



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, NOVEMBER 25, 2019**

The City Council will meet in Closed Executive Session at 6:45 pm Monday, November 25, 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(13), Personnel Records.

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 November 11, 2019, Closed City Council Meeting Minutes.**
- 6. Approval of the November 11, 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. RESOLUTION R-19-65** A Resolution appointing members of the initial Board of Directors of the Downtown Linden Community Improvement District.
- 11. RESOLUTION R-19-66** A Resolution appointing members of the initial Board of Directors of the Linden Block 25 Community Improvement District.
- 12. APPROVE FINANCIAL REPORT MONTH ENDING OCTOBER 31, 2019.**
- 13. FIRST READING BILL NO. 19-49** An Ordinance amending various sections of the Code of City Ordinances concerning Boards and Commissions.
- 14. PUBLIC HEARING:** Special Use Permit: Sara & Kenny Boyer for operation of a Bio-Energetic Testing and Health & Wellness consulting business at 101 Northeast 62nd Terrace.
- 15. FIRST READING BILL NO. 19-50** An Ordinance granting a Special Use Permit subject to certain conditions to Sara & Kenny Boyer for operation of a Bio-Energetic Testing and Health & Wellness consulting business at 101 Northeast 62nd Terrace.
- 16. Other Business.**
- 17. Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:
City Clerk Ruth Bocchino
7010 N. Holmes, Gladstone MO 64118
816-423-4096
Posted November 19, 2019, 10:30 AM



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, NOVEMBER 11, 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, November 11, 2019, at 7:38 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.

Mayor Suter stated: *"If you note, we have an amended agenda before us. It adds Item No. 13. Is there any other changes or amendments to the agenda?"*

The Amended Agenda was approved as amended: Item No. 13 was added: **RESOLUTION R-19-64** A Resolution authorizing the City Manager to execute a shared Parking Agreement between the City of Gladstone, Missouri, and SREH MAG Gladstone Developers, LLC.

Item No. 5. On the Agenda. Approval of the October 28, 2019, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the October 28, 2019, Closed City Council meeting as presented. **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. 6. On the Agenda. Approval of the October 28, 2019, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the October 28, 2019, Regular City Council meeting as presented. **Councilman Mallams** 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. **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)

Councilman Mallams moved to approve **RESOLUTION R-19-59** A Resolution authorizing the destruction of certain records in accordance with RSMo. Chapter 109 and applicable state retention schedules. **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)

Councilman Mallams moved to approve **RESOLUTION R-19-60** A Resolution authorizing the City Manager to submit an application to the Missouri Department of Natural Resources (MODNR) for Storm Water Grant Funds in the amount of \$27,996.50. **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)

Councilman Mallams moved to approve **RESOLUTION R-19-61** A Resolution authorizing the execution of a contract with Spectrum Enterprise for the installation and service of Cable Television at the Gladstone Community Center. **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)

Councilman Mallams moved to approve **RESOLUTION R-19-62** A Resolution authorizing the City Manager to execute an Amendment to Exhibit A of the Depository and Banking Services Agreement between the City of Gladstone, Missouri, and Commerce Bank. **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)

REGULAR AGENDA.

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

There were none.

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

Mayor Suter recognized the Scout Troop 165, Fairview Christian Church, who were in attendance for their Citizenship Community Merit Badge.

Councilman Yarber stated: *"A lot of things have gone on and I will try to hit some of them quickly. We had a groundbreaking, but we were all there. We had Goal Setting, and we were all there. I am the liaison to the Atkins-Johnson Friends of the farm. For the Restoration Run next year, the partner will be the North Kansas City School District. They were wanting to make a change, and we think this will be an excellent partner to help promote the event. Next year will be the third year of the event. We had an Officer sworn in, we had Board and Commission interviews, which continued this evening. Mayor Pro Tem Moore and I attended the KCADC yearly event and they announced an old symbol for Kansas City, but it is being reintroduced. You used to see it on the Kansas City Monarch's uniform, the heart, with KC written inside of it. It is now going to be officially a symbol for Kansas City along with the idea of Kansas City as the heartland. One other quick thing, I moderated, for the Kansas Film Festival, a documentary Right to Harm about the impact of CAFO's (Concentrated Animal Feeding Operations) on our Public Health. Quite a few things going on, a lot of things coming up this time of year."*

Councilman Garnos stated: *"Thank you, Mayor. I just wanted to comment, since it is Veteran's Day. I wanted to thank our American Legion and VFW Posts for all they do for our city and giving back. I am not a Veteran, but my father is buried in the Black Hills National Cemetery and my father-in-law is in the Arlington National Cemetery. I would just say if you have ever stood in the middle of one of our National Cemeteries, you will never look at Veteran's Day the same ever again. I just wanted to thank the Veterans for their service."*

Mayor Pro Tem Moore stated: *"At the Mayor's suggestion, last time we had a Council meeting, she mentioned that she and her husband had taken the opportunity to traverse the Happy Rock East Trail. Yesterday when the weather was quite a bit nicer than today, my sister and I had a chance to walk that trail. It is amazing. It's beautiful and I encourage anybody who hasn't had the opportunity to do that to get out there and to it. The art that we've recently installed there is just wonderful. It's so whimsical, it's so fun, and I hope it will be a great joy for all the citizens of Gladstone because it is really a perfect, perfect, two pieces of art for that park. I am really glad that we have dedicated resources to that part of the city and keep pressing ahead with our public art program."*

Mayor Suter stated: *"I echo those sentiments. I've been on that trail several times now. I hope they are putting some parking on the Brighton Road end of it because people are coming on the trail from that end and there is no place to park over there. As has been mentioned, there have been lots of events of late, mostly attended by the full Council. The groundbreaking for the hotel,*

Council Retreat Day, which is always a really fun experience for the City Council. That is a planning retreat where the City Council spends a day with our Senior Staff and we look ahead to the next year or so and establish the goals that we hope the city will accomplish. Most of the time, almost all of the time, the goals that we set, our amazing staff manages to accomplish and we always leave there feeling like we have put a lot on their plates but they really deliver and that is what keeps the city moving forward and being prosperous and vital. Board and Commission interviews; we have been engaged in last week and this week. Again, we want to thank all the folks who have applied to be on one of our Boards and Commissions. We had a great turnout again. More people applied than we have positions for and that is a good problem to have. Most cities are not like Gladstone in that regard. We thank folks for their interest in serving. We will be making those appointments by the end of the month and then new appointments will begin in January. For those of you who may remember, Gladstone was a lead city in an application for a National competition through the National League of Cities to look at housing as part of our Economic Development Strategies. We hosted a Summit for the region on housing strategies this summer. The final report is just now available; it just came out, so if you go to the Mid America Regional Council website you can find the whole report there. It's quite lengthy. It contains all the good data that the consultants gathered and analyzed for us and then summarizes some of the next steps that we have more or less agreed to. The Mid America Regional Council is moving forward in due haste, actually, to organize around implementing some of those strategies for the region and that will help each of the cities in the region to have more resources. In another week, it will be the National League of Cities Convention, and the City of Gladstone will actually be featured in a Workshop on Downtown Development Strategies. We will get the opportunity to tell the story of how we have developed our Downtown. That is an exciting thing. It has been a great exercise to prepare for and just to think back over the last 10 years of all the things that have happened and all the people who played an important role in us being able to develop the City Center and Downtown. As we did our Board and Commission interviews, we just heard from so many people how the development of Downtown was what has inspired them, that is what helped them to choose to live here, what has made them want to get involved in the community, because they really see us moving in an exciting direction. It has been very gratifying. It will be nice to get some recognition for it as well."

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

City Manager Scott Wingerson stated: "Thank you, Mayor, and City Council. Good evening. Three quick things: the first is the reason for your amended agenda as to Resolution 19-64, Item No. 13, in order of your agenda. The reason for the amendment is that this is the last item necessary to allow private financing to close on the hotel development. That closing is scheduled for Thursday, and we got the agreement from the Developer on the parking arrangement at 3:30 or 4:00 today, so it was literally a last minute add to your agenda. We apologize for that. The purpose of the Resolution is twofold: one is to preserve our agreement with the property owner at 504 Northeast 70th Street, to provide a certain number of parking spaces to support that business as well as to allow the public to use the hotel parking lot during non-peak hours, which for the hotel would be during the day for all practical purposes. So, I wanted to explain the reason for the late add, as well as the purpose of the Resolution since you have not had a chance to look at it at your places here tonight. Item No. 2 is Census 2020. You are going to hear me talk about the Census over and over again. There is controversy at the National level, but please

understand it is incredibly important that our people participate in the Census to achieve the most accurate count that we possibly can. There are so many things that are governed by the Census from our state and federal representation, numbers and boundaries, to grants, to tax credits, to historic preservation; all of the things that the state and federal governments somehow do, somehow tie back to the Census. For more information and help look at our website, it is on the front page as a news item. There is more information that I think clicks over to the MARC website which is our regional partner in the Census. Finally, just to echo Councilman Garnos' comments, thank you to the Veterans inside our organization and in our community for their support and Happy Veterans Day."

Item No. 11. On the Agenda. RESOLUTION R-19-63 A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri, for 2019-2020. **Councilman Mallams** moved to **approve RESOLUTION R-19-63** A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri, for 2019-2020. **Mayor Pro Tem Moore** seconded.

Councilman Garnos stated: *"Can we take the Roman Numerals off and just use regular numbers? I think page 42 of the packet has the goals and it is a little bit antiquated using Roman Numerals and I am also concerned that it will confuse the Millennials. I would offer that as a friendly amendment."*

Mayor Suter stated: *"Do we need to make an official amendment or are we OK to make a technical change?"*

City Counselor Chris Williams stated: *"I think you are OK."*

Mayor Suter stated: *"I look forward to working on these Goals and Objectives for the coming year. There is a lot of exciting stuff in there and a lot of continuation; we have many Master Plans in the City of Gladstone from everything from Parks to water lines, to Human Resources, to Public Safety, and so we are well engaged all the time and it is fulfilling, the Goals and Objectives of all of those plans. We have a lot on our agendas."*

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. 12. On the Agenda. FIRST READING BILL NO. 19-48 An Ordinance authorizing the City of Gladstone to enter into an Intergovernmental Cooperation Agreement for the investment of public funds through the Missouri Securities Investment Program (MOSIP).

Councilman Yarber moved Bill No. 19-48 be placed on its First Reading. **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). The Clerk read the Bill.

Councilman Yarber moved to accept the First Reading of Bill No. 19-48, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 19-48, and enact the Bill as **Ordinance 4.498**. **Councilman Garnos** seconded.

Councilman Yarber stated: *“I’d like to make a quick comment. Hats off to Dominic, it is great to find creative ways to get the maximum amount of return for the money that the public entrusts us with, so this is one more of those methods of doing that and we are very happy that you found it and gave us an overview of the whole program about two or three weeks ago. Thank you for the information and thank you for bringing this to us.”*

Mayor Suter stated: *“I echo those sentiments. I often like to say that Gladstone is probably one of the best managed cities in America and that is because we have really talented and creative folks working on financials and to come up with strategies that help to strengthen us as we go forward.”*

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. **RESOLUTION R-19-64** A Resolution authorizing the City Manager to execute a shared Parking Agreement between the City of Gladstone, Missouri, and SREH MAG Gladstone Developers, LLC.

Mayor Pro Tem Moore moved to approve **RESOLUTION R-19-64** A Resolution authorizing the City Manager to execute a shared Parking Agreement between the City of Gladstone, Missouri, and SREH MAG Gladstone Developers, LLC. **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. 14. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 15. On the Agenda. Adjournment.

Mayor Suter adjourned the November 11, 2019, Regular City Council meeting at 7:58 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor Carol J. Suter

RESOLUTION R-19-65

A RESOLUTION APPOINTING MEMBERS OF THE INITIAL BOARD OF DIRECTORS OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, on July 29, 2019, the City Council adopted Ordinance No. 4.482 approving a Petition to Establish the Downtown Linden Community Improvement District (the "Petition"); and

WHEREAS, Section 6.c. of the Petition provides that the initial Board of Directors of the District shall be appointed by the Mayor with the consent of the City Council; and

WHEREAS, the Mayor has appointed and the City Council desires to approve members of the initial Board of Directors of the Downtown Linden Community Improvement District as set forth herein.

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

THAT, the following individuals are appointed by the Mayor and approved by the City Council as members of the initial Board of Directors of the Downtown Linden Community Improvement District:

| | |
|---------------|-------------|
| Tom McVey | 4-year term |
| Greg Lattig | 4-year term |
| Hadley Stolte | 2-year term |
| Sean Ray | 2-year term |

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 25th DAY OF NOVEMBER, 2019.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-19-65

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 11/18/2019

Department: General Administration

Meeting Date Requested: 11/25/2019

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

Subject: A RESOLUTION APPOINTING MEMBERS OF THE INITIAL BOARD OF DIRECTORS OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT.

Background: On July 29, 2019, the City Council adopted Ordinance No. 4.482, which created a Petition to establish the Downtown Linden Community Improvement District. In the approved Petition, it states that the initial Board of Directors of the District shall be appointed by the Mayor with the consent of the City Council. MAG Partners has made their recommendations for the board, which they have forwarded to the City of Gladstone for consideration. The Mayor has accepted these recommendations and has appointed, and the City Council desires to approve, the following members for the initial Board of Directors of the Downtown Linden Community Improvement District with the following recommended terms:

- 1) Tom McVey (4-year term)
- 2) Greg Lattig (4-year term)
- 3) Hadley Stolte (2-year term)
- 4) Sean Ray (2-year term)

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

Public/Board/Staff Input: Staff recommends passage of the proposed Resolution

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

Bob Baer
Department Director/Administrator

CW
City Attorney

SW
City Manager

RESOLUTION R-19-66

A RESOLUTION APPOINTING MEMBERS OF THE INITIAL BOARD OF DIRECTORS OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, on July 29, 2019, the City Council adopted Ordinance No. 4.481 approving a Petition to Establish the Linden Block 25 Community Improvement District (the "Petition"); and

WHEREAS, Section 6.c. of the Petition provides that the initial Board of Directors of the District shall be appointed by the Mayor with the consent of the City Council; and

WHEREAS, the Mayor has appointed and the City Council desires to approve members of the initial Board of Directors of the Linden Block 25 Community Improvement District as set forth herein.

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

THAT, the following individuals are appointed by the Mayor and approved by the City Council as members of the initial Board of Directors of the Linden Block 25 Community Improvement District:

| | |
|---------------|-------------|
| Tom McVey | 4-year term |
| Greg Lattig | 4-year term |
| Hadley Stolte | 2-year term |
| Sean Ray | 2-year term |

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 25th DAY OF NOVEMBER, 2019.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-19-66

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 11/18/2019

Department: General Administration

Meeting Date Requested: 11/25/2019

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

Subject: A RESOLUTION APPOINTING MEMBERS OF THE INITIAL BOARD OF DIRECTORS OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT.

Background: On July 29, 2019, the City Council adopted Ordinance No. 4.482, which created a Petition to establish the Linden Block 25 Community Improvement District. In the approved Petition, it states that the initial Board of Directors of the District shall be appointed by the Mayor with the consent of the City Council. MAG Partners has made their recommendations for the board, which they have forwarded to the City of Gladstone for consideration. The Mayor has accepted these recommendations and has appointed, and the City Council desires to approve, the following members for the initial Board of Directors of the Linden Block 25 Community Improvement District with the following recommended terms:

- 1) Tom McVey (4-year term)
- 2) Greg Lattig (4-year term)
- 3) Hadley Stolte (2-year term)
- 4) Sean Ray (2-year term)

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

Public/Board/Staff Input: Staff recommends passage of the proposed Resolution

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

Bob Baer
Department Director/Administrator

CW
City Attorney

SW
City Manager



CITY OF GLADSTONE

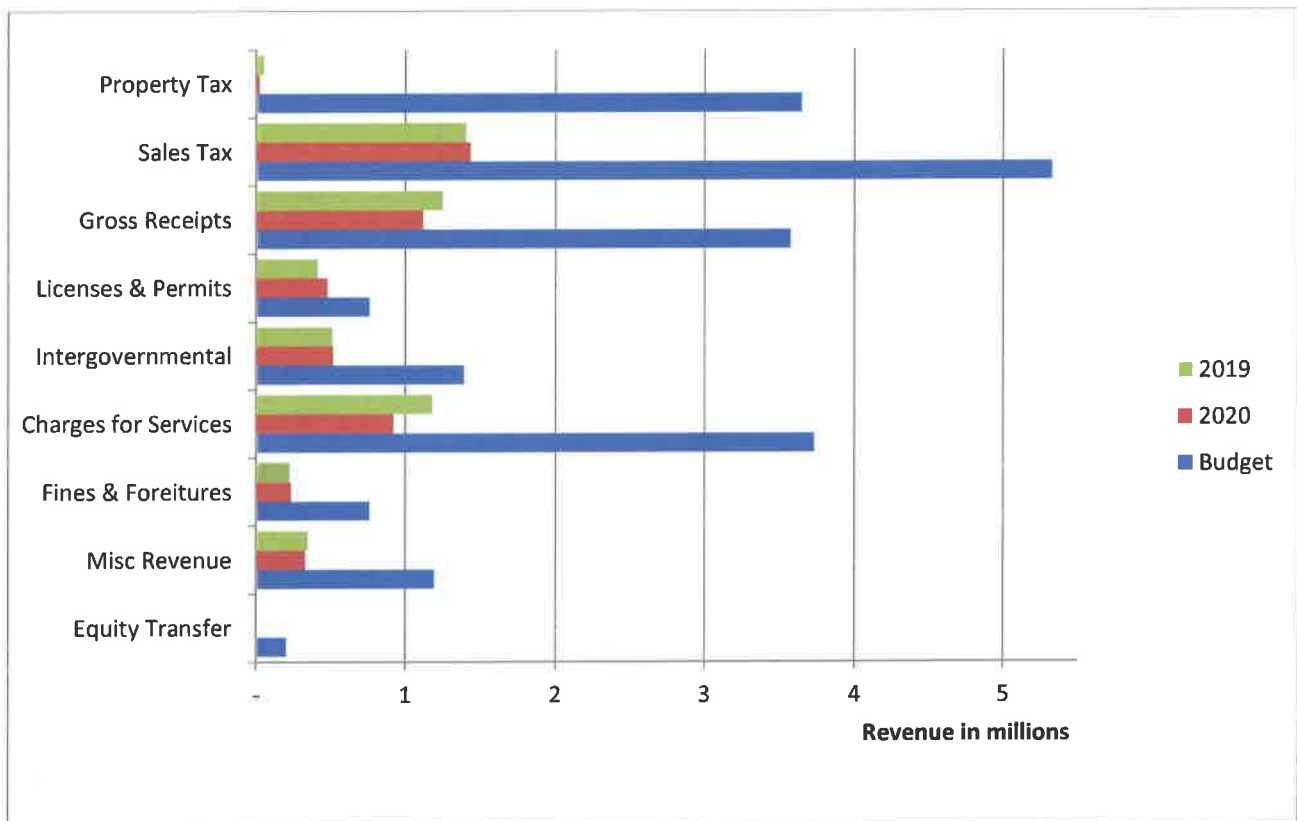
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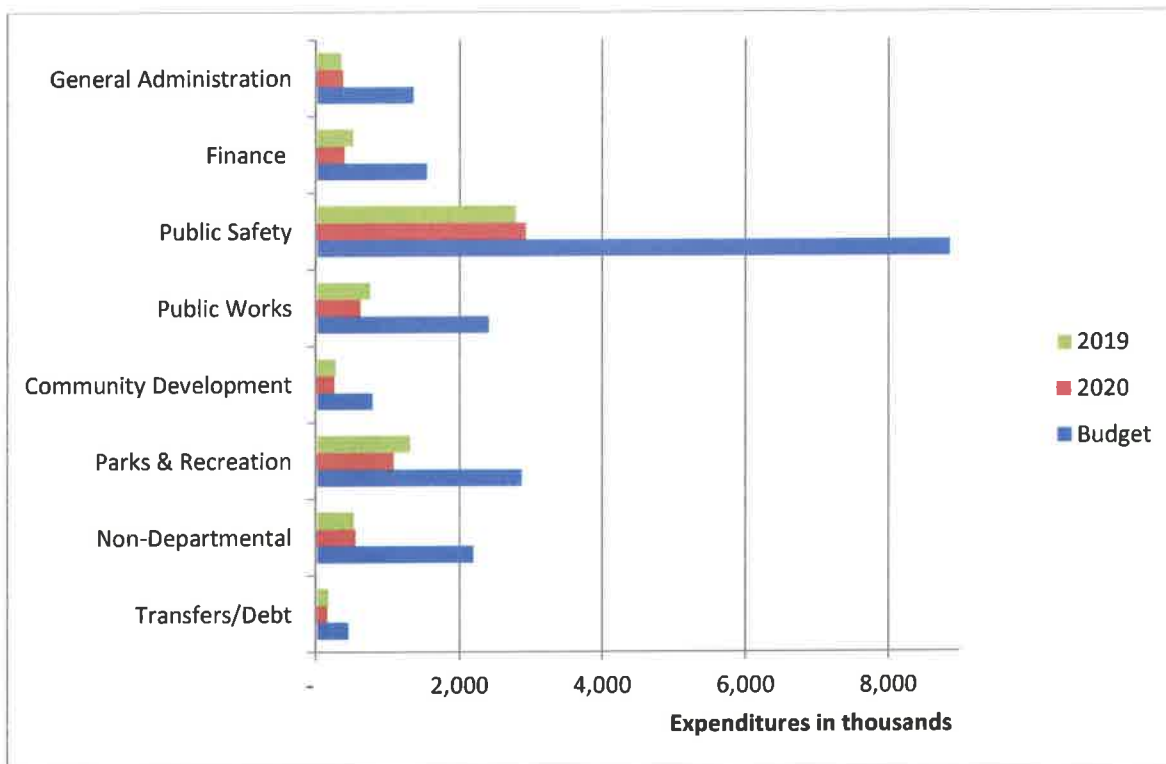
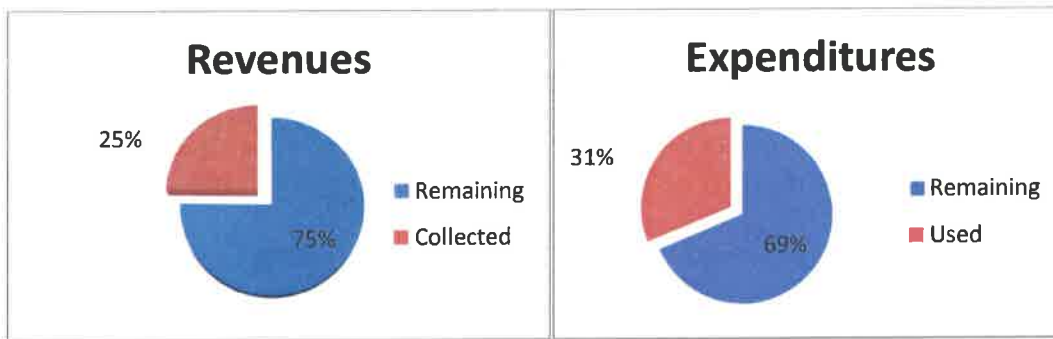
Financial Report for 4 Months Ending
October 31, 2019

GENERAL FUND

General Fund Revenues

Total revenues for the General Fund through 4 months or 33% of this fiscal year are \$5,068,976 compared to total budgeted revenues for the year of \$20,459,600. Property tax receipts are \$23,257, a decrease of \$25,894 from last year. Sales tax on a cash basis is \$1,436,914 or \$36,244 over the same time last year. Gross receipts taxes are \$731,196, down 10% or \$124,922 from last year, mainly due to a decrease in electric gross receipts and decreasing telecom and wireless receipts. License and Permits revenues are \$481,848, up 17% or \$69,370 from the same time as last year due to building and right of way permits being issued. Intergovernmental revenue has increased by \$9,537 from the previous year to \$518,291. Charges for Services are \$922,330, down 22% or \$256,854 compared to the previous year due to multiple large overnight senior trips in the 2019 fiscal year. Fines and Forfeitures have increased 7% from the same time last year to \$235,293. Miscellaneous Revenue is \$330,712, down 5% due to fewer insurance settlements and damage to City property.

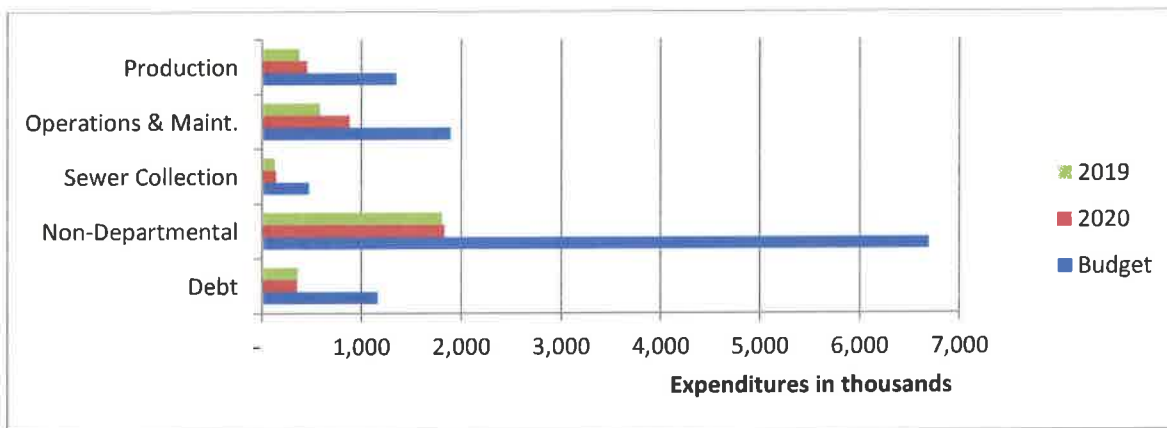
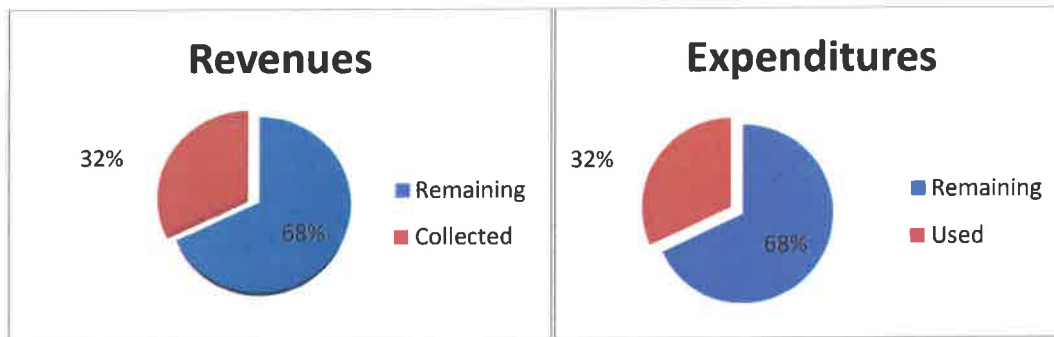
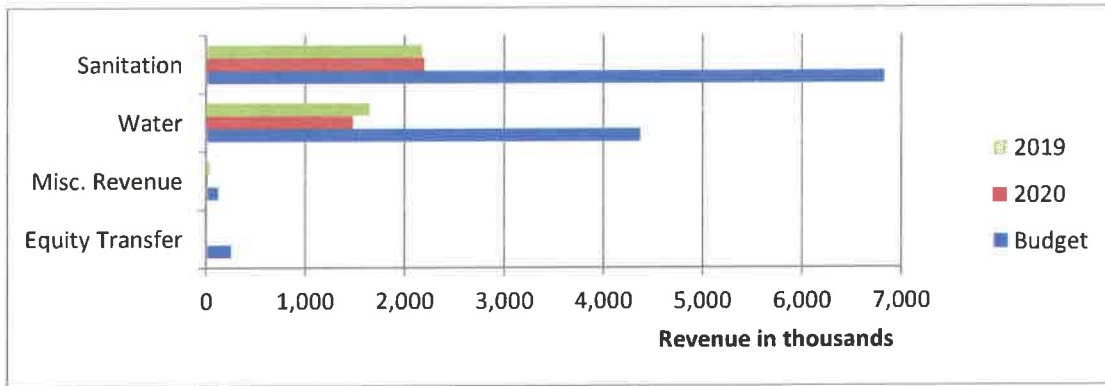




Expenditures through 4 months or 33% of this fiscal year amounted to \$6,405,200 or 31% of FY20 budgeted expenditures of \$20,450,275. This indicates that actual expenditures are 4% or \$267,000 less than last year's expenditures of \$6,672,200. General Administration expenditures increased \$27,978 or 8% from last year for a total of \$375,566 due to personnel costs. Finance expenditures are down \$113,296 to \$399,560 due to changes in personnel and purchase of equipment during the previous fiscal year. Public Safety expenditures are \$2,930,334, up \$146,832 or 5% due to increased personnel costs. Public Works expenditures have decreased to \$626,338 or 17% less than the prior year due changes in personnel. Community Development expenditures are \$259,481, a decrease of 4% or \$10,312 due to the timing of contractual obligations and changes in personnel. Parks & Recreation expenditures are \$1,089,944, down 17% or \$221,538 from the same time last year due to decreases in Senior Activities. Non-Departmental expenses increased \$35,599 to \$556,854 due to increases in downtown development agreement expenses and insurance cost. Transfers and debt are comparable to the prior year. Current expenditures are greater than revenues in the amount of \$1,336,224. This is due to the City's full year insurance premium and debt payments being due in July, while the bulk of the property taxes will not come in until January.

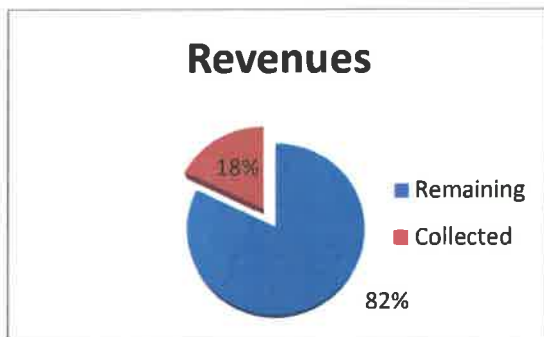
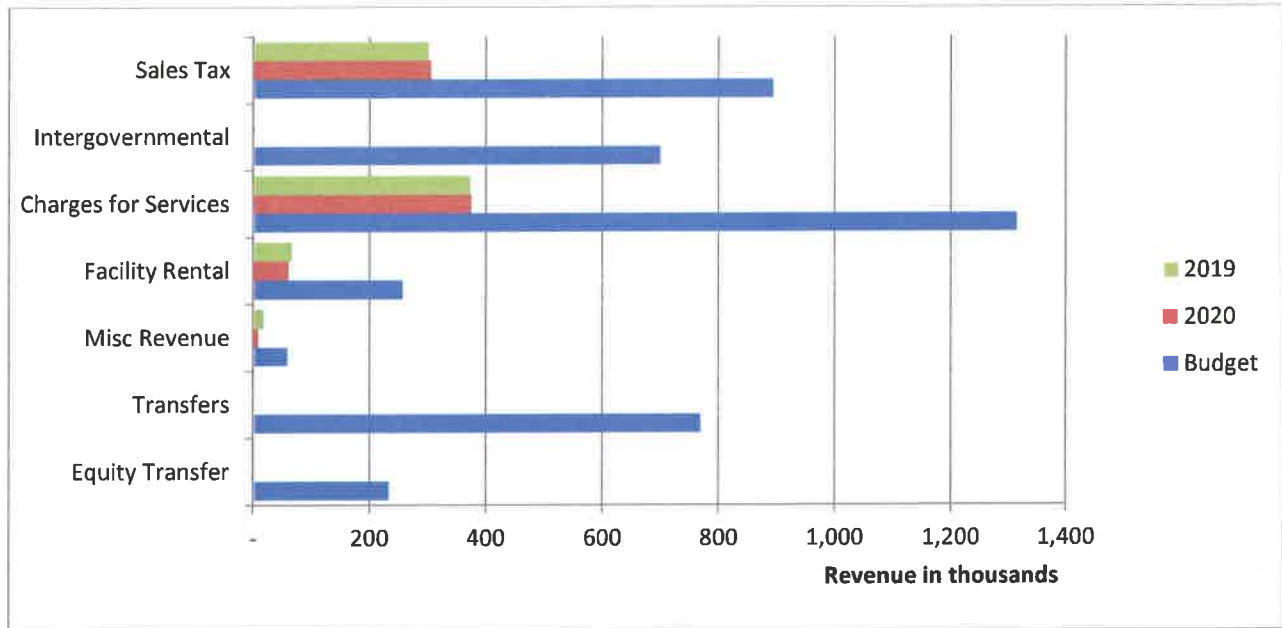
COMBINED WATER AND SEWERAGE SYSTEM FUND

Total budgeted revenues for the fiscal year are \$11,564,905. Total revenues through 4 months or 33% of this fiscal year, amounted to \$3,705,315 or 32% of FY20 budgeted revenues. Revenues are down 4% or \$148,536 from last year due to decreased water and sewer consumption.



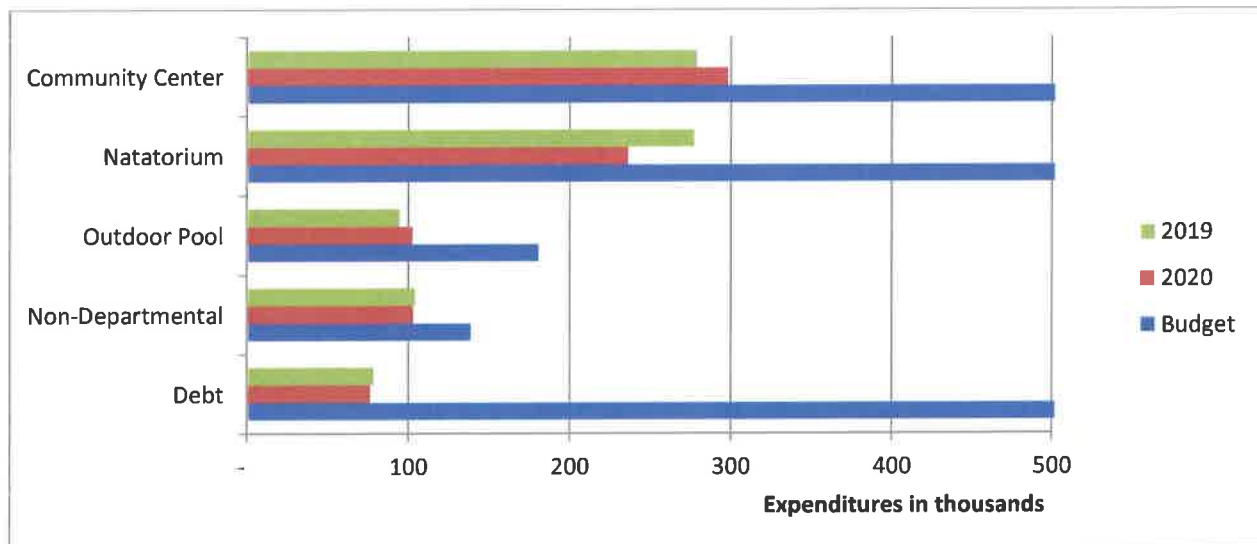
Total budgeted expenses for the fiscal year are \$11,561,656. Total expenses through 4 months or 33% of this fiscal year amounted to \$3,690,588 or 32% of FY20 budgeted expenses. Production expenditures are up \$83,474 to \$462,326 due to additional lime sludge maintenance. Operations division expenditures are \$882,967, up 50%, or \$295,950 due to water line replacements. Sewer division expenditures are up 15% or \$147,187 due to sewer line maintenance. Non-departmental and debt are comparable to prior year. Current revenue exceeds current expense by \$14,727.

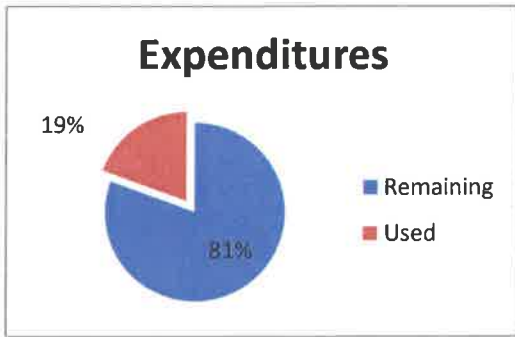
COMMUNITY CENTER AND PARKS TAX FUND



Total budgeted revenues for the fiscal year are \$4,223,765. Total revenues through 4 months or 33% of this fiscal year, amounted to \$751,867 or 18% of FY20 budgeted revenues. Sales tax received is \$306,696, up 2% or \$5,579 from the previous year. Payment from the North Kansas City School District usually occurs in January. Charges for Service are \$375,559, up 1% or \$2,341. Revenue from facility rental is down 4% or \$4,535 to \$60,975. Miscellaneous revenue is \$8,638, down 50% from prior year. Operating and debt transfers will be made throughout the

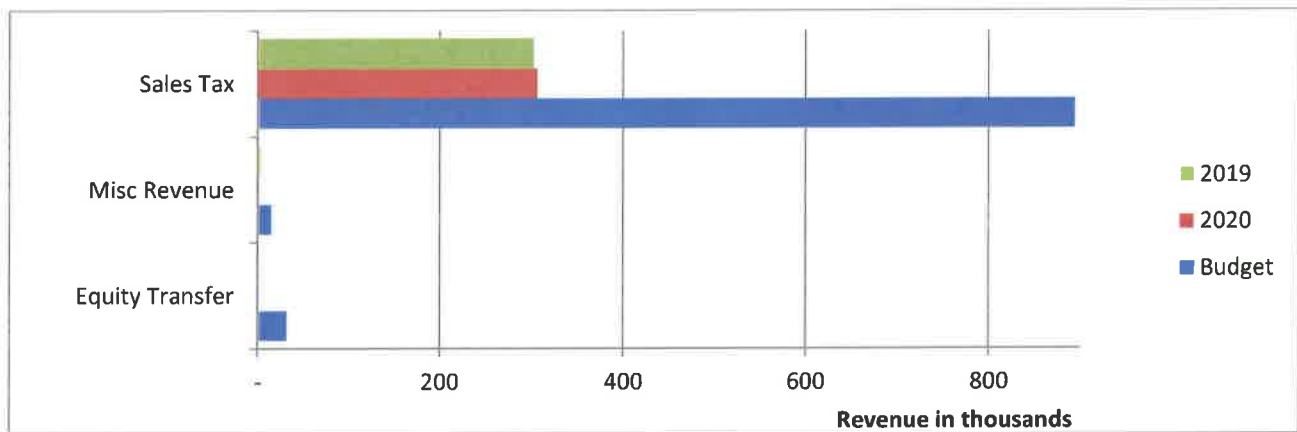
fiscal year.



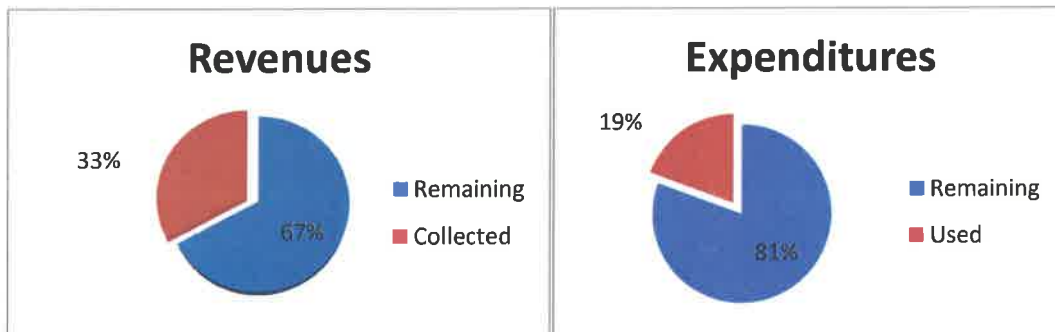


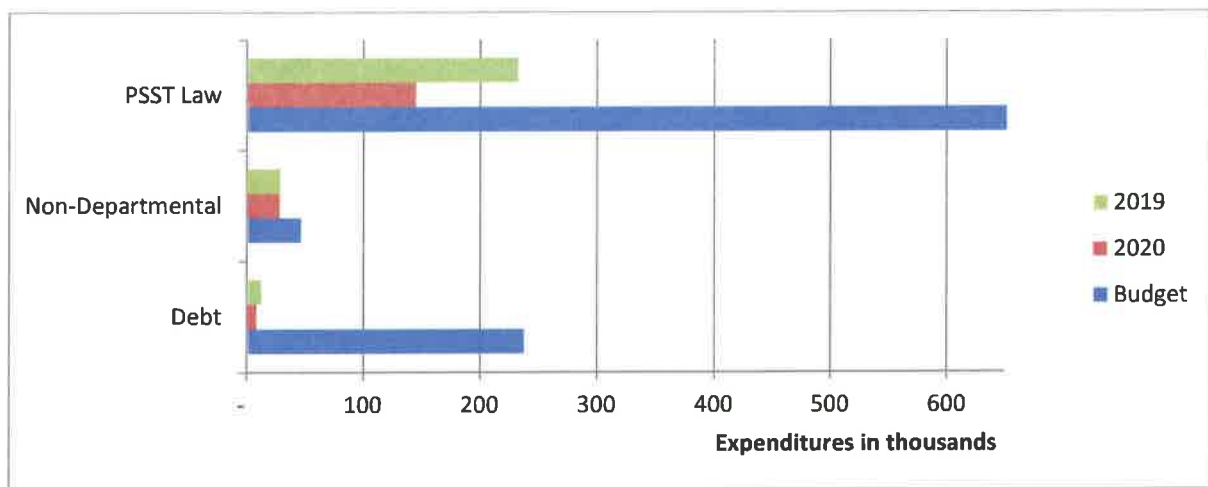
Total budgeted expenditures for the fiscal year are \$4,223,765. Total expenses through 4 months or 33% of this fiscal year, amounted to \$816,791 or 19% of FY20 budgeted expenses. Community Center expenses have increased 7% from the same time last year to \$298,328 due to personnel and Trozzolo study. The Natatorium expenses are \$236,278, down \$40,466 from the same time last year due to the timing of capital purchases and HVAC repairs. Outdoor Pool expenses are up 9% to \$102,640 due to personnel. Non-departmental and debt are comparable to the prior year. Current expense exceeds current revenue by \$64,923.

PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$940,228. Total revenues through 4 months or 33% of this fiscal year amounted to \$308,371 or 33% of FY20 budgeted revenues. Sales tax on a cash basis is up 2%. Miscellaneous revenue is comparable to the previous year.





Total budgeted expenditures for the fiscal year are \$940,228. Total expenses through 4 months or 33% of this fiscal year are \$182,005 or 19% of the FY20 budgeted expenses. Law division is down 38% due to open positions and the timing of capital purchases. Non-Departmental is \$28,404, compared to \$28,270 during the previous year. Payments for debt are comparable to the prior year. Current revenues are greater than current expenditures. Net income on a cash basis is \$126,366.

Respectfully submitted,

Dominic Accurso

Dominic Accurso
Director of Finance

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CODE OF CITY ORDINANCES CONCERNING BOARDS AND COMMISSIONS.

LEGISLATIVE FINDINGS

1. The Gladstone City Council is empowered to establish boards, commissions, and committees of citizens as required by Missouri State Statute or for assistance and advice to the City Council in furtherance of the objective to provide the most open, comprehensive, and informed governance for the City that is possible.

2. The City has established various boards and commissions from time to time and the City Council recognizes that the provisions for appointment of members to such boards and commissions and the election of the chairmen and other officers for each of the boards and commissions are not consistent for all of the boards and commissions.

3. The City Council has determined that the various sections of the Code of City Ordinances should be amended to clarify the process for appointing the members of each of the boards and commissions and for designating the chairmen and other officers for each of the boards and commissions so as to serve the best interests of the citizens of Gladstone.

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

SECTION 1 - AMENDMENT OF CITY CODE SECTION 1.110.010 RELATING TO BOARDS, COMMISSIONS AND COMMITTEES, BY REPEALING SUCH SECTION AND ENACTING A NEW SECTION 1.110.010, AS FOLLOWS:

Sec. 1.110.010. Certain boards, commissions and committees authorized; general qualifications for appointment; terms; selection of chairmen and other officers.

(a) The following boards, commissions, and committees are hereby authorized:

- (1) Arts Commission.
- (2) Board of Zoning Adjustment.
- (3) Capital Improvements Program Committee.
- (4) Code Board of Appeals.
- (5) Environmental Management Advisory Committee.
- (6) Neighborhood Commission.
- (7) Parks and Recreation Advisory Board.
- (8) Planning Commission.
- (9) Tax Increment Financing (TIF) Commission.

(b) All members appointed to boards, commissions, or committees of the City shall be residents of the City for at least one year, unless specifically provided otherwise in this Code.

(c) No individual shall be simultaneously appointed to, nor shall simultaneously serve on, two or more of the following boards, commissions, or committees: the Planning Commission, the Board of Zoning Adjustment, and/or the Tax Increment Finance Commission.

(d) All members of the City's boards, commissions, and committees shall be appointed by the Mayor with the approval of the City Council.

(e) Any member of the City's boards, commissions, or committees may be removed by the City Council for cause stated in writing.

(f) The Chairman and other officers of each board, commission, and committee shall be elected by the members of such board, commission, and committee for one-year terms. Each such chairman and other officers may serve up to three consecutive terms in a specific office, and thereafter, may be re-elected to their previous position after a lapse of one year.

(g) A quorum shall consist of a simple majority of any board or commission listed above. This shall be defined as one more than half; based on the appointed member count. No action shall be taken unless a quorum is present.

SECTION 3 - AMENDMENT OF CITY CODE SECTION 1.110.080 RELATING TO THE PLANNING COMMISSION BY REPEALING SUCH SECTION AND ENACTING A NEW SECTION 1.110.080, AS FOLLOWS:

Sec. 1.110.080. Officers; meetings; rules and records, expenditures.

This can be removed because it is stated in Sec. 1.110.010, letter (f)

The planning commission shall elect a chair, vice-chair and secretary from planning commission shall be for one year. ~~The Chairman and other officers may serve up to three consecutive terms in a specific office, and thereafter, may be re-elected to their previous position after a lapse of one year.~~ The planning commission shall hold regular meetings and special meetings as they may provide and rules for the transaction of business shall be adopted and a record of proceedings shall be kept. The records of the planning commission shall be public records.

SECTION 4 - AMENDMENT OF SECTION 1 OF ORDINANCE NO. 4.016, RELATING TO THE ARTS COMMISSION BY REPEALING SUCH SECTION AND ENACTING A NEW SECTION 1, AS FOLLOWS:

This can be removed because it is stated in Sec. 1.110.010, letter (f)

(a) The arts commission shall consist of up to nine members of the public, a majority of whom shall be residents of the city, who shall be appointed by the mayor, with the approval of the city council. The members of the arts commission shall elect a chairman and vice chairman. ~~each to serve a one-year term. The chairman and other~~

~~officers may serve up to three consecutive terms in a specific office, and thereafter, may be re-elected to their previous position after a lapse of one year.~~

(b) Each member shall:

(1) Possess acknowledged expertise in one or more of the following fields: architecture, *arts* criticism, *arts* education, history, dance, communicative *arts*, crafts, theater, heritage *arts*, landscape architecture, literature, music, painting, photography, planning, sculpture, or ethnic *arts*; or

(2) Have publicly demonstrated a deep interest in and appreciation for cultural and artistic activities.

In considering candidates for appointment, the mayor will seek suggestions from the current members of the arts commission and city staff.

SECTION 6 -AMENDMENT OF CITY CODE SECTIONS 1.110.220 and 1.110.230 RELATING TO THE UNIFORM CODES BOARD OF APPEALS BY REPEALING SECTIONS 1.110.220 AND 1.110.230 AND ENACTING NEW SECTIONS 1.110.220 AND 1.110.230 AS FOLLOWS:

Sec. 1.110.220. Qualifications and appointment of members; term; ex officio member.

(a) The Uniform Codes Board of Appeals shall consist of three members who shall be appointed by the mayor with the approval of the City Council, to serve terms of three years each.

(b) ~~Members of the uniform codes board of appeals shall be residents.~~ A majority of the members of the Uniform Codes Board of Appeals shall be residents of the City, qualified by experience and training to pass upon matters pertaining to fire, building, electrical, plumbing, and mechanical construction and shall not be employees of the City.

(c) The City Building Official shall be an ex officio member of the Uniform Codes Board of Appeals and act as secretary to such board.

Section 1.110.230. Appointment and term of chair and other officers.

~~The members of the Uniform Codes Board of Appeals shall elect a and Vice-Chairman may serve up to three consecutive terms in a specific office, and thereafter, may be re-elected to their previous position after a lapse of one year.~~

This can be removed because it is stated in Sec. 1.110.010, letter (f)

SECTION 8 - AMENDMENT OF CITY CODE SECTION 1.110.050 RELATING TO THE PARKS AND RECREATION ADVISORY BOARD BY REPEALING AND ENACTING A NEW SECTION 1.110.050, AS FOLLOWS:

Sec. 1.110.040. - Composition; terms of office.

(a) The parks and recreation advisory board shall consist of nine (9) city resident members who shall serve without compensation.

(b) All terms of members of the parks and recreation advisory board shall be for three years.

Remove this section:

(c) One member of the parks and recreation advisory board shall be the voting student member in his/her junior year of high school and shall serve for one year. There shall be two additional nonvoting student representatives to the parks and recreation advisory board who shall serve for one year. The student member and student representatives shall be residents and shall be recommended for appointment by the parks and recreation advisory board and appointed by the mayor. The student member and student representatives' terms shall commence on the first day of October each year. The selection of a student from each of the three area high schools, Winnetonka, North Kansas City and Oak Park, shall involve the rotating of appointments of a freshman, sophomore and junior. In this manner, the student appointed as the voting junior student parks and recreation advisory board member shall rotate from among the three high schools. In the first year the freshman representative shall be appointed from Winnetonka, the sophomore from North Kansas City and the junior member from Oak Park.

SECTION 11 - EFFECTIVE DATE" This ordinance shall be effective from and after the date of its passage.

INTRODUCED, READ, PASSED, SIGNED AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 25TH DAY OF NOVEMBER, 2019.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk

1ST READING: NOVEMBER 25, 2019

2ND READING: NOVEMBER 25, 2019



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 19-49

ORD # 4.499

Date: 11/12/2019

Department: General Administration

Meeting Date Requested: 11/25/2019

Public Hearing: Yes ☐ Date:

Subject: Ordinance amending various sections of the city ordinance concerning Boards and Commissions.

Background:

This proposed ordinance would amend ordinance #4.046 adopted in September of 2007. The changes will clarify some general information that will apply to all Boards and Commissions, such as residency, removal of a member and definition of a quorum. It also removes some repetitive language regarding the chair and other officers. Specific to the Parks and Recreation advisory Board, it removes the student membership and replaces it with a resident member.

The attached highlighted version of the ordinance shows the proposed changes.

Budget Discussion: N/A

Public/Staff Input/Commission: N/A

Provide Original Contracts, Leases, Agreements, etc. to: N/A

Becky Jarrett

City Attorney CW

City Manager SW

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CODE OF CITY ORDINANCES CONCERNING BOARDS AND COMMISSIONS.

LEGISLATIVE FINDINGS

1. The Gladstone City Council is empowered to establish boards, commissions, and committees of citizens as required by Missouri State Statute or for assistance and advice to the City Council in furtherance of the objective to provided the most open, comprehensive, and informed governance for the City that is possible.

2. The City has established various boards and commissions from time to time and the City Council recognizes that the provisions for appointment of members to such boards and commissions and the election of the chairmen and other officers for each of the boards and commissions are not consistent for all of the boards and commissions.

3 The City Council has determined that the various sections of the Code of City Ordinances should be amended to clarify the process for appointing the members of each of the boards and commissions and for designating the chairmen and other officers for each of the boards and commissions so as to serve the best interests of the citizens of Gladstone.

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(a) The following boards, commissions, and committees are hereby authorized:

(1) Arts Commission.

(2) Board of Zoning Adjustment. (No Change)

(3) Capital Improvements Program Committee. (No Change)

(4) Code Board of Appeals.

(5) Environmental Management Advisory Committee. (No Change)

(6) Neighborhood Commission. (No Change)

(7) Parks and Recreation Advisory Board.

(8) Planning Commission.

(9) Tax Increment Financing (TIF) Commission. (No Change)

(b) All members appointed to boards, commissions, or committees of the City shall be residents of the City for at least one year, unless specifically provided otherwise in this Code.

(c) No individual shall be simultaneously appointed to, nor shall simultaneously serve on, two or more of the following boards, commissions, or committees: the Planning Commission, the Board of Zoning Adjustment, and/or the Tax Increment Finance Commission.

(d) All members of the City's boards, commissions, and committees shall be appointed by the Mayor with the approval of the City Council.

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(f) The Chairman and other officers of each board, commission, and committee shall be elected by the members of such board, commission, and committee for one-year terms. Each such chairman and other officers may serve up to three consecutive terms in a specific office, and thereafter, may be re-elected to their previous position after a lapse of one year.

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(b) Each member shall:

(1) Possess acknowledged expertise in one or more of the following fields: architecture, *arts* criticism, *arts* education, history, dance, communicative *arts*, crafts, theater, heritage *arts*, landscape architecture, literature, music, painting, photography, planning, sculpture, or ethnic *arts*; or

(2) Have publicly demonstrated a deep interest in and appreciation for cultural and artistic activities.

In considering candidates for appointment, the mayor will seek suggestions from the current members of the arts commission and city staff.

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(b) ~~Members of the uniform codes board of appeals shall be residents.~~ A majority of the members of the Uniform Codes Board of Appeals shall be residents of the City, qualified by experience and training to pass upon matters

pertaining to fire, building, electrical, plumbing, and mechanical construction and shall not be employees of the City.

(c) The City Building Official shall be an ex officio member of the Uniform Codes Board of Appeals and act as secretary to such board.

This can be removed because it is stated in Sec. 1.110.010, letter (f)

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(b) All terms of members of the parks and recreation advisory board shall be for three years.

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SECTION 11 - EFFECTIVE DATE" This ordinance shall be effective from and after the date of its passage.

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

Carol J. Suter, Mayor

ATTEST:

Ruth Bocchino, City Clerk

1st Reading:

2nd Reading:

BILL NO. 19-50

ORDINANCE NO. 4.500

AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO SARA & KENNY BOYER FOR OPERATION OF A BIO-ENERGETIC TESTING AND HEALTH & WELLNESS CONSULTING BUSINESS AT 101 NORTHEAST 62ND TERRACE.

WHEREAS, Pursuant to Section 32-39 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for a Special Use Permit on property at 101 Northeast 62ND Terrace; and

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

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

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

SECTION 1. That Kenny & Sara Boyer are hereby granted a Special Use Permit for operation of a Bio-Energetic Testing and Health & Wellness Consulting on property at 101 NE 62nd Terrace, the effective date of which shall be the enactment date of this Ordinance and expiring **five** years from the date of passage of this ordinance, all subject to the following conditions:

1. This Special Use Permit is issued to Kenny & Sara Boyer to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Kenny & Sara Boyer or change in ownership shall render this Special Use Permit null and void.
4. No person other than Kenny & Sara Boyer shall be employed at this location or any other address in association with the Bio-Energetic Testing and Health & Wellness Consulting business by Kenny & Sara Boyer.
5. Hours of operation shall be limited to Mondays from 1:00 p.m. to 7:00 p.m., Thursdays, and Fridays from 9:30 a.m. to 3:30 p.m.
6. Kenny & Sara Boyer must reside at this residence for this permit to be valid.
7. Kenny & Sara Boyer shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No outdoor storage of products/materials.
9. No parking of commercial vehicles or commercial deliveries.
10. No more than 2 customers per hour during the allowed hours of operation.
11. No signage of the business shall be displayed on the premises.

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

INTRODUCED, PASSED, SIGNED, AND MADE EFFECTIVE BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, ON THIS 25th DAY OF NOVEMBER, 2019.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk

1st Reading: November 25, 2019

2nd Reading: November 25, 2019

File #2018-015



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 19-50

ORD # 4.500

Date: 11/11/2019

Department: Community Development

Meeting Date Requested: 11/25/2019

Public Hearing: Yes ☒ Date: 1/25/2019

Subject: Special Use Permit – Living By Nature, LLC

Background:

The applicant seeks approval of a Special Use Permit Continuance for the operation of a Bio-Energetic Testing and Health & Wellness consulting business located at 101 NE 62nd Terrace. The location of this Two-Family Dwelling District is not located near any major commercial intersection and is completely surrounded by residential homes. This Special Use Permit was unanimously approved by the Planning Commission in 2018 and November 4th, 2019. City Staff has not received any calls or complaints regarding Mrs. Boyer's Health & Wellness consulting business since approving the application last year.

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

1. This Special Use Permit is issued to Kenny & Sara Boyer to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Kenny & Sara Boyer or change in ownership shall render this Special Use Permit null and void.
4. No person other than Kenny & Sara Boyer shall be employed at this location or any other address in association with the Bio-Energetic Testing and Health & Wellness Consulting business by Kenny & Sara Boyer.
5. Hours of operation shall be limited to Mondays from 1:00 p.m. to 7:00 p.m., Thursdays, and Fridays from 9:30 a.m. to 3:30 p.m.
6. Kenny & Sara Boyer must reside at this residence for this permit to be valid.
7. Kenny & Sara Boyer shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. No outdoor storage of products/materials.
9. No parking of commercial vehicles or commercial deliveries.
10. No more than 2 customers per hour during the allowed hours of operation.
11. No signage of the business shall be displayed on the premises.

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

Public/Staff Input/Commission:

The Planning Commission voted unanimously 10-0 in favor to approve the Special Use Permit. City Staff is recommending a five (5) year Special Use Permit. There were not any comments from the public.

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

Austin Greer, Assistant to the City Manager/Planning Administrator

CW

City Attorney

SW

City Manager



Community Development Department Staff Report

Date: November 4, 2019

File: #2019-015

Requested Action: Special Use Permit Continuance

Date of PC Consideration: November 4, 2019

Date of Council Consideration: November 25, 2019

Applicant/ Kenny & Sara Boyer
Owner: 101 NE 62nd Terrace
Gladstone, MO 64118

Address of Property: 101 NE 62nd Terrace
Gladstone, MO 64118

Planning Information

- Current Zoning: R-2 Two Family Dwelling District
- Planned Land Use: R-2 Two Family Dwelling District
- Surrounding Uses: North –East –; West – Residential
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Driveway off of NE 62nd Terrace
- Parking Required: Driveway only
- Parking Provided: Minimum requirement is met
- Proposed On-Site Improvements: N/A
- Proposed Landscaping: N/A
- Proposed Signage: Business owner and City Staff have agreed to no signage.

Analysis

The applicant seeks approval of a Special Use Permit Continuance for the operation of a Bio-Energetic Testing and Health & Wellness consulting business located at 101 NE 62nd Terrace. The location of this Two-Family Dwelling District is not located near any major commercial intersection and is completely surrounded by residential homes. This Special Use Permit was unanimously approved by the Planning Commission in 2018. City Staff has not received any calls or complaints regarding Mrs. Boyer's Health & Wellness consulting business since approving the application last year.

The applicant has agreed to all conditions.

Recommended Conditions

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

1. This Special Use Permit is issued to Kenny & Sara Boyer to be used at the above noted address.
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3. Any changes in operation of the business by Kenny & Sara Boyer or change in ownership shall render this Special Use Permit null and void.
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5. Hours of operation shall be limited to Mondays from 1:00 p.m. to 7:00 p.m., Thursdays, and Fridays from 9:30 a.m. to 3:30 p.m.
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8. No outdoor storage of products/materials.
9. No parking of commercial vehicles or commercial deliveries.
10. No more than 2 customers per hour during the allowed hours of operation.
11. No signage of the business shall be displayed on the premises.

Recommendation

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



Gladstone, MO



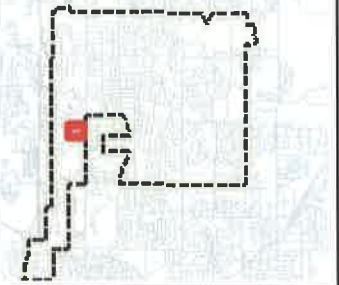
1 in. = 152ft.



303.7 0 151.84 303.7 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

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

Notes

PC File 2019-015 SUP
101 NE 62nd Terr
Living by Nature LLC

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers November 4, 2019

1. Meeting called to Order– Roll Call. Chair McGee called the meeting to order at 7:00 p.m.

Commissioners present were: Chase Cookson
Mike Ebenroth
JN Hernandez
Alicia Hommon
Gary Markenson
Jennifer McGee, Chair
Katie Middleton
Kim Murch
James New
Bill Turnage

Not present: Larry Whitton

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

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

3. Approval of Previous Meeting Minutes (October 29, 2019). Chair McGee asked if there was a motion to approve the minutes from the October 29, 2019 meeting.

Mr. Turnage moved to approve the minutes; Ms. Middleton seconded. The minutes were approved, 11-0.

4. Other Business. None.

5. PUBLIC HEARING: Special Use Permit continuance for Living by Nature LLC. File #2019-015. Mr. Greer presented his staff report.

“The applicant seeks approval of a Special Use Permit continuance for the operation of a Bio-Energetic Testing and Health & Wellness consulting business located at 101 NE 62nd Terrace. The location of this Two-Family Dwelling District is not located near any major commercial intersection and is completely surrounded by residential homes. This Special Use Permit was

unanimously approved by the Planning Commission in 2018. City Staff has not received any calls or complaints regarding Mrs. Boyer's Health & Wellness consulting business since approving the application last year."

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- 5. Hours of operation shall be limited to Mondays, Thursdays, and Fridays from 9:30am to 3:30pm.*
- 6. Kenny & Sara Boyer must reside at this residence for this permit to be valid.*
- 7. Kenny & Sara Boyer shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.*
- 8. No outdoor storage of products/materials.*
- 9. No parking of commercial vehicles or commercial deliveries.*
- 10. No more than 2 customers per hour during the allowed hours of operation.*
- 11. No signage of the business shall be displayed on the premises."*

"The applicant has agreed to all conditions."

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

Chair McGee asked if the applicant wished to speak.

Mrs. Boyer (101 NE 62nd Terrace) shared that she had owned the business for one year. She hasn't had any complaints from the neighbors. She hopes they are a good business. She asked if she could adjust her hours of operation a little bit to have some traffic after 5:00pm. That was the only thing that she wanted to adjust so that she could capture some of the customers as they get off work to come by pick up supplements. Otherwise, she is good.

Chair McGee asked what she wanted the hours to be.

Mrs. Boyer said she needed one day, usually Mondays is the day she has her orders come in, so if she could be open 1:00pm–7:00pm instead of 9:30am–3:30pm. It would be the same amount of hours, just shifting them a little bit. No more hours than she was already open.

Mr. Greer replied that City Staff would agree to that.

Chair McGee asked if there were any members of the public who wished to speak in opposition to this. None.

Chair McGee asked if there were any members of the public who wished speak in favor of this. None.

Chair McGee closed the public hearing. She opened the discussion to the Commissioners, or for a motion.

Mr. New asked Mrs. Boyer to explain what she sells.

Mrs. Boyer replied that she studies holistic medicines, natural healing. She does bio–energetic testing. She explained that it works off the same meridians as Chinese acupuncture. That is a way to measure energy. That is what she does. Then she also has homeopathic supplements and herbs that she recommends based off of the findings of imbalances in people. That is what people come back to pick up. It depends on what supplements or herbs show up that would be a need for that person.

Mr. New asked what type of marketing she has.

Mrs. Boyer shared that she has a website, but most of it is word of mouth through friends and family. She started the business because her son started having seizures out of nowhere at 18. That is when she started learning more, and starting transferring over to making this her main career. It was usually through word–of–mouth because her son is doing much, much better.

Mr. New asked Mr. Greer to confirm that this was approved a year ago for one year and that the standard is to go to five years.

Mr. Greer confirmed the standard is one, five, and then ten years. That is the historical use for a special use permit.

Mx. Hernandez asked if the proposed change was to change the name of the company from Living by Nature LLC to Bio–Energetic Testing and Health and Wellness consulting.

Mr. Greer replied that Living by Nature is the company name and the bio–energetic health and wellness consulting is a description of what her company does.

Mx. Hernandez asked if there was going to be a change from this permit to the original permit.

Mr. Greer said it was a continuation from last year.

MOTION ON THE SPECIAL USE PERMIT: By Ms. Hommon, seconded by Ms. Middleton, to approve the Special Use Permit, Living by Nature LLC, File #2019-015 with the changes to the hours on Monday from 1:00pm to 7:00pm. The motion carried 10-0.

6. **Communications from City Council.** Councilmember Mallams shared that they had the groundbreaking for the Fairfield Inn and it was well done. They are excited about the project. It will be \$15 million investment in the community; 111 rooms. He said that the initial contact was with Austin and they owe him huge pat on the back and at the end of the year when they renegotiate salaries, Austin will probably bring that up, and Bob.

He said that last Wednesday the City Council members came together with the leadership team of the City Staff. They spent an entire day reviewing the progress from last year's City's Goals. They worked to develop goals for the coming year to give them direction. There was much dialog and discussion; they don't always agree. But in their hearts they are doing what they think is right for the City. By the end of the day they feel pretty comfortable about what they have identified as goals for the upcoming year. He shared the goals and said that the Planning Commission would get a draft copy of the City's goals.

- Last year, ensuring Gladstone was a safe place to work and live. The targeted areas last year were enforcement of traffic and retention and recruitment. A question he had was, "What about crime prevention? Why aren't they putting that into the goal?" He felt they were missing a huge piece. The new goal will include crime prevention. They are focused on the improvements to Fire Station #2 and beginning to look at the plans for the new Public Safety Department facility.
- They will continue to focus on Code Enforcement and refining that process. He didn't know, but over the last year they had made some good progress with enforcing codes. There is still concern about those individuals who are required to attend municipal court because of a code violation; they don't show or they get one postponement after another. They really need to focus on that and see if they can tighten up that process.
- Continuing to implement the Master Plans with infrastructure for streets and sidewalks. This current year they are spending \$1 million on street maintenance. They have spent \$1 million on replacement of water mains. He said if it wasn't for the voters and the passage of the bond that was on the election, they wouldn't be able to do what they have done this year. Pats on the back to everyone and they thank you for that. Otherwise, the money comes strictly from the general fund and there is only so much money. To be able to do everything they can within the City, they really needed that passage.

- They are going to look at the water treatment plant to insure that it continues to produce good quality water for our City.
- Continue to maintain and improve Gladstone's parks and trails.

He said these were all Master Plans they have had in place for years and they continue to work towards the completion of those. He mentioned that the last goal is continued economic development and redevelopment. If they look at last year and they look at the year that is coming, they have had some major growth and investment in our City. Summit Grill, iWerx, Stone Canyon, Wendy's, the improvements to Burger King, the Early Childhood Center that will replace the old Hobby Lobby, beginning and remodeling Hy-Vee, the new Fairfield Inn Hotel. He believes he read that last year and this year, there were \$27 million invested in capital improvements and businesses within our City. That was huge.

Councilmember Mallams said that the Mayor's Christmas Tree Lighting will be on Tuesday, November 19th at 6:00pm in Linden Square. He asked them to pray for good weather.

Mr. Markenson asked if they had chosen a site for the Public Safety building.

Councilmember Mallams replied no. He asked City Staff if they were seeking any input from citizens or will it basically be City Staff recommendations.

Mr. Baer said they had signed an agreement today with a consulting architect to find a site location.

Mr. Markenson stated that when they approved the hotel, he expressed some concern about parking in the downtown area with all of the development. He asked if Council was looking at that at all.

Councilmember Mallams replied yes.

Mr. Greer added that they have some funding set aside that the City Council has agreed to; about \$500K. He believes they will potentially work with MARC to get some grant funding as well to try to solve our parking issues downtown. He shared that having parking issues is great for a downtown. It means they are doing something right.

Mr. Markenson agreed and added that, if they aren't solved, people will stop going; he has heard people say they won't go to the Summit Grill because they had to park 3 blocks away.

Mr. Greer shared that he thinks people are starting to learn that they have an open parking agreement with iWerx so people are starting to learn they can park at iWerx. There are 50+ parking spaces there and it's not even a half block to walk to Summit Grill.

Mr. Markenson asked if they could park at the Innovation Center.

Mr. Greer said that on 69th Street there are over 105 parking spaces that is all public parking. If they go off-street into the NIC building parking, that is theirs. They aren't supposed to be using that parking. There are 100+ parking spaces off of 69th Street that are sometimes underutilized. There is plenty of parking in downtown. People are just starting to learn where they can and can't park.

Councilmember Mallams shared that in their meeting last Wednesday that City Staff wanted to delay working on those plans. Several of the City Council members, like Gary, felt it was something that needs to be addressed sooner than later. There is a plan and, once it is approved, it will be beneficial for everybody in that area.

Ms. Middleton asked about the single trash provider idea.

Mr. Greer shared that would be a component of the Comprehensive Plan. They are finishing the RFP right now, which is the Request for Proposal. They hope that will be out in the next couple of months. They do think there will be an environmental component to that study, single source being one of them. They will rely on the consultant to see what other cities are doing about different things like that.

Councilmember Mallams asked how they would get City input from the residents.

Mr. Greer said they would use the Planning Commission and probably another board or commission too. They will engage ETC Institute, which is a citizen survey company that they have worked with over the years. They have done a really good job. That will help survey the whole city.

Mr. New shared that some associations have their own contracts with trash providers and they make that one of the benefits of joining; they get a deal.

Mr. Greer agreed. He shared there is a two year notification for that process, so they are quite a ways out, but they will be looking at it when they update the Comprehensive Plan.

Councilmember Mallams shared that these are exciting times for our community and we are blessed to be in Gladstone.

7. **Communications from City Staff.** Mr. Greer shared that he believed the Mayor's Christmas Tree Lighting is on November 26th, not November 19th. He shared that City Hall will be closed on November 28th and 29th for Thanksgiving.

8. **Communications from Planning Commission Members.** Mr. Turnage expressed thanks to Public Works for setting up and sponsoring the brush collection last weekend. It was a great benefit.
9. **Adjournment.** Chair McGee asked if there was a motion to adjourn.

Mr. New motioned to adjourn; Mr. Cookson seconded.

Chair McGee adjourned the meeting at 7:20 p.m.

Respectfully submitted:

Cheryl Lamb, Recording Secretary

Approved as corrected ____

Jennifer McGee, Chair

Approved as submitted ____

DEVELOPMENT APPLICATION



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

File #: 2019-015
Application Date: 10-4-19
PC Date: 11-4-19
CC Date: 1-25-19

Application Type:

- ☒ (PH) Special Use Permit (\$500) ☐ (PH) Right-of-Way Vacation (\$200)
☐ (PH) Zoning Change (\$500) ☐ (PH) Variance - BZA (\$200)
☐ (PH) Site Plan Revision (\$500) ☐ Final Plat/Replat (\$75)

Address of Action: 101 NE 42nd Ter Gladstone, MO
Legal Description: 64118

Attach under separate cover if needed.

Proposed Change: Bio-Energetic Testing + Health
+ Wellness Consulting

Applicant/Property Owner Information:

☒ Applicant(s) Kenny + Sara Boyer
Company Living By Nature LLC
Address 101 NE 42nd Ter.
Phone 816-685-2155 Fax: _____ E-Mail: Sara@livingbynaturellc.com

☐ Property Owner (if different than applicant)
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

☐ Architect/Engineer _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

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

Applicant's Signature

Sara Boyer

Date

9/30/19



Clay County Assessor Parcel Detail

13905001800200

| | |
|-------------------------------|---|
| Property Address | 101 NE 62ND TERR |
| Property Zip Code | |
| Legal | OAK MEADOWS EXTENSION LT 6 |
| Section/Township/Range | 26/51/33 |
| Owner Name /address | BOYER KENNY W & SARA F 101 NE 62ND TER KANSAS CITY MO 64118 |
| Tax district | 8 |
| Tax code | 74-20-00-03-00-00-00-01-00-00-00 |
| Property Class | 02 Classification RES |

| | Land Value | Improvement value | Appraised value | Assessed value |
|--------------|------------|-------------------|-----------------|----------------|
| Residential | 18,000 | | | |
| Commercial | | | | |
| Agricultural | | | | |
| Total | 18,000 | 121,000 | 139,000 | 26,410 |

| | |
|------------------------|------------------|
| Book & Page | Deed Date |
|------------------------|------------------|

[More information](#)
[Photo and Sketch](#)
[Location of this parcel](#)

TO: Property Owners within 185' & Other Interested Parties
FROM: Community Development Department
DATE: October 7, 2019
RE: Special Use Permit (Continuance) – 101 NE 62nd Terrace

PUBLIC HEARING #2019-015

Public notice is hereby given that the **Gladstone Planning Commission will meet on Monday, November 4, 2019 at 7:00pm** in the Council Chambers of Gladstone City Hall to consider the continuance of a Special Use Permit for property located at 101 NE 62nd Terrace legally described as OAK MEADOWS EXTENSION LOT 6, a subdivision of land in Gladstone, Clay County, Missouri.

Applicant: Living by Nature LLC
Owner: Sara & Kenny Boyer

This notice is being sent to you as a courtesy to advise you that the applicant is requesting a continuance of their special use permit for operating a Bio-Energetic Testing and Health & Wellness consulting business on their property.

The City Council will hold its public hearing on Monday, November 25, 2019 at 7:30pm.

If you have any questions, please call the Community Development Department at 423-4110.

Thank you.



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| Account: 90701 | Ad ID: 6619531 | Discount: \$0.00 |
| Name: CHERYL LAMB | Description: Hearing 2019-015.Cont. | Gross: \$33.88 |
| Company: CITY OF GLADSTONE | SUP.101 NB 62 Ter | Paid Amount: \$0.00 |
| Address: 7010 N. HOLMES | Run Dates: 10/17/19 to 10/17/19 | Amount Due: \$33.88 |
| GLADSTONE, MO 64118 | Class: 189 | |
| Telephone: (816) 423-4110 | Orig User: SANDRAR | |
| | Words: 118 | |
| | Lines: 25 | |
| | Agate Lines: 41 | |

| Publication | Start | Stop | Inserts | Cost |
|--------------------|----------|----------|---------|---------|
| Courier Tribune | 10/17/19 | 10/17/19 | 1 | \$22.59 |
| Gladstone Dispatch | 10/17/19 | 10/17/19 | 1 | \$11.29 |

(Published in the Courier-Tribune Thurs., 10/17/19)

PUBLIC HEARING #2019-015

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on Monday, November 4, 2019 at 7:00 pm in the Council Chambers of Gladstone City Hall to consider the continuance of a Special Use Permit for the property at 101 NE 62nd Terrace, legally described as OAK MEADOWS EXTENSION LT 6 in the City of Gladstone, Clay County, Missouri. Owner/Applicant: Sara & Kenny Boyer. Subsequently, at its regular meeting of Monday, November 25, 2019 at 7:30 pm, the City Council will hold a public hearing on the same request. The public is invited to attend. Please call 423-4110 if you have any questions.

Proof