



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, DECEMBER 9, 2019**

The City Council will meet in Closed Executive Session at 5:30 pm Monday, December 9, 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, 610.021(2) Real Estate Acquisition Discussion, and 610.021(13), Personnel Records.

OPEN STUDY 6:40 PM

1. Audit Report-Berberich Trahan and Co. will present the audit for the fiscal year ending June 30, 2019.
2. Planning Sustainable Places/Downtown Parking-Christopher Cline, Senior Principal/Senior Vice President with Confluence, will present options for vehicles and pedestrians along North Oak and in the downtown area.

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 25, 2019, Closed City Council Meeting Minutes.
6. Approval of the November 25, 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. RECOGNIZE OUTGOING BOARDS AND COMMISSION MEMBERS**
- 11. APPOINT BOARDS AND COMMISSION MEMBERS**
- 12. APPROVE BUILDING PERMIT: Little Caesars 6700 North Oak Trafficway.**
- 13. Other Business.**
- 14. 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 December 5, 2019, 11:45 AM



Department of Finance
Memorandum

DATE: December 3, 2019

TO: Scott Wingerson, City Manager

FROM: Dominic Accurso, Director of Finance

RE: Auditor's Presentation

With the 2019 fiscal year audit substantially complete, we have received the draft Report to the Mayor and City Council from our auditors (report to follow memo). This report satisfies the auditor's responsibility to communicate certain matters to those charged with governance. The matters include the responsibilities of the auditors with regard to the financial statements, planning, timing, and scope of the audit, along with auditor's adjustments and findings. The management representation letter is also part of the report. The letter attests to the accuracy of the financial statements that we have submitted to the auditors for their analysis. We have also received a draft of the comprehensive annual financial report (CAFR).

Overall, the audit is progressing very well with minimal audit adjustments and no findings. There were three adjusting entries, one of which was provided by staff, and the others are reclassification entries (no effect on the financial statements). The list of audit adjustments are on page 17 of the report. All adjustments were immaterial to the financial statements. The adjustments on pages 18 through 20 are entity wide adjustments (EW). These are adjustments from the fund financial statements (fixed assets, long term debt, and deferred inflows or outflows are not recognized) to the Government Wide Financial Statements (resemble private sector financial statements). These adjustments are not corrections to the financials, but are necessary to show the differences between the Government Wide Financial Statements and the Governmental Fund Financial Statements.

As of December 3rd, staff is working towards the final steps to complete the audit. The final CAFR should be available on the City's website by the end of the month. I would like to recognize Senior Accountant Ryan Johnston and the staff from Berberich, Trahan, & Co. for their exceptional work on this year's audit.

Staff from Berberich Trahan & Co will present this information during the December 9th open study session. They will also discuss new reporting requirements as well as address any questions or concerns from the City Council. Should you have any questions or concerns, please contact me at your convenience.



BERBERICH TRAHAN & CO., P.A.
Certified Public Accountants

CITY OF GLADSTONE, MISSOURI

Report to the Honorable Mayor and City Council
[Date of Issuance of Communication]



BERBERICH TRAHAN & CO., P.A.
Certified Public Accountants

[Date of issuance of communication]

Honorable Mayor and City Council
City of Gladstone, Missouri
7010 N. Holmes Street
Gladstone, Missouri 64118

We are pleased to present this report related to our audit of the financial statements and compliance of the City of Gladstone, Missouri for the year ended June 30, 2019. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the City's financial and compliance reporting process.

This report is intended solely for the information and use of the City Council and management and is not intended to be and should not be used by anyone other than these specified parties. It will be our pleasure to respond to any questions you have about this report. We appreciate the opportunity to continue to be of service to the City.

[FIRM SIGNATURE]

3630 SW Burlingame Road Topeka, Kansas 66611 | t: 785.234.3427 | toll-free: 800.530.5526 | f: 785.233.1768 | w: btandcccpa.com

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CITY OF GLADSTONE, MISSOURI

Report to the Honorable Mayor and City Council
[Date of Issuance of Communication]

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Required Communications

Generally accepted auditing standards (AU-C 260, *The Auditor's Communication with Those Charged with Governance*) require the auditor to promote effective two-way communication between the auditor and those charged with governance. Consistent with this requirement, the following summarizes our responsibilities regarding the financial statement audit as well as observations arising from our audit that are significant and relevant to your responsibility to oversee the financial reporting process.

Area	Comments
Our Responsibilities with Regard to the Financial Statement Audit	Our responsibilities under auditing standards generally accepted in the United States of America; <i>Government Auditing Standards</i> issued by the Comptroller General of the United States; the provisions of the Single Audit Act; Uniform Guidance; and OMB's <i>Compliance Supplement</i> have been described to you in our arrangement letter dated August 26, 2019.
Overview of the Planned Scope and Timing of the Financial Statement Audit	We have issued a separate communication regarding the planned scope and timing of our audit and have discussed with you our identification of and planned audit response to significant risks of material misstatement.
Accounting Policies and Practices	<p>Preferability of Accounting Policies and Practices</p> <p>Under generally accepted accounting principles, in certain circumstances, management may select among alternative accounting practices. We did not discuss with management any alternative treatments within generally accepted accounting principles for accounting policies and practices related to material items during the current audit period.</p> <p>Adoption of, or Change in, Accounting Policies</p> <p>Management has the ultimate responsibility for the appropriateness of the accounting policies used by the City. The City did not adopt any significant new accounting policies nor have there been any changes in existing significant accounting policies during the current period.</p> <p>Significant or Unusual Transactions</p> <p>We did not identify any significant or unusual transactions or significant accounting policies in</p>

Area	Comments
	controversial or emerging areas for which there is a lack of authoritative guidance or consensus.
	Management's Judgments and Accounting Estimates
	Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. You may wish to monitor throughout the year the process used to determine and record these accounting estimates. Summary information about the process used by management in formulating particularly sensitive accounting estimates and about our conclusions regarding the reasonableness of those estimates is in the attached "Summary of Accounting Estimates."
Audit Adjustments	Audit adjustments proposed by us and recorded by the City are summarized in the attached representation letter.
Disagreements with Management	We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit, or significant disclosures to be included in the financial statements.
Consultations with Other Accountants	We are not aware of any consultations management had with other accountants about accounting or auditing matters.
Significant Issues Discussed with Management	No significant issues arising from the audit were discussed with or the subject of correspondence with management.
Significant Difficulties Encountered in Performing the Audit	We did not encounter any significant difficulties in dealing with management during the audit.
Certain Written Communications Between Management and Our Firm	Copies of certain written communications between our firm and the management of the City, including the representation letter provided to us by management, are attached.

City of Gladstone, Missouri

Summary of Significant Accounting Estimates

Year Ended June 30, 2019

The following describes the significant accounting estimates reflected in the City's June 30, 2019 financial statements:

Estimate	Accounting Policy	Management's Estimation Process	Basis for Our Conclusions on Reasonableness of Estimate
Total OPEB liability	The total OPEB liability is computed by an independent actuarial firm. The disclosure is based upon numerous assumptions and estimates, including the expected rate of investment return, the interest rate used to determine the present value and medical care cost trend rates.	The rate of return is based on historical and general market data.	Review of information supporting the estimate resulted in our conclusion that the estimate appears reasonable.
Net pension asset (liability)	The net pension asset (liability) is computed by an independent actuarial firm hired by LAGERS.	Management of the City obtained and reviewed the GASB Statement No. 68, Employer Reporting Accounting Schedules as of June 30, 2019. Management compared the City's employer contributions as shown on these schedules to the City's actual contributions and recalculated its net pension asset (liability).	Review of management's analysis resulted in our conclusion that the estimate appears reasonable.

Berberich Trahan & Co., P.A.
3630 SW Burlingame Road
Topeka, Kansas 66611-2050

This representation letter is provided in connection with your audit of the basic financial statements of the City of Gladstone, Missouri (the City) as of and for the year ended June 30, 2019 for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

We confirm, to the best of our knowledge and belief, as of the date of the auditors' report, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit arrangement letter dated August 26, 2019, for the preparation and fair presentation of the financial statements referred to above in accordance with U.S. GAAP.
2. We have identified for you all organizations that are a part of this reporting entity or with which we have a relationship, as these organizations are defined in Section 2100 of the Governmental Accounting Standards Board's Codification of Governmental Accounting and Financial Reporting Standards, that are component units.
3. We have identified for you all of our funds, governmental functions and identifiable business-type activities.
4. We have properly classified all funds and activities.
5. We have properly determined and reported the major governmental and enterprise funds based on the required quantitative criteria.
6. We are responsible for compliance with laws and regulations applicable to the City including adopting, approving and amending budgets.
7. We have identified and disclosed to you all laws and regulations that have a direct and material effect on the determination of financial statement amounts including legal and contractual provisions for reporting specific activities in separate funds.

8. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
9. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
10. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable and reflect our judgment based on our knowledge and experience about past and current events, and our assumptions about conditions we expect to exist and courses of action we expect to take.
11. Related-party transactions, including those with component units for which the City is accountable and interfund transactions, including interfund accounts and advances receivable and payable, sale and purchase transactions, interfund transfers, long-term loans, leasing arrangements, and guarantees, have been recorded in accordance with the economic substance of the transaction and appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
12. All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
13. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
14. The following have been properly recorded and/or disclosed in the financial statements:
 - a. Net positions and fund balance classifications.
 - b. Arrangements with financial institutions involving compensating balances or other arrangements involving restrictions on cash balances.
 - c. Security agreements in effect under the Uniform Commercial Code.
 - d. The fair value of investments.
 - e. Amounts of contractual obligations for construction and purchase of real property or equipment not included in the liabilities or encumbrances recorded on the books.
 - f. Debt issue provisions.
 - g. All leases and material amounts of rental obligations under long-term leases.
 - h. All significant estimates and material concentrations known to management which are required to be disclosed.
 - i. Risk financing activities.
 - j. Deposits and investment securities categories of risk.
 - k. The effect on the financial statements of Government Accounting Standards Board statements which has been issued, but which we have not yet adopted.

- I. Authorized but unissued bonds and/or notes.
15. We have no plans or intentions that may materially affect the carrying value or classification of assets or liabilities.
16. We are responsible for making the accounting estimates included in the financial statements. Those estimates reflect our judgment based on our knowledge and experience about past and current events and our assumptions about conditions we expect to exist and courses of action we expect to take. In that regard, adequate provisions have been made:
 - a. To reduce receivables to their estimated net collectable amounts.
 - b. To reduce obsolete, damaged, or excess inventories to their estimated net realizable values.
 - c. For pension obligations, post-retirement benefits other than pensions, and deferred compensation agreements attributable to employee services rendered through June 30, 2019.
17. There are no:
 - a. Material transactions that have not been properly recorded in the accounting records underlying the financial statements.
 - b. Violations or possible violations of laws or regulations whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency. In that regard, we specifically represent that we have not been designated as, or alleged to be, a "potentially responsible party" by the Environmental Protection Agency in connection with any environmental contamination.
 - c. Other material liabilities or gain or loss contingencies that are required to be accrued or disclosed by the Contingencies Topic of the FASB Accounting Standards Codification.
 - d. Guarantees, whether written or oral, under which the City is contingently liable.
 - e. Lines of credit or similar arrangements.
 - f. Agreements to repurchase assets previously sold.
 - g. Liens or encumbrances on assets or revenues or any assets or revenues which were pledged as collateral for any liability or which were subordinated in any way.
 - h. Liabilities which are subordinated in any way to any other actual or possible liabilities.
 - i. Debt issue repurchase options or agreements, or sinking fund debt repurchase ordinance requirements.
 - j. Derivative financial instruments.
 - k. Special and extraordinary items.
 - l. Arbitrage rebate liabilities.
 - m. Impairments of capital assets.

18. We have no direct or indirect, legal or moral obligation for any debt of any organization, public or private, or to special assessment bond holders that is not disclosed in the financial statements.
19. The City has satisfactory title to all owned assets.
20. We have complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
21. Net positions (net investment in capital assets; restricted; and unrestricted) and fund balances are properly classified and, when applicable, approved.
22. Expenses or expenditures have been appropriately classified in or allocated to functions and programs in the statement of activities and allocations have been made on a reasonable basis.
23. Revenues have been appropriately classified in the statement of activities within program revenues and general revenues.
24. Capital assets, including infrastructure assets, are properly capitalized, reported and depreciated.
25. We agree with the findings of specialists in evaluating the total other postemployment benefit liability and the net pension asset (liability) and have adequately considered the qualifications of the specialists in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.
26. We have no knowledge of any uncorrected misstatements in the financial statements.

Information Provided

27. We have provided you with:
 - a. Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
 - b. Additional information that you have requested from us for the purpose of the audit;
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

- d. Minutes of the meetings of governing board and committees of board members, or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 28. All transactions have been recorded in the accounting records and are reflected in the financial statements.
 - 29. We have disclosed to you the results of our assessment of risk that the financial statements may be materially misstated as a result of fraud.
 - 30. We have no knowledge of allegations of fraud or suspected fraud, affecting the entity's financial statements involving:
 - a. Management.
 - b. Employees who have significant roles in the internal control.
 - c. Others where the fraud could have a material effect on the financial statements.
 - 31. We have no knowledge of any allegations of fraud or suspected fraud affecting the City's financial statements received in communications from employees, former employees, analysts, regulators or others.
 - 32. We have no knowledge of noncompliance or suspected noncompliance with laws and regulations whose effects were considered when preparing financial statements.
 - 33. We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
 - 34. We have disclosed to you the identity of the entity's related parties and all the related-party relationships and transactions of which we are aware.
 - 35. We are aware of no significant deficiencies, including material weaknesses, in the design or operation of internal controls that could adversely affect the City's ability to record, process, summarize and report financial data.
 - 36. We are aware of no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
 - 37. With respect to supplementary information presented in relation to the financial statements as a whole:
 - a. We acknowledge our responsibility for the presentation of such information.
 - b. We believe such information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America.

- c. The methods of measurement or presentation have not changed from those used in the prior period.
 - d. When supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance of the supplementary information and the auditor's report thereon.
- 38. With respect to required supplementary information presented as required by the Governmental Accounting Standards Board to supplement the basic financial statements:
 - a. We acknowledge our responsibility for the presentation of such required supplementary information.
 - b. We believe such required supplementary information is measured and presented in accordance with guidelines prescribed by accounting principles generally accepted in the United States of America.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.
- 39. During the course of your audit, you may have accumulated records containing data which should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.
- 40. We are responsible for and have reviewed and approved the proposed adjustments to the trial balances identified during the audit, which are included in the adjusting journal entries attachment, and will post all adjustments accordingly. We have reviewed, approved, and are responsible for overseeing the preparation and completion of the basic financial statements and related notes.

Compliance Considerations

In connection with your audit conducted in accordance with *Government Auditing Standards*, we confirm that management:

- 1. Is responsible for the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework.
- 2. Is responsible for compliance with the laws, regulations and provisions of contracts and grant agreements applicable to the auditee.
- 3. Has identified and disclosed to the auditor all instances that have occurred, or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.

4. Has identified and disclosed to the auditor all instances that have occurred, or are likely to have occurred, of noncompliance with provisions of contracts and grant agreements that have a material effect on the determination of financial statement amounts.
5. Has identified and disclosed to the auditor all instances that have occurred, or are likely to have occurred, of abuse that could be quantitatively or qualitatively material to the financial statements.
6. Is responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
7. Acknowledges its responsibility for the design, implementation and maintenance of internal controls to prevent and detect fraud.
8. Has a process to track the status of audit findings and recommendations.
9. Has identified for the auditor previous audits, attestation engagements and other studies related to the audit objectives and whether related recommendations have been implemented.
10. Acknowledges its responsibilities as it relates to non-audit services performed by the auditor, including a statement that it assumes all management responsibilities; that it oversees the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge or experience; that it evaluates the adequacy and results of the services performed; and that it accepts responsibility for the results of the services.

In connection with your audit of federal awards conducted in accordance with Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), we confirm:

1. Management is responsible for complying, and has complied, with the requirements of Uniform Guidance.
2. Management is responsible for understanding and complying with the requirements of laws, regulations, and the provisions of contracts and grant agreements related to each of its federal programs.

3. Management is responsible for establishing and maintaining, and has established and maintained, effective internal control over compliance for federal programs that provides reasonable assurance that the auditee is managing federal awards in compliance with laws, regulations, and the provisions of contracts or grant agreements that could have a material effect on its federal programs in existence prior to December 26, 2014, as well as for funding increments and new awards obtained after that date.
4. Management has prepared the schedule of expenditures of federal awards in accordance with the Uniform Guidance and has included expenditures made during the period being audited for all awards provided by federal agencies in the form of grants, federal cost reimbursements contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations and other assistance.
5. Management has identified and disclosed all of its government programs and related activities subject to the Uniform Guidance compliance audit.
6. Management has identified and disclosed to the auditor the requirements of federal statutes, regulations, and the terms and conditions of federal awards that are considered to have a direct and material effect on each major program. Management has further identified each award resulting from programs in existence prior to December 26, 2014 and funding increments or new awards obtained after that date.
7. Management has made available all federal awards (including amendments, if any) and any other correspondence relevant to federal programs and related activities that have taken place with federal agencies or pass-through entities.
8. Management has identified and disclosed to the auditor all amounts questioned and all known noncompliance with the direct and material compliance requirements of federal awards or stated that there was not such noncompliance.
9. Management believes that the auditee has complied with the direct and material compliance requirements (except for noncompliance it has disclosed to the auditor).
10. Management has made available all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.
11. Management has provided to the auditor its interpretations of any compliance requirements that are subject to varying interpretations.

12. Management has disclosed to the auditor any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.
13. Management has disclosed to the auditor the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.
14. Management has disclosed the nature of any subsequent events that provide additional evidence with respect to conditions that existed at the end of the reporting period that affect noncompliance during the reporting period.
15. Management has disclosed all known noncompliance with direct and material compliance requirements occurring subsequent to the period covered by the auditor's report or stated that there were no such known instances.
16. Management has disclosed whether any changes in internal control over compliance or other factors that might significantly affect internal control, including any corrective action taken by management with regard to significant deficiencies and material weaknesses in internal control over compliance, have occurred subsequent to the period covered by the auditor's report.
17. Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the basic financial statements have been prepared.
18. The copies of federal program financial reports provided to the auditor are true copies of the reports submitted, or electronically transmitted, to the federal agency or pass-through entity, as applicable.
19. Management has charged costs to federal awards in accordance with applicable cost principles.
20. The reporting package does not contain protected personally identifiable information.
21. Management has accurately completed the appropriate sections of the data collection form.
22. If applicable, management has disclosed all contracts or other agreements with service organizations.

23. If applicable, management has disclosed to the auditor all communications from service organizations relating to noncompliance at those organizations.

Very truly yours,

CITY OF GLADSTONE, MISSOURI

Scott Wingerson, City Manager

Date Signed _____

Dominic Accurso, Director of Finance

Date Signed _____

City of Gladstone, Missouri

Year End: June 30, 2019

Adjusting journal entries

Number	Date	Name	Account No	Debit	Credit
1	6/30/2019	AO - To reclassify Debt Payments - A/C 470940	501-0000-900-99-99-490021 ENT03	8,493.00	
1	6/30/2019	AO - To reclassify Debt payments - A/C 471930	501-0000-900-99-99-490022 ENT03		(8,493.00)
		To reclassify interest accrual to correct account			
2	6/30/2019	Other Receivable	402-0000-000-00-00-115900 CPF02	28,099.45	
2	6/30/2019	State Intergov Public Works	402-0000-200-00-00-332200 CPF02		(28,099.45)
		Client-prepared journal entry to record TP1871 Receivable May & June			
10	6/30/2019	Loan Principal	401-0000-712-99-99-472940 CPF01		(17,956.28)
10	6/30/2019	Loan Interest	401-0000-722-99-99-472930 CPF01	17,956.28	
		To reclassify principal and interest for the 2017 refunding debt			

City of Gladstone, Missouri

Year End: June 30, 2019

Adjusting journal entries

Number	Date	Name	Account No	Debit	Credit
3	6/30/2019	Land and land rights	34-160000 EW	9,774,142.00	
3	6/30/2019	Construction in progress	34-160001 EW	10,471,274.00	
3	6/30/2019	Buildings	34-160002 EW	36,694,813.00	
3	6/30/2019	Improvements	34-160003 EW	13,784,781.00	
3	6/30/2019	Machinery and Equipment	34-160004 EW	11,587,016.00	
3	6/30/2019	Infrastructure	34-160005 EW	166,145,003.00	
3	6/30/2019	Accumulated Depreciation	34-160006 EW		(167,244,547.00)
3	6/30/2019	Fund Balance	34-259000 EW		(79,106,476.00)
3	6/30/2019	General Administration	34-410000 EW	241,574.00	
3	6/30/2019	Finance	34-420000 EW	243,220.00	
3	6/30/2019	Public Safety	34-430000 EW	974,497.00	
3	6/30/2019	Public Works	34-440000 EW	2,416,374.00	
3	6/30/2019	Community Development	34-450000 EW	469,016.00	
3	6/30/2019	Parks & Recreation	34-460000 EW	691,519.00	
3	6/30/2019	Non-departmental	34-470000 EW	3,000.00	
3	6/30/2019	Capital outlay	34-490000 EW		(7,145,206.00)
Entity-wide to record capital assets					
4	6/30/2019	Lease Payable	34-205200 EW		(14,011,400.00)
4	6/30/2019	DNR loan payable	34-205300 EW		(379,796.00)
4	6/30/2019	Loan Payable	34-205500 EW		(1,321,377.00)
4	6/30/2019	Revenue Bonds Payable	34-211000 EW		(800,000.00)
4	6/30/2019	COP's payable	34-215000 EW		(19,813,892.00)
4	6/30/2019	Premium on LT debt	34-231110 EW		(202,350.00)
4	6/30/2019	Fund Balance	34-259000 EW	39,334,201.00	
4	6/30/2019	Interest Expense	34-470930 EW		(16,863.00)
4	6/30/2019	Principal	34-470940 EW		(2,788,523.00)
Entity-wide entry for debt activity					
5	6/30/2019	Compensated absences	34-234000 EW		(2,790,739.00)
5	6/30/2019	Fund Balance	34-259000 EW	2,837,472.00	
5	6/30/2019	General Administration	34-410000 EW	23,561.00	
5	6/30/2019	Finance	34-420000 EW		(15,370.00)
5	6/30/2019	Public Safety	34-430000 EW	14,632.00	
5	6/30/2019	Public Works	34-440000 EW		(39,582.00)
5	6/30/2019	Community Development	34-450000 EW		(13,843.00)
5	6/30/2019	Parks & Recreation	34-460000 EW		(16,131.00)
Entity-wide entry for compensated absences					

6	6/30/2019	Interest Payable	34-205100 EW		(120,916.00)
6	6/30/2019	Fund Balance	34-259000 EW	131,183.00	
6	6/30/2019	Interest Expense	34-470930 EW		(10,267.00)

Entity-wide entry to record prior
year and current year accrued interest on debt

7	6/30/2019	Unearned revenue	34-229000 EW	2,983,864.00	
7	6/30/2019	Fund Balance	34-259000 EW		(3,326,028.00)
7	6/30/2019	Capital grants	34-331110 EW	342,164.00	

EW entry for unearned revenue for
the NKCSO receivable

8	6/30/2019	General Administration	34-410000 EW	71,682.00	
8	6/30/2019	Finance	34-420000 EW	86,177.00	
8	6/30/2019	Public Safety	34-430000 EW	707,642.00	
8	6/30/2019	Public Works	34-440000 EW	111,840.00	
8	6/30/2019	Community Development	34-450000 EW	58,211.00	
8	6/30/2019	Parks & Recreation	34-460000 EW	184,610.00	
8	6/30/2019	Non departmental expense	34-470001 EW		(1,220,162.00)

EW entry to allocate
non-departmental expense

9	6/30/2019	Deferred outflows - pension	34-190000 EW	887,647.00	
9	6/30/2019	Deferred inflows - pension	34-200000 EW		(2,369,175.00)
9	6/30/2019	LAGERS liability	34-233100 EW	2,147,097.00	
9	6/30/2019	Fund Balance	34-259000 EW		(934,123.00)
9	6/30/2019	General Administration	34-410000 EW	41,992.00	
9	6/30/2019	Finance	34-420000 EW	50,390.00	
9	6/30/2019	Public Safety	34-430000 EW		(11,389.00)
9	6/30/2019	Public Works	34-440000 EW	69,986.00	
9	6/30/2019	Community Development	34-450000 EW	39,192.00	
9	6/30/2019	Parks & Recreation	34-460000 EW	78,384.00	
9	6/30/2019	Deferred Outflows-Pension	501-0000-000-00-00-190000 ENT03		(74,249.00)
9	6/30/2019	Deferred Inflows-Pension	501-0000-000-00-00-200000 ENT03		(51,286.00)
9	6/30/2019	Long-Term Liabilities/LAGERS	501-0000-000-00-00-233100 ENT03	37,497.00	
9	6/30/2019	Wages & Salaries	501-0000-473-70-72-410110 ENT03	31,781.00	
9	6/30/2019	Wages & Salaries	501-0000-473-70-72-410110 ENT03	35,998.00	
9	6/30/2019	Wages & Salaries	501-0000-473-70-72-410110 ENT03	20,258.00	

Entity-wide entry to record the
net pension liability and related deferred inflows and deferred outflows

11	6/30/2019	Deferred outflows - OPEB	34-190100 EW	15,644.00	
11	6/30/2019	Deferred inflows - OPEB	34-200100 EW		(133,810.00)
11	6/30/2019	OPEB liability	34-233000 EW		(324,249.00)
11	6/30/2019	Fund Balance	34-259000 EW	511,746.00	
11	6/30/2019	General Administration	34-410000 EW		(10,400.00)

11	6/30/2019	Finance	34-420000 EW		(12,480.00)
11	6/30/2019	Public Works	34-440000 EW		(17,332.00)
11	6/30/2019	Community Development	34-450000 EW		(9,708.00)
11	6/30/2019	Parks & Recreation	34-460000 EW		(19,413.00)
11	6/30/2019	Deferred Outflows-OPEB	501-0000-000-00-00-190100 ENT03	2,591.00	
11	6/30/2019	Deferred Inflows-OPEB	501-0000-000-00-00-200100 ENT03		(28,850.00)
11	6/30/2019	OPEB Long Term Liability	501-0000-000-00-00-233000 ENT03	66,821.00	
11	6/30/2019	Benefits/Health Insurance	501-0000-473-70-72-415330 ENT03		(11,963.00)
11	6/30/2019	Benefits/Health Insurance	501-0000-473-70-72-415330 ENT03		(13,167.00)
11	6/30/2019	Benefits/Health Insurance	501-0000-473-70-72-415330 ENT03		(7,452.00)
11	6/30/2019	Benefits/Health Insurance	501-0000-473-70-72-415330 ENT03		(2,930.00)
11	6/30/2019	Benefits/Health Insurance	501-0000-473-70-72-415330 ENT03		(3,225.00)
11	6/30/2019	Benefits/Health Insurance	501-0000-473-70-72-415330 ENT03		(1,825.00)

Entity-wide entry to record the
net OPEB liability and assets and their related deferred inflows and outflows



***Department of Community Development
Memorandum ASG 19-5***

DATE: December 4, 2019

TO: Scott Wingerson, City Manager

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

SUBJECT: PSP North Oak Complete Streets Study & Downtown Gladstone Parking

Background: The City of Gladstone, in partnership with Kansas City, Missouri (KCMO) and the Mid-America Regional Council (MARC), was awarded \$102,200.00 in federal Planning Sustainable Places (PSP) grant funding for completion of a North Oak Complete Streets Study. This study will seek to establish a common vision and provide accommodations for all North Oak Trafficway users from NE Indianola Drive to NE Barry Road. The project will include a detailed review of past corridor plans, high-quality bicycle and pedestrian amenities, integration of high-capacity transit, the feasibility of a road diet, and extensive citizen engagement. Confluence was selected to perform the work through a qualifications-based selection process administered by MARC. The total cost of the study is \$159,700 and the City's local match is \$25,000. Gladstone is the lead agency on the project.

Description: The North Oak Corridor Complete Streets Study is currently being drafted, and utilizes input received from stakeholders and the community to shape recommendations for future transformation of the corridor. A multi-disciplinary team led by Confluence is exploring concepts to integrate future bicycle/pedestrian improvements throughout the corridor to enhance connectivity and promote multi-modal transportation opportunities. A significant portion of the project occurs along and within the City of Gladstone, including Downtown Gladstone.

The City wants to ensure these future improvement concepts would complement the character and aesthetic quality of new development that continues to take place within the Downtown District (Marriott Hotel, Stone Canyon Pizza, iWerx, Summit Grill, additional parking improvements, etc.). Confluence will provide an update regarding the recommendations slated for inclusion in the Complete Streets Plan, and will also share some initial ideas for how the City of Gladstone can leverage these improvements while creating an enhanced sense of arrival into Downtown. They will also address opportunities for strengthening connectivity to the future growth area on the west side of the North Oak Corridor.

Supporting Materials: Renderings are attached.













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

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

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

ABSENT: City Manager Scott Wingerson

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

Mayor Suter opened the Regular City Council Meeting Monday, November 25, 2019, at 7:42 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 and thanked VFW Post 10906 for presenting the Colors.

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

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the November 11, 2019, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the November 11, 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 November 11, 2019, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the November 11, 2019, Regular 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)

REGULAR AGENDA.

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

Mr. Bob Bateman approached Council and stated: *"Bob Bateman, 209 Northwest 73rd Street, Gladstone. Gladstone has a history of abusing property owners. Like for example, this case here, it was decided in the Missouri Supreme Court, Clay County Realty and Edith Investment Company vs. the City of Gladstone; Gladstone tried to take over the Gladstone Plaza and not pay the owners a dime. It turned out to be a very, very costly mistake. They had to pay hundreds of thousands of dollars besides their own attorney's fees. It goes on. Here is pictures of, may I approach? Here's pictures of homeowners on 76th Terrace who have been forgotten by the City of Gladstone. These huge pipes were delivered in the backyard of one of the owners along 76th Terrace and he was told, 'here are the pipes, you install them.' Now this problem has been going on for a long time and Gladstone has shied away from it and people that have businesses have no type of storm water detention and all the water, the City of Gladstone has collected those and piped them over there to the detriment of the people that live on 76th Terrace and to the detriment of the cave that I own. This volume of water is high velocity and it smells and it stinks and these people have had to live with this day after day. It's ridiculous, while other people up and down North Oak can benefit and enrich themselves by not having storm water detention and have all this water, its fast water, it's not ground water that can be sifted through and slow it down and those people have benefited from that and grown their businesses like the trailer park along there, that's ridiculous and 7711 they have, with the city, has tried to hide these huge culverts that are now in the ground and the ALDI's there is pumping all their water down in there. I have a map that shows about a hundred properties that is draining into my cave. It's just ridiculous. These people have had to put up with this and that's not what the law allows. That's all I have to say."*

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

Councilman Yarber stated: *"Thank you. A lot of different Chamber meetings; I've met with a lot of different Chambers over the last couple of weeks. The KC Chamber had a special meeting down at Union Station that I was happy to be invited to. The Northland Regional Chamber of Commerce met last Tuesday and then of course we had the annual holiday meeting of the Gladstone Area Chamber which we always enjoy because we have entertainment from Oak Hill Day School. Tomorrow, I am meeting with the Briarcliff Business Partners Association so, many*

such meetings. I also wanted to mention, this came out of the last Atkins-Johnson Farm meeting, the Restoration Run that happens every year in August; starting next year, the partner of the run will be the North Kansas City School District. They feel this will be a great partnership and hopefully bring even more people to be involved with this event. Thank you."

Councilman Mallams stated: *"Thank you, Mayor. For each member of our city staff, please communicate this to the people within each one of your divisions, to each one of the members here and the City Council, I would like to wish for each one of you a happy holiday season coming up with Thanksgiving. Enjoy the time with the family and we will see you back on Monday."*

Councilman Garnos stated: *"Thank you, Mayor. Two things I wanted to point out quickly and I think I have discussed both of them with you already. One of them is the increase in trash collection bills I just received. Personally, my trash collection for the next year is going up 35% plus an additional \$11.00 a month if you want to recycle; which is a massive increase. I can't believe the numbers and I hate what it does to the efforts that have been done to try to promote recycling in town, but I guess that I have to look around and see how it compares with our many other carriers serving Gladstone. The other thing I wanted to mention is that I appreciated, Mayor, your response to the email we all got on reducing the number of lanes on North Oak. We all got an email strongly worded, semi-threatening email about reducing the lanes of traffic on North Oak. Your response was far more diplomatic than I would have been able to come up with so I appreciate that. I don't know where the source of the information is because I have been approached about that also by people that are angry that we are considering reducing lanes of traffic on North Oak when we never have. We have not even seriously discussed the concept, let alone endorsed it, supported it, funded it, anything. I know there are people out there upset about it. I appreciate your response, far more than I could have done."*

Mayor Suter stated: *"There were some public meetings in this study, the Complete Streets Study, that's being done on North Oak and that was one of the options that was in there and so some folks have reacted quite strongly to it. I think, out and about, it told people it was a done deal or something. It's just an option that was in that study."*

Councilman Garnos stated: *"Did you want to say something, Mayor, about Public Safety and Oak Hill? I want to thank Public Safety for all of the work. I'm not really sure what the right sentiments are, but we set a goal for this next year of crime prevention and I think we have knocked that goal out of the park so far, so thank you, to all of your colleagues, everybody in the Department, everybody that worked so hard to make sure the ball did not get dropped on this one. Congratulations just doesn't seem like the right sentiment, whatever is, I extend it fully. Thank you."*

Mayor Suter stated: *"A good lesson learned from Public Safety is that whenever things seem not quite right in your family, neighborhood, or your work place or at school, please let somebody know. It makes a big difference, and I see Johnson County just had exactly the same incident again. Someone who made a threat and it was thwarted, so that was great. I appreciate your sentiments Councilman Garnos. I had the opportunity to do some speaking of late at the 4H Club which was a fun group of kids who have learned some things about city government and*

they had a lot of interesting questions. A week ago was the GEBC quarterly meeting and we had a routine agenda. We did have a little bit of conversation about contracts that need to be developed now between GEBC, the city, and the Atkins-Johnson Farm Friends, the Friends of the Farm because they have created a separate 501C3 organization so now we need to have some kind of different arrangements. There are funds that are being held in GEBC that some of them are blended funds, so we have to get that worked out as we go forward; so that's great. I had the opportunity to represent Gladstone at the National League of Cities in San Antonio this past weekend until yesterday. I had some great opportunities to share Gladstone's story. We were on the agenda for a report on the housing summit that we did in the summer with the First Suburbs, but the real kickers were when NLC staff came for that, they saw our downtown and heard our downtown story, so they invited us to present, with a panel, on downtown development. That was a packed room. Standing room only. It was great and our story is so impressive. When you look at the before pictures and then flash to after pictures in just 10 years of this downtown area, people were just stunned. It was really a fun time to get to represent Gladstone. I had the opportunity on Saturday to share what I call our signature Gladstone civic leadership style; which is all about engendering trust, community trust, because people want to know how do you get this stuff done and I think for us that's what it's really all about. I had a great opportunity to share the story again and also to show the pictures of downtown to lots of 'oohs' and 'ahhs'. It was a great opportunity to get Gladstone some coverage. The video that was done for the Summit was shown to the entire assembly so literally thousands of people were exposed to Gladstone in the last few days and that is an exciting thing for us. That's it for me."

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

Assistant City Manager Bob Baer stated: "I want to add to what the Mayor just talked about because I had the privilege and the honor of attending those sessions in San Antonio as well. During her Saturday session, there were three rounds of applause during her presentation and a lot of 'wows' and 'holy cows' as I sat in the audience. She represented us extremely well. Really happy that she put us on the national stage and as I walked through the crowd of people they would see Gladstone on my name tag and they'd say, 'hey, what a good job', it was really an honor. She is being modest, but she did rock the house on that. Parking stripes were added on North Locust and North Cherry. We are trying to alleviate some of the parking problems that we are having and making it a little easier for people to park down there. We took the Pryor lot away with the hotel and I want to give a big thanks to Director Nebergall because we talked about it and within a week the stripes were painted. Good job to him. The Future Leadership Academy has been finalized. People will be able to sign up online. The first session will take place on Wednesday, February 12 with GA and Community Development, right here at City Hall. City Hall will be closed Thursday for Thanksgiving and Friday, the 29th. I want to remind everybody about tomorrow night, I'll let the Mayor go ahead and acknowledge that because that is her event."

Mayor Suter stated: "Tomorrow night is the Mayor's Christmas Tree event where we turn on the lights for downtown and really kick off the holiday season so we encourage everybody to come. We will have some good music. If the news cycle of the universe is not hugely disrupted, we are going to be broadcasting live on Channel 4; Joe Lauria is the meteorologist, he will actually be doing his weather broadcast from here and the lighting will go live on Channel 4

during the 6:00 news hour. We have had to juggle some things and streamline the whole event because they can't wait on us, when the camera turns toward us we have got to be flipping the switch. It's made for a few adjustments for tomorrow night but hopefully the weather will hold and we will have a good event. Thank you."

Item No. 10. On the Agenda. RESOLUTION R-19-65 A Resolution appointing members of the initial Board of Directors of the Downtown Linden Community Improvement District.

Mayor Pro Tem Moore moved to approve **RESOLUTION R-19-65** A Resolution appointing members of the initial Board of Directors of the Downtown Linden Community Improvement District. **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. 11. On the Agenda. RESOLUTION R-19-66 A Resolution appointing members of the initial Board of Directors of the Linden Block 25 Community Improvement District.

Councilman Mallams moved to approve **RESOLUTION R-19-66** A Resolution appointing members of the initial Board of Directors of the Linden Block 25 Community Improvement District. **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. 12. On the Agenda. APPROVE FINANCIAL REPORT MONTH ENDING OCTOBER 31, 2019.

Mayor Pro Tem Moore moved to **APPROVE FINANCIAL REPORT MONTH ENDING OCTOBER 31, 2019.** **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. 13. On the Agenda. FIRST READING BILL NO. 19-49 An Ordinance amending various sections of the Code of City Ordinances concerning Boards and Commissions.

Councilman Garnos moved Bill No. 19-49 be placed on its First Reading. **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). The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of Bill No. 19-49, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of Bill No. 19-49, and enact the Bill as **Ordinance 4.499.** **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. 14. On the Agenda. 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.

Mayor Suter opened the Public Hearing at 8:03 pm.

Assistant to the City Manager Austin Greer approached Council and stated: *"I will give a brief presentation this evening and although Mrs. Boyer does not plan to present anything tonight she is available in the audience to answer any questions you may have. 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 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 City Council chooses 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.*

The applicant has agreed to all conditions. City Staff recommends that the request be approved for five years contingent upon the conditions listed above.

Councilman Garnos stated: *"Are these the same conditions as was on the previous Special Use Permit?"*

Assistant to the City Manager Greet stated: *"Not exactly. The Monday nights have changed. That was in the minutes and it was recommended by the Planning Commission that Monday nights, we have a little bit more flexible time. City staff was OK with that and the Planning Commission as well so we went ahead and made that change and that is what you will see reflected here tonight."*

Mayor Suter asked the applicant to identify herself.

Mayor Suter asked if there was anyone in the audience who wanted to speak in favor of the application.

There were none.

Mayor Suter asked if there was anyone in the audience who would like to speak in opposition to the application.

There were none.

Mayor Suter closed the Public Hearing at 8:06 pm.

Item No. 15. On the Agenda. 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.

Councilman Yarber moved Bill No. 19-50 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 Yarber moved to accept the First Reading of Bill No. 19-50, 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 Yarber moved to accept the Second and Final Reading of Bill No. 19-50, and enact the Bill as **Ordinance 4.500**. **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. 16. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 17. On the Agenda. Adjournment.

Mayor Suter adjourned the November 25, 2019, Regular City Council meeting at 8:09 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor Carol J. Suter



**AGENDA ITEM 10
RETIRING MEMBERS FROM BOARD & COMMISSIONS
FOR CITY COUNCIL DECEMBER 9, 2019**

Board of Zoning Adjustment

Joe Coleman 8 years (will be present at meeting)

Parks and Recreation Advisory Board

Jo Ann Bryant: 15 years (will not be present)

AGENDA ITEM #11
BOARD & COMMISSION APPOINTMENT RECOMMENDATIONS
FOR CITY COUNCIL ACTION DECEMBER 9, 2019

BOARD/COMMISSION

TERM EXPIRATION

ARTS COMMISSION

Reappointment	Chad Pio	December 2022
New Appointment	Marianne Cascone (partial term)	December 2021
New Appointment	G.K. Callahan	December 2022

BOARD OF ZONING ADJUSTMENT

New Appointment	Robert Campbell-Nixon (partial term)	December 2022
New Appointment	Roger Poteet (2 nd Alt)	December 2024

CAPITAL IMPROVEMENTS PROGRAM

Reappointment	Ron Guglielmino	December 2022
Reappointment	Renee Hill	December 2022

CODE BOARD OF APPEALS

Reappointment	Charles Logan	December 2022
New Appointment	Robert Franke (Mech)	December 2022

ENVIRONMENTAL MANAGEMENT ADVISORY COMMITTEE

Reappointment	Adam Richardson	December 2022
Reappointment	Gary Smedile	December 2022
Reappointment	Larry Thrasher	December 2022
New Appointment	Jared Cole (partial term)	December 2020

INDUSTRIAL DEVELOPMENT AUTHORITY

Reappointment	Greg Strasser	December 2025
New Appointment	Bob Wilson (partial term)	December 2024

NEIGHBORHOOD COMMISSION

Reappointment	Tom Frisby	December 2022
Reappointment	D.D. Zimmerman	December 2022

PARKS AND RECREATION ADVISORY BOARD

Reappointment	Jim Olshefski	December 2022
Reappointment	Ronald Wages	December 2022
New Appointment	Ashlyn Stone	December 2022

New Appointment
New Appointment

Emily Lenhausen
Danielle Bentley (partial term)

December 2022
December 2020

PLANNING COMMISSION

Reappointment
Reappointment
New Appointment

Gary Markenson
Larry Whitton
Brenda Lowe (partial term)

December 2023
December 2023
December 2020

TAX INCREMENT FINANCING COMMISSION

Reappointment
New Appointment
New Appointment

Dave Stanley
Brian Bock (partial term)
Rickey Pierce

December 2023
December 2020
December 2023

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE:
BP FILE NO.:
RE:

WE ARE SENDING YOU: ☒ Attached ☐ Separate
☒ Staff Report ☒ Plans ☐ Pictures ☐ Specifications
☒ Colored Elevation ☐ Other _____

BUILDING PERMIT FOR:

☐ New Construction ☐ Addition ☒ Remodel ☒ Tenant Finish

TYPE OF CONSTRUCTION:

☐ New Structure ☒ Interior and Exterior ☐ Interior Only
☐ Exterior Only ☐ Other _____

EXTERIOR MATERIALS:

☐ EFIS ☐ Stucco ☒ Brick ☒ Metal
☐ Wood ☒ Glass ☒ Stone ☐ Other _____ ☐ N/A

THESE ARE TRANSMITTED as checked below:


☐ For Approval as Submitted
☒ For Approval as Submitted with Additional Comments per Staff Report

REMARKS: As City Council is aware, Little Caesars on N. Antioch Road closed earlier this year. A new franchisee/owner wants to locate a Little Caesars in the old Verizon building located at 6700 N. Oak Trafficway. Most of the work will be the tenant finish; but there will be substantial changes to the exterior of the building.

An antique buff colored cultured stone wainscot will be installed where the existing brick is; and the brick will be painted a Berkshire AC-2 color as will the existing parapet. There will be new parapet located on a portion of the south and east sides of the building which will be the aluminum louvers, LED strip lighting and signage front; as seen in the photo shop picture.

Copy to File

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

Signed: 
Bob Baer
Assistant City Manager

Signed: 
Scott C. Wingerson
City Manager

BUILDING PERMIT STAFF REPORT	
To:	City Council
From:	Community Development
BP File No.:	19-00962
Date:	12/3/19

GENERAL INFORMATION	
Business/Property Name:	Little Caesars
Applicant:	Tylor Watkins – Pick 6 LLC
Status of Applicant:	Business Owner
Owner:	JNP Properties
Requested Action:	Approval of Building Permit
Purpose:	Exterior renovations for new business (Little Caesars)
Location:	6700 N. Oak Trafficway
Size:	2,000 sq. ft. ±

ZONING	
Existing Land Use:	CP-2
Surrounding Land N:	CP-2
Use and Zoning: E:	CP-1
W:	R-1
S:	C-1
Comprehensive Plan:	Commercial
Zoning History:	None Recent

Applicable Regulations: 2015 IBC, 2015 IEBC, 2014 NEC, 2015 IFC, 2015 IECC, 2015 IFGC, 2015 IMC, 2015 IPC, 2015 ISPSC and ICC A117.1-2009

ADDITIONAL COMMENTS

- Emergency light shall be installed in the following locations:
 - Restroom,
 - All four (4) exit lights shall be exit/emergency combo lights,
 - In the general area of equipment item #18. and
 - On the north wall between the three (3) compartment sink and the dry storage.
- Knox box.

Owner/Applicant is agreeable to the aforementioned comments.



- Includes LC signage package required for free standing stores
- Aluminum louvers, LED stripe lighting and signage in front
- Orange metal tower applied to building face
- Bronze colored fascia with orange stripes



Little Caesars

3474-0003 Exterior | Gladstone, MO

10/30/2019