

CITY COUNCIL REGULAR
AGENDA MONDAY,
NOVEMBER 12, 2018,
BEGINS ON PAGE 60



GLADSTONE CITY COUNCIL
OPEN STUDY SESSION MEETING
MONDAY, NOVEMBER 12, 2018

AGENDA
TIME: 6:40 PM

- 1. Summit Grill Tour-** After a brief closed session, we will walk to Summit Grill for a quick tour.
- 2. City Council Goals/Scorecard-** In October, 2017, the City Council established goals for the year. The purpose of this session is to update the Council on progress made to date relative to these goals.



Department of General Administration

Memorandum

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

FROM: Scott Wingerson, City Manager

DATE: November 8, 2018

SUBJECT: 2017-2018 City Council Goals

In general, the goals established by the City Council in October, 2017 focus on basic services while moving key development strategies forward.

Thank you to the City Council for creating far reaching goals, to the leadership team for leading efforts to positively impact the goals, and to the employees of our organization that carry out the ideas while taking care of day to day business. We truly are an extraordinary organization.

In the following pages, please find progress toward achieving City Council goals during 2017 and 2018.

I. City Council Goal: Promote Gladstone as a Safe Place

Objective: Research and develop a coordinated approach to promoting Gladstone as a safe place. This approach will focus on: strengthening partnerships with neighborhoods and community groups, aggressively enforcing ordinances based on trend data, refreshing crime prevention programs, and leveraging various communication vehicles.

Measures:

1. April, 2018- Complete a department function and crime analysis
2. May, 2018- Review existing crime prevention program effectiveness and

develop strategies for enhancement

3. June, 2018- Present trend analysis and crime prevention together with strategic recommendations to the City Council
4. September, 2018- Develop an action plan based on City Council feedback
5. October, 2018- Present action plan to the City Council.

The assessment was completed and presented to the City Council in June. In summary, police calls for service are projected to stabilize or trend slightly upward. A primary key is to remain vigilant in traffic and multi-family enforcement.

Public programs include numerous “with a cop” events, neighborhood safety, robbery prevention, child abuse reporting, identity theft, active shooter preparation, and identification of emotionally disturbed people.

Additionally, underage drinking laws compliance checks, warrant sweeps, directed enforcement and focus on multi-family and business district patrols all have a positive impact on community safety.

Finally, over 750 individual citizen interactions have been achieved through CPR training classes and blood pressure checks.

II. City Council Goal: Define and pursue opportunities for comprehensive community health.

Objective: Research and draft a working definition of community health for Gladstone focused on developing partnerships and the intent of Shaping Our Future.

Measures:

1. March, 2018- Actively participate on Clay County Community Task Force committees. (Access to Health Care, Chronic Disease, and Behavioral)
2. May, 2018- Discuss Gladstone’s possible role in community health initiatives with area hospitals, clinics, and service providers.
3. July, 2018- Present existing community health conditions and working definition to the City Council.
4. September, 2018- Present possible partnership opportunities to the City Council.

Leadership has supported and is participating on the Clay County Task Force for Community Health. Assistant City Manager Bob Baer serves on the Access to Health Committee, Director Merkey serves on the Chronic Disease Committee, and Director

Hasty serves on the Behavioral Health Committee. Gladstone is one of the only cities represented on these committees and we provide a unique “on the ground” perspective while building new relationships in the health care community. Over the last year, staff has had discussions with North Kansas City Hospital, Saint Lukes Health Care System, Mosiac, Meritas, and KU Med. All of these conversations are on-going and directed at community health programs and economic development opportunities.

A working definition of community health is: Community Health in the City of Gladstone focuses on the maintenance, protection, and improvement of the health status of Gladstone population groups and communities.

In September, the City Council was briefed on a proposed partnership with North Kansas City Hospital to create a health care kiosk at the community center. The agreement is being negotiated with the goal of City Council consideration late this year or early 2019.

III. City Council Goal: Present for voter consideration a ¼ cent Fires Sales Tax and ¼ cent General Sales Tax.

Objective: Create a timeline and election strategy to implement the Shaping Our Future initiative to upgrade Public Safety facilities.

Measures:

1. March, 2018- Present a strategic outline to the City Council related to campaign committee, staff role, Council role, and begin the process of aligning specific improvements and common messaging. This effort will be on-going through August, 2018.
2. May 14, 2018- Resolution presented for City Council consideration certifying ballot language.
3. May 29, 2018- Certify ballot language.
4. August 7, 2018- Election

Shaping our Future and staff has provided routine updates on progress. The latest update was in early September.

For strategic reasons, Shaping recommended to move the election date from August, 2018 to April, 2019.

The proposed ballot issue and use of proposed funds will be an item of focus at the November goal setting session.

IV. City Council Goal: Begin education of EMS billing operations.

Objective: Research and report historical EMS usage, billing practices, insurance trends, future needs, and possible solutions. This is a Shaping Our Future initiative.

Measures:

1. June, 2018- Propose budget request to fund an EMS analysis.
2. September, 2018- Draft EMS Analysis RFP, issue RFP, and select consultant.
3. October, 2018- Staff review and input on analysis draft.

As part of the 2019 Budget, the City Council allocated \$7,500 to perform an EMS billing analysis.

An unanticipated review of our EMS Medicare billing provider took priority and delayed this study. The review was resolved successfully with a complete release and with compliments to our report writing and financial procedures.

The EMS billing analysis scope has been drafted and is currently being reviewed by staff. It is anticipated that the study will begin in early 2019.

4. December, 2018- Present analysis to the City Council.

V. City Council Goal: Refine and begin to implement the Housing Study and implement an enhanced code enforcement program.

Objective: Create an implementation matrix to complement the housing study.

Measures:

1. March, 2018- Convene the Neighborhood Commission to inform and guide the matrix.
2. April, 2018- Select neighborhoods based on mySidewalk analysis and begin process of NNI windshield surveys.

3. September, 2018- Develop and prioritize strategies designed to enhance the housing stock.
4. October, 2018- Present findings to the City Council.

A sub-committee of the Neighborhood Commission met on several occasions over the last year. These efforts resulted in an implementation matrix which was presented to the Neighborhood Commission in early November.

Objective: Develop and implement an updated code enforcement process that considers technical code requirements, the enforcement process, and public access.

Measures:

1. March, 2018- Present recommendations of the Property Preservation Panel Task Force to the City Council. This report will provide recommendations concerning code provisions, process, and public access.
2. April, 2018- Begin implementation of Council approved action steps.
3. June, 2018- Establish a directed enforcement process in tandem with Public Safety to address high priority ordinance violations.
4. August, 2018- Explore the ability to create neighborhood level “dumpster days.”

In March, 2018 the Property Preservation Panel report was provided to the City Council. The report suggested no changes to the property maintenance code provisions.

Significant changes to the code enforcement process were suggested. These changes primarily focused on insuring that the compliance process is as short as possible and that compliance extensions be kept to a minimum. These procedural changes have been implemented and are beginning to show benefit.

Bolling Heights has been selected to host the first dumpster days in November.

5. October, 2018- Provide a status report to the City Council concerning the impact of these changes.

Objective: Understand the macro level housing market.

Measures:

1. March, 2018- Begin to interview developers, investors, agents, and bankers to better understand the City's possible role in spurring single family residential redevelopment.
2. May, 2018- Research and gather nationwide best practices.

Input from local developers, real estate agents and bankers have been solicited. This is a topic all first tier suburbs in the Country are wrestling with.

After researching best practices there are two primary policy paths.

- Set a policy of attracting buyers that have the intention of purchasing low priced properties to demolish and reconstruct new housing. Although there may be a role for this policy, it has the disadvantage of negatively impacting neighborhoods and being a very long term strategy.
- The second path includes working to increase density in existing neighborhoods by attracting investors that see potential in large lot properties. This strategy is more sustainable in the long run and serves to protect the character of existing neighborhoods. Staff has had several conversations with leading national influences and are working to create a pilot project near Downtown.

3. August, 2018- Present possible strategies to the City Council.
4. October, 2018- Begin to implement preferred strategies.

VI. City Council Goal: Continue commitment to downtown and commercial corridors through innovative strategies and partnerships.

Objective: Enhance the North Oak Corridor

Measures:

1. April, 2018- Conceptualize the creation of a corridor-wide CID. Create conceptual map and revenue generation models.
2. May, 2018- Present preliminary findings to a small group of North Oak property owners.

The creation of a N. Oak Corridor CID has been conceptualized, mapped and revenue projected. These findings were discussed with a small group of property owners with mixed support.

A Planning Sustainable Places grant was written and obtained to study the corridor including the exploration of financial strategies.

3. May, 2018- Prepare a budget request for consultant services to facilitate creation of CID.
4. September, 2018- Create RFP scope, issue RFP, and select consultant to facilitate creation of CID.

Objective: Enhance the 72nd Street/M-1 intersection.

Measures:

1. March, 2018- Present CID petition request to Wal-Mart and seek critical support.

Staff changes have delayed this project. The CID request has been presented to Walmart on the local, regional, and national level with no response. HyVee and QuikTrip remain generally supportive; however, Walmart controls the situation.

2. June, 2018- With Wal-Mart support, present CID petition to HyVee and QuikTrip.
3. October, 2018- With retailer support, facilitate creation of CID.

Objective: Continue downtown development.

Measures:

1. March, 2018- Facilitate opening of Feed Supply.
2. April, 2018- Facilitate the creation of a co-working space downtown.
3. September, 2018- Support and facilitate the construction of Summit Grill with the goal of late summer opening.
4. October, 2018- Continue to market and attract developers to the Sante-Fe Glass and Taco Bell properties. This task is on-going.

Feed Supply Market and Deli continues to operate. Staff has routinely offered advice and facilitated professional support for this business. The current focus is on generating repeat business.

iWerx Gladstone is in the final stages of construction with the Clay County Economic Development Council offices opening in November. This previously deteriorating focal point in Downtown Gladstone is becoming a vibrant center for over 70 small businesses.

Summit Grill will open in December! The Pollina Building and Gladstone 18 remain fully leased.

Staff is working on a development agreement for a complimentary project on the former Santa Fe Glass site.

Staff continues to market the former Taco Bell site to professional office and educational users.

VII. City Council Goal: Continue implementation of all Master Plans.

Objective: Major Street Plan

A comprehensive presentation on the status of each master plan was presented to the City Council in October, 2018.

Measures:

1. August, 2018- Complete bid documents for Old Pike Road.
2. September, 2018- Begin process of developing data required for future funding and permitting of Gladstone Parkway.
3. December, 2018- Complete Pleasant Valley Road
4. December, 2018- Complete preliminary design and begin right-of-way acquisition for NE 76th Street for planned 2020 construction.

Old Pike Road has been bid and awarded. Utility relocates are underway.

68th Street Parkway documents are being prepared for a second attempt at Federal funding.

Pleasant Valley Road is complete.

Preliminary meeting with 76th Street property owners have begun in conjunction with the design process.

Objective: CWSS Master Plan

Measures:

1. February, 2018- Present CWSS business plan to the City Council
2. June, 2018- Begin construction of approved water main projects
3. December, 2018- Complete approved sewer rehab projects
4. December, 2018- Present annual water quality report.

The CWSS business plan was presented to the City Council in February, 2018. Approximately 1.0 mile of water mains have been replaced and sewer rehabilitations are complete.

Objective: Sidewalk (Trails) Master Plan

Measures:

1. Insure major street projects have pedestrian improvements
2. Insure newly formed CID's include pedestrian improvements
3. September, 2018- Begin construction of Shoal Creek Trail segment with KCMO
4. April, 2018- Apply for alternative funding related to an East/West segment connecting North Oak Trafficway and Missouri Route 1 via NE 68th Street.

All major street projects contain a significant bicycle and pedestrian component. The Shoal Creek Trail segment is planned to begin this Winter. Alternative funding has been applied for through MARC for a shared trail segment from N. Oak to M-1 (Linden Connector).

Objective: Facilities Master Plan

Measures:

1. April, 2018- Present minor improvement plan for City Hall to Council. (Chambers, public areas, staff restrooms, paint, flooring)

2. August, 2018- Complete energy efficiency projects and present results to the City Council.
3. November, 2018- Complete upgrades to the Public Works facility

City Hall improvements were presented to the City Council. These improvements are on hold pending the outcome of the potential April election.

Energy efficiency improvements were completed and results presented to the City Council in October.

Improvements at Public works are being designed with the goal of construction this winter.

4. November, 2018- Begin City Hall minor upgrade project.

Objective: Parks Master Plan/ AJ Vision Plan/ Arts Master Plan

Measures:

1. May, 2018- Present Arts Incubator study to the City Council
2. August, 2018- Complete Hobby Hill Park
3. September, 2018- Identify possible funding for Atkins/Johnson barn renovation to include small classroom for programming
4. October, 2018- Complete miscellaneous park upgrades.

The arts incubator study was completed by the Extension Service. This study was the stepping off point for conversations regarding Design Werx. A lease is currently being negotiated to bring this concept to reality.

Hobby Hill Park is complete and open to the public.

A grant is being written to support removal and replacement of the barn at Atkins-Johnson Farm. Additionally, conversations have begun concerning additional partnerships with the Master Gardeners.

Miscellaneous Park upgrades are moving forward with improvements at Meadowbrook, Hamilton Heights, Oak Grove and Happy Rock.

VII. City Council Goal: Single Source Collection

Objective: Evaluate the possibility of single source solid waste collection

Measures:

1. September, 2018- Prepare and present updated research to the City Council
2. October, 2018- Work with EMAC to present policy recommendations to the City Council

This objective was scheduled to begin after the proposed Shaping Election. With the election now being considered in April, 2019 minimal discussion has occurred.

3. December, 2018- Determine the desired course of action.

Thank you for your consideration for this information. If you should desire to discuss this matter in greater detail, please advise.

Encl

Shaping our Future Summary
Master Plan Summary Power Point
Organization Scorecard



Department of General Administration

Memorandum SCW 18-08

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

DATE: September 6, 2018

SUBJECT: Shaping Our Future Update

The focus of this memorandum is to update progress related to implementing Shaping Our Future initiatives.

This is the first of three sessions related to and in preparation for City Council Goal Setting. The City Council can anticipate the following discussions:

September 10, 2018- Shaping Our Future Update

September 24, 2018- Master Plans Update

Performance Scorecard Update

October 8, 2018- 2018 Council Goal Update

These three sessions will serve as a backdrop for the 2019 goal setting session in late October.

Early 2017 marked the conclusion of the Shaping Our Future stakeholder participation phase. The subsequent report highlighted key activities to shape the direction of our community. Over 100 key participants see a future Gladstone as:

An innovative, welcoming community with outstanding business, education and recreational opportunities for all.

The Shaping Our Future Implementation Committee has been working since 2017 to prioritize the activities contained in the original work. These priorities were highlighted in a report to the City Council in the fall of 2017 and attached for convenience.

Since that time Shaping Our Future and staff have been working together to begin implementation and develop strategies to address the larger desires of the community.

A primary objective of Shaping Our Future is to initiate a **community health program**.

- Staff level discussions are being held with major health care providers to provide a health Kiosk in the Gladstone Community Center. This Kiosk would be staffed by a provider supplied RN and a Gladstone Paramedic during select hours. We are also working to include a mental health professional on the team. During non-staffed hours, health care (digital and printed) information would be available. Additional information on this possible partnership will be presented to the City Council later this fall.
- Staff is analyzing a variety of **Emergency Medical Services** policies to insure the sustainability of that service. Recently, KCMO passed an ordinance which allows billing for “lift assist” calls to housing facilities. Staff is analyzing the impact of this ordinance on Gladstone. The City Council can expect a more detailed conversation on this topic at goal setting.

A second objective of Shaping Our Future concerns the development of a **Performing Arts Center**.

- Staff hosted a meeting of possible partners. The meeting was facilitated by nationally recognized performing arts consultants and architects. The result of that meeting was to develop an outline for further discussion.

From early conversations, the School District and Mid Continent Public Library have limited interest in being a lead partner. MCC may have high interest, but turnover at Maple Woods and in the MCC administration make these discussions difficult.

- **Atkins Johnson Farm.** Although not a short-term priority of Shaping Our Future, the implementation committee continues to see AJ as an important community asset. Staff priorities have centered around analyzing the possibility of protecting open space around the farm and addressing the hazardous barn. Additionally, the Friends of AJ and the City have worked to increase programming and visibility of the farm through activities like Yoga at the Farm and the Restoration Run.

Economic Development is a constant priority of the City and a Focus of Shaping Our Future.

- Shaping Our Future recommends the creation of several Community Improvement Districts. Revenue from these CID's would be used to make improvements in the areas:
 - **72nd/M-1.** This proposed CID would fund the re-alignment of M-1/72nd Street as well as provide sidewalks within walking distance of retailers. CID conversations have been held with 2 of the 3 retailers with no objection. Staff continues to reach out to the last retailer.
 - **64th/M-1.** This proposed CID would add neighborhood sidewalks, a trail connection and streetscape improvements. Discussions are underway with the Prospect Plaza ownership group.
 - **Englewood Road/M-1.** This CID would fund entrance monuments and streetscape improvements along the corridor. This effort has not started.
 - **North Oak**
 - A North Oak **property owners group** has been formed and met four times. Commercial code enforcement and creation of a corridor wide CID are the primary topics being discussed.
 - A Planning Sustainable Cities grant is likely to be awarded to the City in October. If approved by MARC, this grant will study the North Oak Corridor and provide recommendations for accommodating **all forms of transportation**.
 - Gladstone is a key participant in a study being conducted by KCATA to bring **Bus Rapid Transit** to the Northland. Consultant teams are being interviewed now, with the study launch anticipated in early, 2019.
 - Private property owners are beginning to re-invest in the corridor as well. Most notably at Quality Plaza, 70th/N. Oak, and 58th and N. Oak.
 - **Downtown.** More detail related to this effort will be provided at a future session, however, notable achievements include Feed Supply, Summit Grill, and iWerx.
 - **Property Preservation Panel.** This group met five times in the past year to discuss a variety of code enforcement topics pertaining to the compliance process for property maintenance, nuisances, weeds; along with the legal process including court. Results include: A formal policy guideline, commercial code enforcement, rental registration/licensing and trash container storage.
 - **Youth Council.** Staff has outlined the creation of a youth council program with the administration of Oak Park High School. This program would help students understand

the role and value of local government. Details of this program are being worked through and staff anticipates presenting the program to the City Council in late 2018.

- The role and make-up of the **Neighborhood Commission** is being reviewed to determine how this group can provide valuable input into City policy.
- Work has not yet begun on analyzing City Code to provide additional **urban agriculture options**. This will begin in 2019.

Progress has been made on many of the Shaping Our Future objectives through re-prioritization, however, progress on the three major objectives will require a new revenue source to address.

Public Safety services remain a critical focal point in our community. Competition for the best and the brightest police officers and paramedics is at an all-time high while constant recruiting by other agencies continue to poach our best responders.

Shaping Our Future recommends an effort to provide the best possible Public Safety facilities and the creation of a competitive pay structure to insure that Gladstone can attract and retain the best, brightest, highly trained, and professional law enforcement and fire personnel possible.

- The recommendations are:
 - a) An addition to City Hall to create a new police and Municipal Court facility. This \$9 million facility would enhance officer safety and working conditions.
 - b) An addition and renovation of Fire Station II. This \$2 million project would update an antiquated facility and provide proper sleeping quarters for female and male firefighter/paramedics.
 - c) Implement a competitive compensation structure. Currently, some employees are compensated more than \$7500 below market rates. In some cases, entry level pay is more than \$1500 below market. In many cases 4-5 year employees are compensated \$2500 below market. Given these conditions, turnover is on the rise.

To address these concerns Shaping Our Future recommends that the City Council ask voters for a ½ cent general sales tax at the April, 2019 election. This sales tax would generate approximately \$1.65 million annually and generally be allocated as follows:

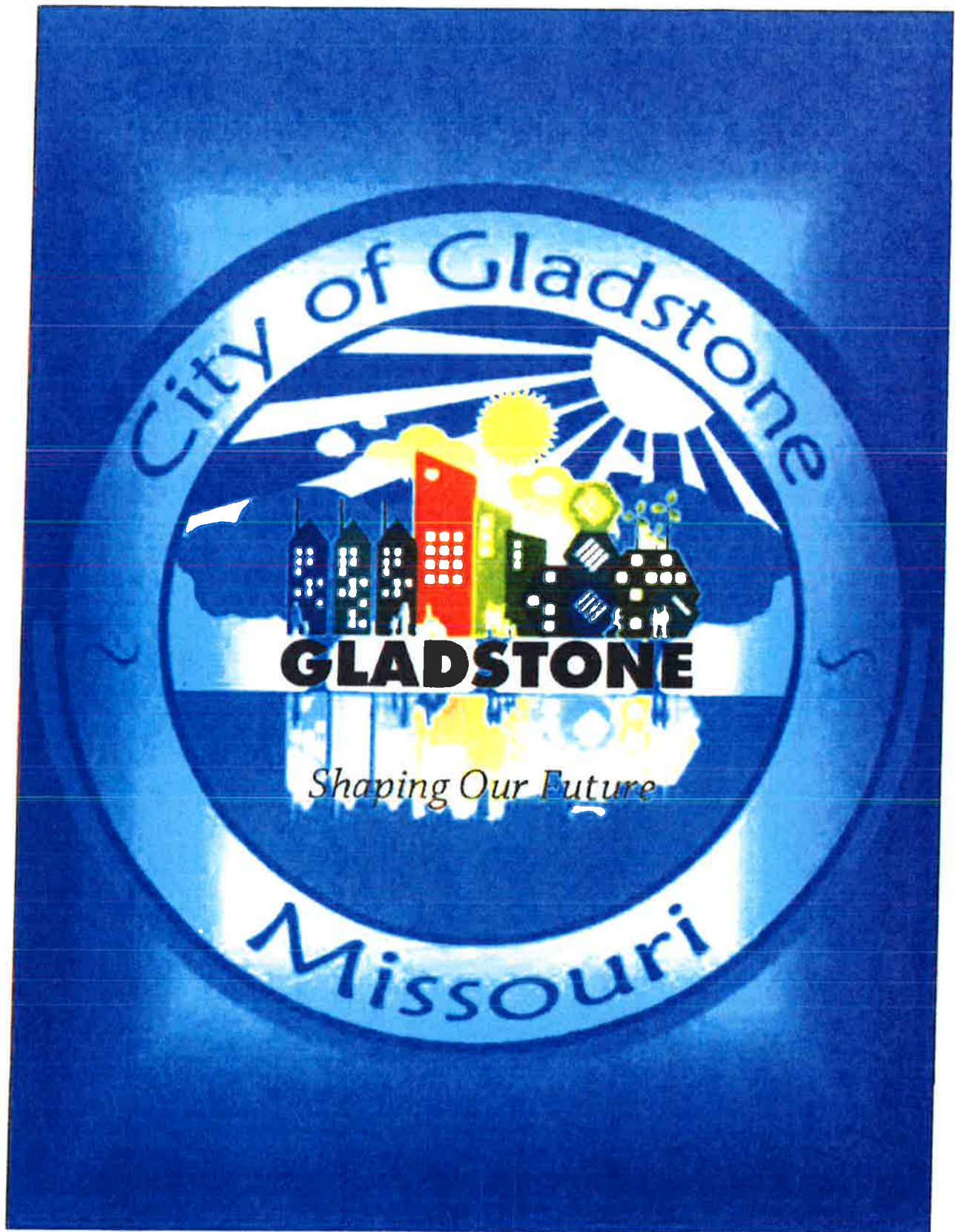
- Debt service on a new police station/Municipal Court and Fire Station II renovation equals approximately \$875,000 annually.

- Implement staggered structured compensation plan over 5 years. The year 5 estimated cost to become market competitive is \$750,000 annually.

Because of staggered implantation funds over the first 5 years are available for one time use. Over the 5 years, approximately \$900,000 would be available to program. Shaping Our Future will make a specific recommendation about how these funds could be used to further both Council goals and Shaping goals.

The City Council can expect a presentation on this topic by Shaping Our Future and a request to place this issue on the April ballot in December.

Thank you for your consideration of these issues. Should you have any questions or desire to discuss this matter in great detail, please advise.



SHAPING OUR FUTURE Implementation Committee Report

The purpose of this report is to transmit an initial concept for implementing the Shaping Our Future report that was previously presented to the City Council. We hope that the Mayor and Council will provide input and subsequently accept these basic concepts that allow us to move forward.

To date, over 100 stakeholders known as Shaping Our Future have worked to define the “what” the community imagines itself to be over the next 20 years. These key performance areas are presented in the previously provided report and attached for convenience.

The Implementation Committee has been charged with making the difficult decisions related to priority, sequence, and funding. In other words, “how” the community will progress toward the desired future. The Implementation Committee has been meeting monthly since the original report was presented to the City Council and have thoroughly discussed each issue individually and as an overall program.

This report is arranged around four key areas:

- Public Health and Safety
- Quality of Life and Economic Development
- Additional tasks to be led by Shaping Our Future
- Additional tasks to be led by the City



Although there are countless details and conversations yet to be held, Shaping Our Future recommends the following core strategies to move our community forward. Thank you to the Mayor and City Council for considering this information and we look forward to sharing and Shaping Our Future together.



Public health and safety is a critical component to enhancing our community. The following outline is a combination of facility improvements and program enhancements designed to ensure the highest level of care possible for all Gladstone residents.

I) Renovate and expand Fire Station #2.

This project serves to preserve the viability of the building and enhance the living conditions of our emergency personnel. Improvements would include new sleeping quarters, day room, and kitchen. The remainder of the facility would be renovated. These renovations would include replacement of HVAC and electrical systems, a new roof, and general maintenance. Sustainable strategies will be applied to major building systems where applicable. Estimated Cost = \$2 Million. See Exhibit 1 from Facility Study.



II) Initiate a Community Health Program.

We believe two very real and cutting-edge partnership opportunities exist to improve our community health profile, enhance our delivery of service, and ultimately reduce the escalating cost of providing emergency medical services. See exhibit 2 for articles related to these topics.

- Partner with a medical provider such as Mosiac, Meritas, or a local hospital to create a walk-in clinic for the public at Station 2. An emerging trend in EMS services shows that the public is more

comfortable using emergency services than entering the traditional health care system. A staffed clinic provides two benefits to the City: First, it provides an option for people who are ill but may not require ambulance service to receive quality treatment. Second, it provides an open channel for communications or continuous improvement between medical clinic personnel and emergency medical personnel. The goals are to provide quality medical care, increase health of our community, and ultimately reduce ambulance runs. Shaping Our Future believes program costs related to this strategy should be primarily funded by the partner.

- Partner with a social service provider. Many law enforcement and emergency services are requested as a last resort. Shaping Our Future believes that this drain on services could be reduced with proper education and social service. Many medical and police calls have their root in larger social concerns. Diabetes, mental health, domestic disputes, addiction, can all be positively impacted with education and proper treatment. When the City has direct access to a social service provider, referring individuals and families to those services becomes routine. In this case, the City may be asked to provide office space, likely in/near the clinic of Station 2, however, we believe a social service partner could provide the substantial portion of program funding.



- Emergency Medical Service Policy. Some users of the system are taking advantage of the “free” ambulance service provided. That overuse coupled with changes in the insurance industry related to high deductible plans, have negatively

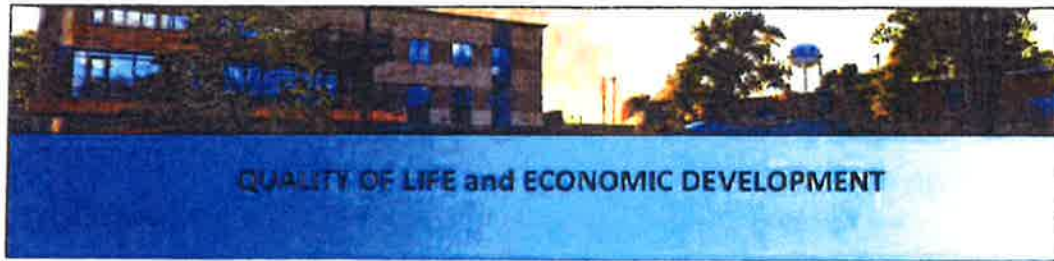


impacted a critical revenue stream. Shaping Our Future suggests that the City investigate operational policies and billing alternatives that serve to refocus the ambulance service on true medical emergencies. These strategies could include: a limited number of “free” ambulance runs, a service charge for calling the ambulance and not being transported to the hospital, an institutional fee for high service facilities, and many more. We realize this is a very difficult public issue and recommend that that policy analysis and education of the public begin in the short term, with consideration of proposed changes in policy within the next 18-24 months.

Shaping Our Future proposes that the City ask voters for a ¼ cent Fire Sales Tax for a period of 5 years to fund these physical improvements and immediately begin the effort to form partnerships with health care providers and social service agencies. We hope that the City will convene a group comprised of medical and social service providers to review these concepts and make recommendations on specifically how to move forward.

This revenue source will generate approximate \$800,000 annually or \$4 million over 5 years. The improvements are proposed to be funded “pay as you go” (no bond debt) to allow time for partnerships to be developed. The balance of the funds will be used to support emerging partnerships and replace aging equipment.

Additionally, we ask that the City perform an analysis of the current ambulance billing policy and begin to educate the public about the cost and proper use of the emergency medical service function.



Shaping Our Future proposes an aggressive and innovative approach to quality of life/economic development with new public facilities and tailored program approaches to stimulate economic development in other areas of the City

1) Quality of Life

- **New Police Station or significant addition to existing City Hall**

The safety of residents and business is fundamental to maintaining a high



quality of life. The facilities Public Safety personnel operate from are important for their safety, but also to the perception of the community to new hires. Although the facility has been remodeled over the years, it is nearly functionally

obsolete. In accordance with the recommendations of the 2015 Facilities Study Plan, a new police station would be constructed and the lower level of City Hall renovated to accommodate Municipal Court.

As an alternative, the Facility Study also recommends a significant addition to existing City Hall to accomplish the same goals.



This option has the added benefit of adding to the Downtown area with additional parking and enhanced architecture.

The estimated cost of for either option is \$9 million See exhibit 3 from Facility Study.

- Shaping Our Future believes that the Clay County Sheriff and possibly other agencies may have interest in partnering in a facility of this type.
- Discussion should be opened with the Clay County Circuit Court to determine if any interest exists to partner in a multiple use court room.



• Performing Arts Center

Among other things, art can help people celebrate, educate, and connect. A new performing arts center would be constructed. This center would seat 250 people and serve the needs of the community. The size and scale of this center could be expanded with additional partners. This building would be constructed with sustainability principles in mind. The estimated cost of this facility is \$3 Million. See exhibit 4 from the Cultural Arts Master Plan

- The Metropolitan Community College system has interest in developing a theater program through Maple Woods.
- The North Kansas City School District may have interest in partnering to enhance arts education and provide a facility for all hands staff meetings and graduations.
- The MidContinent Public Library system may have interest in developing a national level speakers series
- Private providers such as dance studios may have an interest in a facility of this type for seminars and performances.



- **Atkins Johnson Farm.**

Shaping Our Future recommends the development of an Education Center funded through a public/private partnership at Atkins Johnson Farm. Although this implementation strategy does not specifically address that need, Shaping Our Future recognizes the importance of historic preservation in our community and the need for a regular funding source to make improvements at the property, service future debt, grow the collection, and develop programs. See Exhibit 5 Atkins Johnson Brochure



II) Economic Development

Although many aspects of local government impact quality of life, few have the sweeping impact to change perceptions. Economic Development is one of those few efforts that can positively impact the City's finances, resident choice of goods and services, image, perception and fund maintenance of basic services.



- **Preserve the Antioch Road Corridor**

The Antioch Road corridor generates a majority of the city's sales tax. Preserving the viability and sustainability of this corridor is critical to the future of the city. Shaping Our Future suggests the creation of multiple community improvement districts to enhance the corridor and support retail activities. In short, a community improvement district (CID) institutes

an additional sales tax (perhaps 1/2%) on business within the boundaries of the district. See Exhibit 6 related to these topics.

- 72nd/M-1: This CID would focus on improving the alignment of the 72/M-1 intersection,



enhance North City entrance aesthetics and provide a long term maintenance standard for the area. Thought should be given to funding improvement of sidewalks within the surrounding neighborhoods if possible through this CID.

- 64th/M-1: This CID would focus on streetscape improvements in the area around this intersection and converting a portion of the triangle to high quality passive public space such as a fountain or an area for the display of public art. Additionally, this CID could be used to expand the availability of commercial property in areas that are currently residential.
- Englewood Road: This CID would focus on the South City entrance including aesthetics, streetscape improvements, and access management.

- **Reimagining North Oak Trafficway Corridor**

The City has worked diligently over the years to enhance N Oak corridor and public investment has helped make a difference. It is imperative that all entities understand the need to enhance



the viability of the buildings along N Oak corridor. Improving the buildings will increase rental rates, increased rental rates will improve the quality of business, improved business quality will increase traffic. All of these improvements should make the area neighborhoods more attractive to

home buyers that desire a quality walkable experience. Through this iterative process the corridor can be improved. *Shaping Our Future* suggests a multi-pronged approach.

- Create a North Oak merchants group. This group would be established to communicate the interests of the small businesses along the corridor to the City.
- Significantly enhance and expand the use of the storefront improvement program. This program is limited to a maximum amount of \$20,000. *Shaping Our Future* suggests that this program should be expanded to allow for significant exterior, tenant finish, and storefront improvements.
- Support the enhancement of Public Transportation along the corridor. Public transportation can serve to provide the workforce necessary to support small business. In addition to service level upgrades, *Shaping Our Future* applauds the City Council for work to insure stops are improved with benches and waste receptacles.
- Continue work to insure Downtown Gladstone becomes a viable community activity location for residents and visitors alike. Downtown is emerging as a central place for the community to gather, allowing the community to connect with each other and the City.
- Create a land acquisition fund for strategic land purchases to eliminate blight.



- Over the long term, work should commence to evaluate the opportunity to apply complete street concepts to the corridor, including road diets, bike lanes, improved pedestrian access, and mass transportation.

Shaping Our Future suggests asking the voters to approve a ½ cent General Sales Tax with ¼ cent of the sales tax sun setting after 20 years and ¼ cent continuing in perpetuity. This strategy provides necessary funding for the physical projects while ensuring the viability of new programs in perpetuity.

In total, this revenue source would generate approximately \$1,600,000 annually. Please see Exhibit 7 related to this topic. Shaping Our Future suggests a funding allocation as follows:

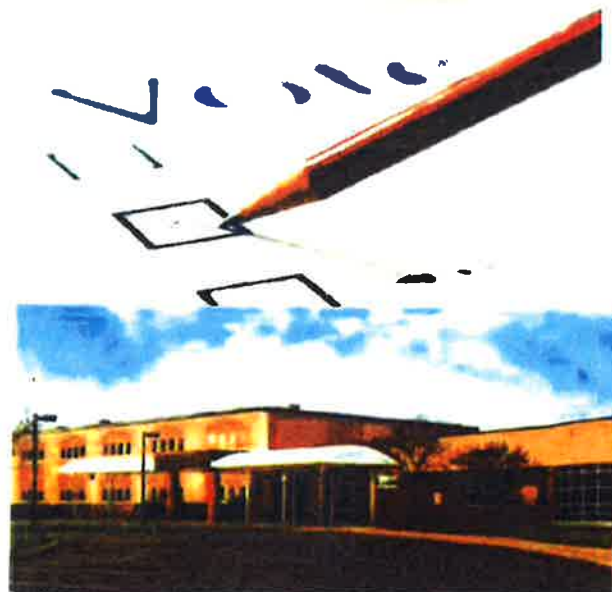
- Construction/Renovation
 - Police Station/Municipal Court \$9 Million
 - Performance Center \$3 Million
 - Debt service on the total of \$12 Million (4%/20years) is approximately \$900,000 annually.
- Programs
 - Performing Arts Center Operations \$100,000 annually
 - Atkins Johnson \$100,000 annually
 - Storefront Improvement \$150,000 annually
 - Downtown \$100,000 annually
 - Blight removal \$150,000 annually

The Implementation Committee is sensitive to the use of sales tax to fund these community enhancements and mindful of where the overall sales tax could rank us in comparison to other cities. However, with property tax and user fees near allowable limits, we believe the best option is to ask residents and visitors to invest in their community through locally generated sales taxes.



In addition to these major projects, we ask the City Council to allow further study and discussion by Shaping Our Future concerning these topics.

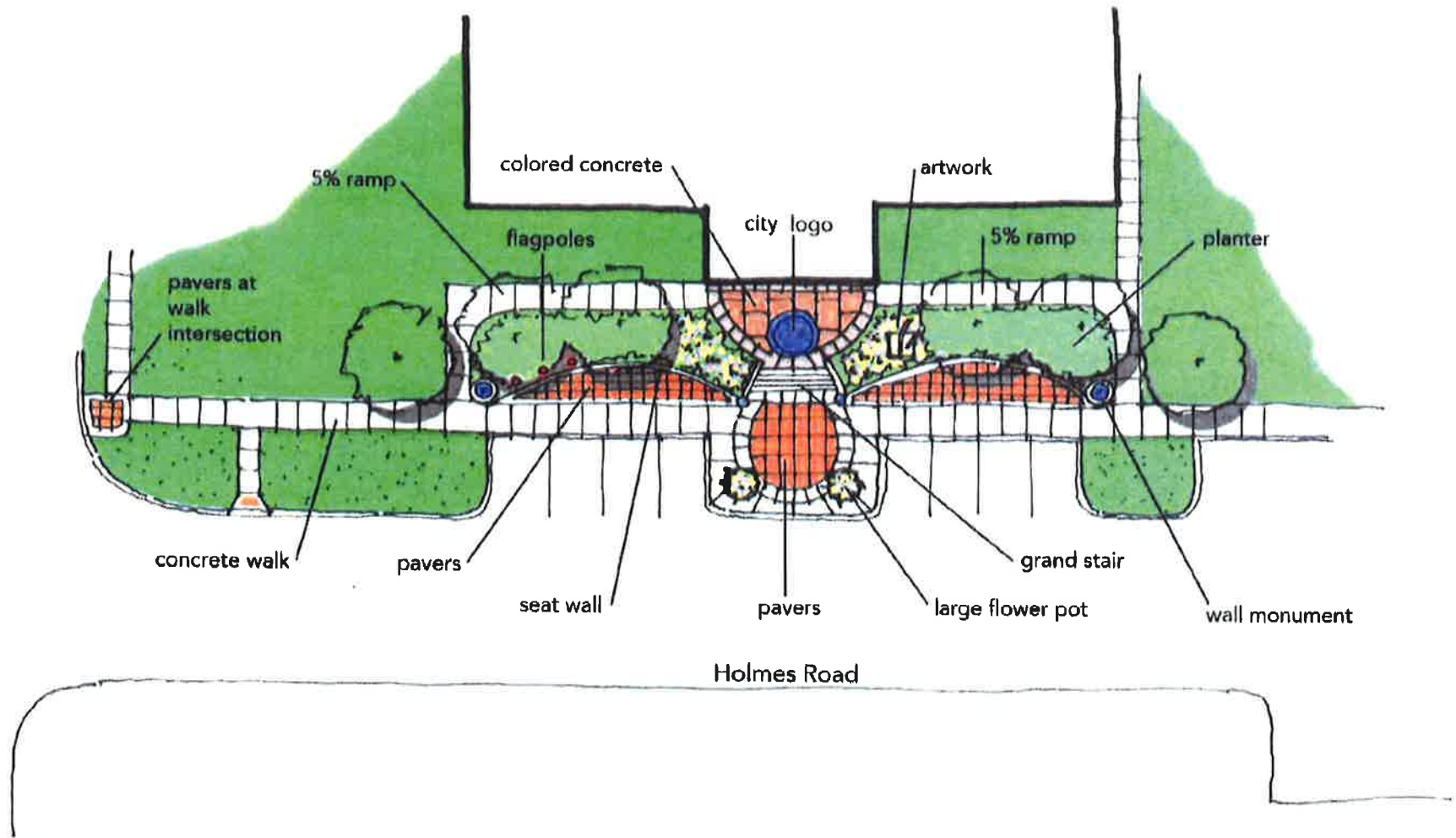
- Create an exploratory committee to advance the proposed ballot issues
- Promotion of the high-quality schools in Gladstone
- Promotion of a bike friendly culture in Gladstone/Northland
- Work with the Gladstone Chamber to develop a business mentorship program
- Promote environmental stewardship
- Expand health care option awareness among Gladstone residents
- Evaluate the timing and process for single source trash collection
- Understand the impact and necessary planning required for autonomous vehicles
- Increase the number of community gardens











GLADSTONE CITY HALL

GLADSTONE, MO

SITE PLAN CONCEPT

**OCHSNER
HARE & HARE**
a design studio of

OLSSON
ASSOCIATES

1" = 20'

900 26 0000 - Project Number 016 1146











Update on City Master Plans

Timothy A. Nebergall, Director of Public Works
Justin Merkey, Director of Parks, Recreation, &
Cultural Arts

September 24, 2018

Major Street Plan



NE Englewood Road (2015)

Major Street Plan



NE Pleasant Valley Road (2018)

Major Street Plan

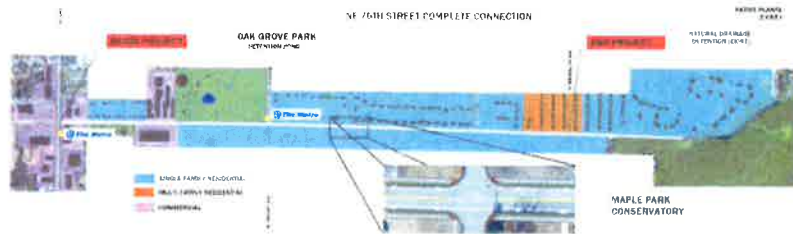


Old Pike Roadway Improvements
Gladstone, Missouri

GBA

Old Pike Road (2019)

Major Street Plan



NE 76th Street (2020)

Sidewalk Master Plan



NE 76th Street
N. Lydia to N. Woodland
(2017)



N. Campbell
NE 70th Terrace to NE 72nd Street
(2017)

Sidewalk Master Plan



NE Pleasant Valley Road
(2018)



N. Antioch Road (2018)

Sidewalk Master Plan



N. Oak and
NE 64th Street
(2017)



N. Broadway and
NE 72nd Street
(2019)



N. Antioch and
NE 64th Street
(2019)

Stormwater Master Plan



Rock Creek Detention Basin Modifications (2017)

Stormwater Master Plan



NE 68th Street
and N. Broadway
(2017)



NE 58th Terrace
and N. Park
(2017)

Sanitary Sewer Master Plan



Rock Creek Manhole
Lining (2018)



NE 58th Terrace and
N. Garfield (2018)

Water Distribution Master Plan



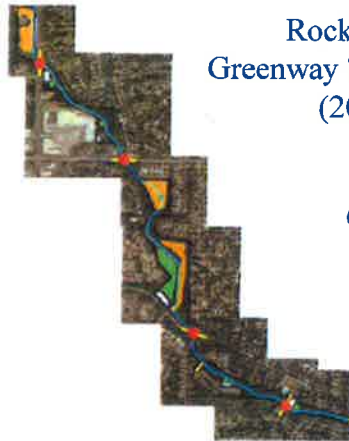
2017

- N. Wayne Avenue
- N. Woodland Avenue
- N. Michigan Avenue

2018

- N. Woodland Avenue
- NE 67th Sreet
- N. Wyandotte Avenue
- N. Highland Avenue

Parks & Recreation Master Plan



Rock Creek
Greenway Trail Phase 1
(2017)

Rock Creek
Greenway Trail Phase 2
(2020)

Shoal Creek Trail
(2019)

Parks & Recreation Master Plan



Hobby Hill Park (2018)

Parks & Recreation Master Plan



Happy Rock Park
Softball Complex
(2017)



Little Gully Park
(2017)

Parks & Recreation Master Plan



Hamilton Heights
Park Dock (2018)



Oak Grove Park Parking Lot
and Trail Seal Coat
(2018)

Parks & Recreation Master Plan



Meadowbrook Park Playground (2018)

Cultural Arts Master Plan



Temporary Art (2018)

Cultural Arts Master Plan



*In
Plume*

Cultural Arts Master Plan



Restoration Run



Blue Grass Concerts

Cultural Arts Master Plan



88.5 Concert



Food. Art. Drink.

Cultural Arts Master Plan



Kids in the Kitchen



Theatre Classes

Facilities Master Plan



New HVAC Units (2018)



Community Center Solar Array
(2018)

Facilities Master Plan



Public Works
Facility
Improvements
(2018)

Update on City Master Plans

Questions?

Organizational Score Card

Skip to: [logout](#)

City of Gladstone

Create New Scorecard
Published Scorecards
Un-Published Scorecards
Edit Categories

Logged In: austing

Scorecard 2018-2019

Objective #1: Research and develop a coordinated approach to promoting Gladstone as a safe place.

Step 1: April, 2018 - Complete a Department function and crime analysis
Step 2: May, 2018 - Review existing crime prevention program effectiveness and strategies for enhancement
Step 3: June, 2018 - Present trend analysis & crime prevention together with recommendations to the Council
Step 4: September, 2018 - Develop an action plan based on City Council feedback
Step 5: October, 2018 - Present action plan to the City Council

Public Safety 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Public Safety	100%	5	October, 2018 - Present action plan to the City Council	2018-10-30 - mikeh	Documentation not required.

Related Categories

TOP OBJECTIVES - Top Objectives
COMMUNITY FOCUS - Development & Economy
COMMUNITY FOCUS - Health & Safety
COMMUNITY FOCUS - Quality of Life
COUNCIL GOALS - Promote Gladstone as a Safe Place
ORGANIZATIONAL HEALTH - Organizational Effectiveness

Objective #2: Research and draft a working definition of community health for Gladstone focused on partnerships and the intent of Shaping Our Future

Step 1: March, 2018 - Actively participate on Clay County Community Task Force Committees
Step 2: May, 2018 - Discuss Gladstone's role in community health initiatives with hospitals, clinics, et
Step 3: Miscellaneous
Step 4: July, 2018 - Present existing community health conditions and working definition to the City Council
Step 5: Sep, 2018 - Present possible partnership opportunities to the City Council

General Administration 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
General	100%	5	Sep, 2018 - Present possible partnership	2018-10-	Documentation

Administration		opportunities to the City Council	30 - bobb	not required.
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bobb: We are presently working with North Kansas City Hospital to provide a Health Corner in the Community Center, staffed by an RN at least one day of the week.

Related Categories

TOP OBJECTIVES - Top Objectives
 COMMUNITY FOCUS - Health & Safety
 COMMUNITY FOCUS - Quality of Life
 COUNCIL GOALS - Implement Shaping Our Future Report & Develop a Clear Identity
 COUNCIL GOALS - Pursue Opportunities for Community Health
 ORGANIZATIONAL HEALTH - Customer Service

Objective #3: Create timeline and election strategy to implement the Shaping our Future initiative to upgrade Public Safety facilities

Step 1: March, 2018 - Present outline to City Council related to campaign committee, staff, and council.

Step 2: May 14, 2018 - Resolution for City Council consideration certifying ballot language

Step 3: Miscellaneous

Step 4: May 29, 2018 - Certify ballot language

Step 5: August 7, 2018 - Election

Public Safety 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Public Safety	100%	4	May 29, 2018 - Certify ballot language	2018-10-30 - mikeh	Documentation not required.

mikeh: The strategy to implement the Shaping Our Future initiative has been pushed to 2019.

Related Categories

TOP OBJECTIVES - Top Objectives
 COUNCIL GOALS - Implement Shaping Our Future Report & Develop a Clear Identity
 COUNCIL GOALS - Promote Gladstone as a Safe Place

Objective #4: Research & report historical EMS usage, billing practices, insurance trends, future needs, possible solutions.

Step 1: June 2018 - Propose budget request to fund an EMS analysis

Step 2: Sep 2018 - Draft EMS analysis RFP, issue RFP, and select consultant

Step 3: Miscellaneous

Step 4: Oct 2018 - Staff review and input on analysis draft

Step 5: Dec 2018 - Present analysis to the City Council

Finance 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Finance	100%	4	Oct 2018 - Staff review and input on analysis draft	2018-10-30 - dominica	Documentation not required.

dominica: Ambulance billing analysis funding proposed and approved for \$7,500 for FY19. Having difficulty finding consultant to take on this task. Springsted turned down the task, Contacted Ruben Brown and Page, Wolfberg, & Worth (recommended by Mediclaims) did not respond. I will continue to look for firms that can help.

Related Categories

TOP OBJECTIVES - Top Objectives
 COUNCIL GOALS - Implement Shaping Our Future Report & Develop a Clear Identity
 COUNCIL GOALS - Promote Gladstone as a Safe Place
 ORGANIZATIONAL HEALTH - Fiscally Responsible
 ORGANIZATIONAL HEALTH - Organizational Effectiveness

Objective #5: Create an implementation matrix to complement the housing study

Step 1: March, 2018 - Convene the Neighborhood Commission to inform and guide the matrix
 Step 2: April, 2018 - Select neighborhoods based on MySidewalk & begin process on NNI windshield surveys
 Step 3: Miscellaneous
 Step 4: Sep, 2018 - Develop and prioritize strategies designed to enhance housing stock
 Step 5: October, 2018 - Present findings to the City Council

Community Development 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Community Development	100%	4	Sep, 2018 - Develop and prioritize strategies designed to enhance housing stock	2018-10-30 - alann	Documentation not required.

Related Categories

TOP OBJECTIVES - Top Objectives
 COMMUNITY FOCUS - Development & Economy
 COMMUNITY FOCUS - Quality of Life
 COUNCIL GOALS - Commitment to Downtown & Commercial Corridors
 COUNCIL GOALS - Implement Shaping Our Future Report & Develop a Clear Identity
 COUNCIL GOALS - Implementation of Master Plans
 COUNCIL GOALS - Pursue Opportunities for Community Health

Objective #6: Develop & implement an updated code enforcement process that considers technical code requirements, enforcement process, and public access

Step 1: March, 2018 - Present recommendations of the Property Preservation Panel Task Force to the Council
 Step 2: April, 2018 - Begin implementation of Council approved actions
 Step 3: June, 2018 - Establish a directed enforcement process with PS to address high priority violations
 Step 4: August, 2018 - Explore the ability to create neighborhood level "dumpster days"
 Step 5: Oct, 2018 - Provide a status report to the City Council concerning the impact of those changes

Community Development 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Community Development	100%	4	August, 2018 - Explore the ability to create neighborhood level "dumpster days"	2018-10-30 - alann	Documentation not required.

alann: Looking at have first dumpster day with Bolling Heights in September. Trying to get in touch with their president to get set up. Will be in October no date set yet.

Related Categories

TOP OBJECTIVES - Top Objectives
 COMMUNITY FOCUS - Development & Economy
 COMMUNITY FOCUS - Health & Safety
 COMMUNITY FOCUS - Quality of Life
 COUNCIL GOALS - Commitment to Downtown & Commercial Corridors

COUNCIL GOALS - Implement Shaping Our Future Report & Develop a Clear Identity
 COUNCIL GOALS - Implementation of Master Plans
 COUNCIL GOALS - Promote Gladstone as a Safe Place
 COUNCIL GOALS - Pursue Opportunities for Community Health
 ORGANIZATIONAL HEALTH - Customer Service
 ORGANIZATIONAL HEALTH - Organizational Effectiveness

Objective #7: Understand the macro level housing market

Step 1: March, 2018 - Interview the players in the housing market to understand residential redevelopment

Step 2: May, 2018 - Research and gather nationwide best practices

Step 3: Miscellaneous

Step 4: August, 2018 - Present possible strategies to the City Council

Step 5: October, 2018 - Begin to implement preferred strategies

Community Development 90%

General Administration 10%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Community Development	90%	4	August, 2018 - Present possible strategies to the City Council	2018-10-30 - alann	Documentation not required.
General Administration	10%	4	August, 2018 - Present possible strategies to the City Council	2018-10-30 - bobb	Documentation not required.

Related Categories

TOP OBJECTIVES - Top Objectives

COMMUNITY FOCUS - Development & Economy

COMMUNITY FOCUS - Quality of Life

COUNCIL GOALS - Implementation of Master Plans

COUNCIL GOALS - Pursue Opportunities for Community Health

Objective #8: Enhance the North Oak Corridor

Step 1: April, 2018 - Conceptualize the creation of a corridor wide CID. Map & revenue models

Step 2: May, 2018 - Present preliminary findings to a small group of N. Oak property owners

Step 3: Miscellaneous

Step 4: May, 2018 - Prepare a budget request for consultant services to facilitate creation of CID

Step 5: Sep, 2018 - Create RFP scope, issue RFP, and select consultant to facilitate CID

Community Development 90%

General Administration 10%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Community Development	90%	2	May, 2018 - Present preliminary findings to a small group of N. Oak property owners	2018-10-30 - alann	Documentation not required.
alann: KCATA and MARC have funded proposals for transit studies which include the North Oak Corridor in Gladstone.					
General Administration	10%	2	May, 2018 - Present preliminary findings to a small group of N. Oak property owners	2018-10-30 - bobb	Documentation not required.

Related Categories

TOP OBJECTIVES - Top Objectives

COUNCIL GOALS - Commitment to Downtown & Commercial Corridors

Objective #9: Enhance the 72nd Street/M-1 intersection

Step 1: March, 2018 - Present CID petition request to Wal-Mart and seek critical support
 Step 2: Miscellaneous
 Step 3: Miscellaneous
 Step 4: June, 2018 - With Wal-Mart support, present CID petition to Hyvee and QuickTrip
 Step 5: October, 2018 - With retailer support, facilitate creation of CID

Community Development 90%

General Administration 10%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Community Development	90%	3	Miscellaneous	2018-10-30 - alann	Documentation not required.
General Administration	10%	3	Miscellaneous	2018-10-30 - bobb	Documentation not required.

bobb: Having a hard time getting buy in from WalMart. Trying to work with MO Department of Conservation to consider using Maple Woods Park for land mass purposes to impose CID.

Related Categories

TOP OBJECTIVES - Top Objectives

COMMUNITY FOCUS - Development & Economy

COUNCIL GOALS - Commitment to Downtown & Commercial Corridors

Objective #10: Continue downtown development

Step 1: March, 2018 - Facilitate opening of Feed Supply
 Step 2: April, 2018 - Facilitate the creation of a co-working space downtown
 Step 3: Miscellaneous
 Step 4: September 2018 - Support and facilitate the construction of Summit Grill with opening in late summer
 Step 5: Oct, 2018 - Continue to market & attract developers to the Sante Fe Glass and Taco Bell properties.

General Administration 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
General Administration	100%	5	Oct, 2018 - Continue to market & attract developers to the Sante Fe Glass and Taco Bell properties.	2018-10-30 - bobb	Documentation not required.

bobb: Construction started for Summit Grill June 2018 - Everything on track for December 2018 opening. We are working with Mag Partners for a development opportunity on the site of Santa Fe Glass

Related Categories

TOP OBJECTIVES - Top Objectives

COMMUNITY FOCUS - Development & Economy

COUNCIL GOALS - Commitment to Downtown & Commercial Corridors

Objective #11: Major Street Plan

Step 1: August, 2018 - Complete bid documents for Old Pike Road
 Step 2: September, 2018 - Begin process of developing data required for future funding of Gladstone Parkway
 Step 3: Miscellaneous

Step 4: December, 2018 - Complete Pleasant Valley Road

Step 5: December, 2018 - Complete preliminary design and begin right of way acquisition for NE 76th St

Public Works 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Public Works	100%	5	December, 2018 - Complete preliminary design and begin right of way acquisition for NE 76th St	2018-10-30 - timn	Documentation not required.

Related Categories

TOP OBJECTIVES - Top Objectives

COMMUNITY FOCUS - Development & Economy

COUNCIL GOALS - Implementation of Master Plans

ORGANIZATIONAL HEALTH - Fiscally Responsible

Objective #12: CWSS Master Plan

Step 1: February, 2018 - Present CWSS business plan to the City Council

Step 2: June, 2018 - Begin construction of approved water main projects

Step 3: Miscellaneous

Step 4: December, 2018 - Complete approved sewer rehab projects

Step 5: December, 2018 - Present annual water quality report

Public Works 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Public Works	100%	5	December, 2018 - Present annual water quality report	2018-10-30 - timn	Documentation not required.

timn: 2017 consumer confidence report was posted to the City website last week and mailed on June 25th with water bills.

Related Categories

TOP OBJECTIVES - Top Objectives

COMMUNITY FOCUS - Health & Safety

COMMUNITY FOCUS - Natural Resources

COUNCIL GOALS - Implementation of Master Plans

ORGANIZATIONAL HEALTH - Customer Service

ORGANIZATIONAL HEALTH - Fiscally Responsible

ORGANIZATIONAL HEALTH - Organizational Effectiveness

Objective #13: Sidewalk (Trails) Master Plan

Step 1: Insure major street projects have pedestrian improvements

Step 2: Insure newly formed CID's include pedestrian improvements

Step 3: Miscellaneous

Step 4: September, 2018 - Begin construction of Shoal Creek Trail segment with KCMO

Step 5: April, 2018 - Apply for alternative funding for East/West segment connecting N. Oak & M1 via 68th St

Public Works 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Public Works	100%	5	April, 2018 - Apply for alternative funding for East/West segment connecting N. Oak & M1 via 68th St	2018-10-30 - timn	Documentation not required.

Related Categories

TOP OBJECTIVES - Top Objectives
 COMMUNITY FOCUS - Development & Economy
 COUNCIL GOALS - Implementation of Master Plans
 ORGANIZATIONAL HEALTH - Fiscally Responsible
 ORGANIZATIONAL HEALTH - Organizational Effectiveness

Objective #14: Facilities Master Plan

Step 1: April, 2018 - Present minor improvement plan for City Hall to Council
 Step 2: August, 2018 - Complete energy efficiency projects and present results to the City Council
 Step 3: Miscellaneous
 Step 4: November, 2018 - Complete upgrades to the Public Works facilities
 Step 5: November, 2018 - Begin City Hall minor upgrade project

Parks & Recreation 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Parks & Recreation	100%	4	November, 2018 - Complete upgrades to the Public Works facilities	2018-10-30 - justinm	Documentation not required.

Related Categories

TOP OBJECTIVES - Top Objectives
 COUNCIL GOALS - Implementation of Master Plans
 ORGANIZATIONAL HEALTH - Fiscally Responsible
 ORGANIZATIONAL HEALTH - Organizational Effectiveness

Objective #15: Parks Master Plan - AJ Vision Plan - Arts Master Plan

Step 1: May, 2018 - Present Arts Incubator study to the City Council
 Step 2: August, 2018 - Complete Hobby Hill Park
 Step 3: Miscellaneous
 Step 4: September, 2018 - Identify possible funding for Atkins Johnson barn renovation to include classroom
 Step 5: October, 2018 - Complete miscellaneous park upgrades

Parks & Recreation 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Parks & Recreation	100%	4	September, 2018 - Identify possible funding for Atkins Johnson barn renovation to include classroom	2018-10-30 - justinm	Documentation not required.

Related Categories

TOP OBJECTIVES - Top Objectives
 COMMUNITY FOCUS - Development & Economy
 COMMUNITY FOCUS - Health & Safety
 COMMUNITY FOCUS - Natural Resources
 COMMUNITY FOCUS - Quality of Life
 COUNCIL GOALS - Implementation of Master Plans
 ORGANIZATIONAL HEALTH - Fiscally Responsible

Objective #16: Evaluate the possibility of a single source solid waste collection

Step 1: September, 2018 - Prepare and present updated research to the City Council
 Step 2: October, 2018 - Work with EMAC to present policy recommendations to the City Council
 Step 3: Miscellaneous
 Step 4: Miscellaneous
 Step 5: December, 2018 - Determine the desired course of action

Public Works 100%

Department	Weight	Step	Answer	Submitted	Supporting Documentation
Public Works	100%	2	October, 2018 - Work with EMAC to present policy recommendations to the City Council	2018-10-30 - timn	Documentation not required.
Related Categories					
TOP OBJECTIVES - Top Objectives COMMUNITY FOCUS - Health & Safety COMMUNITY FOCUS - Quality of Life COUNCIL GOALS - Implement Shaping Our Future Report & Develop a Clear Identity COUNCIL GOALS - Implementation of Master Plans COUNCIL GOALS - Pursue Opportunities for Community Health ORGANIZATIONAL HEALTH - Customer Service					

Scorecard 2018-2019 - Category Summary

TOP OBJECTIVES	
Top Objectives (16)	81%
COMMUNITY FOCUS	
Development & Economy (9)	87%
Health & Safety (6)	83%
Natural Resources (2)	90%
Quality of Life (7)	80%
COUNCIL GOALS	
Commitment to Downtown & Commercial Corridors (5)	72%
Implement Shaping Our Future Report & Develop a Clear Identity (6)	77%
Implementation of Master Plans (9)	82%
Promote Gladstone as a Safe Place (4)	85%
Pursue Opportunities for Community Health (5)	76%
ORGANIZATIONAL HEALTH	
Customer Service (4)	80%
Engaged Workforce (0)	
Fiscally Responsible (6)	90%
Organizational Effectiveness (6)	90%

DEPARTMENTS	
Community Development (5)	68%
Finance (1)	80%
General Administration (5)	76%
Parks & Recreation (2)	80%
Public Safety (2)	90%
Public Works (4)	85%



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, NOVEMBER 12, 2018**

The City Council will meet in Closed Executive Session at 6:10 pm Monday, November 12, 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 6:40PM

1. Summit Grill Tour
2. City Council Goals/Scorecard

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 October 22, 2018, Closed City Council Meeting Minutes.
6. Approval of the October 22, 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-18-65 A Resolution authorizing acceptance of work under contract with Linaweaver Construction, Incorporated, for the Pleasant Valley Road Improvements-North Indiana Avenue to North Brighton Avenue, and authorizing final payment in the amount of \$150,267.62 for Project TP1411.

11.RESOLUTION R-18-66 A Resolution authorizing the City Manager to execute a Land Use Agreement with Kelly S. Taylor, CPA, PC, to install a new business sign as part of the Pleasant Valley Road Improvements Project from North Indiana Avenue to North Brighton Avenue; Project #TP1411; Federal Project #STP-3323(407).

12.RESOLUTION R-18-67 A Resolution authorizing the City Manager to enter into a proposed Lease Agreement with iWerx, LLC, to operate iWerx Design, an Artistic Cooperative Incubator that supports local art and artisans, located at 7022 North Locust, Gladstone, Missouri 64118.

13.APPROVE OUTDOOR SPECIAL EVENT PERMIT: Mayor's Christmas Tree Lighting, 602 NE 70th Street, Linden Square, Tuesday, November 20, 2018, 6:00-7:30 pm.

14.PUBLIC HEARING: Special Use Permit to Sara & Kenny Boyer for operation of a Meridian Stress Assessment testing and retail supplement sales operation on property located at 101 Northeast 62nd Terrace.

- *This hearing will be opened and immediately continued to the November 26, 2018, City Council meeting at the request of the applicant.*

15.FIRST READING BILL NO. 18-41 An Ordinance granting a Special Use Permit subject to certain conditions to Sara & Kenny Boyer for operation of a Meridian Stress Assessment testing and retail supplement sales operation on property at 101 Northeast 62nd Terrace.

16. Other Business.**17. Adjournment.**



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, OCTOBER 22, 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 Clerk Ruth Bocchino
City Counselor Chris Williams

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

Mayor Garnos opened the Regular City Council Meeting Monday, October 22, 2018, at 7:33 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 for presenting the Colors: Carla Gleaton, Joe Liles, Stan Stoner, Bill Driscoll, and Bill Softka.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the October 8, 2018, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the October 8, 2018, Closed City Council meeting as presented. **Councilmember Moore** seconded. The Vote: "aye", Councilman

Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, and Mayor Bill Garnos.
Abstain: Mayor Pro Tem Suter. (4-0-1)

Item No. 6. On the Agenda. Approval of the October 8, 2018, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the October 8, 2018, Regular City Council meeting as presented. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, and Mayor Bill Garnos. Abstain: Mayor Pro Tem Suter. (4-0-1)

REGULAR AGENDA.

Item No. 7. On the Agenda. PROCLAMATION: VFW Post 10906 All American Award.

Mayor Garnos read the Proclamation to VFW Post 10906 and congratulated them on their accomplishments.

Item No. 8. On the Agenda. Communications from the Audience.

Larry Newport approached Council and stated: *"Larry Newport, 2002 NE 69th Terrace. The speed bumps which everybody knows about that are really not doing much; they go almost up in the grass on the west side and on the east side they are almost into the grass. I was delivering newsletters in our neighborhood and it was about 5:00 pm and these people don't even slow up. They go around them on the right side, the west side, and the lines helped, I guess, but not much, because they don't pay much attention. I was watching a pick-up today and the speed bumps didn't even slow him down, they went over them. It's just, they're fine, but it's just not doing much good. These people, they are avoiding them if they can; they will go around there, and there was some children out there one evening and I thought somebody was going to run over them. Particularly around 5:00 pm they don't like to slow up for them very well. They will avoid them. Like I say, you sit and watch, not as much as the police, but just somebody to sit and watch for a few minutes, maybe 10 or 15 minutes someday, watch the people fly around those speed bumps.*

Mayor Garnos stated: "You're talking about North Woodland?"

Mr. Newport replied *"Yes, I'm sorry, I didn't say that. It's just, the neighborhood is glad, the organization, is glad they are there, but it's just, I don't know. I don't know what the answer is any more than anybody else does. It's just; these people are just avoiding them if they can. Curt Wendon lives there and he said his mailbox has been taken out numerous times. I watched one the other day and I thought they were going to get the mailbox on the west side of the street. It's just, I don't know the answer, I don't know what we can do. The City is trying, but I don't have the answer. I just wanted to make a comment that our neighborhood organization had our meeting last Thursday and we were commenting about it, we don't see that the people are really observing them too good. Thank you."*

Mayor Garnos stated: *"Have we completed the striping on that?"*

City Manager Scott Wingerson stated: *"We have completed the striping. The temporary speed bumps are in place as Mr. Newport said. We were afraid all along that the temporary speed bumps would cause exactly what Mr. Newport reported, that people will avoid those just like any other traffic control means. We are in the process of doing a second follow-up study to compare the results from the first study to the second study. Once we have that, we will share that with the Council as well as suggestions for next steps."*

Councilman Yarber stated: *"I would like to address this. I went out there at a citizen's request and I spent about 15 minutes watching traffic out there. This was before the striping was done, and I'll probably try to make another trip out there now that the striping is done. Is parking still not allowed on the street?"*

City Manager Wingerson stated: *"Yeah, that hasn't changed."*

Councilman Yarber stated: *"OK, because that is a possible thing that might change it, too. So basically we have created giant bike lanes."*

City Manager Wingerson stated: *"Yes."*

Councilman Yarber stated: *"But they are not labeled as bike lanes."*

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

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

Councilman Yarber stated: *"Yes, on Saturday, I went down and got to see the new North Kansas City High School. They are completely redoing North Kansas City High School. Some of us who live on the southern end of Gladstone, this is where our children would attend. \$65 million is being invested in it. It is going to be, when completed, the most advanced High School in the North Kansas City School District and they are doing a fantastic job down there of taking a building that originally opened in 1926 I believe they said, and making it a 21st Century building. A couple of things that are coming up: on Wednesday there will be a candidate forum at Woodneath library at 7:00 pm. These are some of the candidates that are running for County offices. It's always great to be a voter, it's even better to be an informed voter. Coming up on Friday, in Oak Grove Park, we will have Fright Night again; an excellent opportunity for kids to stock up on candy, my daughter still has some of the candy that is not fun to eat from last year from that event. That is always a great event; lots of the businesses in the area are handing out candy to kids and they have other activities for the kids. I think it is only \$2.00 or bring canned food and you get in for free."*

Mayor Pro Tem Suter stated: *"A couple of quick things. For the record, while Gladfest had a really difficult weekend a week or so ago, I did want to express our appreciation to all of the volunteers who worked so hard and partnered with the City and the Chamber to get that thing rolling and I'm sure there are a lot of disappointed people, and not because of the lack of work*

and energy that went into it. This week also on Wednesday, 10:00 am, Hobby Hill opens. That will be an exciting event and I encourage folks to come out and see it. People have already been on the property, using the park as we speak, but please come to that little special event. I did just want to encourage between now and our next meeting, there will be the elections. I want to encourage Gladstone residents to get out and vote and to give yourself plenty of time this year. There are so many propositions on the ballot this year, for folks that have the opportunity to vote early, that is helpful, but the lines will be longer and slower. There are three propositions just on medical marijuana alone and then there are at least three or four others in addition to that, there are like seven or eight propositions on the ballot that take a lot of thought and reading through and helping people to decide. I encourage people to get out and vote. We have an agenda item here ourselves later today about one of those issues that is particularly important."

Mayor Garnos stated: "Thank you. Since our last meeting, I have had the privilege of meeting with the Regional Head of the Girl Scouts to fill me in on all they are doing these days and I was also able to bore an entire pack of Cub Scouts by talking about City Government. I tried to get the Cub Scouts fired up about the Hobby Hill Park dedication on Wednesday and I had one of them raise their hand and ask 'will there be boring speeches?'. I assured them, yes, there will be several boring speeches and they all groaned. I also attended the ribbon cutting last week at the new Smoothie Shop and Supplements on North Antioch. As exciting as all that sounds, I did want to mention a couple of other lively conversations from a couple of recent meetings. First at the Northland Regional Chamber meeting a couple of weeks ago there was a proposal submitted to the group by the executive committee to form a political action committee pact, so the Northland Chamber could support individual candidates. The Chamber has frequently weighed in on issues affecting the Northland in the past, but not candidates. They are proposing taking their endorsement to the next level. This caused, as you might guess, a very lively discussion around the table. Lots of questions and then the measure was decisively tabled until the next meeting. It was a very lively discussion. We also had a very good presentation at the last Parks and Recreation Advisory Board meeting. We had a really interesting presentation by the Multi Rotor Club to establish a Drone Fly In Field at Happy Rock Park. They're looking at the soccer field that was formerly being used by the Maple Woods soccer team. These are not the noisy, radio controlled planes that some of us are old enough to remember. These drones, they were showing us, are called FPV, or First Person Viewer, so they are not the ones where you stand on the ground and are looking up with a controller; they are the ones where you're actually looking through goggles as though you were flying like a pilot and a drone. They use the goggles and the monitors to fly through gates, race around the course, the club is heavily involved with youth outreach programs and robotics classes; teaching kids how to build and fly their own drones. Very high tech, and the group that is proposing this is very well established. They are a registered club with the Academy of Model Aeronautics which provides liability coverage for pilots and events and locations. The Advisory Committee was very excited. This was ground floor cutting edge stuff and the Board was very interested. The Club is not asking for any funding and they are just looking for a place to do their thing and call home. I think the city staff are going to continue to look into the possibility. It was very well received by the Advisory Board."

Item No. 10. On the Agenda. Communications from the City Manager.

City Manager Wingerson stated: *"Thank you, Mayor. Half price fall brush drop off is November 2, 3, and 4 at our Public Works facility, 76th and Antioch. We hope people take advantage of that. It's the holiday season for the Finance Department because the auditors are here and will be here for probably a week or 10 days, something like that, so if you see some people running around City Hall that you don't recognize, it's probably the auditors. I have no doubt that will go great. Pickle Ball courts are now open at Meadowbrook Park so we think that is going to be a big draw to that park, that part of the city, in that neighborhood. If you have not been to Meadowbrook Park in a while, it would be a good time to go; new playground equipment and basketball coming, Pickle Ball in place. I'm excited to put that park back into service. I don't know if I'll get a chance later, but one of the items later on your agenda is a change order for Superior Bowen Asphalt having to do with additions to our street mill and overlay program. I'd like to thank Special Road District #3 for their support of that. It is through their funding that we are able to make these additions. You also have a map at your place tonight that shows in magenta color streets that are added specifically by the Road District. We are very thankful for their continued support. I got a chance to tour the organizations the Mayor talked about with the drone racing last week. It's incredibly impressive and if we can work a deal out, an agreement, to use Happy Rock West Park, that will be fantastic. They are very highly educated, very philanthropic in their thinking, and one of the Directors is a Gladstone resident so we have that going for us; 58th and Garfield area, not far from Meadowbrook Park. Small world and when it fits together, it really fits together. Good stuff."*

Item No. 11. On the Agenda. RESOLUTION R-18-61 A Resolution authorizing the City Manager to execute a contract with Linaweaver Construction, Incorporated, in the total amount not to exceed \$2,030,079.80 for the Old Pike Road Improvements-Vivion Road to Northwest Englewood Road, Project TE1817.

Councilman Yarber moved to approve **R-18-61** A Resolution authorizing the City Manager to execute a contract with Linaweaver Construction, Incorporated, in the total amount not to exceed \$2,030,079.80 for the Old Pike Road Improvements-Vivion Road to Northwest Englewood Road, Project TE1817. **Councilmember Moore** seconded.

Councilman Yarber stated: *"I'd like to make a quick comment. Being one of the residents who lives off of Old Pike Road, we are extremely happy to see this day come."*

Mayor Pro Tem Suter stated: *"As a long time Councilmember, I can tell you it's been on a Council agenda for at least 10 years and so I also am glad, having been down there and talked to the homeowners associations and neighborhood associations, that it's coming. We really are, at this point, because of our excellent, talented staff, both in terms of their capabilities to write federal grants, and developing the relationships that are necessary in the region to secure funding. Without that \$1 million in federal funding, we wouldn't be at this point yet. Again, KUDOS to a really great staff that has helped to move this forward."*

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. RESOLUTION R-18-62 A Resolution authorizing Change Order No. 1 in the amount of \$212,571.00 to the contract with Superior Bowen Asphalt Company, LLC, for the 2018 Mill and Overlay Program, Project TP1906.

Councilman Mallams moved to approve **RESOLUTION R-18-62** A Resolution authorizing Change Order No. 1 in the amount of \$212,571.00 to the contract with Superior Bowen Asphalt Company, LLC, for the 2018 Mill and Overlay Program, Project TP1906. **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. 13. On the Agenda. RESOLUTION R-18-63 A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford for the acquisition of a 4X2 Crew Cab Truck with utility bed in the total amount of \$44,508.00.

Mayor Pro Tem Suter moved to approve **RESOLUTION R-18-63** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford for the acquisition of a 4X2 Crew Cab Truck with utility bed in the total amount of \$44,508.00. **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. RESOLUTION R-18-64 A Resolution urging Gladstone voters to become knowledgeable about Proposition D, a November 6 ballot issue related to funding improved highways, roads, and bridges.

Councilmember Moore moved to approve **RESOLUTION R-18-64** A Resolution urging Gladstone voters to become knowledgeable about Proposition D, a November 6 ballot issue related to funding improved highways, roads, and bridges. **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. Approve Outdoor Special Event: Hobby Hill Ribbon Cutting: 7601 North Broadway Avenue, Wednesday, October 24, 2018, 9:00 am to 12:00 pm.

Councilman Yarber moved to approve the Outdoor Special Event: Hobby Hill Ribbon Cutting: 7601 North Broadway Avenue, Wednesday, October 24, 2018, 9:00 am to 12:00 pm. **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. 16. On the Agenda. **APPROVE MONTH END FINANCIAL REPORT SEPTEMBER 2018.**

Mayor Pro Tem Suter moved to approve the **MONTH END FINANCIAL REPORT SEPTEMBER 2018**. **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. 17. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 18. On the Agenda. Adjournment.

Mayor Garnos adjourned the October 22, 2018, Regular City Council meeting at 7:58 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor Bill Garnos

RESOLUTION NO. R-18-65

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, FOR THE PLEASANT VALLEY ROAD IMPROVEMENTS – NORTH INDIANA AVENUE TO NORTH BRIGHTON AVENUE, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$150,267.62 FOR PROJECT TP1411.

WHEREAS, work under the contract with Linaweaver Construction, Incorporated, for the Pleasant Valley Road Improvements – North Indiana Avenue to North Brighton Avenue, Project TP1411, has been completed to the satisfaction of 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 accept work under the contract and make final payment as follows:

Original Contract Amount:	\$ 5,355,338.75
Change Orders:	<u>61,049.39</u>
Revised Contract Amount:	\$ 5,416,388.14
Amount Paid to Date:	<u>5,266,120.52</u>
Total Amount Due Final Pay:	<u>\$ 150,267.62</u>

FURTHER, THAT, funds for such purpose are authorized from the Transportation Sales Tax Fund, and reimbursement by Kansas City, Missouri, and the Federal Highway Administration Surface Transportation Program.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12th DAY OF NOVEMBER 2018.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-18-65

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 11/1/2018

Department: Public Works

Meeting Date Requested: 11/12/2018

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

Subject: Final Payment Approval, Project TP1411 Pleasant Valley Road Improvements

Background:

Work has been completed on the referenced project and the contractor, Linaweaver Construction, Inc., has made application for final pay. Gladstone, Kansas City, and the Missouri Department of Transportation conducted a final inspection and determined the work to be completed in a satisfactory manner, in accordance with the contract documents. A financial breakdown is as follows:

Original Contract Amount:	\$ 5,355,338.75
Change Orders:	<u>61,049.39</u>
Revised Contract Amount:	\$ 5,416,388.14
Amount Paid to Date:	<u>5,266,120.52</u>
Total Amount Due Final Pay:	<u>\$ 150,267.62</u>

Budget Discussion: Funds are budgeted in the amount of \$1,100,000 from the TST Fund, \$600,000 from Kansas City, MO, \$3,825,000 from the Federal Highway Administration Surface Transportation Program, and a \$40,000 reimbursement from utility companies to replace settled concrete trail in various locations. Ongoing costs are estimated to be \$ 3500 annually.

Public/Board/Staff Input:

The change orders on the project included the addition of retaining wall safety rails and 3 new street lights in Kansas City, roadbed stabilization and the relocation of 2 existing KCPL streetlights from N. Antioch Road to streets encompassing Chapel Hill Elementary School in Gladstone, the removal and replacement of concrete trail that settled from utility work, an asphalt unit price adjustment due to increasing oil prices as required by the contract, and the adjustment of final quantities per field measurement.

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

Timothy A. Nebergall
Department Director/Administrator

PD
City Attorney

SW
City Manager

RESOLUTION NO. R-18-66

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LAND USE AGREEMENT WITH KELLY S. TAYLOR, CPA, PC, TO INSTALL A NEW BUSINESS SIGN AS PART OF THE PLEASANT VALLEY ROAD IMPROVEMENTS PROJECT FROM NORTH INDIANA AVENUE TO NORTH BRIGHTON AVENUE; CITY PROJECT #TP1411; FEDERAL PROJECT #STP-3323(407).

WHEREAS, Kelly S. Taylor, CPA, PC, is a corporation providing accounting services located within the City of Gladstone, Missouri; and

WHEREAS, Kelly S. Taylor, CPA, PC, owns and maintains an existing business sign at 6606 Northeast Antioch Road, Gladstone, Missouri; and

WHEREAS, the City of Gladstone has completed street improvements that realigned Northeast Antioch Road in the vicinity of the property as part of the Pleasant Valley Road Improvements project from North Indiana to North Brighton; and

WHEREAS, Kelly S. Taylor, CPA, PC, has requested that new business sign at 6606 Northeast Antioch Road, Gladstone, Missouri, be located closer to the new road location in City right-of-way; and

WHEREAS, Kelly S. Taylor, CPA, PA, and the City of Gladstone desire to establish the rights and responsibilities of each of them with respect to relocation of the sign and maintenance of the right-of-way adjacent to 6606 Northeast Antioch Road.

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

THAT, the City Manager is authorized to execute the agreement with Kelly S. Taylor, CPA, PC.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF NOVEMBER, 2018.

Mayor Bill Garnos

Attest:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # *R-18-tdo*

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 11/7/2018

Department: Community Development

Meeting Date Requested: 11/12/2018

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

Subject: Land Use Agreement

Background: City of Gladstone has completed street improvements that realigned NE Antioch Road in the vicinity of 6606 NE Antioch Road as part of the Pleasant Valley Road Improvements from N. Indiana to N. Brighton. Kelly S. Taylor, CPA, PC owns and maintains the business sign in the area and has requested to install remove and install a new sign closer to the new road location in the City's right-of-way. The agreement specifies that the City will provide Kelly S. Taylor, CPA, PC access to the sign as needed to perform repairs and maintenance. Further, the agreement states that Kelly S. Taylor, CPA, PC will operate and maintain the sign as well as maintain and mow the grass adjacent to the property in the vicinity of the sign.

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: Staff recommends that the City enter into a Land Use Agreement with Kelly S. Taylor, CPA, PC.

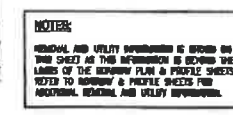
Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan Napoli
Community Development Administrator / Building Official





Landscaped Area



UTILITY NOTE
THE LOCATION, DEPTH AND SIZE OF EXISTING AND PROPOSED UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL FIELD VERIFY EXISTING AND PROPOSED UTILITY SYSTEMS AND NOTIFY THE ENGINEER AND UTILITY COMPANY IN THE EVENT THERE IS A CONFLICT.

- PLEASANT
VALLEY ROAD
IMPROVEMENTS
- N. INDIANA TO
N. BRIGHTON
GLADSTONE AND
KANSAS CITY, MISSOURI
CITY PROJECT NO. TP1441
FEDERAL PROJECT NO. 87P-3323(487)

FINAL PLANS
(FOR REVIEW)

[illegible]DEMOLITION PLAN - NE
ANTIOCH RD

RESOLUTION NO. R-18-67

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROPOSED LEASE AGREEMENT WITH iWerx, LLC, TO OPERATE iWerx DESIGN, AN ARTISTIC COOPERATIVE INCUBATOR THAT SUPPORTS LOCAL ART AND ARTISANS, LOCATED AT 7022 NORTH LOCUST, GLADSTONE, MISSOURI, 64118.

WHEREAS, the City of Gladstone owns the real property, legally described as LINDEN PZT LTS 2-4 BLK 10 BEG 30S OF SE COR LT 3 W118.1 N120 E118.1 S120 TO POB, Clay County, Missouri, more commonly known as 7022 North Locust, Gladstone, Missouri; and

WHEREAS, the above described land lies within the Downtown Village Center which the City of Gladstone is developing for public purposes to enrich and enhance the quality of life in Gladstone; and

WHEREAS, iWerx, LLC submitted a proposal and has negotiated a proposed lease agreement with City staff for the operation of a cooperative artistic incubator, consisting of approximately 7,000 square feet for a term no longer than five (5) years from the commencement date, with reasonable market rent rates, and such other terms as more particularly set forth in the proposed lease document.

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 enter into the proposed lease agreement with iWerx, LLC, on the terms and conditions described herein and as more particularly set forth in the lease document and to take any other such measures as may be required to ensure the opening of iWerx Design.

INTRODUCED, READ, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 12TH DAY OF NOVEMBER 2018.

Mayor Bill Garnos

ATTEST:

Ruth Bocchino, City Clerk



Request for Council Action

RES ☒ # R-18-67

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 11/8/2018

Department: General Administration

Meeting Date Requested: 11/12/2018

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

Subject: Lease Agreement with iWerx, LLC for the property located at 7022 North Locust, Gladstone, MO 64118

Background: The property located at 7022 North Locust, Gladstone, MO 64118 and owned by the City of Gladstone is available for lease. The proposed lease agreement negotiated with iWerx, LLC will allow the opening of iWerx Design, an artistic cooperative incubator that supports local art and artisans. The attached Resolution, if approved by the City Council, allows the City Manager to enter into a lease agreement with iWerx, LLC for a term of five (5) years.

Budget Discussion: Funds are budgeted in the amount of \$0 from N/A 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 and Vendor

Bob Baer
Assistant City Manager

PD
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: OCTOBER 26, 2018
PERMIT NO.: BP-18-01004
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: MAYOR'S CHRISTMAS TREE LIGHTING
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: TUESDAY, NOVEMBER 20, 2018
TIME OF EVENT: 6:00PM – 7:30PM
EST. ATTENDANCE: 1,000

REQUESTED TEMPORARY VARIANCE:

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

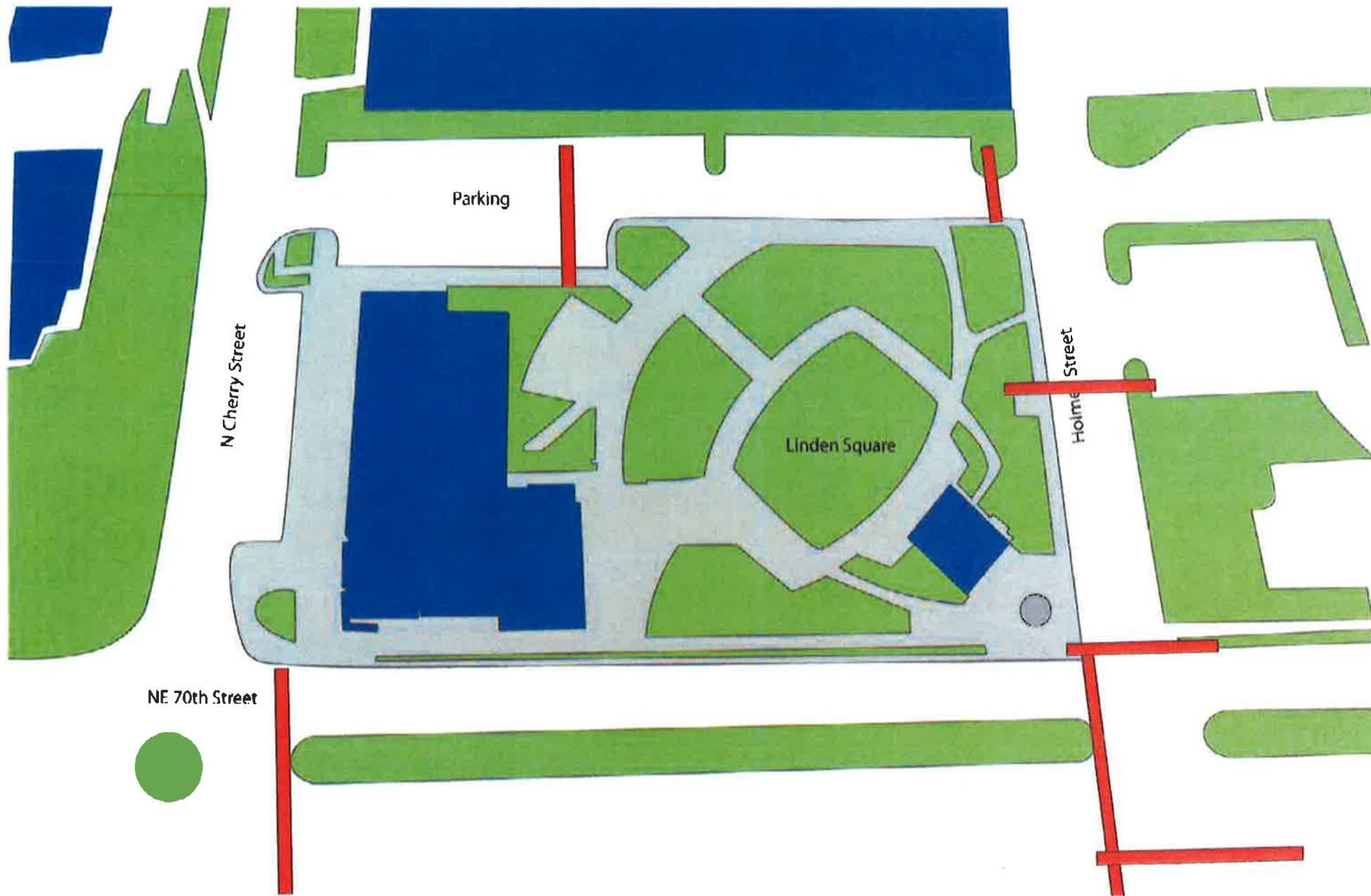
REMARKS: The Park, Recreation, and Cultural Arts Department will be hosting the annual Mayor's Christmas Tree Lighting. There will be a speech from the City's illustrious Mayor, along with music from the local grade/middle school choirs, with the finale being the lighting of the Christmas tree and downtown area.

NE 70th Street will be close both directly adjacent to Linden Square as will the entrances to City Hall and Oak Hill Day School on NE 70th Street. In addition, a portion of the parking lot on the north side of Linden Square will be closed off.

Signed: _____
Alan D. Napoli, C.B.O.
Community Development Administrator / Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____





Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/26/2018

Department: Community Development

Meeting Date Requested: 11/12/2018

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

Subject: Outdoor Special Event Permit

Background: Parks, Recreation, and Cultural Arts will be hosting the Annual Mayor's Christmas Tree Lighting at Linden Square.

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

Public/Board/Staff Input:

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

Alan Napoli
Community Development Administrator / Building Official

BILL NO 18-41

ORDINANCE NO. 4.448

AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO SARA & KENNY BOYER FOR OPERATION OF AN MERIDIAN STRESS ASSESSMENT TESTING AND RETAIL SUPPLEMENT SALES OPERATION ON PROPERTY AT 101 NORTHEAST 62ND TERRACE.

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 101 NE 62nd Terrace; 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 Sara & Kenny Boyer are hereby granted a Special Use Permit for operation of an MSA Testing and Retail Supplement Sales operation on property at 101 NE 62nd Terrace, the effective date of which shall be the enactment date of this Ordinance and expiring one year from the date of passage of this ordinance, all subject to the following conditions:

1. This Special Use Permit is issued to Sara & Kenny Boyer to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other persons or company, or to any other location.
3. Any changes in operation of the business by Sara & Kenny Boyer or change in ownership shall render this Special Use Permit null and void.
4. No persons other than Sara & Kenny Boyer shall be employed at this location or any other address in association with the MSA Testing and Supplement shop by Sara & Kenny Boyer.
5. Hours of operation shall be limited to Mondays, Thursdays, and Fridays from 9:30am to 3:30pm.
6. Sara & Kenny Boyer must reside at this residence for this permit to be valid.
7. Sara & Kenny Boyer shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No outdoor storage of products/materials.
9. No parking of commercial vehicles or commercial deliveries.
10. No more than 2 customers per hour during the allowed hours of operation.
11. No signage of the business shall be displayed on the premises.

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

INTRODUCED, PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF NOVEMBER, 2018.

Mayor Bill Garnos

ATTEST:

Ruth Bocchino, City Clerk

1st Reading: November 12, 2018

2nd Reading: November 12, 2018

File #2018-013



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # Bill 18-41

ORD # 4.448

Date: 11/8/2018

Department: Community Development

Meeting Date Requested: 11/12/2018

Public Hearing: Yes ☒ Date: 11/12/2018

Subject: Granting of a 1-year Special Use Permit for Sara & Kenny Boyer for an operation of a Meridian Stress Assessment (MSA) testing and retail supplement sales operation located at 101 NE 62nd Terrace.

Background: The applicant tonight is Sara and Kenny Boyer, primarily Mrs. Boyer. Sara is applying for a 1-year Special Use Permit for the purpose of having a "Home Meridian Stress Assessment Testing and the pickup of retail sales of natural supplements" business at her residential address of 101 NE 62nd Terrace.

Mrs. Boyer's Living By Nature natural supplements business is primarily conducted online and over the phone and pick-ups would be scheduled ahead of time so that no shopping in the traditional sense would occur. City staff has received phone calls with a concern of parking at this residence and their concerns were addressed within city staff recommended conditions.

This particular home business is similar to past projects that were considered such as day cares for children and home hair salons.

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 in regard to the "retail" portion of supplement sales. Also, there are concerns from neighbors who believe this business may affect their home values. The Commission approved the Special Use Permit 9-2.

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

Austin Greer
Assistant to the City Manager/Planning Administrator

PD
City Counselor

SW
City Manager

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers October 15, 2018

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

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

Absent: James New

Also present: RD Mallams, Councilmember
Bob Baer, Assistant City Manager
Austin Greer, Assistant to the City Manager/Planning Administrator
Cheryl Lamb, Administrative Assistant

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

3. Approval of Minutes.

Chairman Ward asked if there was a motion to approve the minutes from the October 1, 2018 meeting. Mr. Whitton moved to approve the minutes; Mr. Cookson seconded. The minutes were approved, 11-0.

4. Other Business. None.

5. Public Hearing: Special Use Permit, 101 NE 62nd Terrace, Living By Nature. File #2018-013. Mr. Greer stated that the applicant is Sara and Kenny Boyer, primarily Mrs. Boyer, who was sitting in the audience. She is applying for a Special Use Permit for the purpose of having a Home Meridian Stress Assessment Testing and the pickup of Retail Sales of Natural Supplements business at her residential address of 101 NE 62nd Terrace. He clarified the definition of "retail" that was used and the title of the requested action. "Mrs. Boyer's natural supplements business is primarily conducted online or over the phone. Pickups would be scheduled ahead of time so that no shopping in the traditional sense would occur at her residence. It is simply buy online or over the phone, then pick up the products at a scheduled time."

Over the past couple of weeks, City staff had received a couple of phone calls from the neighboring residents who are concerned with parking at this location. After taking those concerns into account, the City staff recommends that the Planning Commission approve a one (1) year Special Use Permit for Mrs. Boyer contingent upon compliance with the recommended conditions. He stated the conditions for the record.

Recommended Conditions

1. This Special Use Permit is issued to Sara & Kenny Boyer to be used at the above noted address.

2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Sara & Kenny Boyer or change in ownership shall render this Special Use Permit null and void.
4. No persons other than Sara & Kenny Boyer shall be employed at this location in association with the MSA testing and supplement sales by Sara & Kenny Boyer.
5. Hours of operation shall be limited to Mondays, Thursdays, and Fridays from 9:30 am to 3:30 pm.
6. Sara & Kenny Boyer must reside at this residence for this permit to be valid.
7. Sara & Kenny Boyer shall apply for and maintain all applicable State and City business and home occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No outdoor storage of products/materials.
9. No parking of commercial vehicles or commercial deliveries.
10. No more than 2 customers per hour during the allowed hours of operation.
11. No signage of the business shall be displayed on the premises.

Mr. Greer said that, given his conversations with Mrs. Boyer, she understands the importance of no on-street parking and no signage in an effort to keep the neighborhood environment residential. Ultimately, this type of business and special use permit are very similar to past projects considered by the Commission, such as children's daycares and home hair salons. City staff recommends that this Special Use Permit be approved for one (1) year.

Mr. Markenson stated that there were some concerns about the parking and asked how they were resolved.

Mr. Greer said that they were resolved by making sure that there will be no on-street parking, and by the restriction to have no more than two (2) customers per hour. That is reduced because the hours from 9:30am to 3:30pm are six (6) hours, so there will be no more than twelve (12) customers per day. Multiply that by three (3) days per week and it is roughly 36 customers. If Mrs. Boyer has that many customers she should have a storefront on N Oak.

Mr. Markenson asked how we would enforce the two customers per hour.

Mr. Greer stated that we are relying on the honor system and Mrs. Boyer's neighbors who will likely be calling City Hall if there is an influx of traffic and parking at her residence. He feels that Sara has a vested interest in adhering to this condition. If there is an issue at this location, the Special Use Permit is only valid for one year and we can take a look at this project a year from now.

Mr. Markenson stated that if there is no commercial parking, someone is going to have to deliver their merchandise to them.

Mr. Greer shared that Mrs. Boyer's driveway is significantly large. Anywhere between eight and ten cars could easily park there. Our hope is that if she receives deliveries they would be able to use her driveway as well. He asked Mrs. Boyer to speak to that.

Mrs. Boyer stated that her name is Sara Boyer and her address is 101 NE 62nd Terrace, Gladstone, Missouri, 64118. The supplements that they receive comes FedEx or UPS so there wouldn't be any more additional traffic than normal. She orders everything from Amazon so they probably wouldn't notice any difference. She also orders in bulk so it is just one delivery to her house. Her driveway easily fits eight to ten cars so there won't be anyone parking on the street. She has a fairly large amount of traffic at her house anyway as she has five kids and a parent and a husband in addition to herself. It's mostly internet

sales and mostly by phone. It's just a matter of people coming by to pick up orders once in a while. She just wants to be honest about who she has coming to her house.

Mr. Turnage asked Mrs. Boyer how long a customer would be there to pick up.

Mrs. Boyer stated that it depended on if they are just picking things up, no more than five (5) minutes tops. She knows most of her customers so, if they have a discussion, it might be an hour. Most of them will be five minutes. She does provide Meridian Stress Assessment Testing and that can take an hour. She may not have two people there in an hour. It might only be one or two people per day. It just depends on what she has going that day. She doesn't plan on this being a huge venture. She started it for another reason, due to health issues with a couple of her kids. She is just trying to be proactive.

Mr. Turnage asked if she could explain her business in layman's terms.

Mrs. Boyer said the easiest way to explain it would be Chinese meridians and the energy chakras that run through a body. She has a machine that she has taken training for and she is certified to use, to be able to measure energy input and output to organs. It picks up pathogens. It picks up viruses, chemicals, toxicity, in an effort to try to support and balance energies in a body to help it to naturally be able to heal itself. It is more of a holistic, natural way to support the body with illnesses.

Ms. Hommon asked if Mrs. Boyer could help her understand how her business operates in relation to, just for comparison, to Mary Kay. She also asked how the business operates and what the comparison is there.

Mrs. Boyer said it is more similar to a hair salon. Someone comes in to have testing done, she recommends supplements for them. If they decide they want them, she amasses an order through the week and she makes an order on Thursday. She usually has them delivered on Monday and she gives them to people. It just depends on what she has. It might just be one person per hour, if she even has two or three that day. It's more like that where, depending on what she has recommended and if they want to get that, then they come back on Monday.

Ms. Hommon asked if, industry-wise, does she have to have specific licensing for the industry in order be able to do that, and how does that affect her ability to do that.

Mrs. Boyer said that she is a certified technician for what is called a Quest 4 machine. She has already done all of her online training. She actually is going to Georgia this Saturday for four days in a clinic. She will be there for a while. Then she goes to Georgia again in November for more training and continuing education. Next summer she goes back to Georgia for more continuing education to stay on top of changes because her business changes a lot. There are a lot of new things, vitamins. She has a lot of continuing education and certifications for it.

Mr. Markenson shared that he can't pick up his stuff on one of those three days. He can only pick up on Tuesday. He asked what happens to him.

Mrs. Boyer stated that the odds are she is going to tell you, either come Monday, Thursday or Friday or she won't be there. By trade, before she started this, she does taxes, bookkeeping, payroll and she is an enrolled agent with the IRS. She defends people in audits against the IRS. She has a job that she does even outside of this. She doesn't have very many options outside of when she says she can do it, this is what she can do, and this is what it is.

Mr. Markenson asked what happens if he can't come until 4:00 pm, same thing.

Mrs. Boyer said more likely the same thing. She has a child that gets out of school at 4:10 pm so she isn't there at 4:00 pm. She has to go pick up her kid at 4:00 pm. That's why her hours are what they are. She gets on the bus at 9:00 am and she picks her up at 4:10 pm.

Mr. Markenson said he thought it was very strange operating hours. He clarified that these are her operating hours, not something else.

Mrs. Boyer agreed. It fits her schedule with the kids and having them and where they have to be during the day.

Chairman Ward asked if there was anyone in the audience who wished to speak in favor of the applicant. None.

Chairman Ward asked if there was anyone in the audience who wished to speak against the applicant. If so, please come forward and state your name and address.

Mr. Ronald Meyerkorth stated his name and that he lives at 50 NE 62nd Terrace. He said that he has nothing against the family. They are a wonderful family. His concern is who will take care of the home devaluation in the area when it comes out that it is a retail place. He's worried about that. His neighbors who can't be here are against it. Somebody was supposed to send a letter but he didn't know if they did.

Mr. Greer shared that it is in the Planning Commission packet.

Mr. Meyerkorth continued by saying that this has always been a family unit, no retail in the area around there. North Oak is wide open for retail. That's where retail happens to be, ought to be.

Mr. Markenson asked Mr. Meyerkorth to clarify that his position is that this is an inappropriate land use to have a commercial business in a single family neighborhood.

Mr. Meyerkorth said that the home evaluation around it, when people start finding out that this is a retail place; nobody will give him what he wants for his house. The land will go down. That is the only retail there so the home evaluation is bound to go down.

Mr. Markenson said he had not seen the location. He asked if it was all single family residential.

Mr. Meyerkorth confirmed it is all single family. There are two duplexes on the west end. Everything else is single family.

Mr. Markenson asked if it borders on a commercial area.

Mr. Meyerkorth said it does not.

Ms. Hommon asked Mr. Greer what knowledge he can share on what the impact on the property value would be. She asked if that was something that they need take under consideration, that that's a concern.

Mr. Greer stated that it is a Special Use Permit for one year. It is technically a business for one year at this point. He can't imagine from his standpoint, but he deferred to Bob (Baer) or Councilman Mallams, if they have any indication on the land value. He doesn't believe it would be affected for a Special Use Permit for one year.

Mr. Meyerkorth asked what happens after a year.

Mr. Greer said we can revisit the Special Use Permit if the Planning Commission determines that is needed.

Chairman Ward asked if it would change the landscape.

Mr. Greer confirmed it would not change the landscape, no land usage of any sort. It is still a residential area.

Mr. Cookson shared a general comment. He doesn't see this as significantly different as any other Special Use Permits that they have granted in the past. That is how he looks at it as he takes this into consideration. If it comes before them again, if they have any indication that there has been a decrease in value or something like that, they could certainly take that information under consideration at that time.

Mr. Greer shared that his research it is very similar to child daycares and home hair salons, from a business perspective.

Ms. Poindexter stated that she lives directly behind the Boyers and she knows the neighborhood very well. She doesn't believe that this business is going to have any impact on the community at all.

Chairman Ward asked if there was any more discussion. None.

Chairman Ward closed the Public Hearing.

MOTION: By Mr. Ebenroth, second by Ms. Poindexter, to recommend the approval of Public Hearing: Special Use Permit, 101 NE 62nd Terrace, Living By Nature. File #2018-013.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Ms. Hommon	Yes
	Mr. Markenson	No
	Ms. McGee	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	No
	Chairman Ward	Yes

The motion carried (9-2).

- 6. Communications from City Council.** Councilmember Mallams shared that he read the minutes from the last meeting and found it was a very informative meeting. He complimented Alan and Austin for the information they shared with the Commission. He made his notes to talk about some of the highlights that we're having with the City and he felt that Jeanne had covered them at the last meeting talking about Summit Grill and iWerx. One item that is coming up this next Wednesday, October 24th at 10:00am, weather permitting, the dedication of Hobby Hill Park. He invited them to come out and join that. It is another wonderful park system for our City. He reminded everyone that Election Day is November 6th and it's coming up very soon.

As general information, he shared that at the end of November the City Council comes together with the City leadership and they look at annual goal setting. That is always an interesting and very productive time for the City staff and for the City leadership for shaping the future of our City moving forward.

7. Communications from City Staff. Mr. Greer announced that the next Planning Commission meeting would be on Monday, November 5, 2018.

8. Communications from the Planning Commission.

Ms. Poindexter asked what's going on at the old flower shop. It's supposed to be a print screen business.

Mr. Greer said that it will be a salon and a screen printing shop. A husband and wife own it. They might be open, he wasn't sure.

Ms. Poindexter said that she had been waiting for it but hadn't seen it open yet.

Mr. Greer said he hadn't seen anything but they had done a really good job on the building. It looks really nice. It's incredible.

Mr. Cookson asked if it was the same building.

Ms. Poindexter confirmed that it is.

Mr. Markenson asked about the Fins & Foliage building and if the City is planning to sell it or use it for something.

Mr. Greer said that they are exploring options as they always are. They have some people in the pipeline but nothing solidified at this point.

Mr. Markenson shared his concerns for when they will need to move the AJ Farms items that are stored there.

9. Adjournment- Chairman Ward adjourned the meeting at 7:20 pm.

Respectfully submitted:

Cheryl Lamb, Recording Secretary

Approved as corrected _____

Don Ward, Chair

Approved as submitted _____