

**July 22, 2019**  
**City Council Meeting**

**Regular Meeting Agenda begins on Page 62**



## **GLADSTONE CITY COUNCIL**

### **OPEN STUDY SESSION MEETING MONDAY, JULY 22, 2019**

#### **AGENDA**

**TIME: 6:00 pm**

*Dinner will be available at 5:30 pm*

1. **KCATA 2019-2020 Contract-** Don Bowling, KCATA, will provide an update on Gladstone's routes.
2. **KCATA North Oak Corridor Transit Improvement Study-** Together with HNTB, the KCATA will explain the findings of this final report.
3. **Rebuilding Together KC (RTKC)/NNI-** Clay McQuerry of RTKC will present his annual report along with Art Hammen representing Gladstone Neighbors Helping Neighbors. Mr. Hammen will speak about their partnership with RTKC.
4. **Debt & Facilities -** City Manager Wingerson will provide an overview of the public financing for Police and Fire Facilities, Capital Improvements, software and ambulance.



## ***Community Development Department Memorandum***

**DATE:** June 13, 2019

**TO:** Scott Wingerson, City Manager

**FROM:** Alan D. Napoli, Community Development Administrator / Building Official

**CC:** Bob Baer, Assistant City Manager

**RE:** Kansas City Area Transportation Authority 2019-2020 Contract

The Kansas City Area Transportation Authority (KCATA) has been providing public transportation to Gladstone resident for numerous years. Four (4) fixed routes provide service between Gladstone and downtown Kansas City and one (1) fixed route provides service on an east-west axis traversing the Northland. There is one (1) on demand responsive flex zone providing service within Gladstone. The following are the six (6) routes stated; detailed information information on these routes can be found in Attachment "B" of the contract in the Council packet.

- #201 – North Oak
- #234 – Boardwalk/Antioch Center
- #236 – Gladstone Express\*
- #237 – North Broadway Express\*
- #238 – Meadowbrook\*
- #299 – Gladstone/Antioch Flex\*

\* Gladstone's portion for these routes is included in the transit service cost.

Last year a new stop was installed on southbound N. Oak Trafficway at NE 61<sup>st</sup> Street. This year we are installing a new stop with shelter on southbound N. Prospect Avenue (M-1 Hwy.) at NE 68<sup>th</sup> Street. The City has constructed the pad for the shelter, bench, and trash/recycling receptacles at this location.

The 2019-2020 contract is on the agenda for the July 22nd meeting; Don Bowling, Manager of Fixed Route Contract Service for KCATA will give you an update on Gladstone's routes at the Open Study Session.



## ***Community Development Department Memorandum***

**DATE:** July 10, 2019

**TO:** Scott Wingerson, City Manager

**FROM:** Alan D. Napoli, Community Development Administrator / Building Official

**CC:** Bob Baer, Assistant City Manager

**RE:** Kansas City Area Transportation Authority North Oak Corridor Transit Improvement Study

The Kansas City Area Transportation Authority (KCATA) contracted with HNTB last fall to conduct a transit improvement study for the North Oak Corridor. Since November of last year HNTB has reviewed previous studies, conducted market research, and has held public engagement events. On June 25, 2019 a final public engagement event was held at the Gladstone Community Center and the attachments were on display for viewing and comments.

KCATA and HNTB will, at the July 22, 2019 Open Study session, present a final report on the North Oak Corridor Transit Improvement Study.



**CONNECTING THE NORTHLAND  
NORTH OAK CORRIDOR TRANSIT STUDY**

# Welcome!

**June 25, 2019**

## **CONNECTING THE NORTHLAND NORTH OAK CORRIDOR TRANSIT STUDY**

**Kansas City Area Transportation Authority  
Kansas City, Missouri  
North Kansas City, Missouri  
Gladstone, Missouri**

**RideKC**



**NORTH  
KANSAS CITY**  
Virtually Urban. Supremely Suburban.



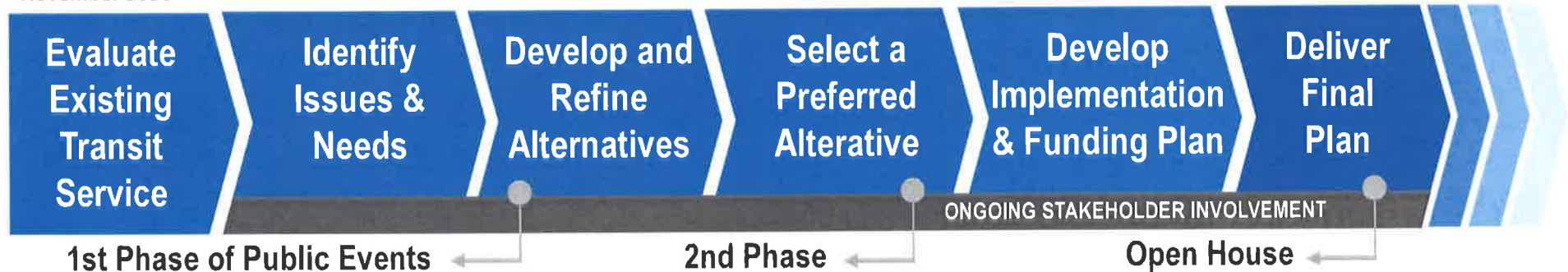


## CONNECTING THE NORTHLAND NORTH OAK CORRIDOR TRANSIT STUDY

# STUDY PROCESS

November 2018

JULY 2019



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## CONNECTING THE NORTHLAND NORTH OAK CORRIDOR TRANSIT STUDY

### WHO IS RIDING ROUTE 201 NORTH OAK?



800 Average Daily Riders



60%

Home-Based Work Trips



35%

Minority Riders



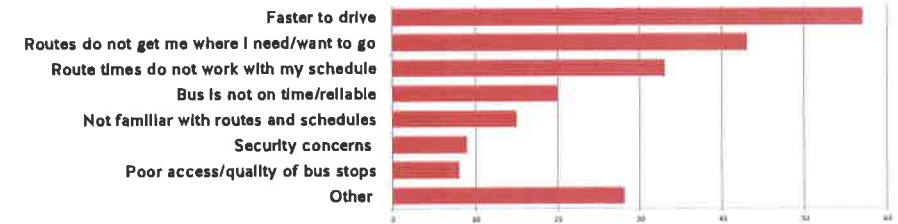
1 IN 4 "Choice Riders"



Common Transfer Routes  
MMAX, 229 & 71

## PROJECT FEEDBACK

### What are barriers to public transportation?

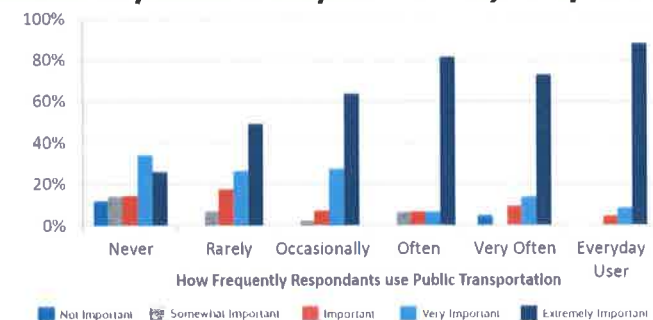


### How important is a public transportation system to the community?



**85%** said either **EXTREMELY** or **VERY** important;  
Only **2%** said **NOT IMPORTANT**

### Importance of public transportation by frequency of use:



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# ROUTE ALIGNMENT & STATION LOCATIONS

Local service extends to Boardwalk Square (existing terminus).



Fast and frequent service would end near Hwy 169 and local service would continue to Boardwalk Square.



## North Oak Fast & Frequent Service

### RECOMMENDED ALIGNMENT

- Fast and Frequent Service**  
(Downtown KC to Hwy 169)
- Local Service Extension**  
(Hwy 169 to Boardwalk Square)

### SERVICE PLAN

#### Weekday Service Plan (4:45 AM - 12:00 AM)

	Early AM	AM Peak	Mid Day	PM Peak	Evening
Fast & Frequent	30	15	15	15	30
Local Extension	60	30	30	30	60

Saturday & Sunday service will operate every 30 minutes to Hwy 169 and every 60 minutes to Boardwalk Square from 6:15 AM to 11:45 PM on Saturday and from 8:15 AM to 11:45 PM on Sunday.

### STATION IMPROVEMENTS

- Enhanced Stations** (enhanced stations with high passenger amenities)
- Improved Stops** (basic amenities with improved pedestrian access and waiting area)

Existing Route 201 North Oak has approximately 150 stations. The proposed route shown has approximately 87 stations with 2 transit centers (Boardwalk & Hwy 169).



Utilizes existing Main MAX stations south of the River.





## CONNECTING THE NORTHLAND NORTH OAK CORRIDOR TRANSIT STUDY

# STATION CONCEPT DESIGN

### MAX STATION DESIGN

In addition to more frequent service, guideway improvements and branded vehicles, RideKC MAX service includes highly visible and branded stations. This type of station improvement is one option for enhanced stations along the fast and frequent service on North Oak at major transit nodes in the Northland. MAX station amenities include modern shelters, benches, real time bus arrival information, and pedestrian access improvements.



### EXISTING GLADSTONE STATION DESIGN

The City of Gladstone has invested in new transit stops along the North Oak corridor. These stops either have a shelter or an identifying marker (shown on right). They also have other desirable amenities including benches, trash receptacles and passenger information kiosks. These stations are in keeping with the city's plan for downtown Gladstone.



### NKC PLANNED CONCEPT

North Kansas City is progressing with a "Complete Street" design for the Burlington Corridor. The redesigned Burlington Corridor will include a two-way cycle track on the east-side of the corridor with a protective barrier between bicycle and vehicular traffic. Transit stops will be positioned within the cycle track (on the west side). The Complete Street concept also includes enhanced curb and bump outs, medians, crosswalks and intersections, site furniture and amenities, lighting, and landscaping.



RideKC



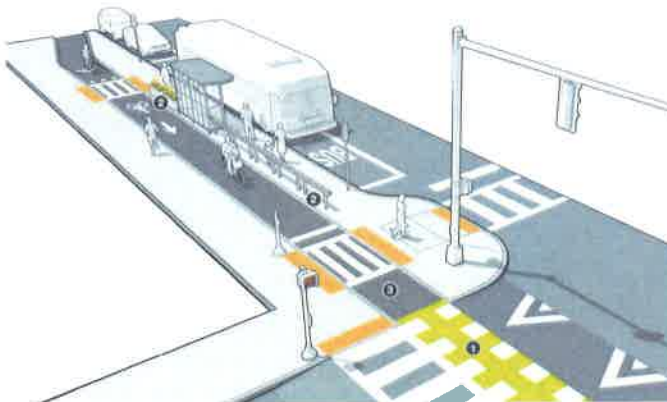
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# INTEGRATING BICYCLE INFRASTRUCTURE

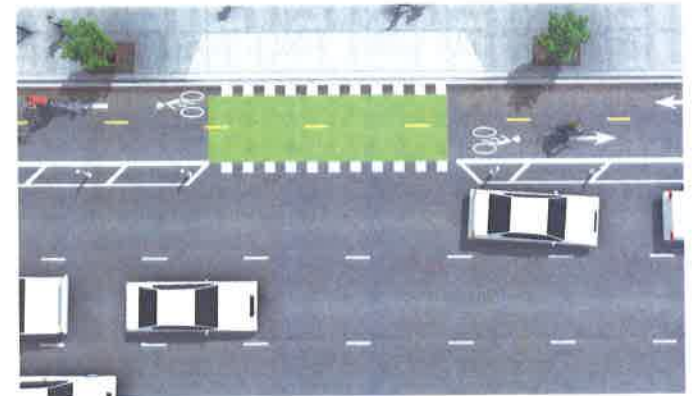
## Bicycle Lanes



Several bicycle facilities are planned or existing along the Route 201 North Oak corridor. This includes a two-way cycle track on Grand through Crown Center, existing bicycle lanes on Grand through downtown Kansas City, a planned two-way cycle track on Burlington through North Kansas City, and bicycle improvements on North Oak between Indianola and Barry Road.

There are two general bicycle infrastructure concepts being considered for the Route 201 North Oak corridor, outside bicycle lanes in both directions and a two-way cycle track on one side of the corridor.

## Two-Way Cycle Track





# PROJECT BENEFITS



## RIDERSHIP INCREASE

50% increase in ridership. This is consistent with prior MAX lines (Main Street MAX saw an increase of 60% in the first year and an increase of 40% over 10 years).



## SCALED CAPITAL INVESTMENT

Improvements total a \$2M per mile capital investment which matches projected ridership.



## SUPPORT ECONOMIC DEVELOPMENT

Local and national experience shows BRT can be an economic generator and BRT on North Oak will leverage existing investment in the corridor.



## IMPROVE SAFETY

Crime decreased significantly following the implementation of Troost MAX in 2011.



## ENHANCE QUALITY OF LIFE

BRT on North Oak will improve mobility, mode choice options, and workforce access in the Northland. Transit is also better for air quality and promotes stronger communities.





# PRELIMINARY COST ESTIMATES

Capital costs include station and stop elements (real time arrival signs, benches, bicycle amenities, and shelters), level boarding at select stations, roadway improvements and bus pads, transit center at Hwy 169 and Barry Road, new MAX vehicles, contingency and professional services.

## CAPITAL COST

Enhanced Stations & Improved Stops	\$10,431,200
Roadway Improvements	\$1,000,000
Transit Center	\$2,000,000
Vehicles	\$4,950,000
Contingency	\$3,630,000
Professional Services	\$4,228,000
<b>Total Cost</b>	<b>\$26,339,200</b>

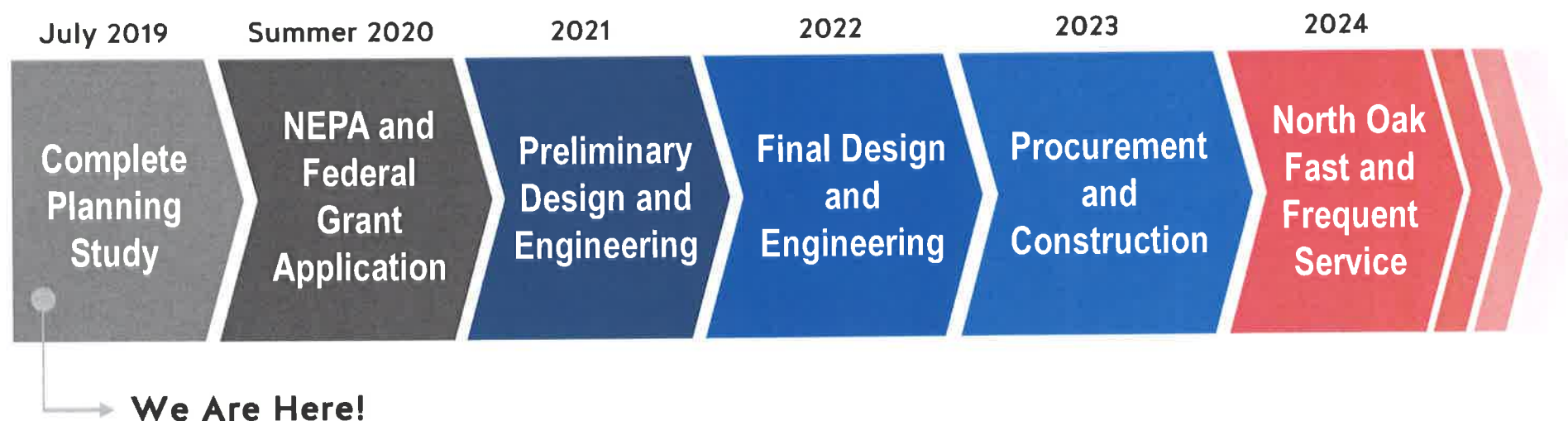
## OPERATING COST

**Annual Operating Cost Estimate = \$3.5 M**  
**(Current Route 201 North Oak service costs \$2.2 M annually)**



CONNECTING THE NORTHLAND  
NORTH OAK CORRIDOR TRANSIT STUDY

## NORTH OAK IMPLEMENTATION



# Thank you for coming!

RideKC



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***Department of Community Development  
Memorandum***

**DATE:** July 10, 2019

**TO:** Scott C. Wingerson, City Manager

**FROM:** Alan D. Napoli, Community Development Administrator / Building Official

**CC:** Bob Baer, Assistant City Manager

**RE:** Rebuilding Together Kansas City / Gladstone Neighbors Helping Neighbors

Rebuilding Together Kansas City (RTKC), a not-for-profit organization, who has been affiliated with the City of Gladstone since 2011, strives to transform the homes and lives of veterans, low-income families, seniors, and people with disabilities. RTKC completed repairs on twenty-two (22) homes with twenty-seven (27) residents in 2018. This was made possible with assistance from Gladstone Neighbors Helping Neighbors.

Gladstone Neighbors Helping Neighbors (GNHN), a not-for-profit organization, who has been affiliated with the City of Gladstone for better than twenty (20) years providing grants and funding for minor home repairs. GNHN has been assisting RTKC since 2014 providing funding for minor home repairs such as:

- Heating and cooling
- Electrical and plumbing conditions
- Wheelchair ramps and low-rise steps

Since 2014 RTKC with assistance from GNHN, 94 homes with 139 residents have been helped.

- 2014 – 10 homes with 14 residents = \$8,303.00
- 2015 – 14 homes with 24 residents = \$17,725.00
- 2016 – 23 homes with 38 residents = \$34,384.00
- 2017 – 25 homes with 36 residents = \$34,856.00
- 2018 – 22 homes with 27 residents = \$22,558.00

Clay McQuerry, Executive Director for Rebuilding Together Kansas City will present RTKC's annual report to the City Council at the July 22, 2019 City Council open study session along with Art Hammen presenting GNHN affiliation with RTKC since 2014.



## *Department of General Administration*

### *Memorandum*

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

**FROM:** Scott Wingerson, City Manager

**DATE:** July 18, 2019

**SUBJECT:** Public Financing

- Police and Fire Facilities
- Capital Improvements
- Software and Ambulance

Mayor and City Council,

The purpose of this memorandum is to communicate a proposal to finance improvements and equipment as captioned above and detailed below. At the July 22, 2019 Council Study Session, this information will be presented by staff and consultants.

- I will present an overview of the proposed projects.
- Director Hasty will discuss the initial schedule for Police and Fire facilities delivery.
- Tom Kaleko with Baker Tilly will present the financing package.
- Rick McConnel of Armstrong Teasdale will present the format of the financing and explain the proposed Reimbursement Resolution.

The proposed financing can be conceptualized as three parts: Police and Fire facilities, miscellaneous capital projects, and a software/ambulance lease/purchase.

Police and Fire facilities include an addition and renovation of Fire station Number 2 and the construction of a new Public Safety Headquarters. Both projects are consistent with Shaping



Our Future goals. Combined, the projects equate to \$14 million inclusive of design, construction, fixtures, and furniture.

Miscellaneous capital projects include improvements to the Community Center, municipal pool, facilities, City Hall, and water mains as detailed below.

- Outdoor Pool improvements include re-orienting the entrance to N. Holmes, renovating the changing rooms, and creation of a rental room. (\$700,000)
- Community Center improvements include updating the fitness floor (\$100,000), Banquet Room carpet (\$40,000), Leisure Pool Deck Replacement (\$30,000), and painting the natatorium. (\$60,000)
- Atkins Johnson Barn Renovation (\$200,000)
- City Hall improvements (\$370,000) will be coordinated with Public Safety improvements. These will include basic paint, flooring, and security improvements.
- Downtown Parking (\$500,000) includes the creation of additional street parking in the area of N. Locust and NE 70<sup>th</sup> Street.
- Water main improvements (\$2,500,000) provides the ability to accelerate this annually budgeted program.

In total, Miscellaneous Capital Projects represent \$ 4.5 million in improvements.

Finally, the primary software used by the organization is approximately 10 years old and severely outdated. The software/ambulance lease portion of this package provides for the purchase of new city-wide software (\$750,000) and the purchase of a new ambulance (\$250,000).

Please see attached information from Director Hasty concerning the initial Public Safety Facilities Schedule.

Please see attached information from Directory Accurso concerning the financing strategy.

A reimbursement resolution is an action item on the July 22, 2019 Regular Agenda. The proposed financing is planned for late 2019 or early 2020. The reimbursement resolution allows the City to begin these projects and be reimbursed for qualified expenses.

For your information and use selected previously provided information related to many of the projects contained in this proposed package.

Thank you for your consideration. If have questions or desire additional information, please advise.



***Department of Public Safety  
Administration  
Memorandum MJH 19-18***

**DATE:** July 17, 2019

**TO:** Scott C. Wingerson, City Manager

**FROM:** Chief Michael J. Hasty, Director of Public Safety

**CC:** Robert M. Baer, Assistant City Manager  
Dominic Accurso, Director of Finance

**RE:** PUBLIC SAFETY DEPARTMENT FACILITIES SCHEDULE

In April of this year, the citizens of Gladstone passed a ½ cent general sales tax. A portion of the revenue from this tax will be used to fund the construction of a new Public Safety Department headquarters facility as well as expand and renovate Public Safety Department Fire Station #2 at 6569 N. Prospect. In preparation for these projects, a number of local consulting firms have offered information on the various construction delivery methods the city could employ to manage facility construction; such as "Design-Bid-Build," "Construction Manager At-Risk," and "Design- Build." There are pros and cons to each of the methods and further analysis will determine the recommended approach for these projects.

Finance Director Dominic Accurso is developing plans for financing these projects and, through consultation with you, I have developed an outline of a general timeline to demonstrate progress towards the completion of both the Public Safety Headquarters and Fire Station #2 construction from the evaluation of the construction delivery methods to completion. Attached is a schedule to visually demonstrate the outline. This schedule is very flexible as a number of variables can impact the progress on any aspect of these projects. Please advise if you need further information.



## ***Department of Finance***

### ***Memorandum***

**DATE:** July 18, 2019

**TO:** Scott Wingerson, City Manager

**FROM:** Dominic Accurso, Director of Finance

**RE:** **Project Financing and Reimbursement Resolution**

Staff has been working with the team of Tom Kaleko, Financial Advisor with Baker Tilly, and Rick McConnel, Bond Council with Armstrong Teasdale, to put together a financing package to best suit the needs of the City.

#### **Project Financing**

For the Police and Fire facilities, a \$14 million Certificates of Participation (COP) is being considered as the best financing instrument. The debt service of approximately \$1 million per year will be paid by a portion of ½ the cent sales tax passed in April, that the City will begin collecting in October of this year.

The capital improvements (\$4.5 million financed over 20 years) could be packaged as an addition to the \$14 million COP, a separate COP, or bid out to private placement. The remaining \$1 million for the municipal software and ambulance will be financed over 10 years could also be a separate COP, or bid out to private placement. The structure for the repayment of the \$4.5 million and \$1 million comes from the ability to leverage the strength of multiple funds and existing debt falling off the debt schedule. Tom Kaleko will discuss this in further detail.

#### **Timing and Reimbursement Resolution**

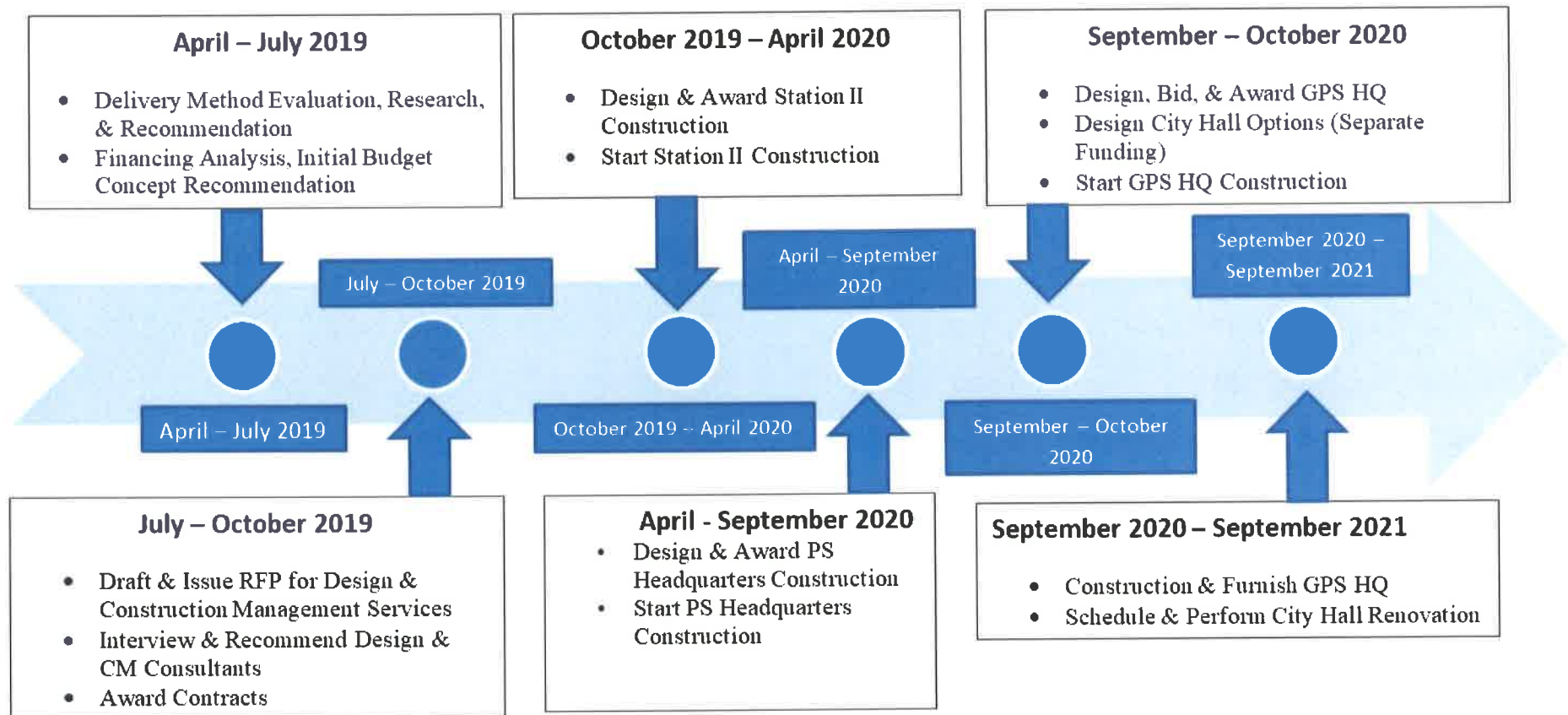
With the debt issue scheduled tentatively for later this fiscal year, City staff is recommending passing a reimbursement resolution (on the July 22 agenda). The reimbursement resolution shows the City's intention to issue debt. The resolution also gives the City the ability to reimburse itself for expenses incurred by these projects and capital purchases when the funding is available. Rick McConnel, Bond Counsel with Armstrong Teasdale will discuss the reimbursement resolution and any questions the Council may have.



# Public Safety, Infrastructure and Equipment Financing Overview



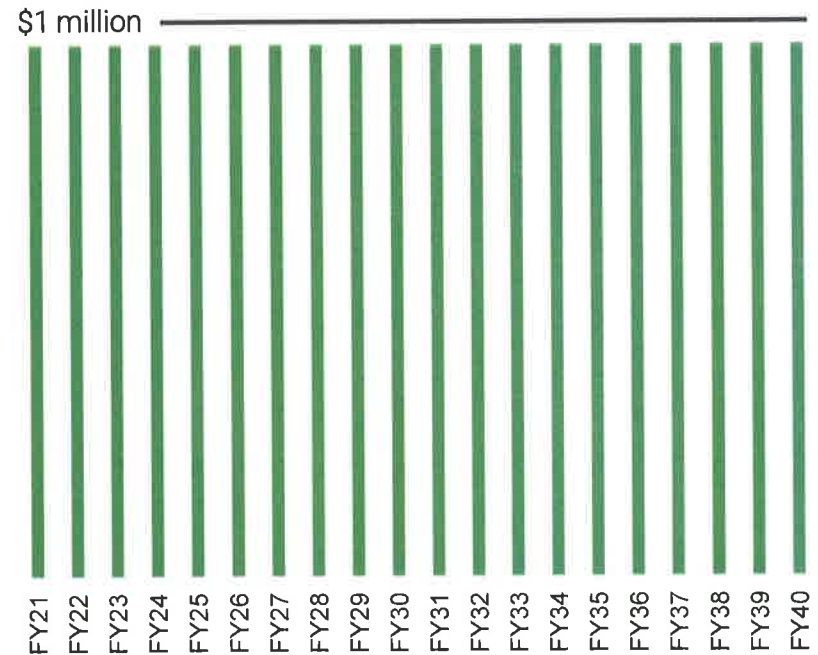
## Public Safety Department Facilities Schedule



## Police and Fire Facilities

- Estimated project cost of \$14M
- Certificates of Participation (COP)
- 20-year term
- Approximately \$1M annual debt service
- Paid by .5% General Sales Tax passed in April (recommended by Shaping Our Future)

### Police and Fire Facility Debt Service



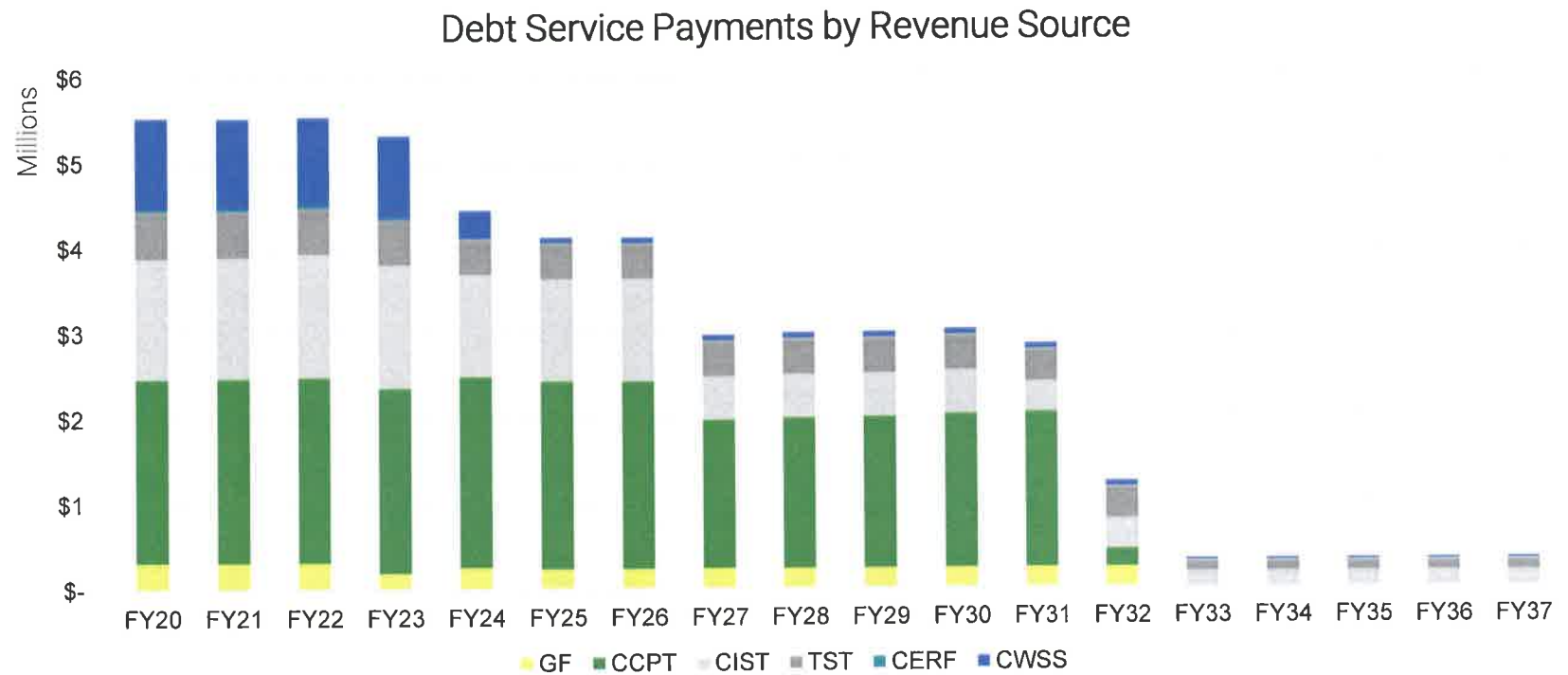


## Capital Improvements, Software and Ambulance

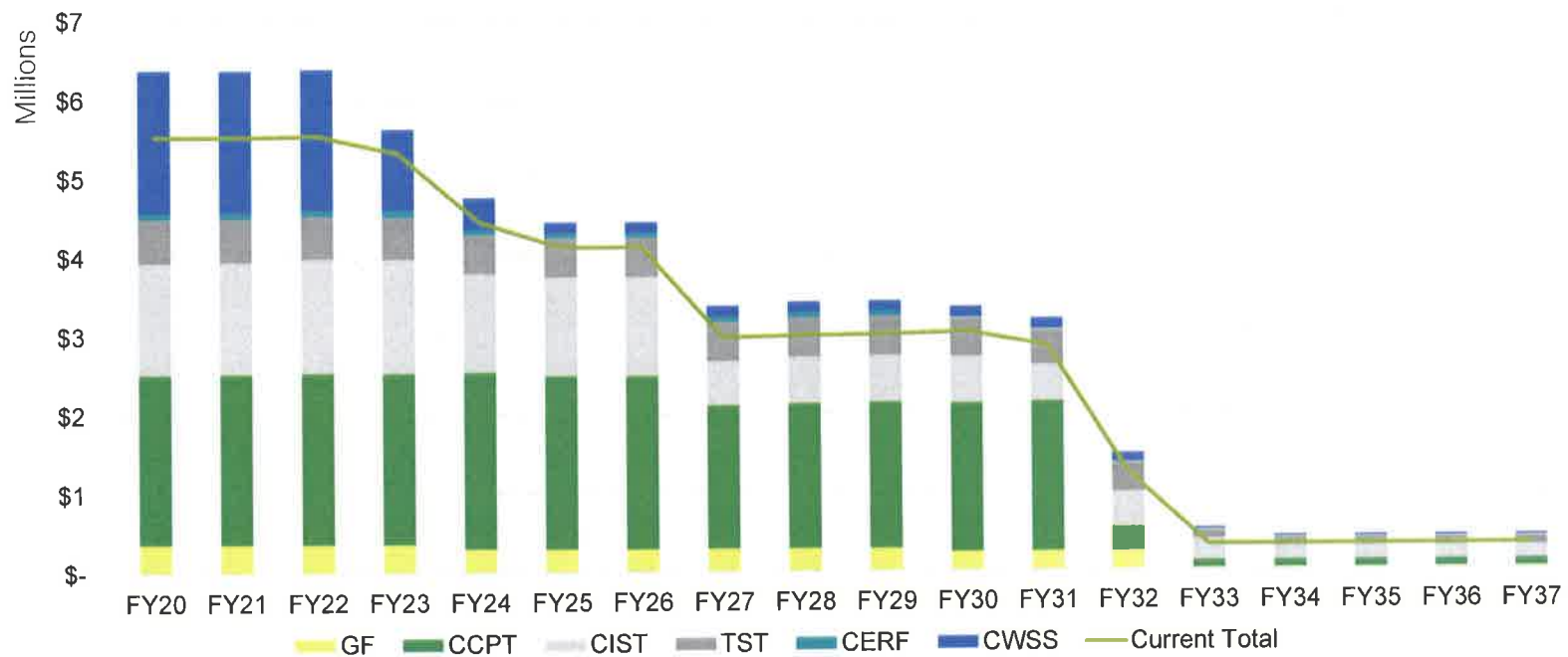
- Project estimates:
  - Capital improvements: \$4.5M – amortized over 20 years
  - Software and ambulance: \$1M – amortized over 10 years
- Type of Debt
  - COP for Capital Improvements
  - Private placement for software and ambulance
- Paid from numerous existing sources made available as outstanding debt declines



## Debt Payments Decline in Near Future



## Current and Proposed Debt Service - Capital Improvement and Equipment



## Schedule

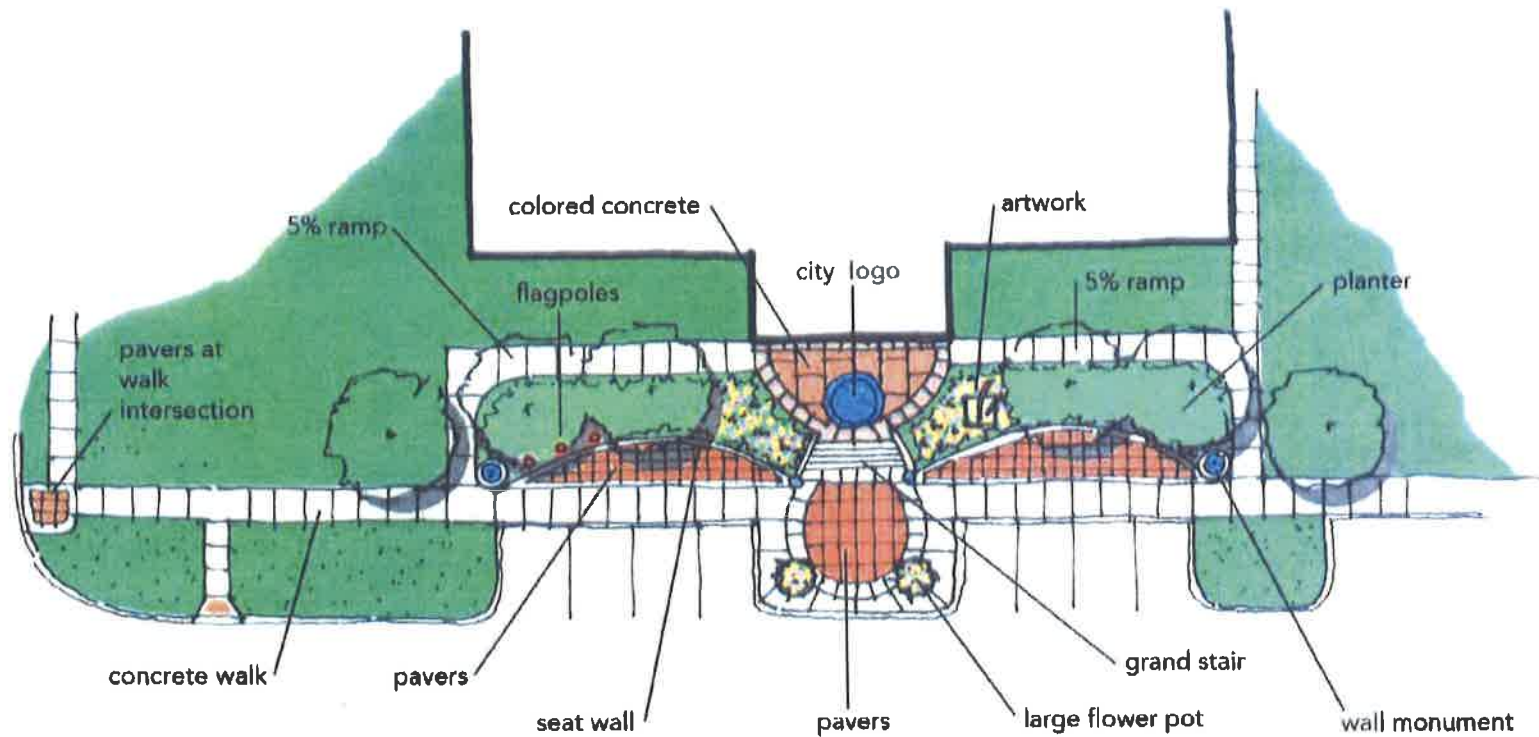
Date	Activity
November	Certificate Structuring Begin Preparation of Official Statement
December	Finalize and Distribute Official Statement Certificate Rating
Mid January	Competitive Sale
Late January	Closing – Receipt of Certificate Proceeds











Holmes Road

# GLADSTONE CITY HALL

GLADSTONE, MO

SITE PLAN CONCEPT

OCHSNER  
HARE & HARE  
a design studio of  
OLSSON  
ASSOCIATES

OLSSON  
ASSOCIATES

1" = 20'

Maple St. 8th St. 9th St. 10th St. 11th St.















***Department of Parks, Recreation, & Cultural Arts***  
***Memorandum***

**DATE:** November 16, 2018

**TO:** Scott Wingerson, City Manager

**FROM:** Justin Merkey, Director of Parks, Recreation, and Cultural Arts

**RE:** Outdoor Pool Bathhouse Renovation

The Gladstone Municipal Outdoor Pool continues to be a popular destination for Gladstone Citizens and Community visitors. We have made great strides in maintaining the Gladstone Municipal Outdoor Pool which was originally built in 1979. In 2007, the pool itself received a large make over with the creation of zero depth entry, a large flume slide, and spray grounds. Then, in 2016, we renovated the pump house and updated the filter technology from an outdated DE system to a new regenerative media filter. Both of these renovations have been well received by the public and staff alike. However, the changing rooms, concessions, and admittance location have not had any renovations. Staff recently visited the City of Fairway, KS, where they renovated the City's pool in 2015. The size of their bathhouse is similar to what our bathhouse is. If funded, staff would recommend the following:

- Decreasing the size of changing/restrooms.
- Reorient the main entrance from the south side to the west side.
- Introduce a "grand" staircase coming up from Holmes Street to the breezeway to what would become the new main entrance
- Update the exterior walls to a more modern look to better blend with the emerging downtown architecture
- Create party room/conference space in south building and insulate for year round use.

While no cost estimates have been secured, staff estimates approximately \$750,000 - \$1 million to accomplish most if not all of the above. Please find attached the past three years of pool attendance and revenue, pictures of the current state of the municipal pool bath house and of the new renovations Fairway, KS including renderings.

## Gladstone Municipal Pool

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Swim Lesson Participants	617	587	587
TOTAL Admittance	34,154	29,849	29,890
Day Pass	12,208	13,132	14,024
Day Pass Revenue	\$72,573	\$78,028	\$82,286
Memberships	714	686	738
Membership Revenue	\$67,819	\$63,740	\$67,504
Gators Swim Teams	139	148	133
Number of Outdoor Swim Meets	2	2	2
Approximate Number of Attneees	900	900	900
Dunkin' Dogs	160	108	N/A
End of Season Luau	269	Rained Out	359









City of Fairway, KS Renovated Pool









WEST ELEVATION - EYE LEVEL PERSPECTIVE  
NOT TO SCALE



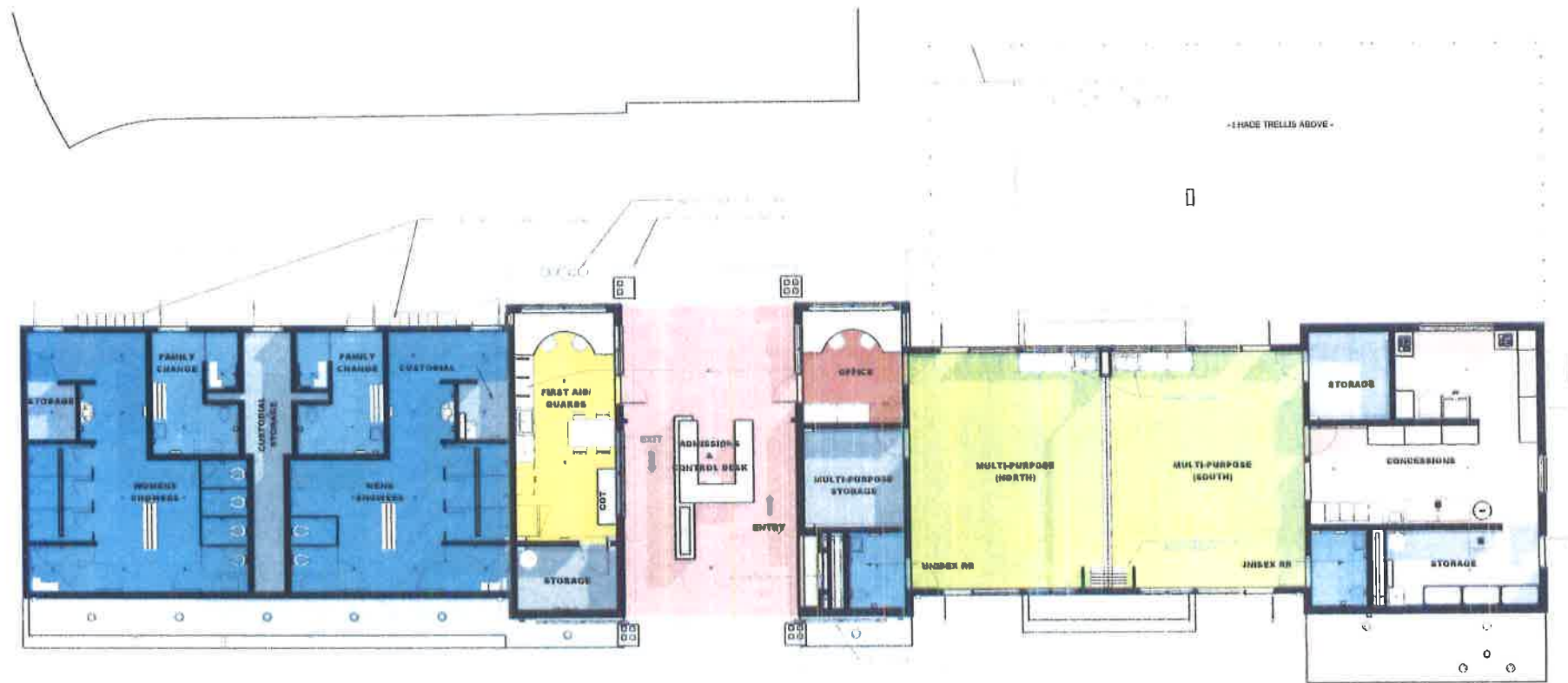
EAST ELEVATION - EYE LEVEL PERSPECTIVE  
NOT TO SCALE

FAIRWAY AQUATICS CENTER  
6136 MISSION ROAD  
FAIRWAY, KS 66205

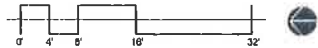
07/03/14



sfs architecture



**FLOOR PLAN** BATH HOUSE, ADMISSION CONTROL, MULTI-PURPOSE, AND CONCESSIONS  
 3/16" = 1'-0"



FAIRWAY AQUATICS CENTER  
 6136 MISSION ROAD  
 FAIRWAY, KS 66205  
 07/03/14

  
 sfs architecture



**EAST ELEVATION**  
3/16" = 1'-0"



**WEST ELEVATION**  
3/16" = 1'-0"



## FAIRWAY AQUATICS CENTER

6136 MISSION ROAD  
FAIRWAY, KS 66205

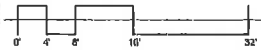
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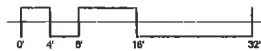
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**NORTH ELEVATION**  
3/16" = 1'-0"



**SOUTH ELEVATION**  
3/16" = 1'-0"



#### ARCHITECTURAL NARRATIVE

The proposed structure is a replacement of an existing bath house and concessions building. The total area of the proposed footprint is 4800 square feet and consists of a single-story masonry and heavy timber structure housing shower/changing rooms, concessions, multi-use space, concessions, storage, and mechanical space.

Warm, durable exterior materials are proposed to minimize upkeep and maintenance while preserving the appropriate architectural character consistent with the surrounding context. Exterior materials are simulated stone veneer, exposed concrete, and architectural masonry walls; stained wood structural system; stained wood trellis members; aluminum framed windows and doors with insulated glazing; and standing-seam metal roofing.

#### BUILDING FACADE OPENING STATISTICS

**NORTH ELEVATION**  
28% Facade Openness

**SOUTH ELEVATION**  
15% Facade Openness

**EAST ELEVATION**  
22% Facade Openness

**WEST ELEVATION**  
34% Facade Openness

**FAIRWAY AQUATICS CENTER**  
6136 MISSION ROAD  
FAIRWAY, KS 66205

07/03/14



sfs architecture





**SECTION AT OFFICE**  
3/16" = 1'-0"



**SECTION AT MULTI-PURPOSE**  
3/16" = 1'-0"



**SECTION AT ADMISSIONS**  
3/16" = 1'-0"



**SECTION AT BATHHOUSE**  
3/16" = 1'-0"

FAIRWAY AQUATICS CENTER  
8136 MISSION ROAD  
FAIRWAY, KS 66205  
07/03/14

  
sfs architecture



***Department of Parks, Recreation, & Cultural Arts  
Memorandum***

**DATE: November 16, 2018**

**TO: Scott Wingerson, City Manager**

**FROM: Justin Merkey, Director of Parks, Recreation, and Cultural Arts**

**RE: Atkins Johnson Farm and Museum Garage, Barn, and Greenhouse Update**

The Atkins-Johnson Farm and Museum is part of the greater Big Shoal Heritage Area, which includes 22-acres of preserved original farmland, and the Big Shoal Cemetery. The heritage area currently contains several farm outbuildings original to the Atkins-Johnson Farm including a north pasture barn, north pasture workshop, two chicken coops, garage, and main barn located just south of the parking lot. Each building is in various stages of deterioration.

The garage is located on the northeast side of the museum and is a Johnson family-era outbuilding added to the site at an unknown date. It is a single story, single room auto and equipment garage with a large bay door. The building is not historically significant to the house. Currently the garage is unsafe and inaccessible. Sections of the roof have collapsed and the doors are sealed shut from rust, decay and overgrown vegetation. City staff met with Zipco contracting mid-November to estimate the cost of dismantling the garage. If feasible, city staff recommends hiring Zipco to remove the walls and remaining sections of the roof while leaving the foundation stones and small sidewalls made of limestone and concrete. In preserving the archaeological footprint of the original structure, the garage can be incorporated in tours and interpretation of the property without being a safety hazard. There is also discussion of adding a new 10'x10' storage building near the original garage. This shed would serve the museum's need for additional storage for special event supplies. The Friends of the Farm will donate the shed and the City will provide a concrete pad.

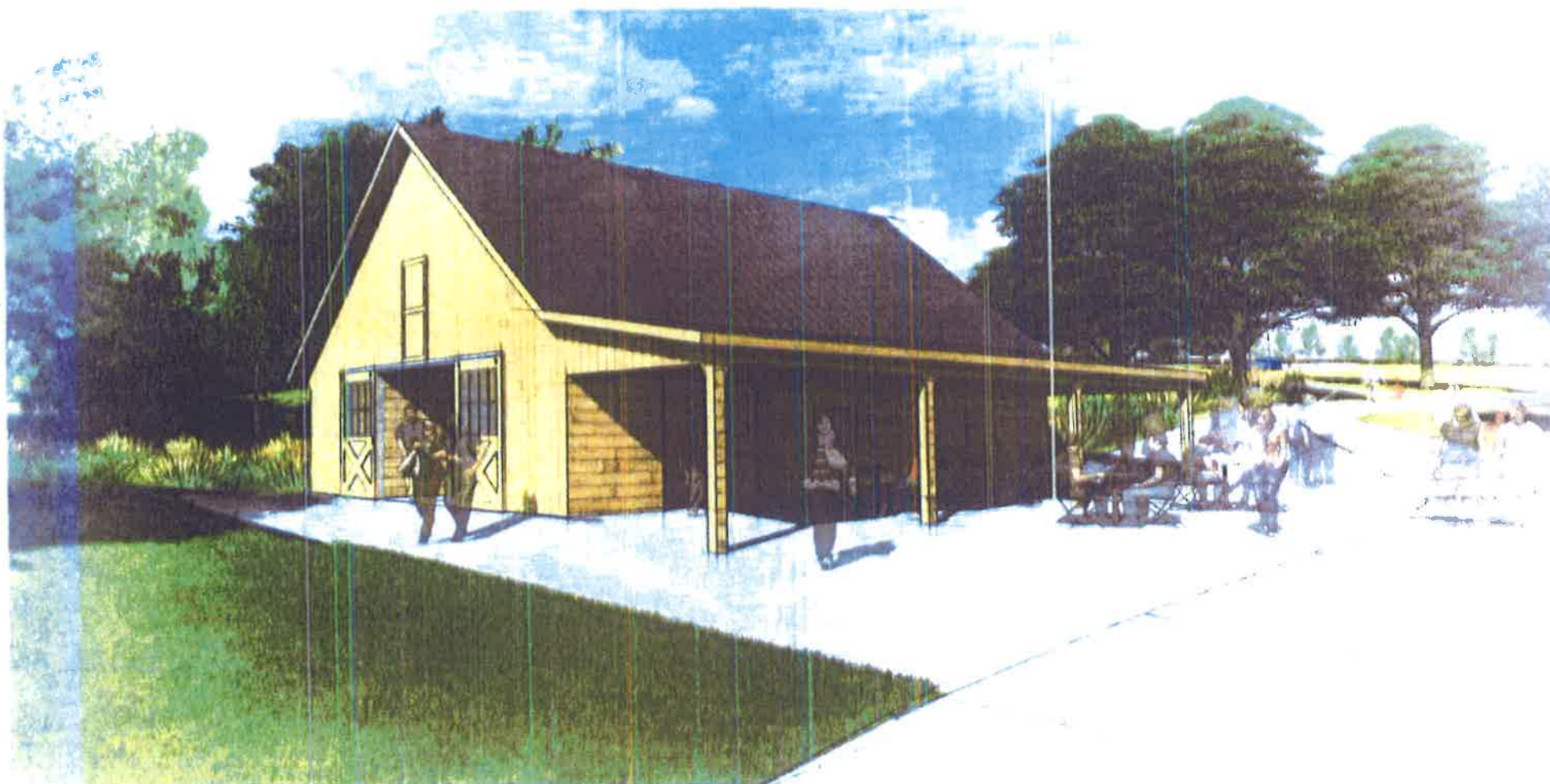
The main barn south of the parking lot is in a similar state of decline. The barn was constructed in several stages over many decades. The center portion of the barn is the oldest and dates 1895-1915. The northwest lean-to section was added in the 1930's and the machine shop section to the east dates post 1950's. The barn is currently closed and off limits to visitors because it is dangerous and structurally unstable. Sections of the roof are in poor condition and center support beams and interior walls are rotten. The barn is home to animals such as fox, groundhogs and feral cats. The goal is to replace the deteriorated barn with a community asset that provides shelter for school tours, special events, programs, and reserved meeting space. There is great potential and interest in using historic materials from the original barn and incorporate sections of the barn such as portion of the livery stable, corn crib and hay loft into the new building. The new structure should mimic the design and overall aesthetic of the original barn but provide the

utility the current barn cannot. The city is exploring grant opportunities and private donations to fund this project including a \$75,000 grant from the Missouri Agricultural Foundation. Discussions on the future of the barn and its use are ongoing.

A second option to consider for the barn is to preserve the center structure (1895-1915) currently encased inside the barn. This portion of the building is the oldest and most historically significant. All other later additions were built onto the center structure between 1930-1950. This second option would involve no new construction but rather to remove the outer portions of the barn and preserve the center two-story livery stable, corncrib and hayloft with funds for additional interpretation and a possible shelter component for school groups. In 2012, a study conducted estimated this project would cost between \$350,000 – \$450,000. A new study would need to be conducted for the cost today which staff estimates would be in excess of \$500,000.

Building off the excitement and potential to reimagine the barn, the Master Gardeners of Greater Kansas City have expressed an interest in revisiting the idea of collaborating with the City to build a greenhouse on the grounds of the Big Shoal Heritage Area. The greenhouse would serve as a location for Master Gardener education programs including classes, tours and demonstrations. The greenhouse would be stocked and managed by the Master Gardeners but have programming and event opportunities available to both organizations. The estimated cost to the Master Gardener's is \$25,000. The city would provide grading for a 30'x60' structure and utility connections for water and gas. The proposed location of the greenhouse is west of the current barn and south of the main parking lot in an area once used as a barnyard and animal pen by the Johnson family.





**BIG SHOAL**

**New Barn and Classroom Gathering Space**

VISION PLAN





BIG SHOAL

Existing Barn

## The Barn

The 22 acre site contains a heritage garden, parking, a community walking trail, and this barn.

The role barns in agriculture is well documented. The current structure needs to be replaced.

The goal is to replace the deteriorated barn with a community asset that provides shelter for 4<sup>th</sup> grade and up school tours, a planned lecture series, and reserved meeting space.

VISION PLAN



## Financial Management Plan

### Greenhouse Cost

As the intent is to use the greenhouse for educational purposes as well as for plant growing, local building codes require that the greenhouse be structurally more sound than the type of greenhouse normally found on e-bay. As a result, the following proposal was solicited from local Kansas City retailer, Stuppy Greenhouse, (Attachment #3) for a Rainbow Plus model.

The life span of the Rainbow Plus structure is 40+ years. Bracing is galvanized steel tubing 50/55 KSI. The main structural material is double-walled polyethylene film, guaranteed to last for 15 years. The materials are designed to be resistant to weather, specifically to hail and high winds. If damage does occur, the manufacturer will bid replacement costs at that time. The structure meets local building codes.

Structure: \$6,148.00

- 1 Block of 1 house 30' X 60' Rainbow Plus
- Sidewall Height: 8'
- Columns will be set in concrete piers (18-24" round by 42" deep).
- Code Design: Structure includes stamped prints.
- Structure has a 'W' truss, and no outside gutter runs.
- Price includes structure, hardware, and covering extrusions.

Doors: \$2,693.00

- (2) 42" insulated ADA steel entry door with push bars (front)
- (1) 42" insulated ADA steel entry door with push bars (back)

Endwalls: \$1,622.40

- (2) Standard End Wall Packages for 30' Rainbow Plus

Heating Equipment: \$2,902.44

- Modine HD250SE gas fired heater. (recommended over electric)  
BTU output is 200,000 BTU.
- Fuel Type: Natural Gas or Propane Gas
- Temperature Differential: 70 degrees
- Heater Hangers included.
- Heater Stacking included.
- Heaters are equipped with stainless steel exchangers and burners as well as intermittent pilot and power venters.

Ventilation: \$6,250.00

- (2) Cool Air MAL36j Exhaust fans included.  
Note: (1) fan will be 2-speed to act as de- humidification fans.
- Inlet Air Entrance: (2) 39"x39" exhaust shutters
- Air Circulation: (2) 20" HAF Circulation Fans Included.
- Side Wall Curtains: (2) Side Wall roll-up curtain system with manual cranks.

Environmental Controls: \$ 225.00

- All equipment will be controlled by thermostat.

Covering Material: \$2,845.00

- Roof Covering: Two Layer Polyethylene Film, Inflated.
- Sidewall Covering: Loretex Curtain Material.
- Endwall Covering: 8 mm, Twin Wall Polycarbonate Included.

Extrusions & Accessories: \$ 450.00

- All extrusions and hardware to attach covering materials as per factory recommendations have been included.
- Exterior Shade Cloth: 55% black shade cloth with taped edges and grommets for attachment is included. Hardware for installation is included.

Drawings: \$1,250.00

- (3) sets of construction drawings and (2) sets of stamped prints

Total: \$24,385.84\*

\*Shipping (\$1,000) included in Total, Sales tax not included.



# Attachment 3: Rainbow Plus Greenhouse



## RAINBOW® PLUS

- Alred Galvalume® steel tubing
- Columns: 2.000" O.D. - 10 gauge 50/70 ksi
- Arch-Roof: 1.875" O.D. - 10 gauge 50/70 ksi
- Rafters: 2.000" O.D. - 10 gauge 50/70 ksi
- Minimum height: 8' and 10'
- Column and truss spacing: 6'
- Connections: hot-dip galvanized "X" and "Y"

**APPLICATIONS**  
Industry standard for quality, performance and value.  
The Rainbow Plus delivers versatility in efficiency, dependable  
drop protection and environmental control.

**Best for:**  
• Vegetable Production  
• Ornamental and Christmas Trees

CUSTOMER: KC MASTER GARDENERS

LOCATION: KANSAS CITY MO

(2) EXHAUST  
SLUICES

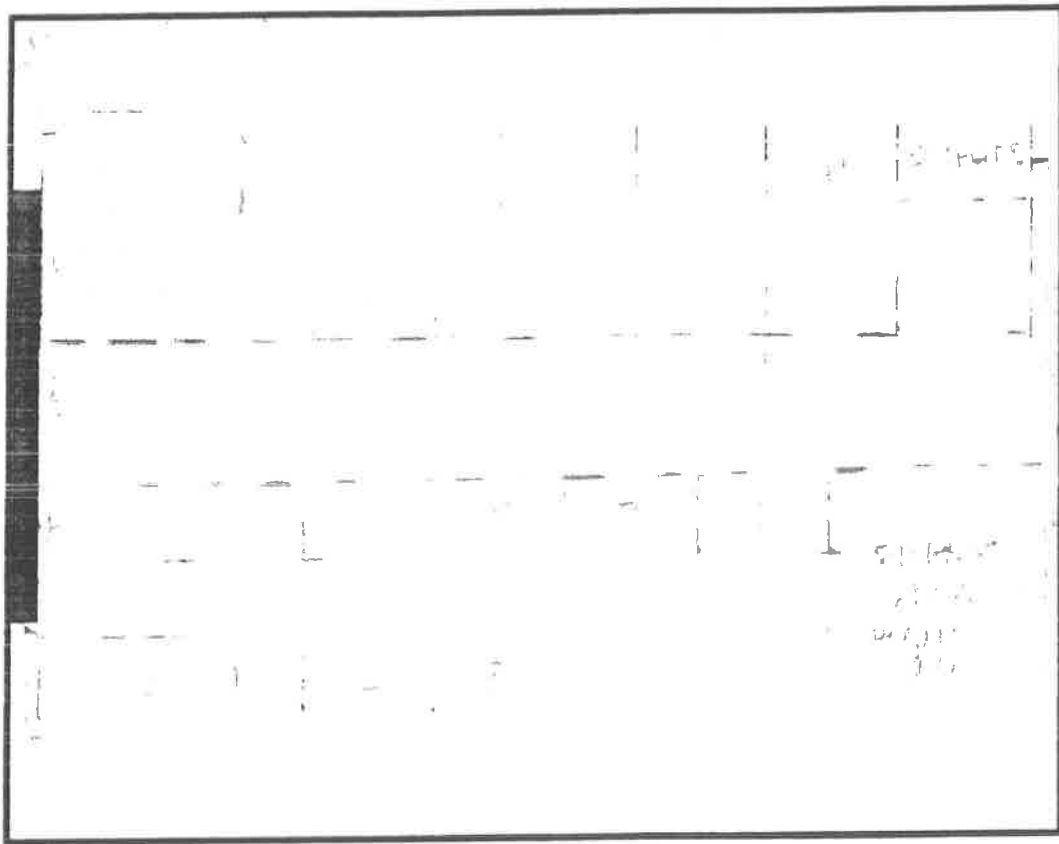
(2) 1/4" R. JOINT PLATE

TRUSS

RAINBOW PLUS  
SYSTEM 2000 RAINBOW  
20' WIDTH 60' LENGTH  
8' SOFTWALL HEIGHT  
10' COLUMN SPACING  
6' TRUSS SPACING



#### Attachment 4: Greenhouse Internal Layout



Note: Storage area for both Plant Sale and Demo Garden supplies

**GREENHOUSE**  
1,800 SQ. FT.

**OPEN SPACE**  
975 SQ. FT.

**RESTROOM**  
75 SQ. FT.







## BIG SHOAL

VISION PLAN





## EXISTING MUSEUM

The Big Shoal Heritage Area is home to Gladstone Missouri's first historic preservation project.

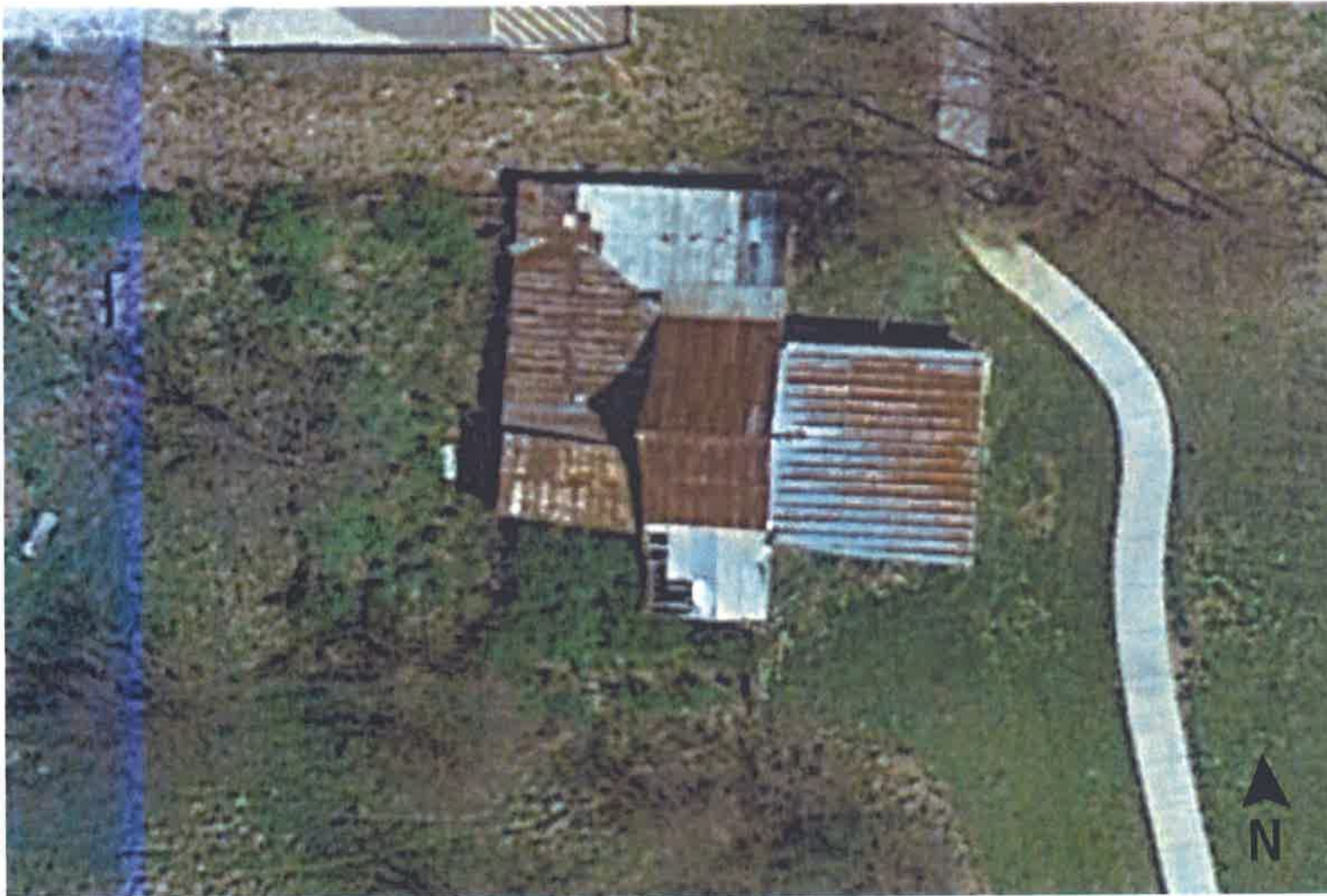
The Atkins-Johnson Farm and Museum: Originally a two story log cabin built between 1831-1834, this home is recognized as the oldest continuously occupied homes in Clay County.

The home is listed on the National Registry as a 1900 era Missouri farmstead.

VISION PLAN







## BIG SHOAL

Existing Barn

### The Barn

The 22 acre site contains a heritage garden, parking, a community walking trail, and this barn.

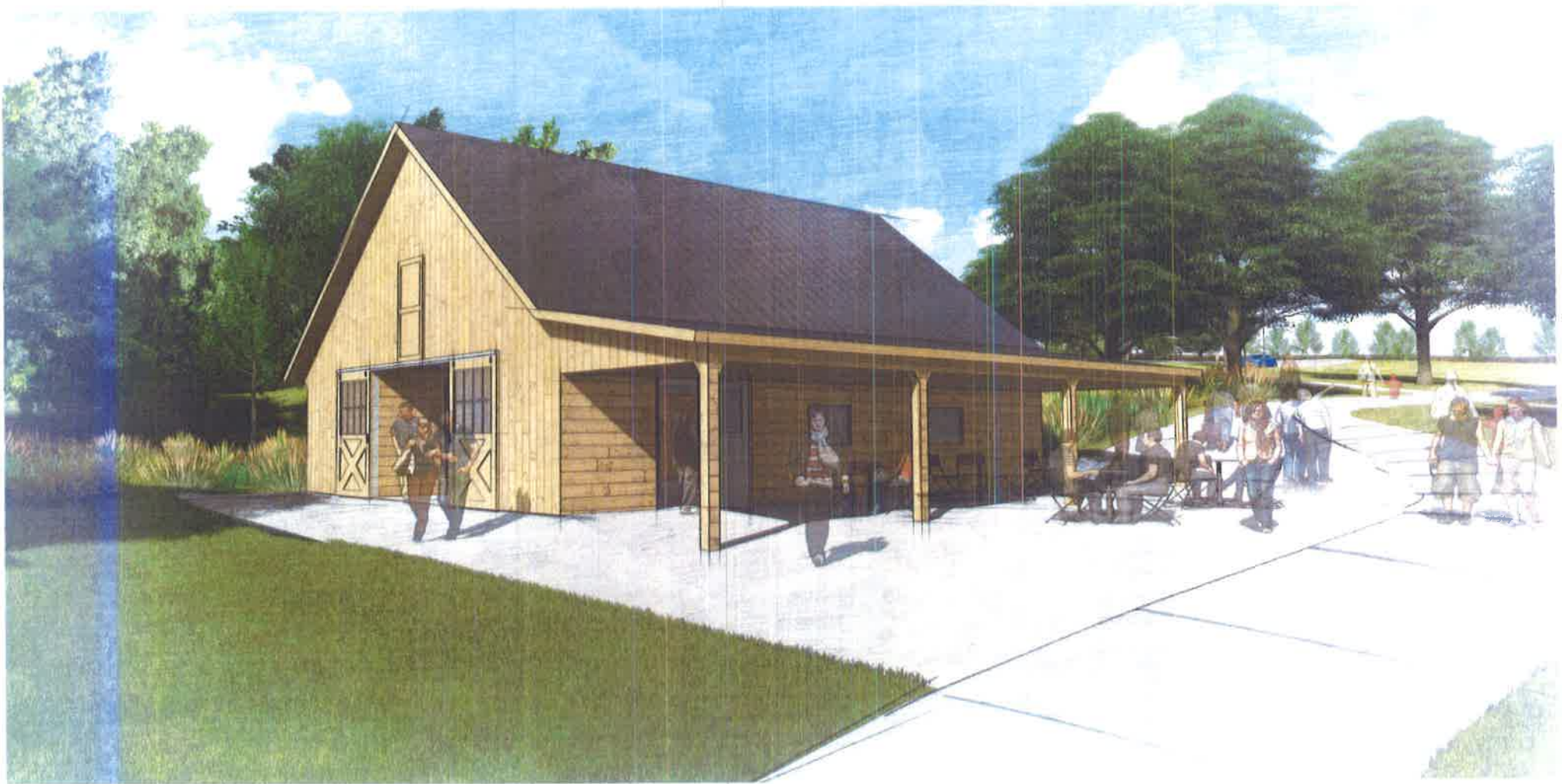
The barn is of limited value historically, but the role of barns in agriculture is well documented

The goal is to replace the deteriorated barn with a community asset that provides shelter for 4<sup>th</sup>/5<sup>th</sup> grade school tours, a planned lecture series, and reserved meeting space.

VISION PLAN







## BIG SHOAL

Classroom Gathering Space

VISION PLAN







VISION PLAN

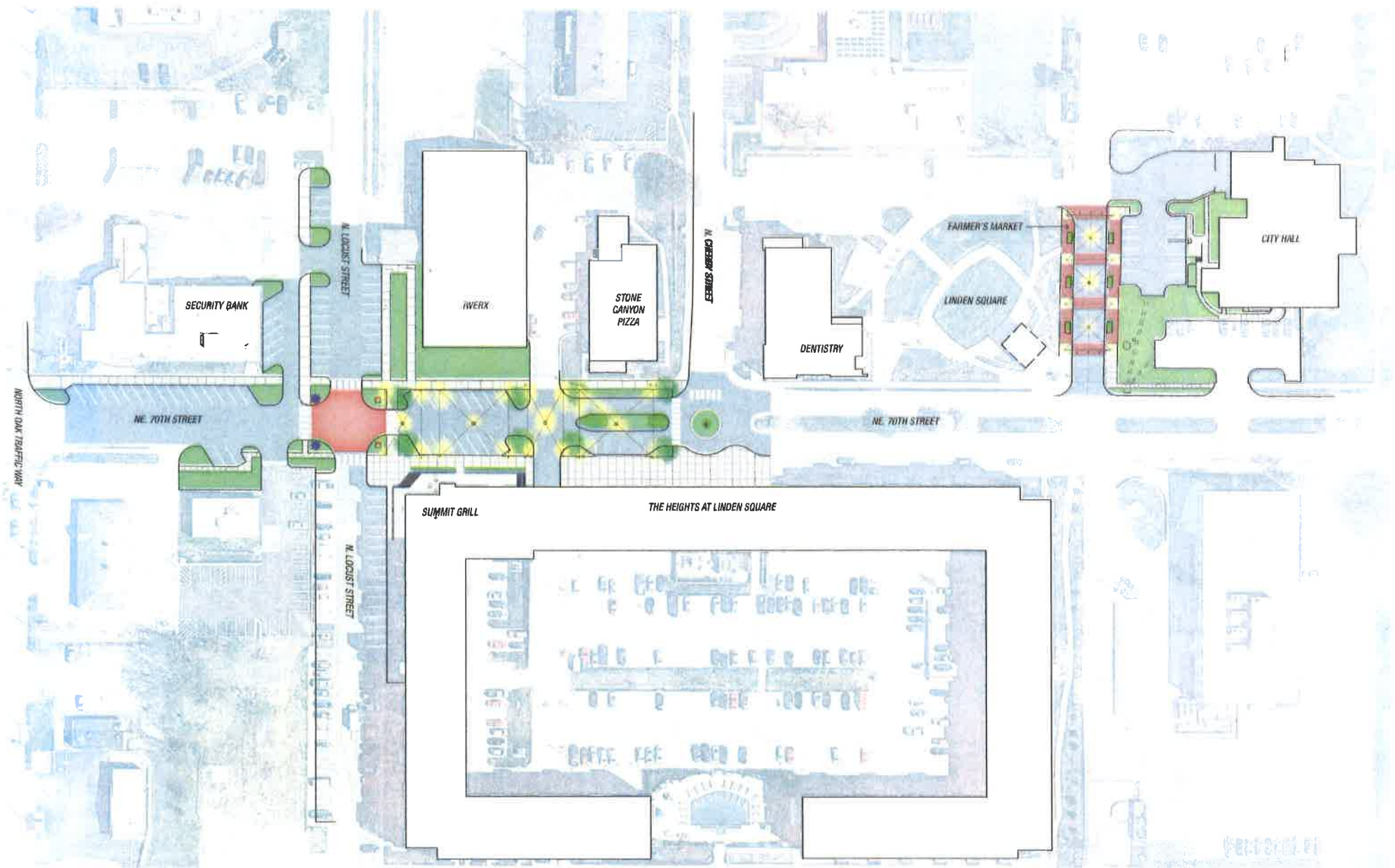


# Questions



# Thank You







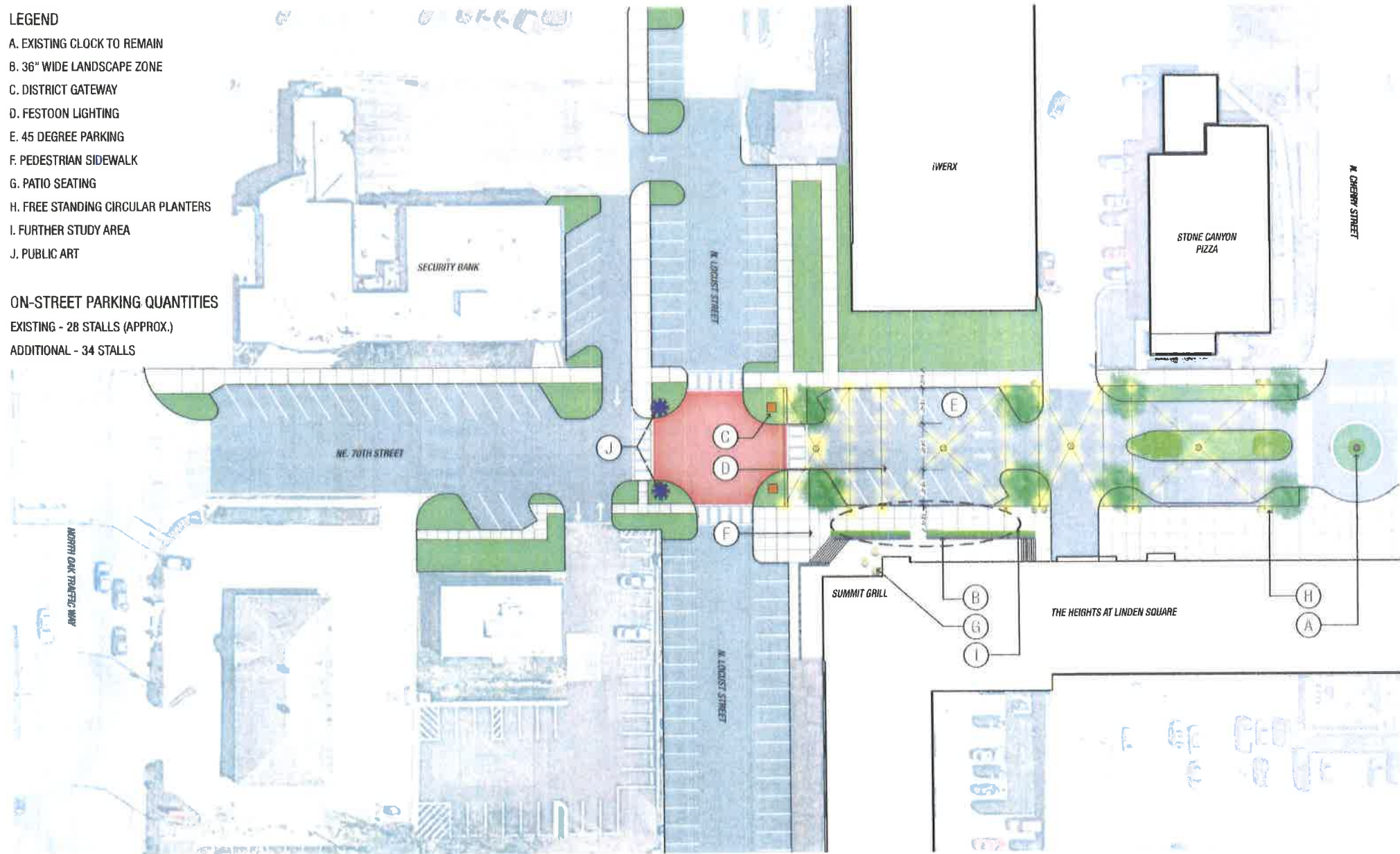
## LEGEND

- A. EXISTING CLOCK TO REMAIN
- B. 36" WIDE LANDSCAPE ZONE
- C. DISTRICT GATEWAY
- D. FESTOON LIGHTING
- E. 45 DEGREE PARKING
- F. PEDESTRIAN SIDEWALK
- G. PATIO SEATING
- H. FREE STANDING CIRCULAR PLANTERS
- I. FURTHER STUDY AREA
- J. PUBLIC ART

## ON-STREET PARKING QUANTITIES

EXISTING - 28 STALLS (APPROX.)

ADDITIONAL - 34 STALLS



GLADSTONE DOWNTOWN DISTRICT SITE STUDY  
ENLARGEMENT PLAN

CONFLUENCE

JUNE 20, 2019 SCALE: 1"= 20'-0"







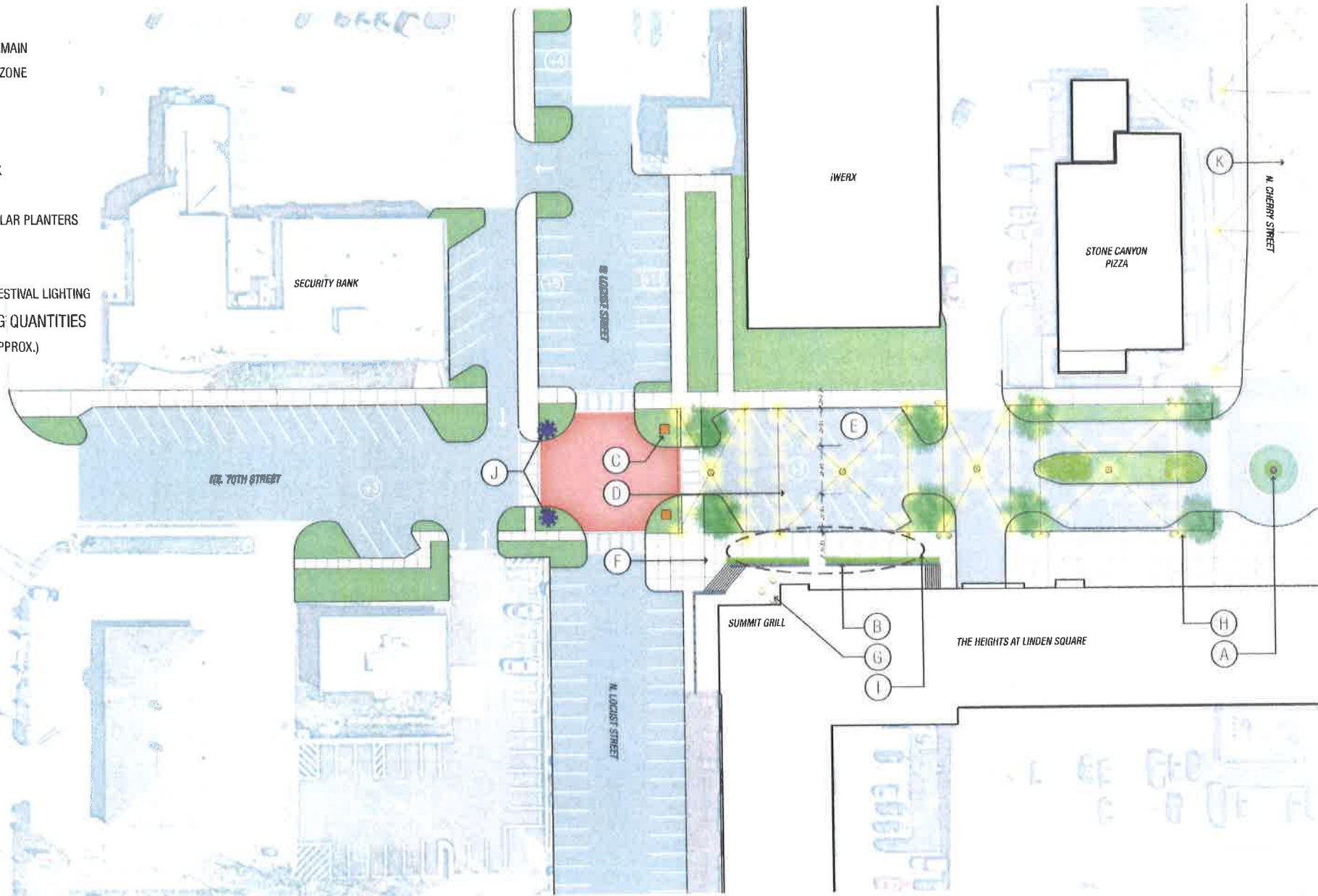






# LEGEND

- A. EXISTING CLOCK TO REMAIN
  - B. 36" WIDE LANDSCAPE ZONE
  - C. DISTRICT GATEWAY
  - D. FESTOON LIGHTING
  - E. 45 DEGREE PARKING
  - F. PEDESTRIAN SIDEWALK
  - G. PATIO SEATING
  - H. FREE STANDING CIRCULAR PLANTERS
  - I. FURTHER STUDY AREA
  - J. PUBLIC ART
  - K. FARMERS MARKET - FESTIVAL LIGHTING
- ON-STREET PARKING QUANTITIES  
EXISTING - 28 STALLS (APPROX.)  
ADDITIONAL - 34 STALLS





**CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JULY 22, 2019**

The City Council will meet in Closed Executive Session at 5:45 pm Monday, July 22, 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(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, and 610.021(2), Real Estate Acquisition Discussion.

**OPEN STUDY SESSION: 6:00 PM**

1. **KCATA 2019-2020 Contract-** Don Bowling, KCATA, will provide an update on Gladstone's routes.
2. **KCATA North Oak Corridor Transit Improvement Study-** Together with HNTB, the KCATA will explain the findings of this final report.
3. **Rebuilding Together KC (RTKC)/NNI-** Clay McQuerry of RTKC will present his annual report along with Art Hammen representing Gladstone Neighbors Helping Neighbors. Mr. Hammen will speak about their partnership with RTKC.
4. **Debt & Facilities -** City Manager Wingerson will provide an overview of the public financing for Police and Fire Facilities, Capital Improvements, software and ambulance.

**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 July 8, 2019, Closed City Council Meeting Minutes.**
6. **Approval of the July 8, 2019, 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. **FIRST READING BILL NO. 19-27** An Ordinance authorizing the City Manager to execute an Agreement between the City of Gladstone, Missouri, and the Kansas City Area Transportation Authority to provide public transportation and property management services for the period of July 1, 2019, through June 30, 2019.
11. **FIRST READING BILL NO. 19-28** An Ordinance authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri, and Northland Neighborhoods, Incorporated to provide consulting services to assist in the ongoing development and revitalization of neighborhoods for the period of July 1, 2019 through June 30, 2020.
12. **RESOLUTION R-19-34** A Resolution declaring the intention of the City Council to reimburse certain capital expenditures with proceeds of tax-exempt financing.
13. **Other Business.**
14. **Adjournment.**

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

City Clerk Ruth Bocchino    Posted at 3:00 pm  
City of Gladstone            July 18, 2019  
7010 North Holmes  
Gladstone, MO 64118  
816-423-4096



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JULY 8, 2019**

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

City Manager Scott Wingerson  
Assistant City Manager Bob Baer  
City Clerk Ruth Bocchino  
Attorney Chris Williams

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

**Mayor Suter** opened the Regular City Council Meeting Monday, July 8, 2019, at 7:39 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 Suter** asked all to join in the Pledge of Allegiance to the Flag of the United States of America.

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

The Agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the June 24, 2019, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the June 24, 2019, Closed City Council meeting as presented. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)



**Item No. 6. On the Agenda.** Approval of the June 24, 2019, Regular City Council Meeting Minutes.

**Mayor Pro Tem Moore** moved to approve the minutes of the June 24, 2019, Regular City Council meeting as presented. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item No. 7. On the Agenda. CONSENT AGENDA.**

Following the Clerk’s reading:

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

**Councilman Mallams** moved to approve **RESOLUTION R-19-31** A Resolution authorizing acceptance of work under contract with SheDigsIt LLC, for the Hobby Hill Park Project, and authorizing final payment in the amount of \$5,390.11 for Project CO1656. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Councilman Mallams** moved to approve **RESOLUTION R-19-32** A Resolution authorizing acceptance of work under contract with McConnell and Associates Corporation, for the 2018 Oak Grove Parking Lot Seal Coating Project, and authorizing final payment in the amount of \$996.13 for Project TP1805. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Councilman Mallams** moved to approve **RESOLUTION R-19-33** A Resolution authorizing acceptance of work under contract with Mid-West Associated Contractors Corporation, for the Public Works Building Improvements Project, and authorizing final payment in the amount of \$8,718.53 for Project CP1754. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Councilman Mallams** moved to approve the **OUTDOOR SPECIAL EVENT PERMIT:**

Atkins-Johnson Restoration Run, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm,  
Saturday, August 24, 2019, 5:00 am – 10:00 pm.

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

**REGULAR AGENDA.**

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

Inoru Wade, 601 NE 70<sup>th</sup> Street, The Heights, approached Council and stated: *"Last weekend, June 30, we had Northland Pride, we saw three out of five of you actually show up to that event. I don't know if anybody knows me but I am an Executive Board Member for the Kansas City Center for Inclusion which is the only LGBT Community Center in the Metro Area for 250 miles. I did want to make a public thing to say thank you for showing up. It was very important to us. We had certain people running for office this last time around that said very harsh, mean, awful things about people like me and so it was very important for us to actually show that the City of Gladstone and our community is actually diverse. I believe, based on our statistics, that we are the largest minority in Gladstone and so it was very important for everyone to show up and I did want to say thank you for that. In addition to that, I did want to say that it's not important to just support everyone at Pride during the month of June, it's important to support us all year around. There is a lot of work to be done and then on top of that, this Thursday at the Kaufman Foundation, the Kansas City Center for Inclusion is doing an event. I don't know if anybody ever received any emails from that organization but they are doing a private event for City Managers and City Council people across the Metro. Thank you."*

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

**Councilman Yarber** stated: *"We have had a lot of events in the last couple of weeks. We certainly had the Northland Pride Festival. We had the Gladstone Classic Car Concours. We had the Fourth of July Celebration; we had Theatre in the Park and despite all of these different activities going on, the city did an amazing job with all of these. It's one of the things we can be very proud about in Gladstone. I wanted to mention one other thing coming up on July 16, our Public Safety Department is up for accreditation again and there will be a hearing in this room at 5:30. We encourage members of the public to come up and let the Accreditation Board know what we think of our Public Safety Department here in Gladstone. We think they are pretty terrific. We would love to have people express their opinions, too. Thank you."*

**Councilman Mallams** stated: *"I just returned from vacation. I enjoyed the time away and I am glad to be back in Gladstone. No comments this evening, Mayor."*

**Councilman Garnos** stated: *"Thank you, Mayor. I was privileged to join you at the Flag Pole Dedication with the American Legion at Hobby Hill Park. It was a very nice dedication and at the Independence Day welcome at Oak Grove Park. I enjoyed both of those. Again, there is nothing I enjoy more than looking out over Oak Grove Park on the Fourth of July and seeing nothing but lawn chairs and people, kids, Frisbees, because that is what it's all about. My wife and I also had the privilege of attending the Pride Festival. I don't know what the reports were from elsewhere, but it appeared to be well received and well attended. I thought the television coverage of it was good and I think with very little effort it could be twice that size next year. Anything we can do to be supportive, I think is well worth the effort."*

**Mayor Pro Tem Moore** stated: *"Thank you, Mayor. I also had the opportunity to attend the Northland Pride Festival and was very impressed with how well everything was coordinated and for the first time out, it was a great attendance and it was a really nice event. I also had the*

opportunity to participate in a Chamber ribbon cutting at Happy Rock Church. They have done a really amazing job rehabbing that church. It's just one more example of investment in our community and how much we really appreciate that."

**Mayor Suter** stated: "Thank you. You have all covered most of the things that I've been to in the last few weeks as each of you has mentioned, it has been a busy time of year. It's a busy time of year for our Parks Department and we always pull off so many events with such aplomb. Things are well run, well attended, and we have learned it takes at least two years before people know that you are doing something, so don't get discouraged. It takes a couple of years to really build. At the first year of Linden Square, we thought if we got 100 people in there, that was an OK start, and now we can put 1,000 people in there. It takes a few years for people to find out, but it is off to a good start. We heard some good comments about it as well. I wanted to say thank you again to our Public Safety Department, particularly Animal Control. Those of you on Council know my family descends from all over the universe for the Fourth of July to my home. We had 15 or 18 people in the swimming pool in the back yard when we noticed an uninvited guest was slithering his way up the post of our deck. He ended up being a rat snake, 5.5 feet long, and got our attention. Instead of people wrangling it, we suggested let's call Animal Control. Our fabulous officers, Beth Gillespie and Heather Smith showed up. Beth, as it turns out, is the snake wrangler. Believe it or not, some of the folks in Animal Control do not want to handle the snakes. Beth was up for it. As always, our staff goes above and beyond and they took a few minutes to talk to the children who were there about the snake; what kind of snake it was, where it lives, whether it was dangerous, and invited them to come up and feel it, experience it, which they did, and then we had to get a good shot to see really how long the thing was. We really appreciated the quality of effort that our Public Safety staff put into this. You can tell that these folks really love dealing with animals and they really love educating folks about animals and what to be afraid of or not afraid of. It was a great experience with Public Safety. Please share our appreciation back to your staff, Director Hasty."

**Councilman Mallams** stated: "Mayor, neighbor, where was it let loose?"

**Mayor Suter** stated: "At Happy Rock. They were taking it back to Animal Control. It's a rat snake so it eats mice and rats. It's not dangerous; it's actually a healthy thing. Unfortunately, it had climbed up and it ate the three little baby chicks we had in the nest, and they were all gone. I think it had eaten some of the fish in the pond before that. We knew something was up, somewhere, but, anyway, it's always hard to imagine that things that size are just there in your backyard somewhere and you don't know. You can't tell. Thank goodness for effective Animal Control. They came right away and did a great job. Alright, City Manager, you have to top that one."

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

City Manager Wingerson stated: "My comment to that is, ewwww. I'd like to start by thanking the hundreds of people who participated in Theatre in the Park; whether you are a patron and you donate at the box, you are a performer, you are a contract or paid staff; you are a volunteer or a parking attendant; all of those things really matter to keep community theatre alive and it is an important part of what we do. Thanks to everybody and I hope Justin passes this along to the

*Theatre in the Park Committee. Number two: Linden Square Concert Series continues this weekend after being off last weekend for Theatre in the Park. July 12<sup>th</sup> is Funk Syndicate; July 13 is Landslide, which is the Fleetwood Mac experience, and Killer Queen which is a Queen Tribute Band. We are excited for that. Finally, rumor has it, and we get dozens of calls a day, when is Stone Canyon going to open: it looks like July 15 is the opening day. Hopefully there will be some soft opening before that and they will make their deadline of July 15. Thank you, Mayor."*

**Item No. 11. On the Agenda. PUBLIC HEARING:** Considering a Site Plan Revision for property at 7117 North Prospect Avenue, commonly known as Hy-Vee Stores.

**Mayor Suter** opened the Public Hearing at 7:52 pm and stated: *"The procedure for a Public Hearing is we will hear first from city staff, who will inform us of the applicant and its conditions. Then we will have an opportunity to hear from the applicant, and then anyone who wants to speak in favor of the application and anyone in the public who would like to speak in opposition to the application. Then the hearing will be closed."*

Austin Greer, Assistant to the City Manager, approached Council and stated: *"The applicant is requesting site plan approval on behalf of Hy-Vee Stores for the purpose of an interior remodel, expansion of the building to the south by roughly 4,000 square feet in order to relocate the pharmacy drive through. Hy-Vee is also proposing the addition of a 900 square foot Aisles Online kiosk to the parking area north of the store. The purpose of the kiosk is to provide a separate location for customers to pick up grocery orders that have been placed through their Aisles Online program and redirect that traffic away from the pickup canopy at the front of the store. In order to meet the required parking count, Hy-Vee has reconfigured the north parking area. Aisles Online allows customers to place their grocery order online and an Aisles Online personal shopper hand-selects their products. The groceries are kept in climate-controlled totes until they are unloaded into the customer's vehicle or delivered. The parking lot reconfiguration on the north side of the property will allow better traffic flow designed for employees, store customers and the proposed Aisles Online standalone building for grocery pickup/delivery. In regard to landscaping, Hy-Vee has proposed a removal and replace strategy to maintain and enhance landscaping throughout the entire project site using vegetation native to Missouri. City Staff approves of this strategy. City Staff has requested that signage along 72<sup>nd</sup> Street and North Prospect Avenue is refurbished or replaced to look like new with 150 square feet of landscaping surrounding the signs. Hy-Vee will use a combination of windows and higher-end building materials to aesthetically enhance the north side of the Aisles Online building facing 72<sup>nd</sup> Street."*

*In regard to the 4,000 square feet building addition to the south side of the building located adjacent to their Wine & Spirits section of the stor, City staff requests that exterior lighting be no higher than 10 feet, angled downward and/or covered with light shields in an effort to preserve residential properties south of Hy-Vee. City Staff also requests that Hy-Vee extend their proposed tree line to the southeast side of the property to cover the proposed addition."*

*City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:*



1. *All exterior lighting shall be LED.*
2. *Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.*
3. *Any and all disturbed areas shall be sodded.*
4. *All landscaped areas shall be irrigated and maintained in perpetuity.*
5. *On the Aisles Online kiosk, and 4,000 square feet addition, all mechanical equipment on the roof(s) shall be screened from public view by a parapet similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.*
6. *Two refurbished or new monument signs shall be used to serve this development along 72<sup>nd</sup> Street and North Prospect Avenue. The two monument signs will need a minimum of 150 square feet of area landscaping around both signs.*
7. *Hy-Vee will use a combination of windows and higher-end building materials to aesthetically enhance the north side of the Aisles Online kiosk facing 72<sup>nd</sup> Street.*
8. *Any new exterior lighting being added to the south side of the building, in relation to the 4,000 square feet addition, will be no higher than 10 feet, angled downward, and/or covered by light shields in an effort to preserve residential properties south of Hy-Vee.*
9. *Tractor trailers and storage containers shall not be parked or stored overnight in the main parking lot.*

*Hy-Vee being the great community partner that they are, has agreed to all conditions. City Staff recommends that the request be approved contingent upon the conditions listed above. Also, Mr. John Brehm from Hy-Vee is in the audience tonight as well as the new Hy-Vee Store Director Ash Wounded Arrow. Please feel free to step forward and say hi."*

*John Brehm approached Council and stated: "Good evening. I hope you are ready for the application. I don't have anything really to add to Austin's report. He has covered all of it. I would be happy to address any concerns you may have and any questions you may have about the project."*

**Councilman Mallams** stated: *"On condition #8, it says 'any new exterior lighting being added to the south side of the building, in relation to the 4,000 square feet addition, will be no higher than 10 feet, angled downward, and/or covered by light shields in an effort to preserve residential properties south of Hy-Vee.' Presently, on the south side, there is exterior lighting that must be at least 15 or 20 feet high. Will that exterior lighting be removed and replaced with the 10 foot?"*

*Mr. Brehm stated: "The lighting that's on the existing building, the masonry block wall that is farther back from the residential area; that will remain the same. It's the building addition, any lighting that we put on there; we would reduce the lighting level to 10 foot."*

**Councilman Mallams** stated: *"So I understand it doesn't impact at all the exterior lighting that's on the south side of the parking lot, or the drive itself."*

*Mr. Brehm stated: "That is correct. We need those lights a little higher up for safety reasons."*

**Councilman Mallams** stated: *"OK. Then in the conditions, in the narrative that Austin read, it talked about extending the tree line to the southeast. Is that something that Hy Vee still plans to do but it's just not in the conditions?"*

Mr. Brehm stated: *"We have agreed to do that at Planning and Zoning. We have actually revised our Site Plan to reflect that."*

**Councilman Mallams** stated: *"Those are the two questions I had, Mayor."*

**Mayor Suter** stated: *"I'm just curious about the continuing agreement between you and the Linden Woods folks around the catchment for water?"*

Mr. Brehm stated: *"Correct. Some of the neighbors attending the Planning and Zoning Commission had concerns about both the conditions of landscaping to the south of our store behind the fence and the condition of the landscaping itself behind Linden Woods. Linden Woods is actually responsible for their portion of the landscaping back there. We contacted Scenic Development at Linden Woods and asked them to look into their maintenance practices back there. Our store has gone ahead and taken care of a dead tree and some trash and the lawn needed some attention behind our fence and we have gone ahead and taken care of all that."*

**Councilman Garnos** stated: *"I may have missed it. Planning Commission approved this, recommended it unanimously, correct?"*

**Mayor Suter** stated: *"Correct. And is the Store Manager here? Would he like to introduce himself? We try to keep up with who is the Manager at the Hy Vee."*

Ash Wounded Arrow approached Council and stated: *"I'm the new Store Director here. I'm very happy to be a part of Gladstone. Thank you for letting me come and see you this evening. Do you have any questions of me?"*

**Councilman Yarber** stated: *"One quick question. I think you have made it already clear that if any of the neighbors to the south have any issues that you are the first person they can come and talk with if they have issues about ..."*

Mr. Wounded Arrow stated: *"Absolutely. I'd be more than happy to take care of any issues they may have, or concerns. I want to be a good neighbor to them so anything that they have, I'd be more than happy to take a phone call or they can come visit with me anytime."*

**Councilman Yarber** stated: *"I think one even described the tree against another tree and that is obviously something that needs to be taken care of quickly, and you are the guy to contact."*

Mr. Wounded Arrow stated: *"Absolutely."*

**Mayor Pro Tem Moore** stated: *"I just wanted to say thank you for that. I know that at the Planning Commission it was a bit contentious. I came away thinking it had nothing to do with Hy Vee, it had to do with the neighbors needing to have a face and a contact name and phone"*

*number along with the feeling that Hy Vee was being a good neighbor to them and managing their property. I appreciate that view point and I encourage everybody to keep the course on that. I know it's really important to the community and important to the neighbors. Thank you."*

**Mayor Suter** stated: *"We always appreciate the good relationships that vary from manager to manager. We appreciate you stepping forward. It gives us confidence that we can count on you to be a good neighbor. I am a little bit curious about traffic flow around this kiosk and exactly where is the kiosk, in the parking lot on the north side?"*

Mr. Brehm stated: *"The Aisles Online Kiosk; let me explain a little bit about what is going on with the Aisles Online Kiosk. Right now, people can order their groceries online. Of course it's still not a huge majority of grocery orders, but it creates the need for people to be in the store picking orders for people who have placed those orders, and then taking up room in the drive-thru lane."*

**Mayor Suter** stated: *"Yes, the drive-thru lane. We are at your store quite often."*

Mr. Brehm stated: *"Thank you. That lane is meant for people who want assistance having their groceries that they purchased in the store loaded into their car. The idea behind the Aisles Online Kiosk, which is going the north of the store along 72<sup>nd</sup> Street, in the middle of that parking area, ..."*

**Mayor Suter** stated: *"Where the employees park, that part?"*

Mr. Brehm stated: *"Yes."*

**Mayor Suter** stated: *"That is what I was trying to figure out, towards the gas station or towards..."*

Mr. Brehm stated: *"Half way between the building and 72<sup>nd</sup> Street, back towards the loading area. The idea there is that groceries that are ordered online will be picked at a fulfillment facility that we are finishing up in the Kansas City market. Those orders will be delivered to that kiosk and people who are picking their groceries up can stop at the kiosk and get the groceries there. That way, that traffic, the vehicular traffic, and the order picking traffic is not in the store disrupting our customers who actually want to shop in the store."*

**Mayor Suter** stated: *"So is that changing the flow of traffic through that parking lot?"*

Mr. Brehm stated: *"A little bit. It will be moving any online orders over to that kiosk instead of going through...(unintelligible)."*

**Mayor Suter** stated: *"But there won't be like one-way traffic going in a certain direction around this kiosk?"*

Mr. Brehm stated: *"No. Traffic will still be two-way. We have the ability to control the number of people that are actually coming to pick up orders. They are given a window in which they can"*

*pick up their order. If we have too many people coming at one time we can back that down to the number of people... whatever we need to do in order to control traffic problems."*

**Mayor Suter** stated: *"That entrance/exit gets quite backed up at times with the gas station, mailboxes, pick up, etc."*

Mr. Brehm stated: *"We are hoping this will help."*

**Mayor Suter** stated: *"Is there anyone in the audience who would like to speak in favor of this application?"*

There were none.

**Mayor Suter** stated: *"Is there anyone in the audience who would like to speak against this application?"*

There were none.

**Mayor Suter** closed the Public Hearing at 8:03 pm.

**Item No. 12. On the Agenda. FIRST READING BILL NO. 19-26** An Ordinance approving a Site Plan Revision, subject to certain conditions, for property at 7117 North Prospect Avenue, commonly known as Hy Vee Stores.

**Councilman Mallams** moved Bill No. 19-26 be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Mallams** moved to accept the First Reading of Bill No. 19-26, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Mallams** moved to accept the Second and Final Reading of Bill No. 19-26, and enact the Bill as **Ordinance 4.476**. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item No. 13. On the Agenda. PUBLIC HEARING:** Continued from June 10, 2019: Considering a Special Use Permit-Creative Arts Academy at 1904 Northeast Englewood Road.

**Mayor Suter** opened the Public Hearing at 8:06 pm and stated: *"We will have the same procedure where we will hear from city staff, the applicant if available, and then anyone speaking in favor or against the application. Mr. Greer you are up again."*



Austin Greer, Assistant to the City Manager, approached Council and stated: *"The applicant is requesting a special use permit renewal (15 year permit) for the continued operation of the Creative Arts Academy, LLC located at 1904 NE Englewood Road. The most recent special use permit issued to Ms. Raisher was in May, 2004.*

*Since 2004, the City of Gladstone has received numerous calls in regard to maintenance between the residential fences and privacy fence installed by the Creative Arts Academy located on the north property line. The city has also received a number of phone calls over the years in regard to the large banner hanging from the privacy fence along the north property line.*

*It is City Staff's recommendation that Ms. Raisher maintain the property between residential fences and the Creative Arts Academy privacy fence located on the north property line. The reason for staff's recommendation is that the property between the two fences has been created and neglected due to the installation of the privacy fence used for the Creative Arts Academy. This is in response to neighborhood requests. As of Monday, May 6<sup>th</sup>, Ms. Raisher has agreed and started to maintain the subject area.*

*It is also City Staff's recommendation that Ms. Raisher bring into compliance with the current sign code, the Creative Arts Academy banner hanging from the privacy fence on the north property line. City Staff requests that Ms. Raisher hang the Creative Arts Academy banner sign inside the frame that is being constructed for the fence. This is in response to neighborhood requests. As of Monday, May 13<sup>th</sup>, Ms. Raisher has agreed to hang the banner sign inside the frame that is currently being constructed.*

*City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:*

- 1. Ms. Raisher 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.*
- 2. This Special Use Permit is to be issued to Ms. Raisher and to be used at this location only. If she relocates, sells or leases out this location to another tenant, either she or another tenant must reapply for a new permit. This Special Use Permit is non-transferable to another tenant occupying this location.*
- 3. Hours of operation for the location shall be limited to 8:00 a.m. to 9:00 p.m. Monday – Saturday.*
- 4. All fire safety requirements shall be complied with and maintained as required.*
- 5. Ms. Raiser shall continue to work with the surrounding neighborhood to insure that a level of residential privacy be considered/implemented as is feasible. The applicant will work to assure that parking, noise, lighting and traffic congestion are mitigated as it relates to the surrounding residential neighbors when considering extra-curricular activities outside the hours of regular day-to-day operation.*

6. *Signage at the location shall be limited to applicant owned property or included in a shared signage arrangement with the tenant of the adjacent parcel, and shall follow all rules and regulations associated with all City of Gladstone sign ordinances.*
7. *The Englewood Road entry to the site shall be restricted to employee use only.*
8. *A shared parking agreement shall continue to be executed. Such agreement shall provide for cross-sharing of all parking, maintenance responsibility, and insurance.*
9. *The 6 foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by the applicant.*
10. *Any violation of these conditions or other City Code requirements may result in the revocation of this Special Use Permit.*

*City Staff recommends that the request be APPROVED for 15 years contingent upon the conditions listed above.*

*Also, Ms. Pam Rashier and Mr. Dick Davis who is representing a neighbor are in the audience tonight."*

**Mayor Suter** stated: *"Would the applicant like to address Council?"*

*Pam Rashier approached Council and stated: "Good evening, Mayor and City Council. Thank you for your service. I was not aware of these complaints that have come through so I believe I have been a good neighbor throughout these years. I wanted to make that statement that would be on record. For 15 years I have not had any complaints that I was aware of and I have spent thousands of dollars to maintain this property. I have taken on the space for the last 30 days of cleaning between the fence. This fence that was put up, was put up at the request of one neighbor. 400 feet of privacy fence that I didn't want and I didn't need. Now we have created a space that we don't know if it is my property or the neighbor's property and we need a survey to really figure that all out. In that space that we have created, we have got debris, we have got trash, and I've got pictures of what I am dealing with. We now have teenagers that have a very dark, six foot tall tunnel to the back of my property. We have graffiti on the fence. The fence has created a couple of other issues that I'm dealing with. The cleaning of which I'm asking, in 30 days I've spent \$600 and they just keep throwing trash. Could I show you the photos? (approaches Council). They are kind of numbered 1-4, I think, then I skipped 5...that shows pictures of the trash we uncovered and had to deal with blankets and huge foam and toys and ashes and brush and tree limbs. So, I did all that. As you can see in the progression after you get past No. 4, that was a month ago, it's all super clear until a week later when we have more stuff that is thrown over the fence. The back of the fence, which I was requested to wash, the bulk of the 400 foot fence was free of any, well I won't say any, because it's been there for a long time; but not much dirt or ash or whatever. However, there was an area of one of the neighbors who has complained because of the ashes and throws them over the fence, into the fence, and then I*

*have to clean the fence. So, what do I do about that? Here are, today, two of these, but I'll just pass this one, ...I, too, want to be a really good neighbor and take care of my property, but it's getting rather expensive to take care of...I have eight neighbors to clean up their limbs and debris and garbage. I would love to take care of my property. I don't know how we work that out but I will do what I can. Thank you."*

**Mayor Suter** asked if there were any questions for the applicant.

There were none.

**Mayor Suter** stated: *"If you would like those to be a part of the record we need to have you leave them with Council."*

**Mayor Suter** stated: *"If there is anyone in the audience who would like to speak in favor of this application? Yes, please come to the podium and give us your name and address."*

Nancy Norton approached Council and stated: *"Well I have no problem...(unintelligible)"*

**Mayor Suter** stated: *"OK, so now I'll ask if anyone wants to speak in opposition to the application."*

Dick Davis, 5826 North Kensington, approached Council and stated: *"Mayor Suter and members of the Council, I was on the Planning Commission when this was approved 15 years ago. At that time we learned that the fence was going to be provided and Mrs. Norton, who is a good friend of mine, advised me that the fence was going to create a real problem for her. She had gated the back of her property and she used that gate for years receiving firewood. She heats her house with firewood rather than natural gas to save money. So during the Public Hearing, I asked the question to Pam Raisher whether we could have a gate provided, unlocked gate, so that she would not lose this important access. Ms. Raisher was very gracious, and said she would do so. We thought the issue was closed. We did not make it a condition of the approval and after it was approved and the fence was installed, no gate. So we asked about it and there were several excuses on why they didn't provide the gate but the gate was not provided so Mrs. Norton has had to endure the problem of her decline of access for the last 15 years. So I would respectfully ask you to consider amending the requirements to mandate that she does provide that gate. Two other members of the Planning Commission have discussed this with me. They recall the situation; Brian Hill, Wendall Kaiser, so we have four people that attended that Planning Commission when the commitment was made. Ms. Raisher denies that she ever made the commitment, but we think that commitment ought to be abided by. Thank you."*

**Mayor Suter** stated: *"Is there anyone else who would like to address Council on this application? Mrs. Norton? If you would like to speak to us now?"*

Nancy Norton, 1805 NE 57<sup>th</sup> Street, approached Council and stated: *"When they put that fence up, the little man showed me the little red mark and he said it's in the ground from here over is my property. That property behind that belongs to the houses. She has done excellent, I can't wait for a fire so I can run through, because she has cleared it all out. These people don't know*

*that it's theirs. The fellow on the end stacks his sticks and stuff on the end of it. The people that live next to me, they threw swimming pools, you saw the pictures, it was unreal. Down on the other end, I'm not sure, there is nothing down there. Nobody, they go to work, the people there, and it seems to be clear. They don't keep throwing stuff over there. The guy on the end does throw his sticks, but other than that, I can see a clean shot. As far as the fence, it was all moldy, mildew, whatever it is, you are sitting here having, and there it is. She sent two men out, did an excellent job, with a mop, cleaned it all off. She did it behind my fence, which is, how big is my property, 100 foot? 75 foot? I don't know."*

**Mayor Suter** stated: *"It's 72. The map says 72."*

*Mrs. Norton stated: "72. So over yonder, she never did that. It's as if I'm the only one that is griping. I'm sure the other people would like the mold off of the fence, but I'm happy. It's there, and I don't like it seeing there but it just seems like she is trying to really please me, you know. Which I appreciate, but I don't know what else to say. She has, you know, she has cleared that off, but she needs to find out whose property it is. And it didn't cost thousands for those two men to go through there. Ok. Thank you."*

**Mayor Suter** asked if there was anyone else who would like to address Council.

**Councilman Garnos** stated: *"I have just a couple quick questions. As I recall from the material in the packet, this issue with the gate is not in the Planning Commission minutes or the City Council minutes from 15 years ago, is that correct?"*

**Mayor Suter** stated: *"That is correct. It did not make the minutes."*

**Councilman Garnos** stated: *"But after the hearing, the Planning Commission here most recently approved the Special Permit Renewal 8-1?"*

**Mayor Suter** stated: *"That is correct."*

**Councilman Garnos** stated: *"Thank you, that's all I have."*

**Councilman Yarber** stated: *"A question that may not be exactly related; on your property, how large are the side yards?"*

*Mrs. Norton stated: "What do you mean the side yards?"*

**Councilman Yarber** stated: *"The space on the sides of your house."*

*Mr. Davis replied: "Probably about 150 feet. The lot is probably about 150 foot."*

**Councilman Yarber** stated: *"I'm talking about the distance from the edge of the house to the edge of the property on the side."*

*Mr. Davis replied: "... feet."*



**Councilman Yarber** stated: *"So a gate could go there."*

Mr. Davis stated: *"It would have to be delivered to the street... the back of the property where they store the firewood."*

Mrs. Norton stated: *"She said she would put a gate in."*

**Mayor Pro Tem Moore** stated: *"Mr. Greer, do you know if there has ever been an meeting between the neighbors that are on the other side of the fence and Ms. Raisher? Has anybody ever met together to talk about this issue so that it can be made clear whose property is whose, and that we could all maybe get along?"*

Mr. Greer stated: *"Mayor Pro Tem, I have no idea if they have met over the past 15 years. Maybe Ms. Raisher could speak about that if they have or not."*

Ms. Raisher stated: *"No, no I have not because I have had no other complaints. I'd be happy to, because it is not my property. I'm glad she said that, it is not my property."*

**Mayor Suter** stated: *"It sounds like some clarification might be helpful there."*

**Mayor Pro Tem Moore** stated: *"So I do have another question. The condition #9 in terms of maintaining, I know that it appears to be an issue for you; I guess my question is are you willing to accept this condition or not? I know that this is obviously a hardship that you have expressed."*

Ms. Raisher stated: *"This has been a learning curve, to be quite honest. So thank you for your patience through this. I would like the City Council's support because if people are throwing trash, is that not an issue to call the police? I'm getting dumped on daily. If I have support and someplace to call other than another hauling company, yes, I guess, if I could get support of what to do when...I have had it cleared over the 15 years. I had a maintenance guy who was wonderful, and by clearing that would keep the brush down and keep the trees from overgrowing. Not manicure it, and I have pictures of the fence that has been done completely, at any rate, if it's keeping the trees from overgrowing, I'm ok with that. But clearing out this level of garbage, I can't. I'm not Hy Vee."*

Mayor Suter asked, *"At the time that the fence was constructed, was there not a survey done to determine the property line?"*

Ms. Raisher said *"I'm sure there is a survey of some sort. I personally don't know where it is, but I could probably pull my survey that was given to me. The church has a survey as well, but I'm relatively certain, and we'd have to go through and pull that, that the fence was put on the edge of my property. Right at the end of the parking lot, which is what I purchased from the church and the other space, as she said, belongs to the neighbors. The fence was not something I wanted, it was something I was forced to do and so, yeah. Nancy doesn't want it and I don't want it either. Did I answer your question, I hope?"*

Mayor Suter said, *"Thank you. At the very least it would seem that some communication from Community Development would be necessary with all these neighbors to clarify the issues around whose property is whose and what your responsibilities are as a property owner. They're the same as if it's in your front yard or your back yard or wherever, you can't dump stuff. So, perhaps some more effort on our part. Any other questions?"*

Councilman Garnos commented, *"Mayor, I do appreciate the pictures showing that area in between. We've seen the aerial photos, but that clearly shows that you have taken the initiative to clean out that area, so we know that there has been a good faith effort made here, it appears to clean that area out whether it's her responsibility or not. Any future problems or dumping there, I think Pam has demonstrated a willingness to at least attempt to comply with these requirements."*

Mayor Suter added, *"Started from a new starting point at this point. Anything else? Counselor, would you like to..."*

Counselor Williams stated, *"Before you close the public hearing if we could enter the following as exhibits into the record, the City Zoning Regulations, which are Title VII of the City Code, notices of the public hearing on the Special Use Permit application, documents that relate to this application that were included in the City Council's packet for this meeting, and the photos presented to the City Council by Ms. Raisher this evening. That's all the exhibits we have."*

Mayor Suter stated that those would be entered and closed the public hearing at 8:25 pm.

**Item No. 14. On the Agenda. FIRST READING BILL NO. 19-21** An Ordinance granting a Special Use Permit, subject to certain conditions, to Creative Arts Academy for purposes of operating a gymnastics center in an R-1 Zoning at 1904 Northeast Englewood Road.

**Councilman Yarber** moved Bill No. 19-21 be placed on its First Reading. Councilman Mallams seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Yarber** moved to accept the First Reading of Bill No. 19-21, waive the rule, and place the Bill on its Second and Final Reading. Councilman Mallams seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 19-21, and enact the Bill as **Ordinance 4.477**. Councilman Mallams seconded.

Mayor Suter asked if there was any discussion.

Councilman Mallams said, *"I just have a comment. I'm empathic to your concerns, Ms. Norton. Unfortunately, there's no record of the previous Planning Commission and conditions that were*

*established at that time in regards to the gate. When I read what City staff has provided to us in regards to City staff receiving numerous calls in regard to the maintenance between the residences fences and the privacy fence and then the number of phone calls over the years in regards to the larger banner on the fence, then over a fifteen year period if the gate had not been put in, I guess I would have a question, and I'm not asking an answer for, but I would have concern why you would not have made a phone call to the City saying, 'Oh by the way, why hasn't the gate been put in?' That's just two concerns that I have."*

Inaudible talk from audience.

Mayor Suter reminded the audience that the public hearing was closed and that it was time for Council comments.

Councilman Garnos said he had some comments but would defer to other Councilmembers.

Mayor Suter stated, *"My take on it is some mixed feelings at the moment. I appreciate the effort. It seems like we may still have some details that need to be sorted out here. I appreciate when applicants are willing to negotiate around conditions and accept responsibility for things. We rarely force the applicant's to do something. Generally, it is an agreed upon solution. I have been on City Council and previously on the Planning Commission since this first application was made. I remember conversations about the fence and the gate and pretty much at the time my assumption as well as others, that an agreement had been reached off the table, on the side and so nothing was put into the public record about it. It's been a long time, fifteen years, since this has gone on. I know in those fifteen years that at least at Council we have heard complaints from the neighbors about maintenance and sign violations and those kinds of issues, so I don't know why things wouldn't have been communicated to the applicant, but I know that I've been here for a long time and I've heard about this property for a long time. I'm kind of a little torn myself right now which way to go with this."*

Mayor Pro Tem Moore stated, *"The other piece of that that I am somewhat worried about is the fact that if that property, it's unclear to some of those residents whose property that is, and what worries me is access to that property for a code violation. When I drove up there myself to look at it, I was afraid I was going to be on someone's property to look down the fence row to see what the Planning Commission was hearing about that night and so I am somewhat worried. I don't know whether that's an issue accessing behind those peoples properties to say, 'did you throw that piece of trash out there' I'm concerned if this is going to go anyplace. Obviously, in the grand scheme of the world I would love to have everybody get together and discuss it and everybody agree that this is my property and I don't need to throw trash on it, but that is not happening."*

Mr. Wingerson replied, *"Mayor Pro Tem if I understood your comments you're asking for a little bit of education to the neighborhood about don't throw your debris, your pools, your trash, your ashes, mattresses, whatever over the fence."*

Mayor Pro Tem Moore answered, *"Correct. I know we said it would be a code violation, but is it something Codes can even access to look at because they have to have permission from the*

*property owner to go into that person's yard to see what's on the backside of that fence. That's what worries her."*

*Mr. Wingerson said, "I think that's been the problem for fifteen years. It's difficult to see from the road; you have to access it from private property and Ms. Raisher's been fairly good about providing City access for sign inspections, occupancy, and fire inspections so I would guess that she would be supportive of those types of things moving forward, but I think the real question is who's property is it? The chain link fences have been there a long time and most likely placed on the property line meaning that the space outside of the chain link fences that have historically been the property lines would be Ms. Raisher's, but we can add some clarity and then do some education of the neighborhood- a little bit of a soft, kind do's and don'ts. That's very easy and it might help the situation."*

*Mayor Suter added, "Also making sure with Community Development that they would be able to see and enforce violations because if the chain link fences are the property line, then they're dumping stuff on somebody else's property and that's a violation. If it's their own property, then that's a violation too by allowing junk and trash on their own property. If Community Development can't see over that privacy fence to see what's over there, then how can they cite anybody for it? I'm concerned about that as well. It seems to me that somebody needs to do a survey and we need to figure out whose property is what and that would be really helpful to this whole process."*

*Councilman Garnos stated, "From what I read in the record I'm opposed, frankly, to requiring the gate. It seems like it would open up a lot of new issues and legal issues that I think are unintended, so I would have a hard time supporting imposing that as a condition on the Special Use Permit. I think CAA is a quality operation, they taught my daughter how to dance and my daughter's a dance coach to this day in part because of Pam. I've been troubled by this issue for some time. I've been on Council a long time, not as long as you [Mayor Suter] have, but as long as I've been on Council I know I have heard of this issue. I know former Councilmember Brian Hill brought this up frequently when he was on Council. I appreciate all the work the Planning Commission put into this. We are very fortunate that they did such great due diligence in hearing the issue, the history, the concerns of the neighbors and I appreciate, after reading eighteen pages of minutes, the work they put into this issue. This issue has been around a long time and I'm troubled by that and I'm wanting it to go away amicably. I'm wondering whether we wouldn't be better served by renewing the Special Use Permit but for maybe a shorter period of time than fifteen years...might give us a chance to work through some of these issues, the new conditions. I would completely support the Special Use Permit, but I would personally lean more toward like a five year renewal instead of a fifteen and assuming we have another five years of good work on CAA's part then I don't think there would be any problem after that, but right now I'm troubled that this issue has lingered as long as it has."*

*Mayor Pro Tem said she concurred.*

*Councilman Yarber said he also concurred.*



**Councilman Garnos** moved to amend Bill No. 19-21 to renew the Special Use Permit for a period of five (5) years instead of fifteen (15). Councilman Mallams seconded.

Mayor Suter asked Counselor Williams if they needed roll call to amend.

Counselor Williams replied that they do not need roll call to amend. If they approve the amendment, since they've already done the second reading, it will be 'as amended.'

Mayor Suter repeated the amendment. She asked if there was any further discussion. Hearing no further discussion, she called for the vote. Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Moore, and Mayor Carol Suter. (5-0)

**Councilman Yarber** moved to accept the Second and Final Reading, as amended, of Bill No. 19-21, and enact the amended Bill as **Ordinance 4.477**. Councilman R.D. Mallams seconded. Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Moore, and Mayor Carol Suter. (5-0)

**Item No. 15. On the Agenda.** Other Business.

There was no other business to come before the Council.

**Item No. 14. On the Agenda.** Adjournment.

**Mayor Suter** adjourned the July 8, 2019, Regular City Council meeting at 8:39 pm.

Respectfully submitted:

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Ruth E. Bocchino, City Clerk

Approved as presented: \_\_\_\_

Approved as modified: \_\_\_\_

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Mayor Carol J. Suter

**BILL NO. 19-27**

**ORDINANCE NO. 4.478**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF GLADSTONE, MISSOURI, AND THE KANSAS CITY AREA TRANSPORTATION AUTHORITY TO PROVIDE PUBLIC TRANSPORTATION AND PROPERTY MANAGEMENT SERVICES FOR THE PERIOD OF JULY 1, 2019, THROUGH JUNE 30, 2020.**

**WHEREAS**, the City Council of the City of Gladstone, Missouri, has determined the advisability of entering into a contract with Kansas City Area Transportation Authority (KCATA) for the retention of public transportation to serve Gladstone residents during the period of July 1, 2019, through June 30, 2020; and

**WHEREAS**, the cost of public transit and property management services to be provided by KCATA to the residents of the City of Gladstone, Missouri is estimated to be \$122,238.00; and

**WHEREAS**, the total obligation of public transit services to the City of Gladstone is estimated to be \$100,915.00; and

**WHEREAS**, the cost of management services provided by the KCATA to regularly maintain the transit stops amenities is estimated to be \$21,323.00; and

**WHEREAS**, the City of Gladstone is participating in the North Oak Transit Study.

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

**THAT**, the City Manager is hereby authorized to execute the contract with Kansas City Area Transportation Authority for public transit services within Gladstone at a cost not to exceed \$100,915.00.

**AND THAT**, the City Manager is authorized to execute additional contract services for the property management services for a total cost not to exceed \$21,323.00.

**FURTHER, THAT**, expenditures of such funds is hereby authorized from the Transportation Sales Tax fund.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22<sup>ND</sup> DAY OF JULY 2019.**



## Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 19-27

ORD # 4.478

Date: 6/12/2019

Department: Community Development

Meeting Date Requested: 7/22/2019

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

**Subject:** Kansas City Area Transportation Authority (KCATA) 2019-2020 Contract for Transit Service and Management Assistance

**Background:** The KCATA operates six (6) routes through the City of Gladstone. The cost of these services is \$119,901.00. After passenger revenue, federal and state subsidy the City's share is \$100,915.00. The property management services cost related to the regular maintenance of the shelters and amenities are \$21,323.00. Total cost for the 2019-2020 KCATA Contract for Transit Service and Management Assistance is \$122,238.00.

The 2019-2020 Transit Service is comprised of the following cost and credit components:

Service Cost	\$119,901.00
Estimated Passenger Revenue	(\$6,332.00)
Federal – Preventative Maintenance (PM)	(\$113,569.00)
Additional Federal PM	(\$16,007.00)
State of Missouri	(\$661.00)
<b>Local Operating/Capital Contribution (Local Share)</b>	<b>\$100,915.00</b>

The 2019-2020 Bus Stop Maintenance is comprised of the following costs and credit components:

Cleaning and Inspection Items	Stops	Annual Occurrences	Rate Per Occurrence	Annual Cost
Transit stop cleaning – weekly <i>Combined rate for cleaning all four stops</i>	N/A	52	\$286.44	\$14,895.00
Trash removal – weekly	10	52	\$8.04	\$4,181.00
Recycling service – monthly cost	7	12	\$14.06	\$1,181.00
Semi-Annual in depth electrical inspection	2	2	\$97.50	\$390.00
Electrical inspection and maintenance – monthly at 2 stops	2	10	\$33.80	\$676.00
<b>Total annual bus stop maintenance cost:</b>				<b>\$21,323.00</b>

**Budget Discussion:** Funds are budgeted in the amount of \$ 109,164.00 from the TST Fund. Ongoing costs are estimated to be \$ 122,238.00 annually. Previous years' funding was \$118,681.00

**Public/Board/Staff Input:** See attached ordinance

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

Alan Napoli  
Community Development Administrator / Building Official

PC Attorney

SW City Manager

**RCA DUE TO CITY CLERK WEDNESDAY 12:00 PM**

**BILL NO. 19-28**

**ORDINANCE NO. 4.479**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF GLADSTONE, MISSOURI AND NORTHLAND NEIGHBORHOODS, INCORPORATED TO PROVIDE CONSULTING SERVICES TO ASSIST IN THE ONGOING DEVELOPMENT AND REVITALIZATION OF NEIGHBORHOODS FOR THE PERIOD OF JULY 1, 2019 THROUGH JUNE 30, 2020.**

**WHEREAS**, the City Council of the City of Gladstone, Missouri, has determined the advisability of entering into a contract with Northland Neighborhoods, Incorporated (NNI) for Neighborhood Home Organization (NHO) consulting services for the period of July 1, 2019 through June 30, 2020; and

**WHEREAS**, the cost of ongoing neighborhood organization and development consulting services to be provided to the City and NHO's is not to exceed \$31,146.00; and

**WHEREAS**, the City Council feels it is in the best interest of the residents of the NHO's and the City to provide consulting services to assist in the ongoing organization, development, revitalization, and preservation of neighborhoods.

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

**THAT**, The City Manager is hereby authorized to execute the contract with Northland Neighborhoods, Incorporated for neighborhood consulting services at a cost not to exceed \$31,146.00.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22<sup>ND</sup> DAY OF JULY 2019.**

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Mayor Carol J. Suter

Attest:

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Ruth E. Bocchino, City Clerk





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

RES ☐ # City Clerk Only

BILL ☒ # 19-28

ORD # 4.479

Date: July 15, 2019

Department: Community Development

Meeting Date Requested: 7/22/2019

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

Subject: Northland Neighborhoods, Incorporated Annual Neighborhood Agreement

Background: For the past seven (7) years Northland Neighborhoods, Incorporated (NNI) has assisted the City with forming and developing, Neighborhood Home Organizations (NHO) and assisting them with the organization of their specific NHO. This year staff with the assistance from NNI will be meeting with all the NHO's to understand how they are working, what is working for them, what assistance they may need, how to improve the program, and anything else that we may learn from these meetings. Ultimately this will help the City's Neighborhood Revitalization Program

Budget Discussion: Funds are budgeted in the amount of \$ 31,146.00 from the OTHER Fund. Ongoing costs are estimated to be \$ 31,146.00 annually. Previous years' funding was \$31,146.00

Public/Board/Staff Input: Staff has met with NNI to coordinate an outline for the meeting with the NHO's. A report will be put together and shared with the NHO's, Neighborhood Commission, and City Council.

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

Alan Napoli  
Community Development Administrator / Building Official

**RESOLUTION NO. R-19-34**

**A RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL TO REIMBURSE CERTAIN CAPITAL EXPENDITURES WITH PROCEEDS OF TAX-EXEMPT FINANCING.**

**WHEREAS**, the City of Gladstone, Missouri (the "City"), is undertaking various capital projects which are anticipated to include police station improvements, fire station improvements, parking, municipal pool improvements, facility improvements at Atkins-Johnson farm, Community Center upgrades, City Hall upgrades, water main improvements, and acquisition of a new ambulance and software (collectively, the "Project"), with the estimated costs of the Project being approximately \$20,000,000; and

**WHEREAS**, the City Council hereby finds and determines that it is necessary and advisable to declare the City's official intent of obtaining tax-exempt financing for the Project and to reimburse the City for costs related to the Project from such financing.

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

1. The City has made capital expenditures prior to the date of this Resolution and expects to make capital expenditures after the date of this Resolution in connection with the Project, and the City intends to reimburse itself for such expenditures with the proceeds of tax-exempt financing obtained for the Project to the extent allowed by the Internal Revenue Code.

2. The maximum principal amount of the obligations expected to be issued for the Project is \$20,000,000. The obligations may be issued as part of one or more financings. The City may finance part of the Project in connection with the refinancing of other obligations of the City.

3. This Resolution shall be in full force and effect from and after its date of passage and approval.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22<sup>th</sup> DAY OF JULY 2019.**

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Mayor Carol J. Suter

ATTEST:

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Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # 19-34

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/17/2019

Department: Finance

Meeting Date Requested: 7/22/2019

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

Subject: Reimbursement Resolution

Background: In consideration of a debt issue later in this fiscal year, staff is recommending the execution of a reimbursement resolution. The Reimbursement Resolution shows the City's intention to issue debt in the future. The Resolution also gives the City the ability to reimburse itself for expenses incurred by the projects or capital purchases listed on the resolution when the funding becomes available. Projects funded by the debt issue are the construction of a Police Station, improvements to Fire Station #2, parking, improvements at the Municipal Pool, City Hall, and Community Center, ambulance, and software. Staff will present projects, timelines, and additional information on the debt issue at the July 22 open study session.

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: See resolution

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

Dominic Accurso  
Department Director/Administrator

City Attorney

City Manager