



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, FEBRUARY 24, 2020**

The City Council will meet in Closed Executive Session at 6:25 pm Monday, February 24, 2020, 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 (3) Personnel.

OPEN STUDY SESSION: 6:45 PM

1. Linden Square Programming-Director Justin Merkey will present the 2020 event schedule for Linden Square.
2. NKC School District-Dr. Dan Clemens will provide information on the District's April 7, 2020, Bond Proposal.

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 February 10, 2020, Closed City Council Meeting Minutes.
6. Approval of the February 10, 2020, 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-20-06** A Resolution authorizing acceptance of work under contract with Linaweaver Construction, Incorporated, for the Old Pike Road Improvements-Vivion Road to Northwest Englewood Road Project, and authorizing final payment in the amount of \$4,839.29 for Project TE1817.
- 11. RESOLUTION R-20-07** A Resolution accepting easements from certain property owners in conjunction with the Northeast 76th Street Improvements Project from North Oak Trafficway to North Brooklyn, Project TP1818.
- 12. RESOLUTION R-20-08** A Resolution authorizing the City Manager to execute a contract with Blue Nile Contractors, Incorporated, in the total amount not to exceed \$90,170.79 for the FY2020 Sanitary Sewer Cleaning and Televising Project.
- 13. RESOLUTION R-20-09** A Resolution authorizing the City Manager to submit an application to the Missouri Department of Natural Resources (MODNR) for additional Storm Water Grant Funds in the amount of \$104,364.00.
- 14. APPROVE FINANCIAL REPORT FOR 7 MONTHS ENDING JANUARY 2020**
- 15. FIRST READING BILL NO. 20-07** An Ordinance approving the Final Plat of Claymont Pointe 21st Replat, Lot 1, a subdivision in Gladstone, Clay County, Missouri, and directing the appropriate officials to affix their signatures to said Plat for recording.
- 16. Other Business.**
- 17. Adjournment.**



Department of Parks, Recreation, & Cultural Arts
Memorandum

DATE: February 19, 2020

TO: Scott Wingerson, City Manager

FROM: Justin Merkey, Director of Parks, Recreation & Cultural Arts

RE: Linden Square 2020 Entertainment Schedule

The Linden Square summer program is close to being complete. Staff reviewed last year's lineup, made adjustments and retained successful programs and bands. The adjustments to create a consistent program were made last year resulting in increased attendance and staff plans to make very few changes this year. Similar to last year, no programming will be held the weekends of BluesFest and Gladstone Theatre in the Park productions. The Friday night series will kick off on Friday, June 12 with Platinum Express. The more popular bands, with a larger following, will perform on the third Saturday of every month. After another successful year of festivals, we will once again have Food. Art. Drink. (it's not just a FAD), Fun in the Sun Kids Fest, Fiesta on the Square and Whiskey Fest. Finally, for the third year, we are partnering with the North Kansas City Schools Sage Program where 10 teams have submitted ideas to the Mayor and staff to discuss and select a finalist to present to City Council for final approval. We anticipate a presentation by the finalist at the March 9th Study Session.

Attached, please find a powerpoint presentation that will be presented to City Council on Monday night by Alexandria Barns who has assumed the role of interim Linden Square Events and Marketing Coordinator. We are excited for the season to kick off and feel we have a solid plan of events that will reach our diverse population within Gladstone and the surrounding area.

Should you have any questions, please let me know.

LINDEN SQUARE SUMMER/FALL 2020 PROGRAMMING

A LOOK AT WHAT'S TO COME FROM MAY-DECEMBER OF 2020



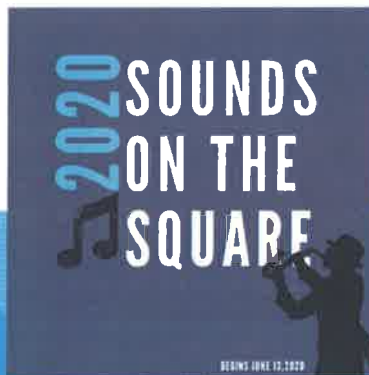
SAGE CULTURAL PROGRAM

- We have partnered with the North Kansas City School District's SAGE program again this year to put together a program focused on cultural inclusion and community.
- SAGE students will be presenting their ideas to City Council at the March 9th meeting.
- The program will take place in May.



2020 SOUNDS ON THE SQUARE

- Sounds on the Square will kick off June 12, 2020 with a popular band featured last year, Platinum Express.
- The 2020 season will again feature a lineup that is diverse and unique including genres like Bluegrass, Pop, Rock, Country and Jazz/Blues.



2020 SOUNDS ON THE SQUARE

- Third Fridays will be the well loved 80's cover bands
- Third Saturdays will be reserved for larger concert experiences.
 - Cherry Bomb, M-80's, Women of Rock, Double Vision (Foreigner Tribute), Revelation (Journey Tribute), Retroactive, Queens of Country
- The last Friday of the month will be our Country Night.
- We will not host events at Linden Square on weekends when we have other community events like Theater in the Park, Bluesfest, Gladfest, etc.



2020 SOUNDS ON THE SQUARE

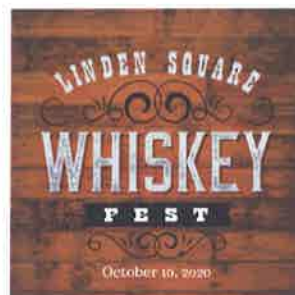
As always, our Sounds on the Square Concert series will also apply to the larger events and festivals held at Linden Square.



Food. Art. Drink.



Fiesta on the Square



Whiskey Fest

FOOD. ART. DRINK. FESTIVAL- JUNE 19-20

- 2020 serves as the 5th-annual installment of Linden Square's art festival.
- This event was a hit last year and this year we hope that the event continues to grow as we invite more artist than ever.

Our musical lineup will feature some new additions at this event.

- Friday, June 19
 - 6:00p.m. – Payton Westfall (Balloonist)
 - 7:00p.m. – Cherry Bomb
- Saturday, June 20
 - 5:00 p.m. – Jillian Riscoe
 - 6:00 p.m. — M-80's
 - 8:00 p.m. — Women of Rock



FIESTA ON THE SQUARE- SEPTEMBER 12

- Our Fiesta on the Square event is a day to celebrate Hispanic culture in Linden Square. Each year, we partner with Mi Ranchito on North Oak Trafficway to provide guests with a taco bar.
- We plan to have KC Latin Orchestra and the 3 Amigos Mariachi as the entertainment this year
- 2019 was a success with around 500 guest in attendance and we hope we can grow even more this year



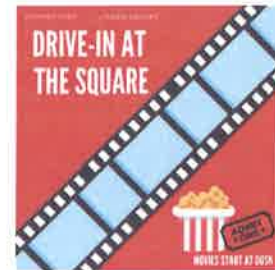
2020 WHISKEY FEST- OCTOBER 10

- Our well loved Whiskey Fest will make a return in 2020.
- Concert Line Up will include
 - Outlaw Jim
 - Miguel Antonio (Strolling Act)
 - Edge of Forever



DRIVE-IN AT LINDEN SQUARE

- We plan to partner with Citizen Bank & Trust again this year and provide 3 movies at Linden Square.
- Movies will be shown on the last Saturday of the month during May, June, July.
- We are planning to provide activities before each showtime that fit the theme of the movie being shown.
- We are looking at starting activities at 7:45pm so that people are not having to wait as long for the showing to begin.
- We are looking at the possibility of providing a Halloween double feature in October. We are pending Citizens Bank equipment availability.



2020 FUN IN THE SUN KIDS FEST- JULY 25

- The Fun in the Sun Kids Fest was a smash hit in the 2019 season. With over 400 children and their parents circulating the event, it was successful for all of our vendors, good exposure for Linden Square and fun for everyone in attendance.
- We do not plan to make many changes to the format of this event but we do plan to find new exciting vendors that will provide a similar experience to last year's event.



NAWS WOOFSTOCK- JUNE 13,2020

- The Northland Animal Welfare Society is a Gladstone-based nonprofit organization focused around the proper care of animals in the Northland.
- They hosted their event at Linden Square for the first time last year and plan to do so again this year.
- This support for a local nonprofit will not only benefit Linden Square by bringing in potential new guests, but helps the community and supports local services.



MAYOR'S CHRISTMAS TREE LIGHTING- NOVEMBER 24

- In 2019, the Mayor's Christmas Tree Lighting was attended by many residents and guests even with the misty foggy weather.
- Our choirs put on terrific performances, the Linden Square Skate Rink was ready to be opened and guests enjoyed hot chocolate, games and a visit from Santa Claus.
- The 2020 lighting is scheduled for November 24, 2020.
 - The skate rink will also plan to open that night. We will be open Friday-Sunday as well as select holidays throughout the season.







Department of General Administration

Memorandum SCW 20-03

TO: Mayor and City Council

FROM: Scott Wingerson, City Manager

DATE: February 20, 2020

SUBJECT: North Kansas City Schools
2020 Bond Program

On January 27, 2020, the City Council approved resolution number 20-04 which encourages Gladstone voters to become educated regarding a no tax increase bond issue being placed before voters at the April election.

Superintendent of Schools, Dr. Dan Clemens will present an overview of the proposed improvements to help educate the public about the issue.

If you should desire to discuss this matter in greater detail, please advise.

MORE THAN 21,000 REASONS

2020 BOND PROGRAM

North Kansas City Schools is now home to more than 21,000 students who engage in innovative educational experiences each and every day. To address growth and equity issues, NKC Schools is asking voters to consider a **\$155 Million Zero Tax Increase Bond Issue** for the April 7, 2020 ballot.

EXPANSION

- ▶ NKC Schools is now the **third largest school district** in the state and the largest in Kansas City, Missouri.
- ▶ Our district has grown by nearly 800 students in the past two years.
- ▶ We are **growing districtwide**, throughout both the northern and southern areas.

EQUITY

- ▶ The majority of our school facilities are **more than 60 years old**. Many have antiquated water and sewage pipes, old wiring and are not ADA-compliant.
- ▶ While the district has maintained each facility well, they are becoming obsolete as dynamic spaces for today's learners.
- ▶ Oak Park and Winnetonka high schools do not have **home stadiums**. Current facilities do not include restrooms, concessions nor permanent seating for guests. Parity and pride are our goals for each high school.

EXCELLENCE

- ▶ Our community's youngest learners need a place for **Pre-K education** to set them on the right educational path for success.
- ▶ The district's **Early Childhood Special Education** program is currently housed in a 70+ year old facility in Pleasant Valley. Growing enrollment has resulted in additional classrooms at elementary buildings across the district, adding to crowding at these schools. A new site that would become a centralized hub for Pre-K learning districtwide would ensure future success.





**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, FEBRUARY 10, 2020**

PRESENT: Mayor Carol Suter
Mayor Pro Tem Jean Moore
Councilman Bill Garnos
Councilman Kyle Yarber

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

ABSENT: Councilman R.D. Mallams

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

Mayor Suter opened the Regular City Council Meeting Monday, February 10, 2020, at 7:45 pm in the Gladstone City Council Chambers.

Item No. 2. On the Agenda. ROLL CALL.

All Councilmembers were present with the exception of Councilman R.D. Mallams.

Item No. 3. On the Agenda. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

Mayor Suter asked all to join in the Pledge of Allegiance to the Flag of the United States of America.

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

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the January 27, 2020, Closed City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the January 27, 2020, Closed City Council meeting as presented. **Councilman Yarber** seconded. The Vote: "aye", Councilman

Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 6. On the Agenda. Approval of the January 27, 2020, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the January 27, 2020, Regular City Council meeting as presented. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 7. On the Agenda. **PRESENTATION:** Father Galen Snodgrass, Church of the Good Shepherd, presented a \$1,500.00 monetary donation to be used for tree planting on city property.

Father Snodgrass approached Council and introduced members from his Church.

Mayor Suter stated: *"Thank you so much. We really appreciate it. We are proud to be a historic Tree City USA as we really believe in trees in Gladstone, both for the environmental accomplishments but also for esthetic reasons; because it makes the place beautiful and because there is a lot to be said for the impact on the human condition by being exposed to trees and to nature."*

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.

Councilman Yarber stated: *"A couple of things I'd like to mention. I was at the Community Center on Saturday. My daughter was having a birthday party there. There was a swim meet going on along with the Home Show. It was a happening place. Sometimes when you have that much activity it can be a confusing place but everybody was getting everything done. Hats off to Parks and Recreation for that, even though I didn't see you there, Department Head Merkey. I'd like to give some KUDOS to a member of our Public Safety Department that has been doing an incredible job for decades. Officer Leann Smith has been the DARE Officer for 30 years. I attended, with Chief Hasty, two DARE Graduations last week and it was amazing to see the number of kids that she touches with this program. The other thing that was exciting to see, when looking at all these 5th graders, these 9 and 10 year olds, there is the picture of diversity that people don't see when they think of Gladstone. I could read these names and you would hear the diversity that is Gladstone. Diversity is who we are and the perception is lagging the reality. Officer Smith will be retiring later this year after 36 years with the Gladstone Public Safety Department which gives us plenty of time to keep congratulating her on all the work she has done and I hope many of her students that she has touched will also reach out and express to her how much she meant to them."*

Mayor Pro Tem Moore stated: *"Thank you, Mayor. I had the opportunity along with the Mayor and Councilman Yarber to attend a pre-opening of the Mercantile. The Mayor may mention that as well. We are just so excited. The old Fins & Foliage has been converted into the Mercantile so it is an art maker space. When they finally, officially open, I think the community is going to be really impressed with the amazing renovation that they have done there. It is really a remarkable, beautiful space. I attended the Planning Commission. They approved a Plat for Claymont Point and then Councilman Yarber and I and Mr. Napoli were at NNI on Friday for a presentation about the Clay County Constitution. That will be an ongoing conversation that everybody will have a part of; it is a really important issue and there will be community meetings; there is one at the Gladstone Community Center. I think it is February 26th. I would encourage anyone to go to those public meetings because it is important for us to be informed about this important opportunity that the Clay County voters may have. Thank you."*

Mayor Suter stated: *"Thank you. I just wanted to express my appreciation to staff for hosting a really excellent employee appreciation luncheon a week ago. I think the quality of the event really bespeaks the kind of emphasis of excellence that we are developing in the City of Gladstone and having Dayton Moore with us as a keynote speaker was so well received. He did such a great job. As always, it is heartening to see all the great people who have made a career out of working for the City of Gladstone and it is rare anymore to have people stay a long time and we have a lot of folks who have stayed with us for a long time. It was an excellent event. I also wanted to say KUDOS to the Leadership Team for participating in the Safe Zone training. Speaking about inclusion in Gladstone, the Council has made a priority of encouraging us to get better at being verbal, to say how inclusive we are, and this Safe Zone training was about language which is the whole issue: how to talk about inclusivity in a way that is not offensive to anyone and actually expresses our philosophy of being a very warm and open community. I appreciate that the Leadership Team moved forward with that. Two things for citizen input: One, we just heard during the Open Study Session about the RIDEKC Next which is the KCATA's plan to redevelop the transportation system in the coming year. There are some changes that are being suggested for the Northland in particular. I was at a meeting where we got to see the first exposure layout of this new plan. There will be public input sessions for about 90 days and it will be an opportunity for citizens to go online, to attend public meetings to give your input and it really makes a difference in the planning process for these kinds of things for people to express themselves. I encourage people to watch for that and to participate. I wanted to thank the folks who, a few months ago, I encouraged people to participate in the public comment session for the Mid America Regional Council in the development of our transportation 2050 Plan. We did have folks from Gladstone participate and it does make a difference. Just this last week, the MARC Board saw the first list of prioritized projects and Gladstone scored very well. In fact, one of the highest priorities was for our parkway project; 68th Street Parkway, and that really is the result of citizens saying; because I know from the MARC Board perspective that we get points when citizens participate. That first draft of the MARC Transportation Plan 2050 will also be going out for public comment again. The projects were just on a big list before. Now they have all been prioritized. That is the good news. The good news is that one of our projects scored in the high priority category; the bad news is in the State of Missouri there is absolutely no money for MODOT to build anything new. There isn't even enough money in the MODOT budget to maintain what we have. Several of our projects that are maintenance projects, like North Oak and North Antioch, also are scored very high for maintenance projects; they stand some chance*

of being funded. New projects, like the parkway, seem like a distant dream. The MARC planners have rated the parkway project as feasibly fundable in the next 10 years. That is really exciting. It will take again, public comment, to support that prioritization, so I encourage people to watch for that as well and send some positive comments about any of our projects, but in particular the ones that are already ranked high; we just need to make sure that they stay there and that other projects don't get somehow moved around in this process. I appreciate public input."

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

City Manager Scott Wingerson stated: *"Thank you, Mayor, and members of the City Council. Four quick things: this weekend is one of the most popular events at the Community Center every year. It is usually sold out well in advance. It's the Annual Sweetheart Dance. It's the 12th year in a row. It's on Friday the 14th and Saturday the 15th at the Community Center. Lots of fun is always had by all. Formally known as the Daddy-Daughter Dance, so just another example of how we are trying to be inclusive of all types of families. City Hall will be closed on Monday February 17th for President's Day. What would Public Works be doing on a beautiful 40 degree day when they don't have to plow snow? They probably didn't have to fix too many water main breaks; they have been out filling potholes. Since January 1st they have spread over 15 tons of asphalt throughout the community and as you know for the City Council and the public, most of that is done by hand. That is a lot of weight and a lot of work and we greatly appreciate everything they do. We may not always notice and only see the hole and not the repair. We want to thank them for their efforts. Finally, I'm constantly amazed at the passion and diversity of Gladstone residents. There is a gentleman in town who is working to honor the 250th Anniversary of the Declaration of Independence. He started doing that by honoring the 8,000 people that were held captive by the British in the Revolutionary War. He did that, or planned to do that, Sunday and Monday by reading those 8,000 names at the flagpole in Hobby Hill Park. His name is Jim Oldebeken and I think I saw him walk in coincidentally. He didn't know I was going to say any of that. He certainly has a passion and his perspective on all of this is to be a better citizen and his way of being a better citizen is by honoring people from the Revolutionary War. We thank him for his passion and being a member of our community."*

Item No. 11. On the Agenda. **RESOLUTION R-20-05** A Resolution authorizing the City Manager to execute a contract with FDC Contract, a John A. Marshall Company, in the total amount not to exceed \$25,675.00 for the Community Center Banquet Room Carpet Replacement Project CO2058.

Mayor Pro Tem Moore moved to approve **RESOLUTION R-20-05** A Resolution authorizing the City Manager to execute a contract with FDC Contract, a John A. Marshall Company, in the total amount not to exceed \$25,675.00 for the Community Center Banquet Room Carpet Replacement Project CO2058. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 12. On the Agenda. **APPROVE SIX MONTH FINANCIAL REPORT**

Councilman Garnos moved to **APPROVE SIX MONTH FINANCIAL REPORT**. **Councilman Yarber** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 13. On the Agenda. FIRST READING BILL NO. 20-04 An Ordinance to opt out of the Back to School State Imposed Sales Tax Holiday.

Mayor Suter stated: *“I always say I don’t know what the legislature was drinking the day they did this but they passed a law in the negative; normally laws are passed in the positive; so if we want to give Gladstone residents the opportunity to not pay sales tax on this tax holiday, we have to vote “no” to opt out. So the Ordinance is do we want to opt out of that sales tax holiday; if you want to have it, you vote no. The opposite of the way we normally think of it.”*

Councilman Yarber moved Bill No. 20-04 be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Yarber moved to accept the First Reading of Bill No. 20-04, 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 Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 20-04, and enact the Bill as **Ordinance 4.504**. **Mayor Pro Tem Moore** seconded. The Vote: “nay”, Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (0-4). Bill No. 20-04 failed.

Item No. 14. On the Agenda. FIRST READING BILL NO. 20-05 An Ordinance allowing the “Show Me Green Sales Tax Holiday” to apply to the local sales taxes of the City of Gladstone between April 19 and April 25, 2020.

Councilman Garnos moved Bill No. 20-05 be placed on its First Reading. **Councilman Yarber** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of Bill No. 20-05, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of Bill No. 20-05, and enact the Bill as **Ordinance 4.505**. **Councilman Yarber** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 15. On the Agenda. PUBLIC HEARING: Site Plan Revision for 6220 North Oak Trafficway, commonly known as Olympic Car Wash.

Mayor Suter opened the Public Hearing at 8:12 pm.

Assistant to the City Manager Austin Greer approached Council and stated: *"Good evening, Mayor and City Council. The applicants are requesting a site plan revision for the purpose of adding a tunnel car wash with associated remodel improvements at 6220 North Oak Trafficway, also known as Olympic Car Wash."*

Primary additions to the property are as follows:

- *A 90 foot tunnel car wash.*
- *Three (3) individual pay kiosks.*
- *Added landscaping and hedge line along North Oak Trafficway.*
- *Egress – added right turn only.*
- *Added four (4) parking stalls for employees and short-term customers.*

The primary building material being used is tan and brown earth tone cinderblocks to match the existing car wash. The cinderblocks are rough, giving the block a more stone like appearance. Sitting in front of you, I have placed an updated colored rendering of the facility. There is a significant investment for proposed landscaping at this site that will consist of trees, shrubs, rock and wood mulch as well as various types of grass. The developers are adding landscaping and a hedge line along N. Oak Trafficway similar to RNR Tire Express and QuikTrip. Regarding storm water detention, proposed conditions will increase impervious surface by less than 10% of the overall existing site. Therefore, detention and BMP requirements are not applicable. However, water is directed to the southwest where possible and a small portion drains to the north into storm inlets and the existing storm sewer system. City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:

- 1. Keep an active business license in perpetuity.*
- 2. Any and all disturbed areas shall be sodded.*
- 3. An added hedge line (landscaping) shall be added on the east side of the property adjacent to N. Oak Trafficway.*
- 4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.*
- 5. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.*
- 6. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.*
- 7. All exterior lighting shall be LED.*
- 8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.*

9. *Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.*
10. *Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.*

The Developers of this project have agreed to all conditions. City staff recommends that the request be approved contingent upon the conditions listed above. The Planning Commission voted 10-0 unanimously in favor of this project. Also, the owners, Tom and Jamie Monroe, along with their architect, Kathy Warman, are in the audience tonight to help answer any questions we may have. Thank you and that is all, Mayor."

Mayor Suter asked if there were any questions for staff.

Councilman Yarber stated: *"One question; has there been any discussion about noise? I've been on the street, the residential street behind this location, of course it's been a couple of years ago since I was there, but when I heard blowers start up, it sounded like jet engines."*

Mr. Greer stated: *"We haven't had any residents contact us about noise. I do know the blow dryer that you are referencing. I used my little measuring tool that I have and it's roughly 300 feet from the nearest home; somewhere in that ball park. I'm not sure if that answers your questions but we have not had any comments."*

Mayor Suter asked if the applicant wanted to address Council.

Kathleen Warman approached Council and stated: *"Mayor and City Council, my name is Kathleen Warman with Warman Architects. Tom and Jamie Monroe, the owners of Olympic Car Wash, are here and we certainly appreciate staff's help with this and we are here to answer any questions if you have them. Thank you."*

Mayor Pro Tem Moore stated: *"I do have a brief question. The difference between automatic and tunnel; tunnel moves you through and automatic you just sit there?" (unintelligible, but the answer was 'yes.')*

Mayor Suter stated: *"And currently there are automatic ones there? Just one? There are two?"*

...automatic at this time there now. We would remove those two tunnels at that sight and move one automatic into an existing self-service bay now. (Unintelligible response from the owners.)

Mayor Suter stated: *"I understand from the picture there will be some sprucing up of the whole shebang across the front?"*

City Manager Wingerson stated: *"Sorry, Mayor, we are asking Mr. Monroe to step to the podium so we get this right."*

Mayor Suter stated: *"Whichever one would like to answer a specific questions, and if you would, for the record, state your name."*

Tom Monroe approached Council.

Mayor Suter stated: *"So it looks like in the drawings that the entire set of bays will have some sprucing up? Is that correct?"*

Mr. Monroe stated: *"Yes. I mean, there basically we have done just about everything to them already other than replacing the fascia that wraps the building."*

Mayor Suter stated: *"OK, and that's going to be replaced."*

Mr. Monroe stated: *"Yes."*

Councilman Yarber stated: *"It looks like the tunnel then will be on that northernmost side closest to Hardees. And it will extend past that area where you built an office a couple of years ago. We can see it in this picture pretty well. Then you have three places where the cars line up to accommodate the amount of traffic you expect to go into it plus the speed is pretty impressive that less than a minute, or at least a minute; less than a minute for the next car to enter."*

Mr. Monroe stated: *"Yes, the two lanes to the east would alternate. The third lane to the west, it actually just goes on through. There is no pay station there. You would make the corner and come west down to the front of the building and that is where the pay station would be for the brushless automatic."*

Councilman Yarber stated: *"Is there a light to let each car know which one is the next one to go?"*

Mr. Monroe stated: *"Yes, there will be gates there so it will alternate when you pull up and if you both pull up together it's kind of whoever gets there first and starts putting their money in and then the gate would open up and let that vehicle in and then the next vehicle would alternate through."*

Councilman Yarber stated: *"And it is just all fully automatic."*

Mr. Monroe stated: *"Yes."*

Mayor Pro Tem Moore stated: *"So is the pay area then similar to what a parking garage would be when you go in and get the ticket? Is it that kind of thing?"*

Mr. Monroe stated: *"Well, similar. There is going to be a canopy over the top of it. The pay station would be here, you would pull up. We would be selling memberships so there is going to be some customers that will have a sticker in their windshield so they don't even have to, they will just pull up and the operator would acknowledge who they are and open the gate and let*

them in. Other people that wanted to pay with cash will pay at the pay station and it would do the same thing. Alternate and let them in."

Mayor Suter stated: *"One of my questions was going to be; is this going to be a membership one. That seems to be the trend. I think it's an interesting thing. Our picture just shows one car in one tunnel and that is actually two tunnels."*

Mr. Monroe stated: *"Yes. Well, no, there is just one tunnel. There are two pay stations and then you will funnel down to a single lane. If I might walk over there and show you. You pull in here, two vehicles will pull in here, here is the pay stations, it would alternate opening the gate, this one would turn this way and go around and they would alternate back and forth and then the tunnel you would ride through; it's kind of like, it's not a chain driven, it's a flat 30" belt on each side, kind of like an escalator at an airport that you ride on. This lane here is for the automatics to come down here, pay station here, and then go there, and then come out."*

Mayor Suter stated: *"I'm just a little confused because the picture that we have just shows one opening with one car and so that..."*

Mr. Monroe stated: *"That's all there will be. One tunnel, two pay stations, and the traffic will merge into one lane..."*

Mayor Suter stated: *"But out here it's two lanes to there. In front of it. We are looking from North Oak, right? So that is what I was just wondering about this picture here, so they have already merged into just one when they go in there. And this opening, is it just open or does it have like the plastic things you would have?"*

Mr. Monroe stated: *"It would have the plastic/poly garage door on it in the evening and then we would open it up and then there is another colored plastic speed door, what we call it, that shuts down and opens up in between vehicles in cold weather. Normally in the summer months they are just open."*

Mayor Suter stated: *"That is why there is a need for some landscaping on North Oak because we don't like to look into the openings."*

Mr. Monroe stated: *"Right, you won't be really looking in there. There will be a wall that kind of comes around there and is actually blocking that along with the landscaping."*

Mayor Pro Tem Moore stated: *"And the tunnel has a dryer like some of the high speed dryers?"*

Mr. Monroe stated: *"In the tunnel, inside the building, so you would, everything would, you would be completely done when you exit the building. And the hours would be 7:00 am till 8:00 in the evening; we will shut it down. However, obviously, the self-service bays would stay open just like they do now."*

There were no more questions for the applicant.

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

There were none.

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

There were none.

Mayor Suter asked if there was anything further from staff.

There was not.

Mayor Suter closed the public hearing at 8:22 pm.

Item No. 16. On the Agenda. FIRST READING BILL NO. 20-06 An Ordinance approving a Site Plan Revision for property at 6220 North Oak Trafficway, commonly known as Olympic Car Wash.

Mayor Pro Tem Moore moved Bill No. 20-06 be placed on its First Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the First Reading of Bill No. 20-06, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the Second and Final Reading of Bill No. 20-06, and enact the Bill as **Ordinance 4.506**. **Councilman Yarber** seconded.

Mayor Pro Tem Moore stated: *"Mayor Suter, I would just like to say we always appreciate businesses in the area improving the look and the services that they provide to our citizens. Thank you very much for this improvement."*

Mayor Suter stated: *"I would second that emotion. We really appreciate folks willing to reinvest; especially on North Oak. As many of you know, that's been our citizen's number one issue for many years; to improve North Oak. We have been having some good success on Antioch so we are glad you are part of a movement to improve on North Oak."*

The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 17. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 18. On the Agenda. Adjournment.

Mayor Suter adjourned the February 10, 2020, Regular City Council meeting at 8:25 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor Carol J. Suter

RESOLUTION NO. R-20-06

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, FOR THE OLD PIKE ROAD IMPROVEMENTS – VIVION ROAD TO NORTHWEST ENGLEWOOD ROAD PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$4,839.29 FOR PROJECT TE1817.

WHEREAS, work under the contract with Linaweaver Construction, Incorporated, for the Old Pike Road Improvements – Vivion Road to Northwest Englewood Road Project, Project TE1817, has been completed to the satisfaction of the Director of Public Works.

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

THAT, the City Manager of the City of Gladstone, Missouri is hereby authorized to accept work under the contract and make final payment as follows:

Original Contract Amount:	\$ 2,030,079.80
Change Order(s):	<u>106,028.06</u>
Revised Contract Amount:	\$ 2,136,107.86
Amount Paid to Date:	<u>2,131,268.57</u>
Total Amount Due Final Pay:	<u>\$ 4,839.29</u>

FURTHER, THAT, funds for such purpose are authorized from the 2017 lease purchase budgeted in the TST Fund, CWSS Fund, and reimbursement by the Federal Highway Administration Surface Transportation Program.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 24th DAY OF FEBRUARY 2020.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-20-06

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/3/2020

Department: Public Works

Meeting Date Requested: 2/24/2020

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

Subject: Final payment approval, Project TE1817 Old Pike Road Improvements – Vivion Road to NW Englewood Road.

Background: Work has been completed on the referenced project and the contractor, Linaweaver Construction Inc., has made application for final pay. Staff has conducted a final inspection and determined the work to be completed in a satisfactory manner, in accordance with the specifications.

Budget Discussion: Funds are budgeted in the amount of \$ 900,000 from the OTHER Fund and a \$300,000 grant from the Federal Highway Administration Surface Transportation Program (\$1.2M total). Ongoing costs are estimated to be \$ 2500 annually.

Public/Board/Staff Input: The project consisted of roadway construction and improvements along Old Pike Road from Vivion Road to NW Englewood Road and all related appurtenances. Change orders included the addition of two (2) storm structures and associated pipe to collect backyard drainage, a concrete wall cap for future maintenance, and final adjustments for field measured quantities including asphalt pavement, concrete driveway, and large block retaining wall. City staff recommends that final payment be made to the contractor.

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

Timothy A. Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. R-20-07

A RESOLUTION ACCEPTING EASEMENTS FROM CERTAIN PROPERTY OWNERS IN CONJUNCTION WITH THE NORTHEAST 76TH STREET IMPROVEMENTS PROJECT FROM NORTH OAK TRAFFICWAY TO NORTH BROOKLYN, PROJECT TP1818.

WHEREAS, easements from certain property owners are necessary for the City to construct public improvements in conjunction with the Northeast 76th Street Improvements Project from North Oak Trafficway to North Brooklyn (TP1818).

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

THAT, the easements from the property owners attached hereto as Exhibits “GG through “II” are hereby accepted. Easement labeling is a continuation of the easements submitted and accepted under resolutions R-19-35, R-19-36, R-19-44, 19-55, and R-20-02.

Temporary Construction Easement

“GG” – Russel and Heather Gentry 1205 NE 76th Street

Permanent Utility Easement

“HH” – Russel and Heather Gentry 1200 NE 76th Street

Permanent Sidewalk Easement

“II” – Russel and Heather Gentry 1200 NE 76th Street

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to execute and undertake and perform on behalf of the City of Gladstone, Missouri, the obligations and undertakings set forth in said conveyances; and

FURTHER, THAT, the City Clerk is hereby directed to record said documents in the Office of the Recorder of Deeds, Clay County, Missouri.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 24TH DAY OF FEBRUARY, 2020.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-20-07

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/19/2020

Department: Public Works

Meeting Date Requested: 2/24/2020

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

Subject: NE 76th Street Improvements – N. Oak Trafficway to N. Brooklyn #TP1818

Background: Easements and/or Right-of-Way are needed from forty-two (42) properties to complete this project.

Budget Discussion: Funds are budgeted in the amount of \$ 2.4 M from the TST Fund. Ongoing costs are estimated to be \$ N/A annually. Previous years' funding was \$N/A

Public/Board/Staff Input: Staff requests that the easements listed on the attached resolution be submitted to the City Council for acceptance. Easement labeling is a continuation of the easements submitted and accepted under resolutions R-19-35, R-19-36, R-19-44, R-19-55 and R-20-02. There are six (6) easement remaining in order to construct this project.

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

Timothy A. Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. R-20-08

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH BLUE NILE CONTRACTORS, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$90,170.79 FOR THE FY20 SANITARY SEWER CLEANING AND TELEVISING PROJECT.

WHEREAS, Blue Nile Contractors, Incorporated, was awarded the FY18 Sanitary Sewer Cleaning and Televising Project; and

WHEREAS, the proposal included the mutual option to extend the contract in one (1) year increments to a maximum of three (3) years; and

WHEREAS, the City extended the contract to include the FY19 Sanitary Sewer Cleaning and Televising Project by Resolution R-18-68; and

WHEREAS, it is the recommendation of the Director of Public Works to award the FY20 Sanitary Sewer Cleaning and Televising project to Blue Nile Contractors, Incorporated.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Blue Nile Contractors, Incorporated for work as outlined in the contract for a total amount not to exceed \$90,170.79.

FURTHER, THAT, funds for such purpose are authorized from the Combined Waterworks and Sewerage System Funds Budget.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 24TH DAY OF FEBRUARY 2020.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-20-08

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/18/2020

Department: Public Works

Meeting Date Requested: 2/24/2020

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

Subject: FY20 Sanitary Sewer Cleaning and Televising

Background: Blue Nile Contractors, Incorporated was awarded the FY18 Sanitary Sewer Cleaning and Televising contract. The proposal included the mutual option to extend the contract in one (1) year increments to a maximum of three (3) years.

Budget Discussion: Funds are budgeted in the amount of \$120,000 from the CWSS Fund. Ongoing costs are estimated to be \$ 120,000 annually. Previous years' funding was \$120,000

Public/Board/Staff Input: It is the recommendation of the Director of Public Works to award the FY20 Sanitary Sewer Cleaning and Televising project in the amount of \$90,170.79 to Blue Nile Contractors, Incorporated.

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

Timothy A. Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. R-20-09

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MODNR) FOR ADDITIONAL STORM WATER GRANT FUNDS IN THE AMOUNT OF \$104,364.00

WHEREAS, under the terms of the Missouri Clean Water Law, Section 644, Revised Statutes of Missouri, the State of Missouri has authorized the making of loans and/or grants to authorized applicants to aid in the construction of specific public projects; and

WHEREAS, the City was approved to receive \$27,996.50 in grant funds for storm water improvements in the vicinity of Northeast 76th Street and North Tracy Avenue as authorized under Resolution R-19-60; and

WHEREAS, the City is eligible for an additional \$104,364.00 in grant funds to be used in the construction of storm water improvements in the vicinity of Northeast 76th Street and North Tracy and the Carriage Commons Box Culvert as identified in the City's Capital Improvements Program; and

WHEREAS, the City must provide a minimum 50% match on each project.

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

THAT, the City Manager of the City of Gladstone, Missouri is hereby authorized to execute and file an application with the State of Missouri for storm water grant funds; and

FURTHER, THAT, the City Manager of the City of Gladstone, Missouri is hereby authorized to furnish such information as MODNR may reasonably request in connection with the application which is herein authorized, to sign all necessary documents on behalf of the City, to furnish such assurances to MODNR as may be required by law or regulation, and to receive payment on behalf of the City.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 24th DAY OF FEBRUARY 2020.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino



Request for Council Action

RES ☒ # R-20-09

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/18/2020

Department: Public Works

Meeting Date Requested: 2/24/2020

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

Subject: Missouri Department of Natural Resources Storm Water Grant Funds

Background: The Missouri Department of Natural Resources (MoDNR) has notified the City that it was approved for \$27,996.50 in grant funds to be applied to the Northeast 76th Street and North Tracy Avenue Storm Water Project. Furthermore, the City was notified that it is eligible for an additional \$104,364.00 in storm water grant funds. City staff recommends that these funds be split between the North Tracy Project and the Carriage Commons Box Culvert Project reviewed and funded by the Capital Improvements Committee in FY20. The City must provide a minimum 50% match on each project.

Budget Discussion: Funds are budgeted in the amount of \$190,000 in the CIST Fund. Ongoing costs are estimated to be \$ 250 annually. Previous years' funding was \$0.

Public/Board/Staff Input: The Missouri Department of Natural Resources is requiring the City to pass a resolution to secure the additional grant funds. Staff recommends approval of this resolution.

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

Timothy A. Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager



CITY OF GLADSTONE

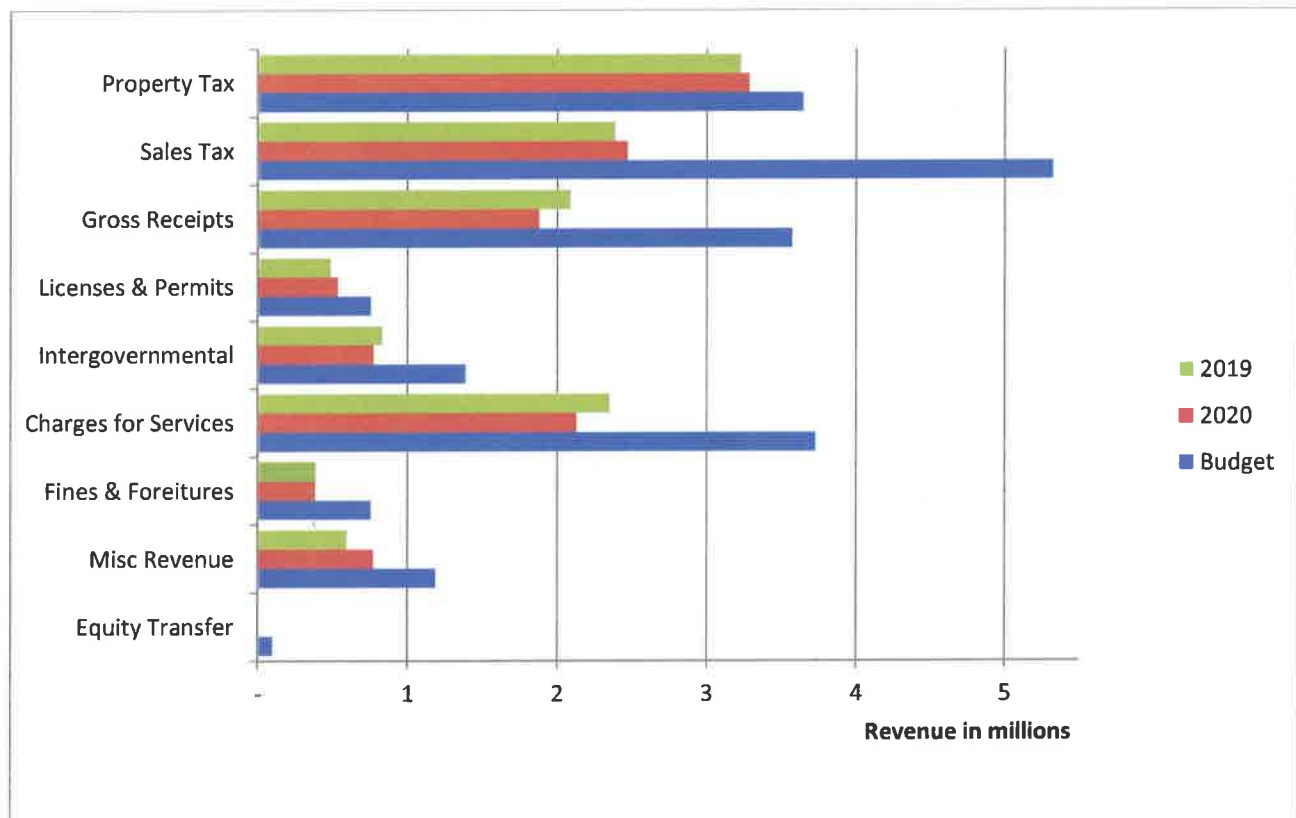
MISSOURI

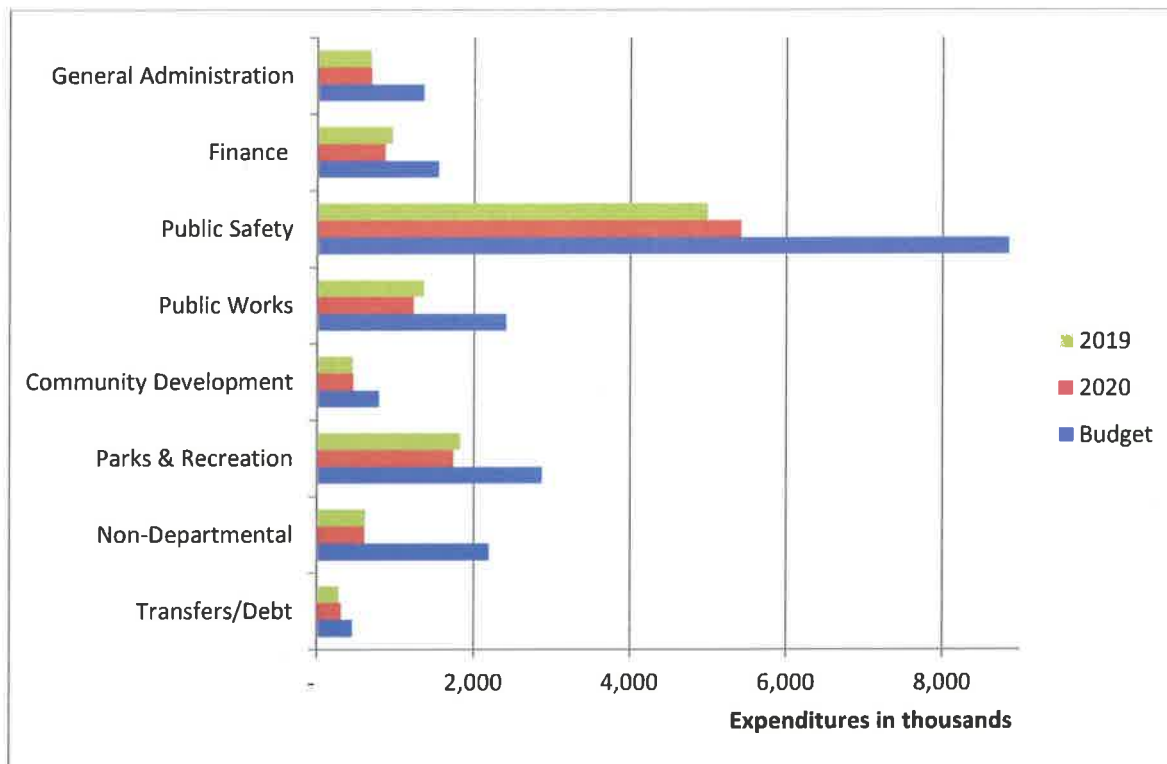
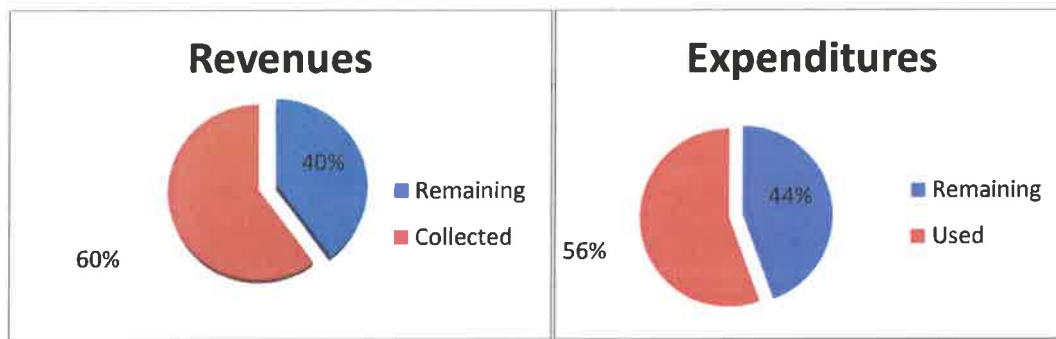
Financial Report for 7 Months Ending
January 31, 2020

GENERAL FUND

General Fund Revenues

Total revenues for the General Fund through 7 months or 58% of this fiscal year are \$12,259,967 compared to total budgeted revenues for the year of \$20,459,600. Property tax receipts are \$3,288,148, an increase of \$60,901 from the same time last year. Sales tax on a cash basis is \$2,472,899 or \$87,485 over last year. Gross receipts taxes are \$1,881,658, down 10% from last year, mainly due to a decrease in electric gross receipts and decreasing telecom and wireless receipts. License and Permits revenues are \$540,621, up 11% or \$52,608 from the same time as last year due to building and right of way permits being issued. Intergovernmental revenue has decreased by \$55,729 from the previous year to \$779,061. Charges for Services are \$2,132,797, down 9% or \$218,093 compared to the previous year due to multiple large overnight senior trips in the 2019 fiscal year. Fines and Forfeitures are comparable to the same time last year at \$388,401. Miscellaneous Revenue is \$776,392, up 30% due to inter-fund transfers.

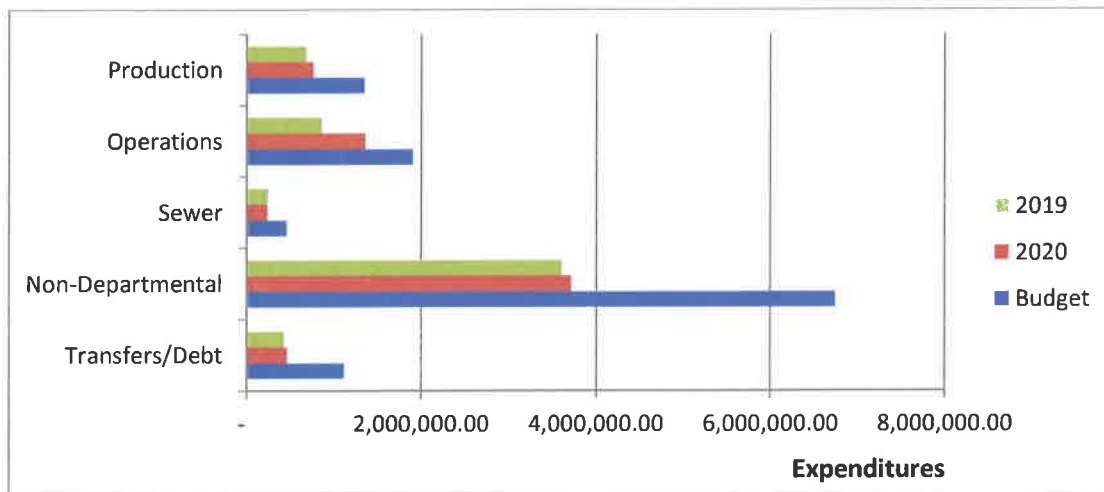
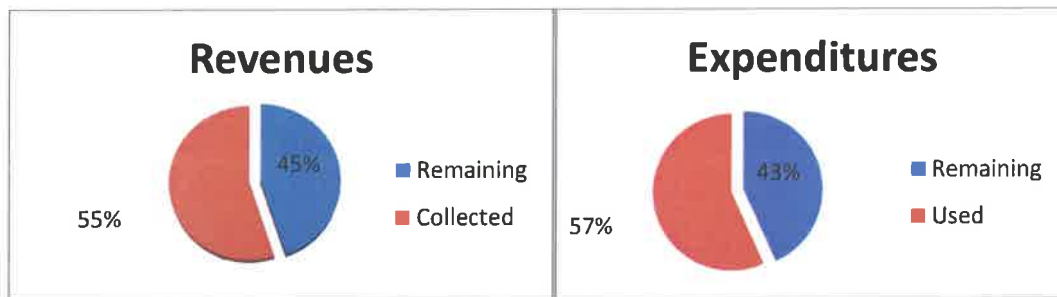
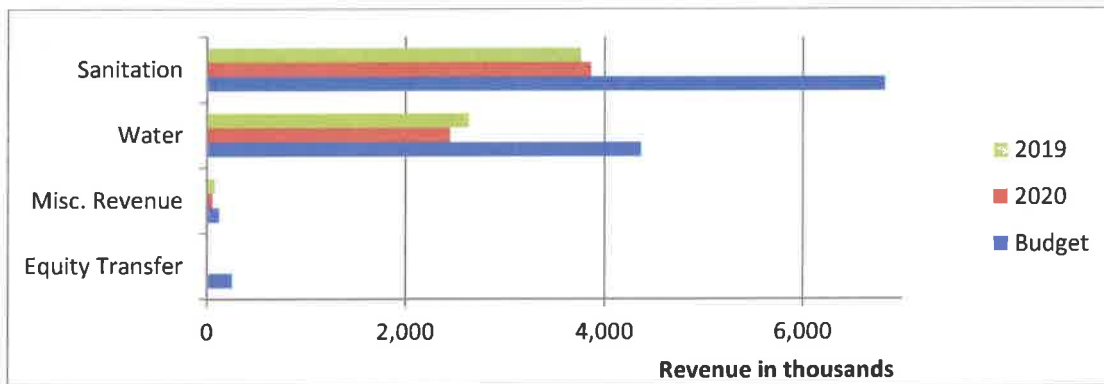




Expenditures through 7 months or 58% of this fiscal year amounted to \$11,364,697 or 56% of FY20 budgeted expenditures of \$20,450,275. This indicates that actual expenditures are 2% or \$217,828 more than last year's expenditures of \$11,146,868. General Administration expenditures increased \$10,750 or 2% from last year for a total of \$693,503 due to personnel costs and timing of contractual payments. Finance expenditures are down \$86,886 to \$873,513 due to vacant positions and purchase of equipment during the previous fiscal year. Public Safety expenditures are \$5,429,276, up \$433,354 or 9% due to increased personnel costs. Public Works expenditures have decreased to \$1,236,028 or 9% less than the prior year due to vacant positions and changes in personnel. Community Development expenditures are \$463,713, an increase of 4% or \$17,941 due to changes in personnel and property abatement. Parks & Recreation expenditures are \$1,741,965, down 4% or \$79,786 from the same time last year due to decreases in Senior Activities. Non-Departmental expenses are comparable to the previous year at \$613,360. Transfers and debt have increased to a total of \$313,338 from the prior year due to the new lease purchase for software and an ambulance. Current revenues are greater than current expenditures in the amount of \$895,270.

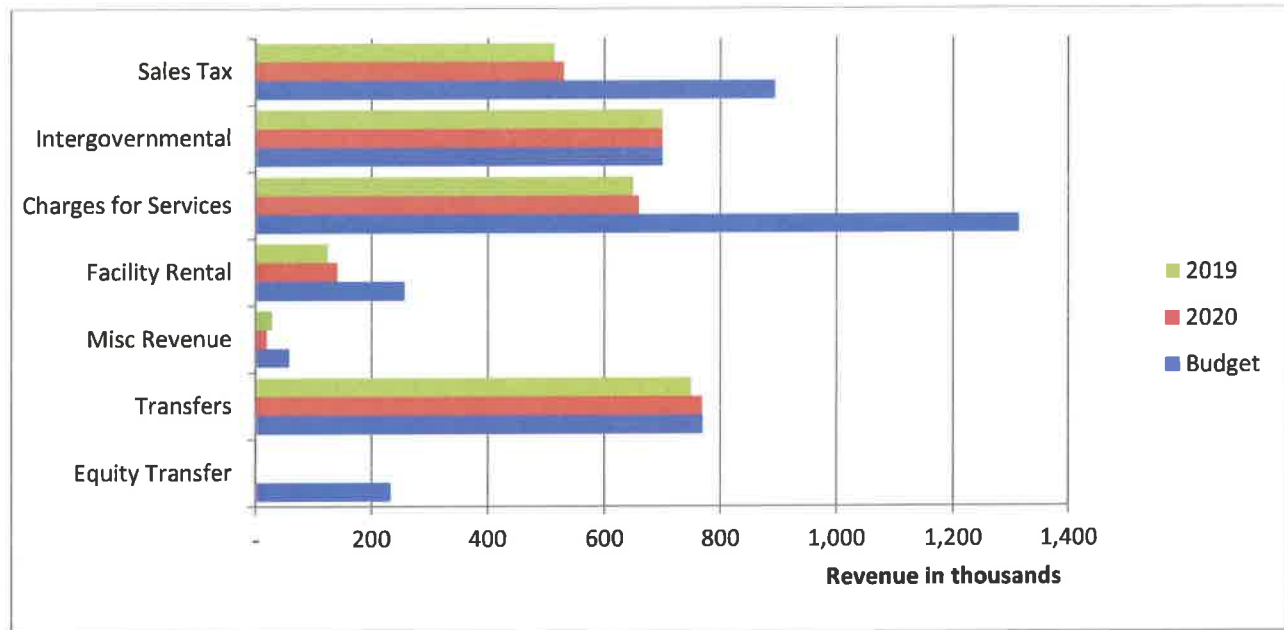
COMBINED WATER AND SEWERAGE SYSTEM FUND

Total budgeted revenues for the fiscal year are \$11,564,905. Total revenues through 7 months or 58% of this fiscal year, amounted to \$6,371,691 or 55% of FY20 budgeted revenues. Revenues are down 2% or \$100,208 from last year due to decreased water and sewer consumption.

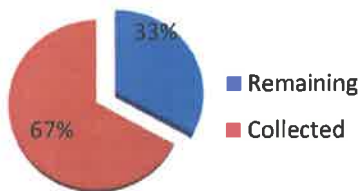


Total budgeted expenses for the fiscal year are \$11,561,656. Total expenses through 7 months or 58% of this fiscal year amounted to \$6,561,162 or 57% of FY20 budgeted expenses. Production expenditures are up \$92,445 to \$769,582 due to additional lime sludge maintenance and increased personnel costs. Operations division expenditures are \$1,364,590, up \$503,506 due to accelerated water line replacements. Sewer division expenditures are comparable to the previous year at \$239,183. Non-departmental expenditures are \$3,717,558, up 3% due to the increase in sewer charges paid to Kansas City. Transfers and debt are up \$38,746 due to a transfer to assist with street repairs. Current expense exceeds current revenue by \$189,470.

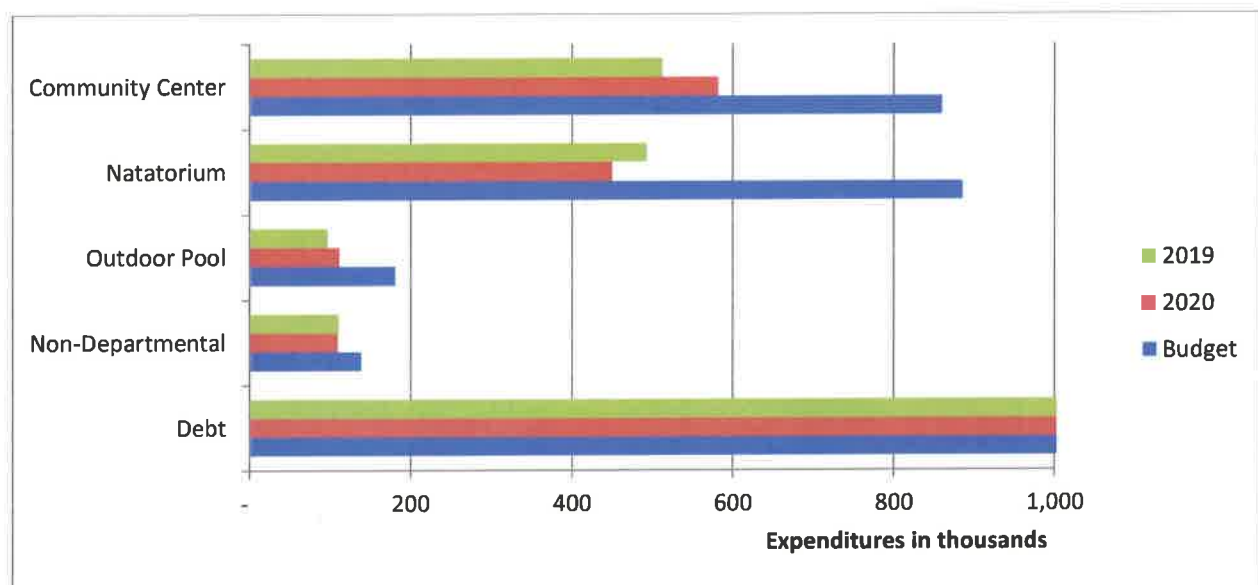
COMMUNITY CENTER AND PARKS TAX FUND

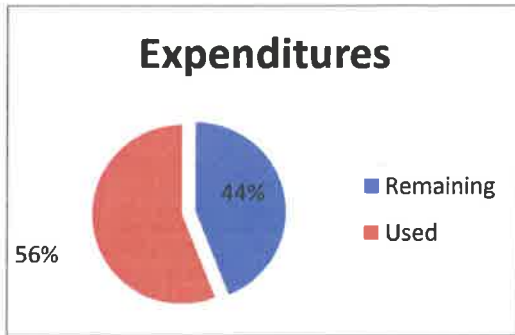


Revenues



Total budgeted revenues for the fiscal year are \$4,224,350. Total revenues through 7 months or 58% of this fiscal year, amounted to \$2,822,064 or 67% of FY20 budgeted revenues. Sales tax received is \$530,899, up 3% or \$17,107 from the previous year. Intergovernmental revenue is \$700,000. Charges for Service are \$659,486, up 2% or \$9,914. Revenue from facility rental is up 14% or \$17,123 to \$141,977. Miscellaneous revenue is \$19,802, down \$8,601 from prior year. Transfers are \$769,900, an increase of \$20,400 or 3% over the previous year.

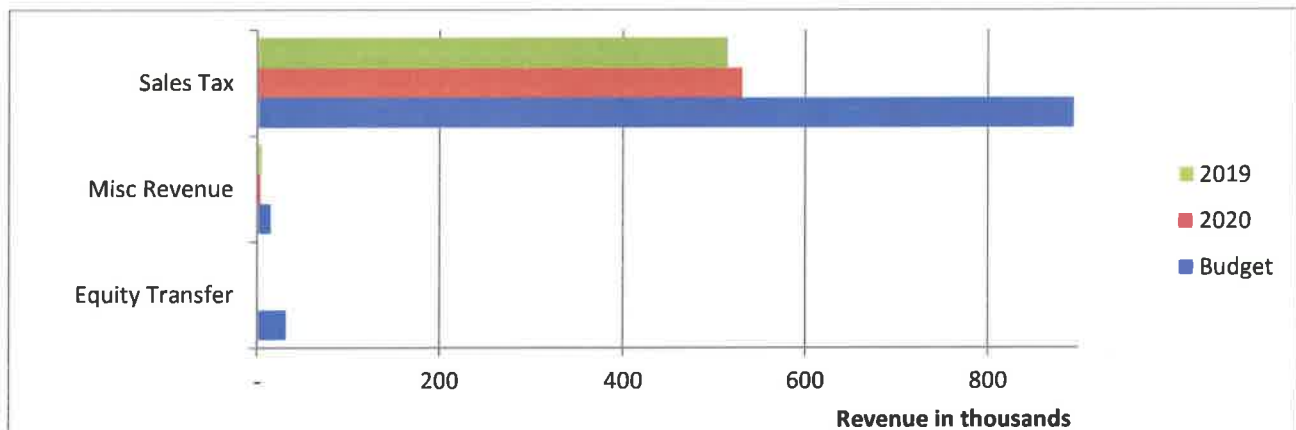




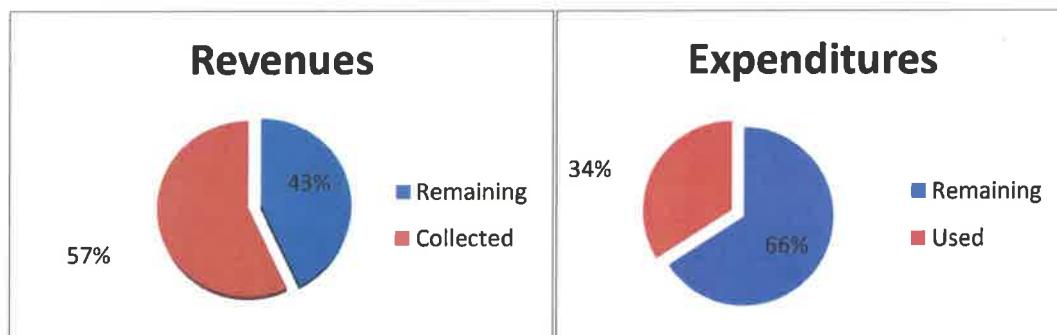
Total budgeted expenditures for the fiscal year are \$4,223,765. Total expenses through 7 months or 58% of this fiscal year, amounted to \$2,366,818 or 56% of FY20 budgeted expenses. Community Center expenses have increased 14% from the same time last year to \$582,168 due to personnel, purchase of new fitness equipment, and professional services. The Natatorium expenses are \$449,836, down \$42,558 from the same time last year due to capital purchases and HVAC repairs. Outdoor Pool expenses are up 15% to \$111,871 due to personnel. Non-departmental and debt are

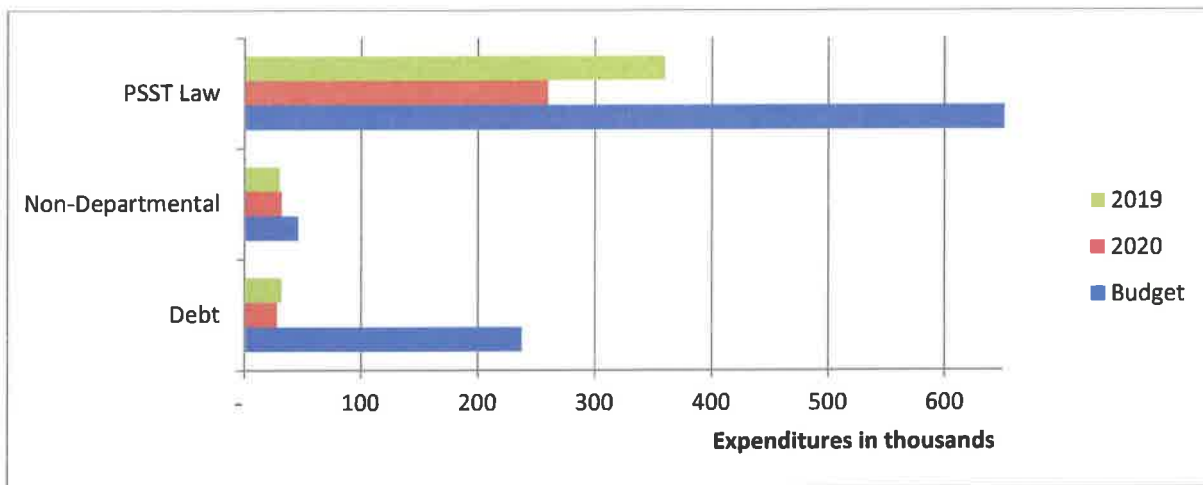
comparable to the prior year. Current revenue exceeds current expense by \$455,246.

PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$940,228. Total revenues through 7 months or 58% of this fiscal year amounted to \$534,580 or 57% of FY20 budgeted revenues. Sales tax on a cash basis is up 3%. Miscellaneous revenue is comparable to the previous year.





Total budgeted expenditures for the fiscal year are \$940,228. Total expenses through 7 months or 58% of this fiscal year are \$320,446 or 34% of the FY20 budgeted expenses. Law division is down 28% due to open positions and the timing of capital purchases. Non-Departmental is \$32,275, compared to \$30,001 during the previous year. Payments for debt are comparable to the prior year. Current revenues exceed current expenditures by \$214,135.

Respectfully submitted,

Dominic Accurso

Dominic Accurso
Director of Finance

BILL NO. 20-07

ORDINANCE NO. 4.507

AN ORDINANCE APPROVING THE FINAL PLAT OF CLAYMONT POINTE 21st REPLAT, LOT 1, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI, AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

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

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Final Plat of Claymont Pointe 21st Replat" is hereby accepted.

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

INTRODUCED, PASSED, SIGNED, AND MADE EFFECTIVE BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, ON THIS 24TH DAY OF FEBRUARY, 2020.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk

1st Reading: February 24, 2020

2nd Reading: February 24, 2020

File #2020-004



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # 20-07

ORD # 4.507

Date: 2/18/2020

Department: Community Development

Meeting Date Requested: 2/24/2020

Public Hearing: Yes ☐ Date:

Subject: Re-plat at Claymont Point

Background:

The applicant is requesting that the city approve a minor replat that would enable the applicant to construct upper scale townhomes in the Claymont area – similar to past projects.

This re-plat will not adversely impact neighboring properties, will tie into the overall character of the neighborhood, and is consistent with the City's Comprehensive Plan.

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

Public/Staff Input/Commission:

During the February 3rd Planning Commission meeting, the Planning Commission unanimously approved the re-plat.

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

Austin Greer, Assistant To the City Manager/Planning Administrator

City Attorney

City Manager

A SUBDIVISION IN GLADSTONE
CLAY COUNTY, MISSOURI

[illegible]

PLAY INSTRUCTIONS: The unadorned properties of the trays of beads described herein have caused the user to be subdivided in the manner as shown on the mounting ring plate, which subdivision shall hereinafter be known as **AMENHUT PLAY OF CHAOTIC PUNKT JET**.

IN TESTIMONY WHEREOF: Blue Valley Investment Corporation, a Kansas Corporation, has by the authority of its Managing Member caused this Instrument to be executed by its President this _____ day of _____, 2011.

On this _____ day of _____, 20____, before me appeared _____, to me personally known who tells me s/he owns and says that he is Managing Member of Illinois Valley Investment Corporation, and that said instrument was signed in actual and legal presence of said Managing Member and said _____ acknowledged said instrument to be the free and


This plan of ADJUTANT PLAT OF CLAYMONT FORTIFIED REELAT has been submitted in and approved by the City Planning Commission this _____ day of _____, 20____, and by the City Council this _____ day of _____, 20____.

¹ Gary Klintworth, *WashU Foundation*.

I hereby state that the plan of AMENDED PLAT OF CLAYMONT FORTY-EIGHT REPLAT, subdivision is based on an actual survey, made by or under my direct supervision, and that certain parts of certain of the original plat, Survey No. 104, of the Property, described in the foregoing, are corrected by this plan. I am a duly Licensed Professional Engineer, State of Maryland, and I am duly qualified by my education, training and experience to prepare and certify the correctness of the plan. I am duly qualified by my education, training and experience to prepare and certify the correctness of the plan. I am duly qualified by my education, training and experience to prepare and certify the correctness of the plan. I am duly qualified by my education, training and experience to prepare and certify the correctness of the plan.

RAM A. AYI ET AL., PLS-207
C.D.A. HUS. DISTANCE 100.0

1. Basis of Design: Assumed plot of Claymont, Prince.

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| PICAL PLAT
AMENDED PLAT OF CLAYMONT POINTE 21ST REPLAT
(Chickadee, City County, Missouri) | |
|  | Prepared For
BANK OF BLUE VALLEY
CO. J R BROUGHTON
11004 RILEY STREET
OVERLAND PARK, KS 66213 |
| AVILET SURVEY & ENGINEERING CO.
5430 S. BENTLEY - OVERLAND PARK, KS 66209
800 NW. 30TH ST. - CLAYMONT, MO 64438
TEL 314-935-4524 - FAX 314-935-4525 | |
| Drawn By: MAUR
Date: July, 2004 | Job: Survey
Date: 7/20/04 |



Community Development Department Staff Report

Date: January 3, 2020

File #: 2020-004

Requested Action: Final Plat (Replat)

Date of PC Consideration: February 3, 2020

Date of Council Consideration: February 24, 2020

Applicant: Bank of Blue Valley
JR Bretches
11935 Riley Street
Overland Park, KS 66213

Owner: Same

Architect/ Engineer: Sam Aylett
Aylett Survey & Engineering Company
201 NW 72nd Street
Gladstone, MO 64118

Address of Property: Amended Plat of Claymont Pointe 21st Replat

Planning Information

- Current Zoning: RP-4: Planned Apartment House District
- Zoning History: None recent
- Planned Land Use: Remaining residential
- Surrounding Uses: Residential
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: Adequate ingress and egress exist along Pointe Drive
- Traffic Impacts: Minimal
- Parking Required: Two off-street parking spaces per unit
- Parking Provided: At least two off-street parking spaces per unit
- Proposed On-Site Improvements: Construction of townhouses
- Proposed Off-Site Improvements: None
- Proposed Landscaping: Compliant with HOA and City Code
- Proposed Signage: None

Analysis

The applicant is requesting that the city approve a minor replat that would enable the developer to construct upper scale townhomes in the Claymont area – similar to past projects.

This replat will not adversely impact neighboring properties, will tie into the overall character of the neighborhood, and is consistent with the City's Comprehensive Plan.

Recommendation

City staff recommends the Planning Commission approve the final plat as submitted.

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers February 3, 2020

1. **Meeting called to Order- Roll Call.** Vice-Chair Middleton called the meeting to order at 7:00 p.m.

Commissioners present were: Mike Ebenroth
JN Hernandez
Alicia Hommon
Brenda Lowe
Gary Markenson
Katie Middleton, Vice-Chair
Kim Murch
Bill Turnage
Larry Whitton

Not present: Chase Cookson
Jennifer McGee
James New

Also present: Jean Moore, Mayor Pro Tem
Bob Baer, Asst City Manager
Alan Napoli, Community Development Administrator
Austin Greer, Asst to the City Manager/Planning Administrator
Becky Jarrett, Executive Assistant

2. **Pledge of Allegiance to the United States of America.**
3. **Approval of Previous Meeting Minutes (January 21, 2020).** Vice-Chair Middleton asked if there was a motion to approve the minutes from the January 21, 2020 meeting. **Mr. Turnage moved to approve the minutes; Mr. Ebenroth seconded. The minutes for January 21, 2020, were approved, 9-0.**
4. **REPLAT: Amended Plat of Claymont Pointe 21st Replat. File #2020-004.**

Planning Administrator Greer reported that the applicant is requesting that the City approve a minor replat that would enable the developer to construct upper scale townhomes in the Claymont area, which is similar to past projects. This replat will not adversely impact neighboring properties, but will tie into the overall character of the neighborhood. It is consistent with the City's Comprehensive Plan. City staff recommends approval of the plat as submitted.

Vice-Chair Middleton asked if there were any questions from the Commission members.

Mr. Markenson asked if these units were condominiums, apartments, or rentals.
Mr. Greer answered that they are townhomes; townhomes that are owner-occupied.

Mr. Turnage asked what qualifies as “upper scale”?

Mr. Greer said that most of the homes range in price from the upper \$200,000- middle \$300,000; three bedroom, three bath and anywhere between 2,000-2,800 square feet.

Ms. Lowe said that she had asked City staff if there was a conflict for her since she lives in Claymont Pointe and they said there wasn’t, but she wanted to make it known to the Commission.

MOTION: By Mr. Markenson, seconded by Ms. Hommon, to approve the Amended Plat of Claymont Pointe 21st Replat. File #2020-004. The motion carried 9-0.

5. **Communications from City Council.** Mayor Pro Tem Moore said that she had the opportunity last week to attend the soft opening of the old Fins and Foliage building, which is now called “The Mercantile”. It is an off-shoot from the iWerx project. The Mercantile is an artist maker space. A grand opening will be coming soon.
6. **Communications from City Staff.** Mr. Greer said there are no upcoming projects for the Planning Commission to hear in the next few weeks; however, staff is working on a Planning Commissioner training session.
7. **Communications from Planning Commission members.** Mr. Markenson said he has heard rumors that N. Brighton Road is going to be four-lanes. He asked if that is true.

Mr. Napoli said that Brighton has been scheduled to be widened for several years, but he’s not sure to what extent.

8. **Adjournment.** Chair McGee asked if there was a motion to adjourn. **Mr. Markenson motioned to adjourn; Mr. Whitton seconded. All said aye. Vice-Chair Middleton adjourned the meeting at 7:06 p.m.**

Respectfully submitted:

Katie Middleton, Vice-Chair

Approved as corrected _____

Becky Jarrett, Recording Secretary

Approved as submitted _____

DEVELOPMENT APPLICATION



CITY OF GLADSTONE

7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118

PHONE: 436-4110 FAX: 436-2228

File #: 2020-008

Date: 1-2-20

PC: 2/18/19 2/3/20
CC: 3/19/19 2/24/20

Application Type:

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

Address of Action:

Legal Description:

Attach under separate cover if needed.

Amended Plat of Claymont Pointe 21ST Replat

See ATTACHED

Proposed Change:

Applicant/Property Owner Information:

- ☒ Applicant(s) J. R. Bretches
Company BANK OF BLUE VALLEY
Address 11935 RILEY ST. OVERLAND PARK KS. 66213
Phone 913-787-0086 Fax: _____ E-Mail: JBretches@bankbv.com
- ☒ Property Owner (if different than applicant) BANK
Company BLUE VALLEY INVESTMENT CO.
Address 11935 RILEY ST. O.P. KS. 66213
Phone 913-234-2236 Fax: _____ E-Mail: _____
- ☐ Architect/Engineer LAND SURVEYOR - Sam Aylett
Company Aylett Survey Co
Address 201 NW 72ND ST. GLADSTONE, MO. 64118
Phone (816) 436-0732 Fax: _____ E-Mail: Sam@sams-survey.com

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

Applicant's Signature

J. R. Bretches

Date

2.2.20

DEVELOPMENT APPLICATION

Office Use Only:

Publication Dates:

Planning Commission
City Council
BZA

NA

Public Hearing Dates:

Planning Commission
City Council
BZA

NA

Planning Commission

- ☐ Approval
☐ Denial
☐ Withdrawn

Date
2/3/20

City Council

- ☐ Approval
☐ Denial
☐ Withdrawn

Date
2/24/20

BZA

- ☐ Approval
☐ Denial
☐ Withdrawn

Date

Deposit:

\$ _____

Charges:

Office Fee \$ 75.00
Certified Mail (_____ @ _____) \$ _____
PC Legal Notice \$ _____
CC Legal Notice \$ _____
Other \$ _____

Sub-total

\$ 75

Balance

\$ _____

Amount Overpaid \$ _____

Check Requested _____

Amount Underpaid \$ _____

Invoice Requested _____

DEVELOPMENT APPLICATION

City Code Variance Request: Board of Zoning Adjustment

SUMMITTAL REQUIREMENTS

Completed application
Owner's authorization signed (if applicable)
Legal description- County records
Information on the proposed change including pictures of the property, property surveys, written comments from impacted neighbors, etc.

DEPOSIT FEE

The \$200 fee listed on the form and paid at the time of application is a deposit toward the costs the City of Gladstone incurs during the processing of your application. This fee goes toward the following costs:

Office fee \$75.00
Certified mail notices to surrounding property owners within 185' - amount varies.*
Planning Commission Legal Notice- amount varies*

** Indicates fees for items required by State Law. The fee amount for certified mail will vary depending upon the number of property owners within 185 feet of your property. The Legal Notice fee will also vary generally depending upon the length of the legal description of your property.*

After the total costs are compiled for your application, you will be billed for any costs remaining over the initial \$200 application deposit fee. If the costs accrued are under \$200, you will be reimbursed for the difference.

As the money deposited for your application goes toward real costs paid by the City, there is no refund if your application is denied by the Board of Zoning Adjustment. If you withdraw your application before some of the costs are accrued by the City, you may be entitled to a refund.

Preliminary & Final Plat/Replat Submittals

SUMMITTAL REQUIREMENTS

Completed application
Owner's authorization signed (if applicable)
Legal description- County records
Digital copy of plans (if necessary)
(1) 11x17 paper copy (if necessary)
(1) 24x36 Mylar copy (if necessary)
(3) 24x36 paper copies folded (if necessary)

FEE

The \$75 fee listed on the form and paid at the time of application goes toward the costs the City of Gladstone incurs during the processing of your application. As the fee for your application goes toward real costs paid by the City, there is no refund.*