONS SERVICES, INCORPORATED, FOR THE 2018 CURB, GUTTER, AND SIDEWALK PROJECT TP1804.

WHEREAS, additional work under the 2018 Curb, Gutter, and Sidewalk Project has been determined necessary and is recommended by the Director of Public Works.

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 Change Order No. 3 to the 2018 Curb, Gutter and Sidewalk Project TP1804 with Lan-Tel Communication Services, Incorporated, as follows:

Original Contract Amount:	\$ 169,357.50
Change Orders 1 - 2	<u>24,845.50</u>
Total approved to date:	194,203.00
Change Order 3	<u>67,915.00</u>
Revised contract amount:	<u><u>\$ 262,118.00</u></u>

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

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9th DAY OF JULY 2018.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-18-46

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/26/2018

Department: Public Works

Meeting Date Requested: 7/9/2018

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

Subject: Change Order 3 to Lan-Tel Communications Services, Inc.; 2018 Curb, Gutter and Sidewalk Program Project TP1804.

Background: The contract for Project TP1804 was awarded to Lan-Tel Communications Services, Inc. as authorized by Resolution 18-03. Change order 3 to that contract modifies the scope of that contract to include additional concrete work on streets in the 2018 street maintenance program. A financial breakdown of the Contract is:

Original Contract Amount:	\$ 169,357.50
Change Orders 1 - 2	24,845.50
Total approved to date:	194,203.00
Change Order 3	67,915.00
Revised Contract Amount:	\$262,118.00

Budget Discussion: Funds are budgeted in the amount of \$ 70,000 from the TST Fund. Ongoing costs are estimated to be \$ [Click here to enter amount](#) annually. Previous years' funding was \$150,000.00.

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

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

Timothy A. Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. R-18-47

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH SUPERIOR BOWEN ASPHALT COMPANY, LLC, IN THE TOTAL AMOUNT NOT TO EXCEED \$651,228.75 FOR THE 2018 MILL AND OVERLAY PROGRAM PROJECT TP1906.

WHEREAS, three proposals were received for the 2018 Mill and Overlay Program Project TP1906, and the proposal of Superior Bowen Asphalt Company, LLC, in the amount of \$651,228.75 has been determined by the Director of Public Works to be the lowest and best proposal.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Superior Bowen Asphalt Company, LLC, for work as outlined in the contract for a total amount not to exceed \$651,228.75.

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

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF JULY 2018.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-18-47

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/26/2018

Department: Public Works

Meeting Date Requested: 7/9/2018

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

Subject: Contract Award, Project TP1906, 2018 Mill and Overlay Program

Background: Three bids were received for this project. Superior Bowen Asphalt was the low bidder with a bid of \$651,228.75, including bid alternate 1. Metro Asphalt, Inc. was 2nd low with a bid of \$708,715.10, and Little Joe's Asphalt was 3rd with a bid of \$756,185.75. The project quantities include 500 tons of asphalt to allow the neighboring villages to piggyback onto our contract as in previous years.

Budget Discussion: Funds are budgeted in the amount of \$ 650,000.00 from the TST Fund. Ongoing costs are estimated to be \$ N/A annually. Previous years' funding was \$350,000.00

Public/Board/Staff Input: Superior Bowen Asphalt has been awarded the annual mill and overlay program numerous times in the recent past. Staff as always been pleased with their performance, and is looking forward to working with them again on this project.

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

Tim Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

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: JUNE 22, 2018
PERMIT NO.: BP-18-00593
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: ATKINS-JOHNSON FARM RUN/WALK
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
DATE OF EVENT: FRIDAY, AUGUST 24, 2018
SATURDAY, AUGUST 25, 2018
TIME OF EVENT: FRIDAY: 6:00PM – 8:00PM VIP RECEPTION
SATURDAY: 5:00AM – 10:00PM RUN/WALK EVENT
EST. ATTENDANCE: 250

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 Atkins-Johnson Friends in conjunction with Synergy Services will be hosting their first annual restoration run which will also include a shorter walk route. The run event will take place between the Atkins-Johnson Farm and White Chapel Cemetery; see attached map for the run route. The run will start at 8:00am and should be completed between 9:30am and 10:00am. The walk route will start at 8:15am and finish at the same location as the run route at the intersection of the walking trail and NE Pleasant Valley Road; excluding the route west through the cemetery.

Signed: _____

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

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/25/2018

Department: Community Development

Meeting Date Requested: 7/9/2018

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

Subject: Outdoor Special Event Permit

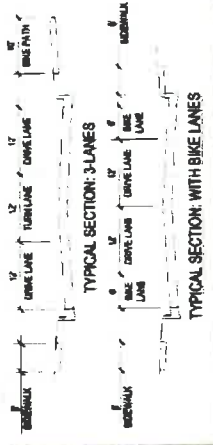
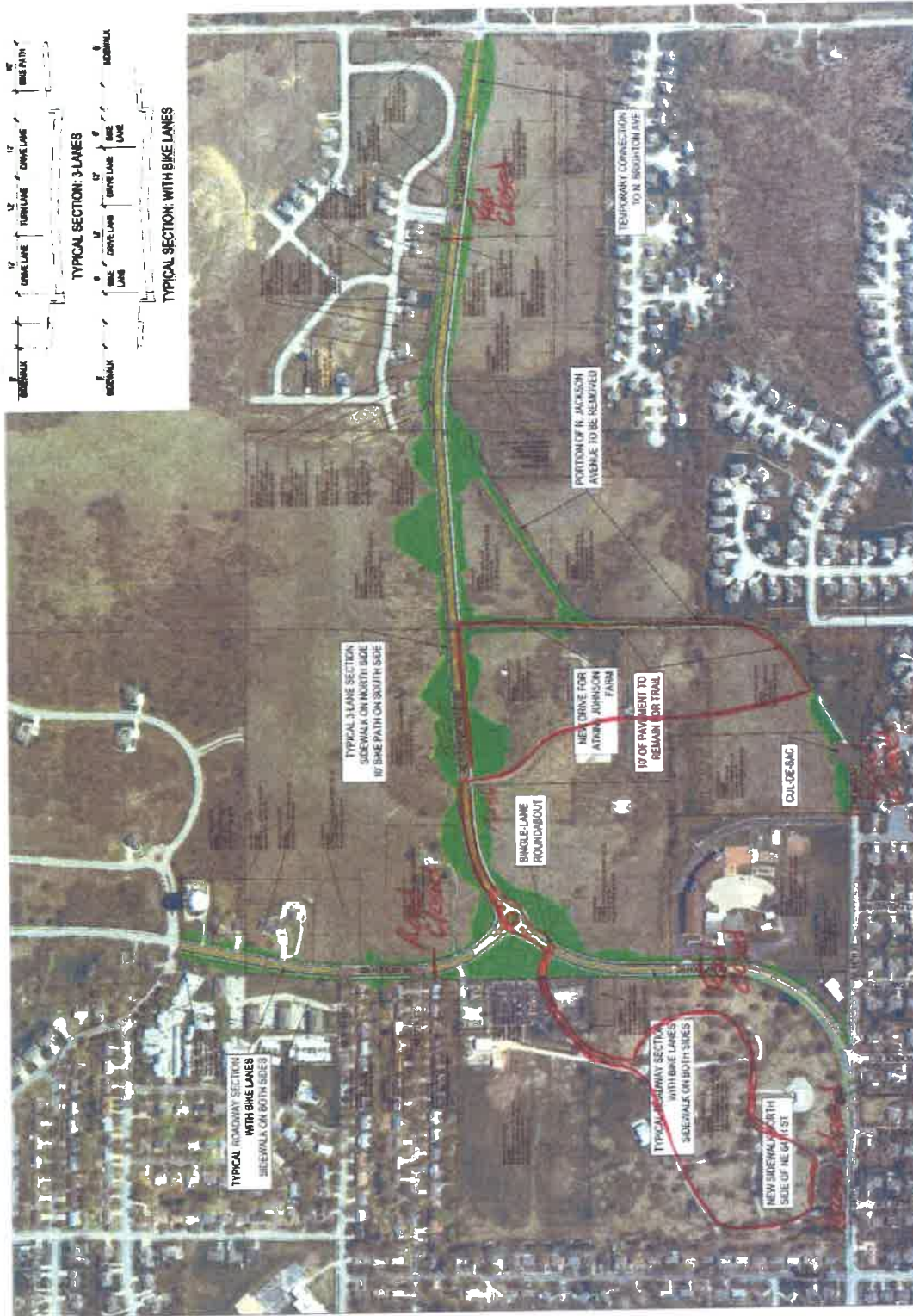
Background: Atkins-Johnson Friend / Synergy Service First Annual Restoration Run

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
Community Development Administrator / Building Official



WALTER P. MOORE

PLEASANT VALLEY ROAD IMPROVEMENTS N. INDIANA TO N. BRIGHTON

