

**CITY COUNCIL REGULAR AGENDA
FEBRUARY 11, 2019, BEGINS ON PAGE 3**



GLADSTONE CITY COUNCIL
OPEN STUDY SESSION MEETING
MONDAY, FEBRUARY 11, 2019

AGENDA

TIME: 6:55 pm

1. **Perception Study-** (North Conference Room) Trozzolo Communications will present the latest results in Phase I of their study on the public's perception of Gladstone.



***Department of Community Development
Memorandum ASG 18-4***

DATE: February 5, 2019

TO: Scott Wingerson, City Manager

FROM: Austin Greer, Assistant To The City Manager/Planning Administrator

SUBJECT: Perception Study by Trozzolo Communications

Description: City Staff has been working with Trozzolo Communications to gauge residents/non-residents perception of the City of Gladstone.

Background: Given the significant changes the City of Gladstone has been experiencing over the last 5-7 years in regard to demographic diversity, investment and re-investment in our growing downtown and throughout the city, city staff and leadership felt it was time to gauge what residents and non-residents currently think of our city.

Staff has been working closely with Trozzolo Communications (a few notable clients include Kansas Speedway, Kansas City International Airport, MARC, Hallmark, McDonalds and UMKC) on determining what people think of Gladstone and if we have an actual identity.

Trozzolo's research (18 in-depth interviews with residents, nonresidents, business owners and council members; 14 video interviews with residents/nonresidents, 222 online surveys via social media and website) shows that people who visit Gladstone are recognizing a substantial transformation but would have no way of knowing that without visiting the area. They have also found many positives to Gladstone such as progressive, affordability, conveniently located, good public safety and city service, small-town feel, can get to anywhere in the metro in less than 20 minutes, and a very pro-business community.

Research also shows that Gladstone isn't known for being good or bad but more or less lacks an identity. For example, people responded with not knowing where Gladstone is, it never felt like a community that had an identity, it's not known for anything specific.

City Staff would like to continue its relationship with Trozzolo and start working on a Phase 2 to focus on key brand messaging that can be used consistently throughout all communications, including the Gladstone website, social media platforms, and magazine in an effort to build rapport with audiences to broaden the city's reputation.

Supporting Materials – Trozzolo Representatives will detail the findings in a PowerPoint presentation.



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, FEBRUARY 11, 2019**

CLOSED SESSION

The City Council will meet in Closed Executive Session at 6:35 pm Monday, February 11, 2019, 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 and 610.021(9) Employee Groups.

OPEN STUDY SESSION 6:55 PM

1. **Perception Study-** (North Conference Room) Trozzolo Communications will present the latest results in Phase I of their study on the public's perception of Gladstone.

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 January 28, 2019, Closed City Council Meeting Minutes.
6. Approval of the January 28, 2019, Regular City Council Meeting Minutes.

7. CONSENT AGENDA

RESOLUTION R-19-08 A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford for the acquisition of a 4x4 Pickup Truck in the total amount of \$25,376.00.

RESOLUTION R-19-09 A Resolution authorizing the City Manager to execute a contract with Tailor Made Exteriors in the total amount not to exceed \$70,774.04 for the Happy Rock Park East Restroom Renovation; Project CE1862.

RESOLUTION R-19-10 a Resolution authorizing the City Manager to execute a Termination Document regarding the Land Development Agreement and Restrictive Covenant for Englewood Vista Senior Living Facility.

RESOLUTION R-19-11 A Resolution authorizing the City Manager to enter into a Labor/Management Committee Agreement with Regional Lodge #50 of the Fraternal Order of Police.

REGULAR AGENDA

8. Communications from the Audience.

9. Communications from the City Council.

10. Communications from the City Manager.

11. FIRST READING BILL NO. 19-09 An Ordinance repealing Ordinance No. 4.032 of the City of Gladstone, Clay County, Missouri, Code of Ordinances and enacting a new Ordinance amending the Membership, Terms, Duties and Services of the City of Gladstone Neighborhood Commission.

12. FIRST READING BILL NO. 19-10 An Ordinance approving the Final Plat of Claymont Pointe 20th Replat, a subdivision in Gladstone, Clay County, Missouri, (commonly known as 126, 128, and 130 Pointe Drive), and directing the appropriate officials to affix their signatures to said Plat for recording.

13. Other Business.

14. Adjournment.

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

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

Posted at 2:30 pm
February 7, 2019



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 28, 2019**

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
Attorney Padraic Corcoran

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

Mayor Garnos opened the Regular City Council Meeting Monday, January 28, 2019, at 7:35 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 Carla Gleaton, Joe Liles, Bill Softka and Stan Stoner for posting the colors.

Mayor Garnos introduced four Scouts in attendance at the City Council meeting for Citizenship Merit Badges and Communications Merit Badges. Those present: James Croley, William Draper, Drew Zadnys, and Teegan Hunold. Students from Oak Park High School were in attendance to observe, as a part of the Youth City Council Program: Morgan J. Kendall, Malisa M. Bartlow, Lindsey J. Wood, Tiana S. Smith, Annie Aganga, Samantha C. Thomas, Hannah I. Frazier, Sarah R. Ealey, Anthony Tellez, Jackson Galetti, Joseph M. Shaver, Amari Marks, Hudson T. Leach, Bently Taulbert, and Catherine Petet.

Mayor Garnos stated: *"Welcome all of you for being here this evening and your interest in City Government. My daughter, Elizabeth, graduated from Oak Park in 2011. As you are probably all*

aware, all of us here on City Council; we serve three year terms. We are strictly non-partisan here so we do not run or get elected as Republicans or Democrats. We all serve at-large, which means we all work for the best interest of the entire city so we don't each represent different districts or wards and end up having to fight over who gets what. Each year we also select a Mayor from within our group. We use a trial by combat format, sort of like from the Game of Thrones. The winner gets to run the City Council meetings for the year. I give you fair warning that not everything that we do in City Council is super exciting. Some of the day-to-day business of running the City is not as glamorous as you may think it would be, but it is all important. Thank you for being here and thank you for your interest in Gladstone City Government."

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the January 14, 2019, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the January 14, 2019, Closed City Council meeting as presented. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 6. On the Agenda. Approval of the January 14, 2019, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the January 14, 2019, Regular City Council meeting as presented. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 7. On the Agenda. Approval of the January 17, 2019, Closed City Council Meeting Minutes.

Mayor Pro Tem Suter moved to approve the minutes of the January 17, 2019, Closed City Council meeting as presented. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 8. On the Agenda. Approval of the January 17, 2019, Special City Council Meeting Minutes.

Councilman Yarber moved to approve the minutes of the January 17, 2019, Special City Council meeting as presented. **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 9. On the Agenda. MAYOR'S CHRISTMAS TREE FUND CHECK PRESENTATION

Mayor Garnos stated: *"This is always one of my favorite things of the year. As you may recall, back in November we had the lighting ceremony for the Mayor's Christmas Tree. That is the kick-off to a fundraiser. I picked three northland organizations to be the recipients of the Mayor's Christmas Tree fundraising this year. One of them is Feed Northland Kids. This organization, in partnership with Harvesters, the Community Food Network, provides Northland kids with back packs of food to address weekend nutrition and hunger by providing healthy foods and snacks for children. I also picked the Gladstone Animal Shelter which provides care and support for over 1,000 of our four-legged friends every year and donations help with adoption and care of the shelter pets. We also this year picked Gladstone Neighbors Helping Neighbors which is a program that provides funding and assistance for a variety of neighborhood programs for needy homeowners to help with minor home maintenance repairs and weatherization projects. I chose these three programs because they all support good causes that help people and pets right here in Gladstone. They do a terrific job of leveraging the donations they get for maximum benefit. Tonight we have representatives here from each of these three organizations: Chris Evans from Feed Northland Kids; Art Hammen from Gladstone Neighbors Helping Neighbors; and Officer Beth Gillespie from the Gladstone Animal Shelter. On behalf of the Mayor's Christmas Tree Fund, I have a check for each of you here in the amount of \$3,000.00 for each of your organizations. Please come forward, get a quick photo, and we would certainly be interested in hearing anything you wanted to say about your organization or how the donations will be used."*

Mayor Garnos presented the checks.

Mayor Garnos stated: *"This year at the Mayor's Christmas Tree Lighting Ceremony we did something a little different; we also took advantage of everyone's generosity that evening and we had the Boy Scouts pass the hat, or pass the bucket, to also do some fundraising for the Gladstone Shop with a Cop program. I also wanted to thank Art Hammen for all he has done to help make that program such a success. I wanted to thank all the people and the organizations who made contributions to the Mayor's Christmas Tree Fund. I particularly wanted to thank Antioch Bible Baptist Church, Dr. Pollina and Dentistry for Children, and Security Bank for their generous contributions and for all they do to help make Gladstone a great place to live."*

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

Following the Clerk's reading:

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

Mayor Pro Tem Suter moved to approve **RESOLUTION R-19-04** A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri, for 2019. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D.

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

Mayor Pro Tem Suter moved to approve **RESOLUTION R-19-05** A Resolution authorizing the City Manager to execute a contract with Orr Wyatt Streetscapes in the total amount not to exceed \$845,086.70 for the construction of the Shoal Creek Greenway Trail Phase 4 from Happy Rock Park to North Brighton Avenue; City Project #TP1871; Federal Project #TAP-3323(409). **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Mayor Pro Tem Suter moved to approve **RESOLUTION R-19-06** A Resolution authorizing acceptance of work under contract with Blue Nile Contractors, Incorporated, for the 2018 Water and Sewer Mains Replacement, and authorizing final payment in the amount of \$33,268.78 for Project WE1886. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Mayor Pro Tem Suter moved to approve **RESOLUTION R-19-07** A Resolution authorizing the City Manager to execute a contract with Mid-West Associated Contractors Corporation in the total amount not to exceed \$166,756.00 for the Public Works Building Improvements Project CP1754. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Mayor Pro Tem Suter moved to approve the **FINANCIAL REPORT FOR DECEMBER 2018 AND APPROVE THE SEMI-ANNUAL FINANCIAL STATEMENT AND SCHEDULE OF INVESTMENTS**. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

REGULAR AGENDA.

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

Michael Chambers, 320 North 10th Street, St. Joseph, Missouri, approached Council and stated: *"My name is Michael Chambers and I am the Regional Director of External Affairs for AT&T. This item was kind of in your Special Work Session but I just wanted to compliment your legal counsel, he did an excellent job. I know my industry is complicated. It moves very fast and it does change quickly. I did like the two that were good examples down around the Plaza area. I can openly say that AT&T, what we are doing, is even less obtrusive than that, it's really unrecognizable. I have pictures of what we have done in Independence. I just encourage the Councilmembers as we move forward, and city staff, and Scott knows this, to call me anytime. I'm happy to explain what is going on in the industry. I'm certainly happy to address any AT&T issues that come up. I'm actually very excited about it. I have five kids, I can guarantee you, the way they use the technology, it's not the way I use the technology, but it will be very important to*

them as far as where they live and what they do in the future and how well it is available. I know this Council understands that. I know I've talked to all of you about the issues in the past so, I just wanted to thank you for that opportunity and I'll work to make sure everything gets done right and I know I'll be the conscience of AT&T and if you see anything wrong, just call me. Thank you."

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

Councilman Yarber stated: *"Sure, just one thing. We have some very frigid weather coming up so I hope everyone bundles up. Also remember our animal friends outside; If possible bring them in or provide something to help them survive this. This will be a great hardship for them."*

Mayor Pro Tem Suter stated: *"Just a word from last week. I passed the gavel and ended my two year term as the Chair of the Board of the Mid America Regional Council which was really quite an honor and a privilege to do. I continue to serve on the Executive Committee and will as long as I serve on the MARC Board; past Chairs are a permanent member of the Executive Committee and we are able to stay on the MARC Board for as long as we are an elected official. My capacity there is that I represent all the cities of Clay County, that is the seat that I hold. In this crazy divided, hostile, acrimonious environment in which we all live, that Board gives me a lot of hope. That is because around that table of 33 people, are representatives from 119 cities, 9 counties, and two states. We represent the entire spectrum of political philosophy in thinking from right to left; ultra-left, ultra-right, it's all there. And yet, we are able to discuss, debate, and make decisions with civility and respect. We take on big issues that affect the lives of millions of people in the region and sometimes just little housekeeping things as well. We are able to do it because it's a group that does, as you suggested earlier, Mayor, set aside political partisanship and we focus on what is in the best interest of the communities that we serve. In a democracy, that is the way that government is supposed to work. I really feel privileged to be a part of that group and I think that we really are a lucky region to have such an effective regional planning organization."*

Mayor Garnos stated: *"Thank you. The MARC Board was fortunate to have you serve as their Chairman. I think you brought great distinction both to the MARC Board, the Northland, and the City of Gladstone. Thank you so much for your service there. I was able to attend a Board of Zoning Adjustment meeting last week. We did not have any zoning issues, it was just organizational with the election of officers. We do have work plans for the Board and introduction of new Board members. I was surprised to find out the Board of Zoning Adjustment apparently didn't meet last year, and so in fact, one of the new Board members was one we had appointed last year and this was his first meeting. I think one of the reasons that we haven't been meeting as often on BZA, and Mr. Napoli can correct me if I'm wrong here, but we have fixed some of the things in the codes and ordinances that ultimately previously led to a lot of Board of Zoning Adjustment hearings. We have had issues in the past with people that have wanted to build decks onto their house, or wheelchair ramps onto their house that weren't compliant with city building codes or ordinances and ultimately would have to go to the Board of Zoning Adjustment. I think we have gotten a lot of that fixed and it allows us to be a little bit more permissive. I also had the privilege of attending the Gladstone Chamber of Commerce lunch at Summit Grill with other members of the City Council and that was great as always."*

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

City Manager Wingerson stated: *"Thank you. Quite a few items tonight so give me just a couple of seconds. First, a shout out to the students from Oak Park High School. Thank you for being here. A special recognition of Bryan Edinger, he is in the back there, he is a teacher at Oak Park and runs the leadership program for the high school and it is always great to see him. Pot hole update: as you know the recent weather has had an impact on our roads. We are very good at clearing them but it causes pot holes. Just to let everyone know, Tim Nebergall, Director of Public Works, and his staff, will be working diligently filling pot holes in residential areas and primary collector streets and will also have the help this year of a contractor to sort of fill in. We are putting a little extra emphasis on the arterials and main roadways of the city to try and get that knocked out. Unfortunately, with pot holes, they come back so we may have to do it several times before spring comes and the weather clears up. Recognition of City Clerk Ruth Bocchino, sworn in as Secretary to the Missouri City Clerks and Finance Officers Association for 2019, City Clerk Bocchino's second term as Secretary of the Division so congratulations to her. The 11th Annual Daddy-Daughter Dance is February 15 and 16, there are just a couple of spots available. It's one of the best events of the year in the community so don't miss that. Brush disposal is free to Gladstone residents during normal business hours until February 15, that is a little bit of an extension due to the weather being so cold and bad, people have not had a chance to get out in their yards and do that sort of thing, so we are extending that period during normal business hours to Gladstone residents to February 15. Last but not least, to Mayor Pro Tem Suter, thank you for your service on the MARC Board. As staff, we certainly understand the time and energy and pressure that comes as the Chair of MARC. You did it wonderfully and always kept Gladstone in mind and represented all of us just at the highest level, so thank you. Thank you, Mayor."*

Item No. 14. On the Agenda. FIRST READING BILL NO. 19-07 An Ordinance authorizing the City Manager to execute a Development Agreement between the City of Gladstone, Missouri, and Glad Hotel Developers, LLC.

Councilman Mallams moved Bill No. 19-07 be placed on its First Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilman Mallams moved to accept the First Reading of Bill No. 19-07, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of Bill No. 19-07, and enact the Bill as **Ordinance 4.458**. **Councilmember Moore** seconded.

Mayor Pro Tem Suter stated: *"In light of our audience, I might just ask if the City Manager would just give a little explanation of what a development agreement is, or isn't."*

City Manager Wingerson stated: *"Thank you, Mayor Pro Tem Suter. A development agreement provides the context for a possible development project that outlines the key terms related to development of land in the city. In this particular case, it's land that the city owns at the corner of 69th and North Oak and it's for a proposed hotel development. There is not a lot of details around it, it is just sort of a conceptual agreement that the parties enter into now, between the city and the developer who happens to be from Omaha, Nebraska, and it allows us to move forward and continue conversations. It's really the first step in the development process and we hope over the next eighteen months or so it becomes a reality."*

Mayor Pro Tem Suter stated: *"Thank you, City Manager. This has been on our wish list for a very long time in the city so it's really quite exciting to have the opportunity to approve this and I certainly support the approval of this development agreement."*

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

Item No. 15. On the Agenda. **FIRST READING BILL NO. 19-08** An Ordinance allowing the "Show Me Green Sales Tax Holiday" to apply to the local sales taxes of the City of Gladstone between April 19 and April 25, 2019.

Councilman Yarber moved Bill No. 19-08 be placed on its First Reading. **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilman Yarber moved to accept the First Reading of Bill No. 19-08, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 19-08, and enact the Bill as **Ordinance 4.459**. **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. Other Business.

There was no other business to come before the Council.

Item No. 17. On the Agenda. Adjournment.

Mayor Garnos adjourned the January 28, 2019, Regular City Council meeting at 8:03 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor Bill Garnos

RESOLUTION NO. R-19-08

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM SHAWNEE MISSION FORD FOR THE ACQUISITION OF A 4X4 PICKUP TRUCK IN THE TOTAL AMOUNT OF \$25,376.00.

WHEREAS, the Mid-America Council for Public Procurement (MACPP) requests and accepts proposals for specialty equipment on a State level; and

WHEREAS, staff reviewed the MACPP contracts for the purchase of a 4x4 Pickup Truck; and

WHEREAS, the Department of Public Works recommends the acceptance of the MACPP contract proposal from Shawnee Mission Ford for the purchase of a 4x4 Pickup Truck in the net amount of \$25,376.00.

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

THAT, the City Manager of the City of Gladstone, Missouri, be and is hereby authorized to accept the proposal of Shawnee Mission Ford in the amount of \$25,376.00 and sell the current 2009 Ford Escape Hybrid, Asset# 1419, VIN# 3FRWF6FL6BV045826, at auction at a later date.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 11th DAY OF FEBRUARY 2019.

Mayor Bill Garnos

Attest:

Ruth Bocchino, City Clerk



Request for Council Action

RES ☒ # R-19-08

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/5/2019

Department: Public Works

Meeting Date Requested: 2/11/2019

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

Subject: Fleet truck purchase.

Background: Staff reviewed the Mid-America Council for Public Procurement (MACPP) contracts for the purchase of a current model year 4x4 Pickup Truck. MACPP requests and accepts proposals for specialty equipment on a State level.

Budget Discussion: Funds are budgeted in the amount of \$25,000 from the General Fund. Ongoing costs are estimated to be \$ 350.00 annually. Previous years' funding was \$N/A

Public/Board/Staff Input: After reviewing the MACPP contracts for a 4x4 Pickup Truck, it is the recommendation of the Department of Public Works to accept the bid of Shawnee Mission Ford for a 2019 F-350 4x4 Extended Cab Pickup Truck in the amount Total \$25,376.00. This vehicle will replace the current 2009 Ford Escape Hybrid. Asset# 1419. VIN# 3FRWF6FL6BV045826. The current vehicle will be sold at auction at a later date.

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

Timothy A. Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION R-19-09

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH TAILOR MADE EXTERIORS IN THE TOTAL AMOUNT NOT TO EXCEED \$70,774.04 FOR THE HAPPY ROCK PARK EAST RESTROOM RENOVATION; PROJECT CE1862.

WHEREAS, three proposals were received for the Happy Rock Park East Restroom Renovation, and the proposal from Tailor Made Exteriors, in the amount of \$70,774.04 has been determined by the Director of Parks, Recreation and Cultural Arts to be the lowest and best proposal.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Tailor Made Exteriors, for work as outlined in the agreement for a total amount not to exceed \$70,774.04.

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

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF FEBRUARY, 2019.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-19-09

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/5/2019

Department: Parks & Recreation

Meeting Date Requested: 2/11/2019

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

Subject: Contract Award, Project CE1862 Happy Rock Park East Restroom Renovation.

Background:

Three bids were received for this project:

| | |
|------------------------------|-------------|
| Tailor Made Exteriors LLC | \$70,774.04 |
| M.A.C. Corporation | \$72,372.00 |
| Bruner Contracting Co., Inc. | \$75,000.00 |

The project consists of the interior and exterior remodel of the existing restroom facility located in Happy Rock Park East.

Budget Discussion: Funds are budgeted in the amount of \$75,000 from the OTHER Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0. The Engineer's Estimate for the project is \$75,000.

Public/Board/Staff Input:

Tailor Made Exteriors is a company based in Lee's Summit, MO that has been in business for 18 years. Staff conducted a reference check of previous work Tailor Made Exteriors has performed and found all respondents to be very satisfied with the work they completed.

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

Justin Merkey
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. R-19-10

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A TERMINATION DOCUMENT REGARDING THE LAND DEVELOPMENT AGREEMENT AND RESTRICTIVE COVENANT FOR ENGLEWOOD VISTA SENIOR LIVING FACILITY.

WHEREAS, Highridge Costa Investors, LLC, owners of Englewood Vista Senior Living Facility located at 5700 North Main Street is subject to a restrictive covenant recorded in the office of the Clay County Recorder of Deeds on July 8, 2003, Book 4210, Page 770, attached as Exhibit A (the "Agreement"); and

WHEREAS, the Agreement allowed the City Council to require the construction of up to eighty-eight (88) parking spaces, if needed, to meet Englewood's parking demand; and

WHEREAS, Paragraph 3 Security Requirement of the Agreement required the deposit of a letter of credit or performance bond in the amount of \$50,000.00 with the City to secure the performance of constructing such additional parking; and

WHEREAS, the Agreement provided that the Property owner could withdraw the letter of credit or bond five years after the City issued a certificate of occupancy for Englewood Vista Senior Living Facility, which the City did in 2003; and

WHEREAS, it has been approximately ten (10) years since the security requirements lapsed and the City has not imposed any additional parking requirements; and

WHEREAS, Highridge Costa Investors, LLC requests and petitions for the termination of the Agreement by the City Council in accordance with Paragraph 18 Termination of the Agreement.

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

THAT, the City Council of the City of Gladstone, Missouri approves of the termination of the Land Development Agreement & Restrictive Covent recorded in the Office of the Recorder of Deeds on July 8, 2003, Book 4210, Page 776.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF FEBRUARY, 2019.

Mayor Bill Garnos

Attest:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-19-10

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/31/2019

Department: Community Development

Meeting Date Requested: 2/11/2019

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

Subject: Resolution terminating the Land Development agreement with Englewood Vista Senior Living Facility.

Background: Highridge Costa Investors, LLC, new owners of Englewood Vista Senior Living Facility located at 5700 N. Main Street has requested the City to terminate a land development agreement that addressed an additional eighty (80) parking stalls and a \$50,000.00 bond for the construction of the parking stalls if the City requested that they be constructed. The agreement allowed the owner to withdraw the agreement after five (5) years; it has been approximately 10 years since the agreement was approved.

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 sees no reason not to grant approval requested by Highridge Costa Investors, LLC.

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

Alan Napoli

PC
Legal

SW
City Manager

Community Development
Administrator/Building Official

1. Title of Document: **LAND DEVELOPMENT AGREEMENT & RESTRICTIVE COVENANT - TERMINATION**

2. Date of Document:

3. Grantor(s): City of Gladstone

4. Mailing Address(s): City of Gladstone, 7010 N. Holmes Street, Gladstone, Missouri 64118

5. Grantee(s): Highridge Costa Investors, LLC

6. Legal Description: GLADSTONE SENIOR APARTMENTS LT 1

7. Address: 5700 North Main Street, Gladstone, Missouri 64118

8. Resolve: **Whereas**, the City Council of the City of Gladstone, Missouri pursuant to Resolution R-19-?? has approved the termination of the Land Development Agreement & Restrictive Covenants recorded in the Office of the Recorder of Deeds on July 8, 2003 Book 4210 Page 770.

Scott C. Wingerson
City Manager

STATE OF MISSOURI }
 } ss.
CLAY COUNTY }

On this ____ day of _____, _____, before me a Notary for the State of Missouri, Clay County, personally appeared Scott C. Wingerson known to me to be the person, who executed the above , and acknowledged to me that he executed the same for the purpose therein stated.

Notary Public: Rebecca Jarrett (Seal)

My Commission Expires: _____

RESOLUTION R-19-11

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LABOR/MANAGEMENT COMMITTEE AGREEMENT WITH REGIONAL LODGE #50 OF THE FRATERNAL ORDER OF POLICE.

WHEREAS, Regional Lodge #50 of the Fraternal Order of Police (the “Union”) requested the City engage in the collective bargaining process with the intent the parties enter into an agreement applicable to certain members of the Union who are law enforcement officers (sergeants and corporals/officers) in the City’s Public Safety Department; and

WHEREAS, on May 22, 2018, and on May 24, 2018, police sergeants and police corporals/police officers in the Public Safety Department voted to approve the Fraternal Order of Police as their exclusive bargaining representative pursuant to Ordinance 4333 (Code Sections 1.130.241 – 1.130.247); and

WHEREAS, on June 11, 2018, the City Council of the City of Gladstone accepted the ballot results and recognized the West Central Missouri Regional Lodge #50 of the Fraternal Order of Police as the Exclusive Bargaining Representative for Two Public Safety Employee Groups – Police Officers and Corporals Unit and Sergeants Unit; and

WHEREAS, The FOP leadership, after consultation with the membership, approved the agreement on February 4, 2019; and

WHEREAS, City staff recommends the Labor/Management Committee Agreement be approved by the City Council; and

WHEREAS, having considered the vote by the Union to approve the Labor/Management Committee Agreement and the recommendation of the City staff, the City Council desires to authorize the City Manager to enter into the Labor/Management Committee Agreement on behalf of the City.

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 is hereby authorized to execute the Labor/Management Committee Agreement in the form attached hereto as Exhibit A and to take such other actions as may be necessary to effectuate the intent of this Resolution.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 11th DAY OF FEBRUARY, 2019.

Mayor Bill Garnos

ATTEST:

Ruth Bocchino, City Clerk



Request for Council Action

RES ☒ # R-19-11

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/1/2019

Department: Public Safety

Meeting Date Requested: 02/11/2019

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

Subject: Labor/Management Committee Agreement with FOP

Background: Regional Lodge #50 of the Fraternal Order of Police requested the City of Gladstone engage in collective bargaining process with the intent that the parties enter into an agreement with members of the Union who are law enforcement officers (sergeants and corporals/officers) in the City's Public Safety Department.

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

Public/Board/Staff Input: police sergeants and police corporals/officers notified the City that pursuant to Ordinance 4333 employees in two separate bargaining units (non-supervisory officers and supervisory officers) voted to approve the Fraternal Order of Police as their exclusive bargaining representative.

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

Department Director/Administrator

PC
City Attorney

SW
City Manager

Chief Michael J. Hasty
Director of Public Safety

**LABOR/MANAGEMENT COMMITTEE AGREEMENT
BETWEEN
CITY OF GLADSTONE, MISSOURI
AND
WEST CENTRAL MISSOURI REGIONAL LODGE #50
FRATERNAL ORDER OF POLICE**

West Central Missouri Regional Lodge #50 of the Fraternal Order of Police, herein called the "Union," and the City of Gladstone, Missouri, herein called the "City," hereby agree as follows:

1. There shall be a Labor/Management Committee consisting of three representatives from Management and two representatives from each Bargaining Unit. The City's representatives shall be the City Manager or his/her designee, the Director of Public Safety, and one member of management from the Police Field Services Division or Support Services Division, designated by the Director of Public Safety. Each Bargaining Unit shall be represented by regular full-time employees of the City, designated by the Union.
2. The Labor/Management Committee will strive to improve relationships between Labor and Management in all areas. Meetings may be joint, including representatives from both bargaining units, when addressing matters of joint concern for both units.
3. The City and the Union shall appoint their respective representatives to this Committee within one month after this Agreement is signed by both parties. Those representatives shall meet promptly thereafter and shall set up a schedule of regular meetings. Union representatives, who are on-duty, shall be permitted to attend all Committee meetings in paid status, and the parties shall endeavor to schedule such meetings while Union representatives are on-duty with the understanding that there may be times when all members are not on-duty and in such circumstances the off-duty members shall not receive pay for their attendance.
4. The Committee shall meet at least quarterly. The purpose of regular meetings shall include but is not limited to:
 - A. Dissemination of information.
 - B. Discussion of potential methods for improving any aspect of the Department's law enforcement services, including efficiency of operations, overall working conditions, and employee benefits. Any representative to the Committee may present topics to be included on the agenda, for discussion during Committee meetings.
 - C. Review and discussion of any revisions or potential revisions of Department or City policies or practices impacting law enforcement personnel and/or operations. All new or revised policies that impact wages, hours, or terms or conditions of employment for bargaining unit members shall be discussed by the Labor/Management Committee before being implemented, except in cases where failure to immediately implement a policy would negatively affect the Public Safety Department's ability to provide law enforcement services to the public. Such discussions shall not be pro forma, but shall be

meaningful and conducted in good faith, with due consideration of the Union's comments and input.

D. Resolution of any dispute or problem involving any represented regular full-time employee or group of employees, on an informal, voluntary basis.

5. When the City wishes to adopt any new policy or procedure, or amend or revoke any existing policy or procedure that affects the wages, hours, terms or conditions of employment of bargaining unit personnel, it shall first provide an advance copy of the change to the Union, at least fifteen (15) calendar days before implementing the policy or procedure, through the Labor/Management Committee, where practical. Management will meet with the Union upon request to discuss the change via the Labor/Management Committee. The City will consider in good faith any suggestions the Union may offer, but retains the right to implement new policies or procedures, and to amend or revoke such policies or procedures, without obtaining the Union's agreement to such changes. The Union retains the right to grieve the implementation of any change at the time the change is issued, through the City's existing grievance process.

6. Special meeting dates will be set upon request, within a reasonable period after the meeting request is submitted, to address issues of an urgent nature.

7. On or before February 28, 2019, either personally or through a designee, the City Manager hereby agrees to meet with the Committee to share his tentative plan for allocation of the new sales tax revenues within the Public Safety Department, in the event the proposed general sales tax passes and generates the anticipated revenues. It is understood that the tentative plan does not represent a commitment by the City, but does represent a good faith projection based on the information currently available. The Committee members are encouraged to provide input to the City Manager regarding the tentative plan, but acknowledge the sensitivity of any such plan, and agree to maintain the specific details confidential among themselves.

8. The City agrees to allow the Union to maintain a bulletin board in the central break room of the Public Safety Building. The bulletin board will be for the exclusive use of the Union. All items placed on the bulletin board shall be initialed and dated by an officer of the Union. Items without a date and initials, or that are incendiary, inappropriate, or disruptive items may be removed by Management and returned to the Union.

9. The Union shall be permitted to use the City's email Union business, so long as the Union's use does not create a burden on the City's electronic and/or physical systems, and so long as such mail use does not hinder on-duty personnel in the performance of their duties. The Union shall use the City's email system only for the purpose of communicating with its membership and with Police Department and City management. The Union and its members acknowledge that all City mail, whether electronic or physical, is subject to potential monitoring, and may also be subject to public disclosure under the State's sunshine law.

10. This Labor/Management Committee Agreement shall remain in effect until June 30, 2019, but may be extended by any additional period of time by mutual written agreement of the parties.

So agreed this ___ day of February, 2019.

Scott Wingerson
City Manager
City of Gladstone

West Central Regional Missouri Lodge #50

ATTEST:

Ruth Bocchino
City Clerk

Chris Williams
Attorney

AN ORDINANCE REPEALING ORDINANCE NO. 4.032 OF THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, CODE OF ORDINANCES AND ENACTING A NEW ORDINANCE AMENDING THE MEMBERSHIP, TERMS, DUTIES, AND SERVICES OF THE CITY OF GLADSTONE NEIGHBORHOOD COMMISSION.

WHEREAS, The City has conducted a comprehensive review of Ordinance 4.032; and

WHEREAS, Certain amendments relating to the City of Gladstone Neighborhood Commission membership, terms, duties, and services have been reviewed by the City for incorporation by repealing Ordinance 4.032; and

WHEREAS, The City Council desires modify the membership, terms, duties, and services of the Gladstone Neighborhood Commission; and

WHEREAS, The City Council therefore finds that in the best interest of citizens of the City of Gladstone to repeal Ordinance 4.032 enact the new requirements for membership, terms, duties, and services to the City of Gladstone Neighborhood Commission.

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

SECTION 1: REPEAL OF ORDINANCE.

Ordinance 4.032 of the City of Gladstone, Missouri is hereby repealed in its entirety.

SECTION 2: ENACTMENT OF NEW REQUIREMENTS FOR THE CITY OF GLADSTONE NEIGHBORHOOD COMMISSION.

1. **Appointment of members.** The City of Gladstone Neighborhood Commission shall consist of nine (9) members who shall be appointed by the Mayor with the approval of the City Council. The City of Gladstone Neighborhood Commission shall be composed of the following:
 - a. Chair (or his/her designee) of the Gladstone Economic Betterment Council (GEBC); and
 - b. Executive Director of GEBC's Neighbors Helping Neighbors; and
 - c. Officer, board member, or appointed representative of six (6) geographically representative neighborhood organizations; and
 - d. Local business owner.

All members shall serve the City of Gladstone Neighborhood Commission without compensation. The members of the City of Gladstone Neighborhood Commission

SECTION 3: EFFECTIVE DATE.

This Ordinance shall be effective on the date of adoption.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF
THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF FEBRUARY
2018.**

Mayor Bill Garnos

ATTEST:

Ruth Bocchino, City Clerk

First Reading: February 11, 2019

Second Reading: February 11, 2019



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 19-09

ORD # 4.460

Date: 1/29/2019

Department: Community Development

Meeting Date Requested: 2/11/2019

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

Subject: Gladstone Neighborhood Commission Ordinance.

Background: The Gladstone Neighborhood Commission (GNC) was established in 2007 by Ordinance #4.032. The GNC is made up of nine (9) members of whom one (1) is the Mayor. This is the only Board and Commission that the Mayor or any Council Member is actually on the Board and Commission. There has been discussion over the last couple of years to remove the Mayor as a member of the GNC. Last year the Mayor asked if Community Development staff could update the ordinance so that the Mayor was not a member of the GNC.

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: Community Development staff has updated the current ordinance removing the Mayor as a member. Staff also made other changes to the ordinance to conform to some of the duties that have been bestowed upon the GNC by City Council. The updated ordinance was presented it to the GNC for their consideration at their January 7, 2019 meeting and the City Council open study session on January 28, 2019.

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

Alan Napoli
Community Development Administrator / Building Official

PC
City Attorney

SW
City Manager

BILL NO. 19-10

ORDINANCE NO. 4.461

AN ORDINANCE APPROVING THE FINAL PLAT OF CLAYMONT POINTE 20TH REPLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI, (COMMONLY KNOWN AS 126, 128, AND 130 POINTE DRIVE), AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

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

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Final Plat of Claymont Pointe 20th Replat" is hereby accepted.

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

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF FEBRUARY, 2019.

Mayor Bill Garnos

ATTEST:

Ruth E. Bocchino, City Clerk

1st Reading: February 11, 2019

2nd Reading: February 11, 2019

File #2019-001



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 19-10

ORD # 4.461

Date: 2/5/2019

Department: Community Development

Meeting Date Requested: 2/11/2019

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

Subject: Re-plat of Claymont Point, commonly known as 126, 128, and 130 Pointe Drive.

Background: The applicant, Environmental Building LLC is requesting that the city approve a minor re-plat that would enable the developer to construct upper scale townhomes in the Claymont area – similar to their past projects.

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

Public/Board/Staff Input: The Planning Commission heard the request on January 22, 2019. There were no questions or discussion on the re-plat; the commission approved the re-plat 10-0

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

Austin Greer, Assistant To the City Manager/Planning Admin.

PC
City Attorney

SW
City Manager



AGENDA

PLANNING COMMISSION *GLADSTONE, MISSOURI*

Tuesday, January 22, 2018
7:00 PM

1. Meeting called to order - Roll Call.
2. Pledge of Allegiance to the United States of America.
3. Approval of Previous Meeting Minutes: December 3, 2018
4. Other Business.
5. Replat: 126, 128, 130 Pointe Drive. File #2019-001.
6. Communications from City Council.
7. Communications from City Staff.
8. Communications from Planning Commission Members.
9. Adjournment.

DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-4110 FAX: 436-2228

File #: 2019-001
Date: 12-12-18

Application Type:

- | | |
|---|--|
| <input type="checkbox"/> Special Use Permit (\$500) | <input type="checkbox"/> Right-of-Way Vacation (\$200) |
| <input type="checkbox"/> Zoning Change (\$500) | <input type="checkbox"/> Variance – BZA (\$200) |
| <input type="checkbox"/> Site Plan Revision (\$500) | <input checked="" type="checkbox"/> Final Plat/Replat (\$75) |

Address of Action: 126 - 128 - 130 NW Pointe Dr.

Legal Description:

Attach under separate cover if needed.

Proposed Change:

Split

Applicant/Property Owner Information:

- ☐ Applicant(s) Environmed Building LLC
Company ?
Address 2880 W. 162nd St Stilwell, KS 66085
Phone 913-957-1306 Fax: _____ E-Mail: dayter6@yahoo.com
- ☐ Property Owner (if different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____
- ☐ Architect/Engineer Architecture Concepts
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

Please indicate in one box above which person is to be the contact.

Applicant's Signature _____

Date _____

LEGAL DESCRIPTION

ALL OF LOT 3, AMENDED PLAT OF CLAYMONT POINTE 17TH REPLAT, A SUBDIVISION OF LAND IN
GLADSTONE, CLAY COUNTY, MISSOURI.

FINAL PLAT
A SUBDIVISION IN GLADSTONE
Clay County, Missouri

AMENDED PLAT OF CLAIMANT
PONTI SECOND REGULAR
RECORDED IN BOOK 23 PAGE 108

AMENDED PLAT OF CLAYMONT
POWTEE SIXTH REPLAT
RECORDED IN BOOK D PAGE 13

ARMED AND DANGEROUS
POWELL NATHAN RUSSELL
RECORDED IN BOOK 6 PAGE 55

AMENDED PLAF OF CLAMONT
FOINTE 18TH APRIL
RECORDED IN BOOK 'N PAGE 181, J

CORPORATE HILLS NORTH
FIRST PLAY
RECORDED IN BOOK B PAGE 83

Call: 1-800-541-4444

AMENDED PLAT OF CLAYMONT POINTE 20TH REPLAT

ALBERT SURVEY & ENGINEERING, CO.
LAND SURVEYING, CIVIL ENGINEERING • 14101 Camino

3. This question involves SEC's 70 business days of CLE, which means no loans.

4. For PTM Map Lodge Community and N. 100th N202132, dated August 1, 2015, The issue of land does not lie within a regulatory jurisdiction.

5. This also covers the necessary requirements for a Utility Class of property.

1535

[illegible]

ENVIRONMENTAL QUALITY

[illegible]

2006年12月27日 星期四

Table 1

PG. 1811 11/11/1991 - 11/11/1991

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers January 22, 2019

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

Commissioners present were: Mike Ebenroth
Nathan Hernandez
Alicia Hommon
Jennifer McGee, Chair
Katie Middleton
Kim Murch
James New
Shari Poindexter
Bill Turnage
Larry Whitton

Not present: Chase Cookson
Gary Markenson

Also present: Jean Moore, Council Liaison
Bob Baer, Assistant City Manager
Austin Greer, Assistant to the City Manager/Planning Administrator
Alan Napoli, Com Dev Administrator/Building Official
Cheryl Lamb, Administrative Assistant

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

3. Approval of Minutes.

Chair McGee asked if there was a motion to approve the minutes from the December 3, 2018 meeting. Ms. Middleton moved to approve the minutes; Ms. Hommon seconded. The minutes were approved, 10-0.

4. Other Business. None.

5. Election of Officers. Chair McGee asked for nominations for officers. She opened the floor for nominations for Chair and asked if there was a motion.

MOTION: Ms. Middleton moved to nominate Jennifer McGee for Chair, Mr. New gave the second. The motion passed 10-0.

Chair McGee opened the floor for nominations for Vice Chair and asked if there was a motion.

MOTION: Mr. Murch moved to nominate James New for Vice Chair, Mr. Turnage gave the second. The motion passed 10-0.

Chair McGee opened the floor for nominations for Secretary and asked if there was a motion.

MOTION: Chair McGee moved to nominate Chase Cookson for Secretary, Ms. Hommon gave the second. The motion passed 10-0.

6. **Replat: 126, 128, 130 Pointe Drive. File #2019-001.** Mr. Greer said that the applicant is Environmental Building LLC. They are requesting that the City approved a minor replat that would enable the developer to construct upscale townhomes in the Claymont area similar to past projects. This minor replat will not adversely impact neighboring properties, will tie into the overall character of the neighbor and is consistent with the City's Comprehensive Plan. City staff recommends that the Planning Commission approve the final plat as submitted.

MOTION: By Ms. Poindexter, second by Mr. Ebenroth, to recommend the approval of the Replat: 126, 128, 130 Pointe Drive. File #2019-001.

| | | |
|--------------|-------------------------|------------|
| VOTE: | Mr. Ebenroth | Yes |
| | Mr. Hernandez | Yes |
| | Ms. Hommon | Yes |
| | Ms. McGee, Chair | Yes |
| | Ms. Middleton | Yes |
| | Mr. Murch | Yes |
| | Mr. New | Yes |
| | Ms. Poindexter | Yes |
| | Mr. Turnage | Yes |
| | Mr. Whitton | Yes |

The motion carried (10-0).

7. **Sign Ordinance (Temporary Signs).** Mr. Napoli shared that this is the last portion of the sign ordinance. It was broken down into three parts. This is the temporary sign part. Temporary sign permits that are currently issued are valid for 10 days; they can get two in a row. The ordinance is being modified so that the applicant will have to have a special event. It will be tied to a special event permit that they get.

Almost anything could be considered a special event. A ten-year birthday party for their business is a special event. If someone is having an open house, that could be considered a special event. It is not tied to specific events. We are modifying our special event permit for that purpose. There are not many other changes in there. That portion of it is in the administrative portion of the ordinance that was previously discussed. This discusses the types of permits that can be applied for in residential districts, sizes of the signs; in the commercial manufacturing districts, sizes; mixed-use districts, the sizes and how many they can have.

One of the things for the downtown area that is unique is that, during business hours, a business in the downtown area can have one temporary sign, no greater than 3 square feet, non-illuminated, and only out during business hours. That would be a small A-frame sign that would have a daily special or something like that. Some of the businesses downtown will be able to put those out and put them away at the end of the day. Those will not require any type of permit. They can have those all year long.

Other temporary signs they may see, banners, balloons, flags, all of those would fall under the temporary permit requirement. The last part explains where they can be and the sizes allowed in each area.

Mr. New asked if there was a limit to the size of a banner.

Mr. Napoli confirmed that the district they are in will determine the square footage. It depends on where they are located. In a mixed-use district they can't be more than 32 square feet. The downtown area is 32 square feet. That is the largest sign you can have. They could have one that is 32 feet long and one foot high.

Mr. Murch asked for the definition of a temporary sign, and if a real estate sign or yard sale sign is included.

Mr. Napoli shared that information was in the definitions in the first portion of the ordinance. He did not have that section available but will email it out to the Commissioners. Basically, it is a sign that is not permanent in nature. There are specific materials it can be made of, that type of thing. There are specific defining words on what a temporary sign can be and he will send it to them.

Mr. Murch explained that the reason he asked is because he noticed at intersections there may be three yard sale signs at different locations; or political signs for different candidates.

Mr. Napoli said that the yard sale signs, garage sales, residential sale signs fall under a different ordinance under "garage sales". They are allowed to have so many off premise signs as long as they are out of the right-of-way and on private property. They can only be put out the night before the garage sale and need to be picked up and the end of the last day of the sale. Political signs have a different aspect too. They are temporary in nature but there is different aspect to those signs. Real estate signs in a residential zone are allowed on private property and they are also allowed on commercial property.

Mr. Murch shared that there can only be one sign, according to what he read. He inquired if only the first sign placed out can be the only sign.

Mr. Napoli asked if Mr. Murch was referring to real estate signs.

Mr. Murch said any kind of sign that is temporary.

Mr. Napoli explained that is why we go back to the special event permit, depending on the special event that is going on. That portion of it is governed by the temporary sign with a special event permit. There could be multiple temporary signs at one business.

Mr. Murch shared that it said only one sign.

Mr. Napoli agreed that at that business there could only be one, but there could be multiple businesses on premise. That is where we have some issues. There could potentially be more. The real estate sign isn't affected by this ordinance. If there is a real estate sign like you see on the corner of 72nd, that falls into a different area than a temporary sign for a specific business that is there; not for the premise or real estate for running the tenant basis. Potentially, there may be more than one sign on a premise.

Mr. Murch asked about page one where it says "temporary signs not denoted in this section shall be prohibited. Temporary signs shall be non-illuminated and totaling not more than eight (8) square feet. No single temporary sign shall be greater than three (3) square feet". He asked what the difference is.

Mr. Napoli said it states that the total is eight (8) square feet. They could have two 3 foot square signs totaling six (6) square feet and there could be a two (2) one (1) square foot signs. That would total eight (8) square feet, but no one sign is over three (3) square feet. In theory, you could have three (3) signs on a property.

Chair McGee asked if churches and schools that are located in residential districts are affected by the residential district.

Mr. Napoli confirmed that they are. There are some federal regulations regarding churches that give them some leeway. There is still some information coming out about that.

Mr. Whitton asked for a definition of downtown.

Mr. Napoli said they are still working on it. Eventually there will be boundaries. Generally, downtown is North Oak to the Community Center, around 72nd Street south to 69th Street. The exact layout hasn't been put together. Eventually there will be a map laying it out.

Mr. Whitton asked if Antioch Road would be considered different than downtown.

Mr. Napoli confirmed that was correct. Businesses north of 72nd will not be considered downtown. South of 69th will not be downtown. The exact layout has not been determined yet.

Mr. Turnage asked who monitors the temporary sign permits and if it is reported by neighbors.

Mr. Napoli said yes, on all accounts. Inspectors will be looking at it, he will go out, and Austin will be looking for signs. They do it now, but our Code Enforcement and Building Inspectors are looking for them.

Mr. Napoli will be presenting this to City Council in the open study session sometime this year. After that, it will come back to the Planning Commission as a public hearing for their approval. Then it will go before City Council at a public hearing and, ultimately, an ordinance. They are hoping to have it finished by July.

8. **Communications from City Council.** Councilmember Moore welcomed Nathan (Hernandez) to the Planning Commission and congratulated Jenny (McGee), James (New) and Chase (Cookson) on their new opportunities as the leaders of the Planning Commission. She shared her appreciation for everything that everyone on the Planning Commission does because it really helps them. She thanked all the Commissioners for their service.
9. **Communications from City Staff.** Mr. Greer welcomed Nathan (Hernandez) to the team. He also thanked all of the Commissioners for coming tonight. The weather was rough but there were things they needed to get done. He looks forward to another year of reviewing projects with them and making great things happen in Gladstone. At this point, there is nothing in the pipeline so there will not be a February 4th Planning Commission meeting.
10. **Communications from the Planning Commission.** Mr. Hernandez thanked the Commission for believing in him and allowing him to have this position. He feels it is a good next step. He hopes to get to know everybody on the Commission and he is excited about working together this year.

Ms. Poindexter said she was disappointed to see that the parking lot where the old Walgreens and Smokehouse and McDonald's are has been partitioned off. She distinctly remembers Mr. Waggy talking to them about his Antioch proposal and discussions came to why he moved his business farther north to this location. Part of that was because of the traffic and all of the accidents. She distinctly remembers he said he was surprised by how many people still chose to exit McDonald's on North Oak to go north instead of driving through the parking lot to go to a controlled intersection. Now we don't have that opportunity. That is such a busy area and it is so difficult to exit and go north, or you want to go south and people are in a hurry to get out.

Mr. Napoli shared that they are aware of that and have been in contact with the land owners. The land owners did not put up the barricades. He believes it was Walgreens that put them there. They have contacted Walgreens. There is a required use access agreement through there that has to be used. There is a business that has subleased from Walgreens to take up all 13,000 square feet. They have been advised that before any permits will be issued it does have to be removed.

Ms. Poindexter said that there are people who are trying to get through there.

Mr. Napoli said that the one on the backside got pushed aside and then somebody hit the chain and knocked the pole over. Walgreens is being a little obstinate about it.

Mr. New asked if someone has bought the property.

Mr. Napoli shared that the property is still owned by Lease 2 out of Florida. Walgreens had vacated several of their properties. They are trying to sell off a lot. There was a person who wanted to purchase it but the deal fell through at the very end. The business going in there is subleasing from Walgreens, which the owner says is allowed by their contract with Walgreens, is call Octapharma Plasma. Plans have been approved for that but we won't be issuing the permits until such time as that issue has been taken care of and a couple of other small issues there.

Ms. Poindexter was glad to find out that (inaudible).

Mr. Baer added that one of the biggest challenges in Community Development right now is dealing with out of town business owners. The same is true for Prospect Plaza. People have complained that Prospect Plaza isn't up to what it used to be and what the standards are. They found out that it is owned by some company out of New Jersey. He asked them to bear with them as they drill down and put pressure on people who are out of state. They have done some up to this point, but the Walgreens people are being a little stubborn right now. They will find other ways around it.

11. Adjournment- Chair McGee adjourned the meeting at 7:23pm.

Respectfully submitted:

Cheryl Lamb, Recording Secretary

Approved as corrected _____

Jennifer McGee, Chair

Approved as submitted _____