



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 27, 2020**

CLOSED SESSION

The City Council will meet in Closed Executive Session at 6:30 pm Monday, July 27, 2020, in the North and South Conference Rooms, 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 SESSION 7:00 PM

1. ETC Citizen Satisfaction Survey: Mr. Robert Heacock from the ETC Institute will present a draft survey which will eventually be mailed randomly to Gladstone residents.
2. Gladstone Shaping Our Future Update: Austin Greer will provide an update on Gladstone Shaping Our Future initiatives.

REGULAR MEETING: 7:30 PM

TENTATIVE AGENDA

1. Meeting Called to Order.
2. Roll Call.
3. Pledge of Allegiance to the Flag of the United States of America.
4. Approval of Agenda.
5. Approval of the July 13, 2020, Closed City Council Meeting Minutes.
6. Approval of the July 13, 2020, Regular City Council Meeting Minutes.

REGULAR AGENDA

7. Communications from the Audience.

Members of the public are invited to speak about any topic not listed on the agenda. When speaking, please state your name and address for the record and limit comments to 2 minutes.

8. Communications from the City Council.

9. Communications from the City Manager.

10. RESOLUTION R-20-30 A Resolution to adopt the updated Regional Multi-Hazard Mitigation Plan by the City of Gladstone, Missouri, as recommended by the participating jurisdictions of the Regional Multi-Hazard Mitigation Plan Review Committee of the Mid-America Regional Council.

11. RESOLUTION R-20-31 A Resolution to adopt the updated Emergency Operations Plan by the City of Gladstone, Missouri.

12. RESOLUTION R-20-32 A Resolution declaring certain city property surplus and authorizing the sale of such property held by the city to the highest bidder via online auction and/or sealed bid.

13. RESOLUTION R-20-33 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.

14. Other Business.

15. Adjournment.

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

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

Posted at 4:00 pm
July 23, 2020



Department of Community Development
Memorandum ASG 20-4

DATE: July 21, 2020

TO: Scott Wingerson, City Manager

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

SUBJECT: Citizen Satisfaction Survey – ETC Institute

The ETC Institute is a nationally recognized market research company specializing in helping local governments gather data through surveys, focus groups and stakeholder meetings from residents to enhance community planning.

The City of Gladstone has contracted with the ETC Insitute to conduct citizens surveys during citizen-based strategic planning processes like Gladstone On the Move in 2006 and Gladstone: Shaping Our Future in 2016.

Conceptually, the current survey is based on the study conducted during Gladstone on the Move and Gladstone: Shaping Our Future but tailored more to our current environment. The survey will be mailed to several thousand random residents and follow-up calls will be made until a statistically relevant sample size is obtained. Additionally, separate data will be kept for anyone who desires to complete the survey online. The results of the survey will be used to help inform city leadership, city staff and consultants who will be working on the Comprehensive Plan update.

Mr. Robert Heacock from the ETC Institute will present the drafted survey during the City Council Open Study Session on Monday, July 27th.

Attached, you will find a draft of the citizen survey.

Thank you.

Austin



City of Gladstone 2020 *DirectionFinder®* Survey

Please take a few minutes to complete this survey. Your input is an important part of the City's on-going effort to involve citizens in long-range planning and investment decisions. If you have questions, please call Austin Greer at (816) 423-4102. THANK YOU!

1. Please rate your overall satisfaction with major categories of services provided by the City of Gladstone on a scale of 1 to 5 where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

Major Categories of City Services	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Overall quality of police services	5	4	3	2	1	9
2. Overall quality of fire services	5	4	3	2	1	9
3. Overall quality of ambulance services	5	4	3	2	1	9
4. Overall quality of city parks and recreation programs and facilities	5	4	3	2	1	9
5. Overall maintenance of city streets, buildings and facilities	5	4	3	2	1	9
6. Overall quality of city water and sewer utilities	5	4	3	2	1	9
7. Overall enforcement of city codes and ordinances	5	4	3	2	1	9
8. Overall quality of customer service you receive from city employees	5	4	3	2	1	9
9. Overall effectiveness of city communication with the public	5	4	3	2	1	9
10. Overall quality of the city's stormwater runoff/stormwater management system	5	4	3	2	1	9
11. Overall flow of traffic and congestion management in Gladstone	5	4	3	2	1	9

2. Which **THREE** of these items do you think should receive the most emphasis from city leaders over the next **TWO** Years? [Write in the numbers below using the numbers from the list in Question 1 above.]

1st: _____ 2nd: _____ 3rd: _____

3. Please rate Gladstone on a scale of 1 to 5 where 5 means "Excellent" and 1 means "Poor" with regard to each of the following:

How would you rate the City of Gladstone.....	Excellent	Good	Neutral	Below Average	Poor	Don't Know
1. As a place to live	5	4	3	2	1	9
2. As a place to raise children	5	4	3	2	1	9
3. As a place to work	5	4	3	2	1	9
4. As a place where you would buy your next home	5	4	3	2	1	9
5. As a place to retire	5	4	3	2	1	9
6. As a place to open a business	5	4	3	2	1	9

4. On a scale of 1 to 5, where 5 means "Very Safe" and 1 means "Very Unsafe," please rate how safe you feel in the following situations:

How safe do you feel.....	Very Safe	Safe	Neutral	Unsafe	Very Unsafe	Don't Know
1. In your neighborhood during the day	5	4	3	2	1	9
2. In your neighborhood at night	5	4	3	2	1	9
3. In City parks	5	4	3	2	1	9
4. Overall feeling of safety in Gladstone	5	4	3	2	1	9

5. Several items that may influence your perception of the City of Gladstone are listed below. Please rate each item on a scale of 1 to 5 where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How would you rate the City of Gladstone:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Overall quality of services provided by the City of Gladstone	5	4	3	2	1	9
2. Overall value that you receive for your City tax dollars and fees	5	4	3	2	1	9
3. Overall image of the City	5	4	3	2	1	9
4. Overall quality of life in the City	5	4	3	2	1	9
5. How well the City is managing redevelopment	5	4	3	2	1	9
6. Overall appearance of the City	5	4	3	2	1	9

Public Safety

6. Please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following PUBLIC SAFETY services provided by the City of Gladstone:

Public Safety	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. The visibility of police in neighborhoods	5	4	3	2	1	9
2. The visibility of police in retail areas	5	4	3	2	1	9
3. The City's efforts to prevent crime	5	4	3	2	1	9
4. How quickly ambulance personnel respond to emergencies	5	4	3	2	1	9
5. Enforcement of local traffic laws	5	4	3	2	1	9
6. How quickly police officers respond to emergencies	5	4	3	2	1	9
7. Relationship between police officers and residents	5	4	3	2	1	9
8. How quickly firefighters respond to emergencies	5	4	3	2	1	9
9. Adequacy of City street lighting	5	4	3	2	1	9
10. Quality of animal control	5	4	3	2	1	9

7. Which THREE of the public safety items listed above do you think should receive the most emphasis from City leaders over the next TWO Years? [Write in the numbers below using the numbers from Question 6 above.]

1st: _____ 2nd: _____ 3rd: _____

Enforcement of City Codes and Ordinances

8. Please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following:

Codes and Ordinances	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Enforcing the clean up of litter and debris on private property	5	4	3	2	1	9
2. Enforcing the mowing and cutting of weeds on private property	5	4	3	2	1	9
3. Enforcing the maintenance of residential property	5	4	3	2	1	9
4. Enforcing the maintenance of business property	5	4	3	2	1	9
5. Enforcing codes designed to protect public health	5	4	3	2	1	9

9. Which THREE of the codes and ordinances items listed above do you think should receive the most emphasis from City leaders over the next TWO Years? [Write in the numbers below using the numbers from Question 8 above.]

1st: _____ 2nd: _____ 3rd: _____

Parks and Recreation

10. Please rate your satisfaction on a scale of 1 to 5 where 5 means "Very Satisfied" and 1 means "Very Dissatisfied" with PARKS AND RECREATION issues.

Parks and Recreation	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Maintenance of City parks	5	4	3	2	1	9
2. How close neighborhood parks are to your home	5	4	3	2	1	9
3. Number of walking and biking trails	5	4	3	2	1	9
4. Availability of information about City parks and recreation programs	5	4	3	2	1	9
5. The City's youth athletic programs	5	4	3	2	1	9
6. The City's adult athletic programs	5	4	3	2	1	9
7. Ease of registering for programs	5	4	3	2	1	9
8. Overall appearance of parks and green space areas	5	4	3	2	1	9

11. Which THREE of the parks and recreation items listed above do you think should receive the most emphasis from City leaders over the next TWO Years? [Write in the numbers below using the numbers from Question 10 above.]

1st: _____ 2nd: _____ 3rd: _____

Arts

12. Please indicate how supportive you would be of each of the following investment areas on a scale of 1 to 5, where 5 means "Very Supportive" and 1 means "Not at All Supportive".

Arts	Very Supportive	Supportive	Neutral	Less Supportive	Not at All Supportive	Don't Know
1. Statues, murals, memorials, fountains and sculptures	5	4	3	2	1	9
2. Updating the architectural appearance of residential/commercial buildings	5	4	3	2	1	9
3. More performing arts programming similar to Theatre in the Park, Linden Square concerts, etc.	5	4	3	2	1	9

Communication

13. Please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following aspects of COMMUNICATION provided by the City of Gladstone:

Communication	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. The availability of information about City programs and services	5	4	3	2	1	9
2. The level of public involvement in local decision making	5	4	3	2	1	9
3. The quality of the City's web page	5	4	3	2	1	9
4. The content of the City's community magazine	5	4	3	2	1	9

Maintenance

14. Please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following MAINTENANCE services provided by the City:

Maintenance	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Maintenance of City streets	5	4	3	2	1	9
2. Maintenance of sidewalks	5	4	3	2	1	9
3. Maintenance of street signs/traffic signals	5	4	3	2	1	9
4. Snow removal on major City streets	5	4	3	2	1	9
5. Snow removal on neighborhood streets	5	4	3	2	1	9
6. Overall cleanliness of City streets and other public areas	5	4	3	2	1	9

15. Which THREE of the maintenance items listed above do you think should receive the most emphasis from City leaders over the next TWO Years? [Write in the numbers below using the numbers from Question 14 above.]

1st: _____ 2nd: _____ 3rd: _____

Customer Service

16. Have you contacted the City with a question, problem, or complaint during the past year?

_____ (1) Yes [go to Q16a-e] _____ (2) No [go to Q17]

16-1. Which City department did you contact most recently? _____

16-2-5. Several factors that may influence the quality of customer service you receive from City employees are listed below. Using a scale of 1 to 5 where 5 means "Very Satisfied" and 1 means "Very Dissatisfied", please rate your satisfaction with the customer service you received from the City department you listed in Q16-1.

Customer Service:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. How easy the department was to contact	5	4	3	2	1	9
2. How courteously you were treated	5	4	3	2	1	9
3. Technical competence and knowledge of City employees who assisted you	5	4	3	2	1	9
4. Overall responsiveness of City employees to your request or concern	5	4	3	2	1	9

Transportation

17. For each of the issues listed, please indicate your level of agreement, on a scale of 1 to 5 where 5 means "Strongly Agree" and 1 means "Strongly Disagree."

Transportation	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
1. The City should build a network of sidewalks, trails, bike routes, and bike lanes that link neighborhoods with recreational, cultural, and business centers.	5	4	3	2	1	9
2. The City should coordinate with Kansas City and the Kansas City Area Transportation Authority to increase transit options.	5	4	3	2	1	9
3. If light rail is extended to Gladstone, the City should do all it can to create a transit center hub for connecting light rail, buses, and park-and-ride areas	5	4	3	2	1	9

Housing

18. Please indicate how supportive you would be of allocating funds towards encouraging each of the following housing investment areas on a scale of 1 to 5, where 5 means "Very Supportive" and 1 means "Not at All Supportive".

Housing	Very Supportive	Supportive	Neutral	Less Supportive	Not at All Supportive	Don't Know
1. Multi-family housing (apartments, condominiums, lofts and co-ops)	5	4	3	2	1	9
2. Single-family housing (house)	5	4	3	2	1	9

Other Issues

19. Please indicate how supportive you would be of each of the following community investment areas on a scale of 1 to 5, where 5 means "Very Supportive" and 1 means "Not at All Supportive".

Community Investment Areas	Very Supportive	Supportive	Neutral	Less Supportive	Not at All Supportive	Don't Know
1. Providing neighborhood assistance, such as offering financial aid to qualified homeowners for repairs, upgrading pavement of driveways/curbs/sidewalks, and helping with minor repairs	5	4	3	2	1	9
2. Pursuing additional linkages to regional transit	5	4	3	2	1	9
3. Establishing design standards to public areas throughout the City to create a unique community identity	5	4	3	2	1	9
4. Adding attractive elements to major roadways like landscaping, decorative lighting, etc.	5	4	3	2	1	9
5. Pursuing discussions regarding the possibility of a single source trash collection provider system.	5	4	3	2	1	9
6. Enhancing the production of high-quality drinking water.	5	4	3	2	1	9
7. Pursuing the construction of a community dog park.	5	4	3	2	1	9

20. Which **THREE** of the community investment areas listed above are most important for the City to pursue? [Write in the numbers below using the numbers from Question 19 above.]

1st: _____ 2nd: _____ 3rd: _____

21. As a part of the revitalization of neighborhoods, areas that are generally residential now could be expanded to "mixed use", meaning a combination of existing housing, small commercial developments, and multi-family units, such as town homes, duplexes, and condominiums. If the design and character of the overall neighborhood was preserved, would you be supportive of mixed use redevelopments in Gladstone?

____(1) Very supportive ____ (3) Not sure
____(2) Somewhat supportive ____ (4) Not supportive

22. Do you feel that traffic enforcement is:

____(1) Too much ____ (2) About right ____ (3) Not enough

Education

23. Compared to schools in nearby communities would you say that North Kansas City public schools are

____(1) Far below average ____ (4) Above average
____(2) Below average ____ (5) Far above average
____(3) Average

24. How important is the quality of the school system when it comes to deciding where to live? (How important is the quality of North Kansas City's school system to you?)

____(1) Not at all important
____(2) Not very important

____(3) Somewhat important
____(4) Very important

Welcoming and diverse

25. Some people say Gladstone is a welcoming and inclusive community for residents of diverse racial and ethnic backgrounds while others say that Gladstone is not particularly welcoming or inclusive of diverse residents. When it comes to residents of different races and ethnic backgrounds is Gladstone:

____(1) Not welcoming at all
____(2) Somewhat welcoming

____(3) About average
____(4) Welcoming

____(5) Very welcoming

26. Have you ever felt that you were treated negatively by a city employee because of your race, religion, ethnicity, orientation or identity?

____(1) Yes ____ (2) No

27. Have you ever felt that you were treated negatively by a neighbor or Gladstone resident because of your race, religion, ethnicity, orientation or identity?

____(1) Yes ____ (2) No

28. In dealing with crime, do you think police in Gladstone treat people of all races, ethnic groups, gender, orientation and identity equally?

____(1) Treat all people equally

____(2) Sometimes treat members of minority groups unfairly

____(3) Not sure

Civic Index Questions

29. For each of the questions below, please indicate your level of agreement, on a scale of 1 to 5 where 5 means "Strongly Agree" and 1 means "Strongly Disagree."

<i>Civic Index</i>		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
1.	Even if I don't agree with them, I trust and respect most of the nonprofit, political and city leaders in Gladstone	5	4	3	2	1	9
2.	There are a lot of chances for people to talk face-to-face with city leaders about our hopes and concerns for the community.	5	4	3	2	1	9
3.	In Gladstone, nonprofits and local government make sure to listen to people from all backgrounds and all walks of life to help them make better decisions	5	4	3	2	1	9
4.	Residents of all ages, races, genders and religions are actively involved in shaping this community	5	4	3	2	1	9
5.	I feel like my voice and my perspective are important to local nonprofit, political and government officials	5	4	3	2	1	9
6.	In Gladstone, when we have to make tough decisions we tend to compromise on a solution rather than fight and criticize one another	5	4	3	2	1	9
7.	I am proud to live in Gladstone	5	4	3	2	1	9

30. When you think about the future of Gladstone would you describe yourself as:

____(1) Optimistic

____(2) Pessimistic

____(3) Somewhere in the middle

31. What is your age? _____

32. How many (counting yourself) people in your household are:

Under age 5	_____	Ages 20-24	_____	Ages 55-64	_____
Ages 5-9	_____	Ages 25-34	_____	Ages 65-74	_____
Ages 10-14	_____	Ages 35-44	_____	Ages 75+	_____
Ages 15-19	_____	Ages 45-54	_____		

33. Which of the following best describes your current place of employment:

_____ (1) employed outside the home

Where do you work?

_____ (1-1) In Gladstone	_____ (1-5) Jackson County, Missouri
_____ (1-2) Elsewhere in Clay County	_____ (1-6) Elsewhere in KS
_____ (1-3) Elsewhere in MO	_____ (1-7) Johnson County, KS
_____ (1-4) Platte County, Missouri	_____ (1-8) Other: _____

_____ (2) Self-employed or work out of home
_____ (3) Unemployed
_____ (4) Retired
_____ (5) Student

34. Which of the following best describes your race/ethnicity? (check all that apply)

_____ (1) Asian/Pacific Islander	_____ (3) White	_____ (5) American Indian/Eskimo
_____ (2) Black/African American	_____ (4) Hispanic	_____ (6) Other: _____

35. Approximately how many years have you lived in the City of Gladstone? _____ years

36. Do you own or rent your current residence? _____ (1) Own _____ (2) Rent

37. Would you say your total annual household income is:

_____ (1) Under \$40,000	_____ (3) \$70,000 to \$99,999	_____ (5) \$130,000 or more
_____ (2) \$40,000 to \$69,999	_____ (4) \$100,000 to \$129,999	

38. Do you have children in the North Kansas City public schools? _____ (1) Yes _____ (2) No

39. Your gender: _____ (1) Male _____ (2) Female

If you would like to be included in further discussions about the planning and growth of Gladstone, by way of a focus group or other opportunities, please supply the following information.

Your name: _____ **Phone Number: ()** _____

Email _____

Your address: _____ **Zip Code** _____

Please list any additional comments below.

This concludes the survey. Thank you for your time!

Please Return Your Completed Survey in the Enclosed Postage Paid Envelope Addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain Completely Confidential. The information printed to the right will ONLY be used to help identify which areas of the City are having problems with city services. If your address is not correct, please provide the correct information. Thank you.



***Department of Community Development
Memorandum ASG 20-3***

DATE: July 15, 2020

TO: Scott Wingerson, City Manager

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

SUBJECT: Gladstone Shaping Our Future Update

The focus of this memorandum is to update the progress related to implementing Shaping Our Future initiatives.

In 2017, the Shaping Our Future stakeholder participation phase concluded. The ensuing report highlighted key activities to shape the direction of the community for the next 10-15 years. Over 150 key participants see a future Gladstone as:

An innovative, welcoming community with outstanding business, education and recreational opportunities for all.

The Shaping Our Future Implementation Committee worked through 2017 to prioritize the activities contained in the original work. These priorities were highlighted in a report to the City Council in the fall of 2017. The Implementation Committee transitioned into a campaign committee to support implementing the goals of the plan.

Since that time staff has been working to begin implementation and develop strategies to address the larger desires of the community.

A primary objective of Shaping Our Future is to initiate a **community health program**.

- Staff level discussions materialized in 2019 with the North Kansas City Hospital and now a Community Wellness Corner is featured in the Gladstone Community Center. This Wellness Corner is staffed by a provider supplied RN during select hours. During non-staffed hours, health care (digital and printed) information is available.
 - Through the months of January, February and March of 2020, there were 397 blood pressure checks, 142 cholesterol checks, 41 high cholesterol checks, and 75 glucose checks.

- Participation in the Wellness Corner were steadily increasing before COVID-19 forced the Community Center to be closed.
- Staff is analyzing a variety of **Emergency Medical Services** policies to insure the sustainability of that service. Within the past couple of years, KCMO passed an ordinance which allows billing for “lift assist” calls to housing facilities. Staff is analyzing the impact of this ordinance on Gladstone.

A second objective of Shaping Our Future concerns the development of a **Performing Arts Center**.

- City Staff hosted a meeting with possible partners. The meeting was facilitated by nationally recognized performing arts consultants and architects. The result of that meeting was to develop an outline for further discussion.

From early conversations, the School District and Mid Continent Public Library have limited interest in being a lead partner. MCC had some interest, but turnover at Maple Woods and in the MCC administration has changed direction.

Several follow up conversations have been facilitated and the partners remain mildly interested, but not prepared to make the investment necessary to move this project forward. Staff will continue to seek opportunities to further this project.

- **Atkins Johnson Farm & Museum.** Although not a short-term priority of Shaping Our Future, the Shaping Our Future group continues to see AJ as an important community asset. Staff priorities have centered around analyzing the possibility of protecting open space around the farm and addressing the hazardous barn. Within the past 1.5 years, the City has acquired an additional 20 acres surrounding the Farm & Museum. Furthermore, the Friends of AJ and the City have worked to increase programming and visibility of the farm through activities like Yoga at the Farm and the Restoration Run. The City plans to issue no tax increase bonds to restore/replace the barn and is working with agencies interested in developing an agricultural institute.

Economic Development is a constant priority of the City and a focus of Shaping Our Future.

- Shaping Our Future recommends the creation of several Community Improvement Districts. Revenue from these CID’s would be used to make improvements in the areas:
 - **72nd/M-1.** This proposed CID would fund the re-alignment of M-1/72nd Street as well as provide sidewalks within walking distance of retailers. CID conversations have been held with 2 of the 3 retailers with no objection. High turnover at Walmart and in the corporate administration make contacting and discussing the CID difficult.

- **64th/M-1.** This proposed CID would add neighborhood sidewalks, a trail connection and streetscape improvements. Most recently, the North Kansas City School district has purchased the former Hobby Lobby and Price Chopper locations to convert into an Early Childhood Education Center. Additionally, Commerce Bank has purchased the “triangle” and staff is working with the owner to determine future plans for the site. Given the reduction in sales tax producers in this area and the long term stability of prospect plaza center, a CID appears to have little value as this quadrant has evolved.
- **Englewood Road/M-1.** This CID would fund entrance monuments and streetscape improvements along the corridor. This effort has not started.
- A North Oak **property owners group** has been formed and met four times in 2017/2018. Commercial code enforcement and the creation of a corridor wide CID are the primary topics being discussed. Being able to bring the necessary property owners together to hold these conversations has been quite challenging for City Staff. Staff will resume these conversations in 2021 to determine if there is interest by property owners to move forward.
- A Planning Sustainable Cities grant was awarded to the City in 2019. MARC, KCMO and Gladstone (Gladstone was the lead on this project) chose the firm Confluence to study the North Oak Corridor and provide recommendations for accommodating **all forms of transportation**.
 - The Gladstone Community was not in favor of implementing a complete streets approach to the North Oak Corridor similar in design to the Downtown North Kansas City complete streets project.
 - The Gladstone Community expressed desire in exploring a multimodal path that could accommodate walking, cycling and other forms of transportation to become more pedestrian friendly on North Oak Trafficway.
 - There is also a desire to differentiate North Oak Trafficway near Downtown Gladstone to help notify drivers, walkers and cyclers of where Downtown Gladstone begins and ends.
- Gladstone was a key participant in a study being conducted by KCATA to bring **Bus Rapid Transit** to the Northland. The firm HNTB was chosen to lead the study and presented their results to City Council in late 2019. This study concluded that the following investments are warranted:
 - Significant transit investment in the North Oak Corridor regarding enhanced stations and improved stops.
 - A local service extension to Boardwalk Square, similar in service to Main MAX and Troost MAX.
 - Fast and frequent service along the North Oak Corridor

- **Property Preservation Panel.** This group has met to discuss a variety of code enforcement topics pertaining to the compliance process for property maintenance, nuisances, weeds; along with the legal process including court. Results include: A formal policy guideline, commercial code enforcement, rental registration/licensing and trash container storage.
- **Youth Council.** Staff has outlined the creation of a youth council program with the administration of Oak Park High School. This program would help students understand the role and value of local government. This program lacked enthusiasm from students and the administration at the high school and was discontinued.
- The role and make-up of the **Neighborhood Commission** is being reviewed to determine how this group can provide valuable input into City policy.
- Work has not yet begun on analyzing City Code to provide additional **urban agriculture options.**
- Property owners are beginning to re-invest in the corridor as well. Most notably at:

Project	Complete/In-Progress	Approximate Dollar Value
iWerx & designWerx	Complete	\$1.5 million
Olympic Car Wash	In Progress	\$1.5 million
Woofs Play & Stay	In Progress	\$1.2 million
White Chapel Funeral Home	In Progress	\$2 million
Walmart	Complete	\$100,000
Applebee's	Complete	N/A
Wendy's	Complete	\$1.5 million
Little Caesar's Pizza	Complete	\$100,000
Northtowne Hyundai	Complete	N/A
Hy-Vee Grocery Store & Convenience Store	In Progress/Complete	\$ 4 million
Gladstone Foods	In Progress	\$1.5 million
Giovani's	Complete	N/A
Burger King	Complete	\$300,000
Wash House Laundry	Complete	N/A
Phillips 66 Gas Station	Complete	\$600,000
Quality Plaza	Complete	\$700,000
The Grand Royale	In Progress	\$15 million
Fairfield Inn & Suites by Marriot	In Progress	\$17 million
NKCSD Early Education Building	In Progress	\$12 million
Octapharma Plasma	Complete	\$525,000
Crown Heights 58	Complete	\$900,000
Par Electric	Complete	\$265,000
Mazuma Credit Union	Complete	\$130,000
Royal Oak Apartments	Complete	\$1,000,000
	Estimated Total Investment =	\$62 + million

- **Downtown.** Notable achievements include Stone Canyon Pizza, Summit Grill, iWerx, designWerx and the Marriot Fairfield Inn and Suites. Also, City Staff is working with Confluence to develop and construct a downtown parking plan to increase the number of parking stalls as well as an enhanced street scape between North Oak Trafficway and North Cherry Street.

Finally, Shaping Our Future outlined three top priority objectives

- Ask voters to approve a ½ cent general sales tax to fund the objectives. This issue was put to the voters in April, 2019 and overwhelmingly approved. This action provides approximately \$1.7 million annually and is committed to be used to fund the top 3 Shaping Our Future top priorities.
 - Implement a hybrid pay for performance plan for first responders. This plan has been fully implemented and has had a dramatic effect on the ability to hire new paramedics and police officers.
 - Renovate and expand Fire Station No 2. This project was released to begin design in July, 2020. Subject to bonding, staff anticipates completion of the facility in approximately one year.
 - Public Safety headquarters. Staff is evaluating the opportunities and challenges that can come from a significant addition to City Hall or a new offsite location. We expect this decision to be made by the end of 2020. Once the decision is made and financing is in place, staff anticipates construction to be completed in 12-18 months.
 - Facility construction is subject to the ability to finance the projects. COVID 19 has limited the municipal bond market. Because bonds would be repaid from sales tax, rating agencies will require a stable sales tax record post-COVID 19. Because Gladstone sales tax has not declined through the pandemic, we are estimating that the bond issuance climate will improve for us in the Fall or early Winter.
 - These topics are also reflected as part of City Council Goals and will be discussed in greater detail during an update scheduled for late August or early September.

Thank you.



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 13, 2020**

PRESENT: Mayor Jean Moore
Mayor Pro Tem R.D. Mallams
Councilman Bill Garnos
Councilmember Tina Spallo

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Clerk Ruth Bocchino
City Attorney Padraic Corcoran

ABSENT: Councilman Tom Frisby

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

Mayor Moore opened the Regular City Council Meeting Monday, July 13, 2020, at 7:30 pm.

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

City Clerk Bocchino called the Roll. All Councilmembers were present with the exception of Councilman Tom Frisby.

Item No. 3. On the Agenda. Pledge of Allegiance to the Flag of the United States of America.

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

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

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the June 22, 2020, Closed City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the June 22, 2020, Closed City Council meeting as presented. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore.
(4-0)

Item No. 6. On the Agenda. Approval of the June 22, 2020, Regular City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the June 22, 2020, Regular City Council meeting as presented. **Councilman Garnos** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Item No. 7. On the Agenda. PROCLAMATION: Parks and Recreation Month

Mayor Moore read the Proclamation and presented to Parks, Recreation, and Cultural Arts Director Justin Merkey.

Item No. 8. On the Agenda. CONSENT AGENDA.

Following the Clerk’s reading:

Councilmember Spallo moved to approve the Consent Agenda as published. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-22** A Resolution authorizing the City Manager to enter into an agreement with the Friends of the Atkins-Johnson Farm and Museum, Incorporated for event programming and volunteer services. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-23** A Resolution authorizing the City Manager to execute a Professional Services contract with Hoefer Wysocki Architects in the amount of 8% of the total construction cost, plus additional services and reimbursable expenses, not to exceed \$288,310.00 for Architectural Design Services for the expansion and renovation of Public Safety Fire Station #2, located at 6569 North Prospect. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-24** A Resolution authorizing Change Order No. 5 in the amount of \$947,818.63 to the contract with Metro Asphalt Incorporated, for the 2019 Mill and Overlay Program Project TP2006. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-25** A Resolution authorizing Change Order No. 10 in the amount of \$303,460.61 to the contract with Blue Nile Contractors, Incorporated, for the 2019 and 2020 Water and Sewer Main Replacements Project WP1986.

Mayor Pro Tem Mallams seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-26** A Resolution authorizing acceptance of work under contract with Blue Nile Contractors, Incorporated, for the 2019 Sewer Cleaning and Televising Project, and authorizing final payment in the amount of \$3,901.46 for project SP1989. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-27** A Resolution authorizing acceptance of work under contract with ORR Wyatt Streetscapes, for the Shoal Creek Trail Segment 4-North Antioch Road to North Brighton Road Project, and authorizing final payment in the amount of \$3,988.71 for Project TP1871. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-28** A Resolution authorizing acceptance of work under contract with FDC Contract, a John A. Marshall Company, for the Community Center Banquet Room Carpet Replacement Project, and authorizing final payment in the amount of \$25,675.00 for Project CO2058. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-29** A Resolution authorizing acceptance of a proposal from Central Salt for the purchase of snow removal salt. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Councilmember Spallo moved to **APPROVE OUTDOOR SPECIAL EVENT:** Johnson Family-Celebration of Life: Oak Grove Park, Saturday, July 18, 2020. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

REGULAR AGENDA.

Item No. 9. On the Agenda. Communications from the audience.

Jim Oldebeken approached Council and stated: *“Hello everyone my name is Jim Oldebeken. I live at 7402 North Highland in Gladstone. I’d like to just start by making a comment about the circumstances we find ourselves in as a city and the citizens in the city in as much as our cities in this nation which continues to be in freefall on most counts. Healthcare, pandemic, financial, social, employment, the governments we depend on. We have no idea how well this is going to go in as much as we are still following, and some outcomes we won’t know for months or years, but certainly our world is not changing and it very much comes home here to Gladstone even though we just have the evening news focusing on everything that is national and global. It’s my belief as a citizen, my conviction, that the demands of local government will continue to increase, it*

could multiply exponentially. We just think about our circumstances, a third of our citizens unemployed already; the loss of health benefits; mental health deterioration; and also the resulting challenges that we have, and protecting Public Safety are those employed by the city who are already devastated because they are going through the same thing. What must we do? It is clear that we as citizens, and there is no differentiation in this room on citizens, because we are citizens, and we are all born in the U.S., we are citizens, and we must find ways to be involved and facilitate involvement. It has to happen and we must have citizens engaged as much as ever now; it's needed. Individually, that is one aspect, you know, being a citizen, but also coming together in unity. You know, I just, the word united is the first word in our national name. We can't get past that without being a hypocrite. That's a problem and we must challenge ourselves. We must challenge ourselves to change by beginning to forgive, forbear, figure it out. Even with our enemies. And I challenge everybody here, think about somebody you are at odds with, I'm going to do it too, today. Or at least by tomorrow. Reach across, and apologize, mend something up because we must be together if we are going to do anything in meeting our challenges. This also leads me to what we must do. I'm going to go a little bit over two minutes, but the focus of the city is really critical and I am very concerned. This is just my opinion and I just have a peephole of what I can see but from the June 8 meeting I was gravely concerned about an ongoing something, dispute, with a member of our city, I'm sorry, a citizen who is a property owner and a retailer and it comes up in so many of our City Council meetings and this individual is pretty, pretty angry, and we just go round and round and I heard enough on June the 8th for me to really be concerned about this and so I've done my due diligence. Pretty much everything, without going into it, our former Mayor said in her State of the City regarding this situation I found spot on and I'll be happy to respond to questions, but I find, having spent time on the county records, looking at property, talking to folks, this is clearly a dangerous off-flooded two-acre property valued by Clay County at \$20,000.00 according to what I see. The city has probably spent more in paperwork, legal fees, scooping sewer lines, and certainly has more things to worry about than two-acres belonging to one citizen when we've got 28,000 others out there that also have flooding problems. His tactics, I have observed, to be many diverse, relentless, even very much a part of the election; I doubt it is for the safety of kids in my observation. Say what you will; I'll look at the...I have not seen, since that meeting over the last month, any signs identifying the property as dangerous or even private property, keep off. I was born in Michigan, we have farms, you identify your property if there is a hazard to make sure people stay out. I put one up yesterday. I put up some tape yesterday and I think it's ridiculous that it was not done sooner and I just, that is one of many things I don't understand about this hornet's nest. Oh I just hate to end on that but I will. That's really my big concern and I have something for the city, I won't talk about it now, but afterward I'd like to deliver to somebody a gift, it's a limited edition print, Ben Franklin in his shop with James Madison after they looked at one of their first constitutions and that will move on to the city and that will hopefully bring us to the point of having a resurgence of our free press. Thank you."

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

Councilmember Spallo stated: "Thank you, Mayor. I just want to recognize our Public Works Department. I'm up early, I see them out early, I see them out late, working on water repairs and it's just a thank you to them and to Tim and his staff for all the hard work that they put in. Not only during the summer, but throughout the year that is recognized by our residents; it's a lot of

hard work and I just wanted to say thank you for that and for keeping our water running. Thank you."

Mayor Moore stated: *"I just want to remind everybody that the AJ Farm has sweet corn and I've actually had the benefit of buying some and tasting it and it is delicious. It is available; I bought mine at the Farmer's Market on Saturday, but it is at the AJ Farm every day from 11:00-4:00. I understand from the individual who has been the planter of the sweet corn that there is going to be lots and lots, so everybody needs to eat lots of corn. Go on out to the AJ Farm and buy your sweet corn. It's delicious."*

Item No. 11. On the Agenda. Communications from the City Manager.

City Manager Scott Wingerson stated: *"Madam Mayor, thank you very much. Just one item and it is a thank you. A thank you to the Mayor and City Council, it's a thank you to all of our staff, our businesses, our residents, really for stepping up to the mask challenge. We are all in masks now which was different than two weeks ago, three weeks ago, the last time we met. It's just amazing that we can voluntarily encourage people to participate, to slow the spread of a virus pandemic, and people do it. I think that is just a symbol of the trust in their local government that people have so again, I'm very proud of everybody involved setting a good example and we are at least doing our part if not just a little bit more than most. Thanks everybody."*

Item No. 12. On the Agenda. **FIRST READING BILL NO. 20-22** An Ordinance amending Title IX of the City of Gladstone, Clay County, Missouri, Code of Ordinances by repealing certain provisions contained therein and enacting in lieu thereof new provisions designated as Title IX relating to minimum standards to safeguard life or limb, health, property and the public welfare within the City and designated as the "Building and Construction Ordinance" for the City of Gladstone, Clay County, Missouri.

Mayor Pro Tem Mallams moved Bill No. 20-22 be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0). The Clerk read the Bill.

Mayor Pro Tem Mallams moved to accept the First Reading of Bill No. 20-22, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0). The Clerk read the Bill.

Mayor Pro Tem Mallams moved to accept the Second and Final Reading of Bill No. 20-22, and enact the Bill as **Ordinance 4.522**. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Item No. 13. On the Agenda. **PUBLIC HEARING:** Site Plan Revision 6600 NE Antioch Road (White Chapel Funeral Home)

Mayor Moore opened the Public Hearing at 7:50 pm.

Austin Greer, Assistant to the City Manager/Planning Administrator approached Council and stated: *"Good evening, Mayor and members of the City Council. The applicant is proposing to demolish the existing White Chapel Funeral Home at 6600 NE Antioch Road and construct a brand new 12,100 square foot funeral home in its place. The new building will be constructed using fiber cement lap siding, adhered stone and architectural shingles in earth tone colors. There will be upgraded landscaping with irrigation systems throughout the new construction site. All exterior lighting will be LED. In regard to Stormwater and the 10 % Rule – redeveloped area is less than two acres and the increase in impervious area is less than 10%, this project does not require the new construction of Stormwater detention and BMPs (Best Management Practices). With that being said, City Staff and the developers of this project agree that storm water management is important and that BMPs will be incorporated where they can be the most efficient and cost effective. It is also worth noting that there is an existing detention pond on the cemetery site and the performance of the pond will not be impacted by the proposed project."*

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

- 1. Keep an active business license in perpetuity.*
- 2. Any and all disturbed areas shall be sodded.*
- 3. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.*
- 4. 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.*
- 5. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.*
- 6. All exterior lighting shall be LED.*
- 7. 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.*
- 8. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.*
- 9. 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. Applicant is Rick Kuhl with WSKF Architects. The Owner is Joe Maxwell.*

Mayor Moore asked if there were any questions for Mr. Greer.

There were none.

Mayor Moore asked if the applicant was present.

Mr. Greer stated the architect was present from WSKF, Mr. Kuhl.

Mayor Moore asked if there were any questions for the architect.

Mayor Moore stated: *"I do have a couple of questions. Do we have, for whomever, what kind of timing are we looking at for this project?"*

Rick Kuhl, WSKF Architects, 110 Armor Road, KCMO, approached Council and stated: *"The project is out for bid right now. Bids will be due in about two weeks and we expect construction to begin, I think we are in for a permit right now, so construction would begin, I believe, in September."*

Mayor Moore stated: *"And how long is it expected to take?"*

Mr. Kuhl stated: *"I think it will probably be about a 9-10 month build."*

Mayor Moore stated: *"The current edifice is being demolished, correct? And so what happens for the business when it's demolished, before the new one is built?"*

Mr. Kuhl stated: *"So you are asking about business operations?"*

Mayor Moore stated: *"Right."*

Mr. Kuhl stated: *"I think it is the owner's intent to continue to operate on site in a temporary facility close to one of the mausoleums. I don't know that they have actually settled in on that and I don't know that they have approached the city about that yet or not but that was some of the discussion earlier."*

Mayor Moore stated: *"I was at the Planning Commission meeting and these items didn't come up and so I thought that we needed to have some more information about what was expected for the project. We really appreciate the business taking this opportunity to improve for the city. It's a great plan."*

Mayor Moore asked if there were any other questions or comments.

There were none.

Mayor Moore asked if there was anyone in the audience who wished to speak in favor of the proposal.

There were none.

Mayor Moore asked if there was anyone in the audience who wished to speak in opposition of the proposal.

There were none.

Mayor Moore closed the Public Hearing at 7:55 pm.

Item No. 14. On the Agenda. FIRST READING BILL NO. 20-23 An Ordinance approving a Site Plan Revision for property at 6600 Northeast Antioch Road, also known as White Chapel.

Councilman Garnos moved Bill No. 20-23 be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0). The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of Bill No. 20-23, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0). The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of Bill No. 20-23, and enact the Bill as **Ordinance 4.523**. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Item No. 15. On the Agenda. PUBLIC HEARING: Site Plan Revision 7117 N. Prospect Avenue (Hy-Vee Food Stores)

Mayor Moore opened the Public Hearing at 7:57 pm.

Austin Greer, Assistant to the City Manager/Planning Administrator approached Council and stated: *Hy-Vee is proposing to relocate their Aisles Online services to the south side of the property into the 4,000 square foot addition approved last year (2019) by the Planning Commission and City Council. The original plan was to build an Aisles Online Kiosk on the north side of the Hy-Vee property, but given inside renovations, Hy-Vee has determined that moving the Aisles Online services to the south side expansion, logistically works better for them. The building expansion footprint is the same as originally approved, except the canopy to cover the double drive thru is extended to the south approximately 20 feet – 10 feet per lane. The Aisles Online pick-up will become two lanes, supervised by an employee at all times to greet and load orders. Orders are processed by time slot to control the number of orders coming in at any one time to regulate traffic. In regard to the already approved 4,000 square foot building addition to the south side of the building located adjacent to their Wine & Spirits section of the store. City staff wants to reiterate and request that exterior lighting be no higher than 10 feet, angled downward and/or covered with light shields in an effort to preserve residential properties south of Hy-Vee. City Staff also requests that Hy-Vee extend their proposed tree line, within reason, to the southeast side of the property to cover the proposed addition and canopy. The minimum setback requirement is 35 feet and this project meets that standard. Linden Woods Village has submitted a letter of support for this project and it can be found in your packet.*

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

- 1. All exterior lighting shall be LED.*
- 2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.*
- 3. Any and all disturbed areas shall be sodded.*
- 4. All landscaped areas shall be irrigated and maintained in perpetuity.*
- 5. All mechanical equipment on the roof(s) shall be screened from public view and the view to the neighborhood south of the project by a parapet similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.*
- 6. Any new exterior lighting being added to the south side of the building, in relation to the 4,000 square feet addition, will be no higher than 10 feet, angled downward, and/or covered by light shields in an effort to preserve residential properties south of Hy-Vee.*
- 7. Tractor trailers and storage containers shall not be parked or stored overnight in the main parking lot.*
- 8. Tint or install window blinds operated by a timer located on the southeast side of the building adjacent to the neighborhood located to the south.*

Hy-Vee has agreed to all conditions. City Staff recommends that the request be APPROVED contingent upon the conditions listed above. Applicant is John Brehm with Hy-Vee.

Mayor Moore asked if there were any questions for staff.

There were none.

Mayor Moore asked the applicant would like to make a presentation.

John Brehm approached Council and stated: "Good evening, Mayor, and members of the City Council. My name is John Brehm, I'm the Director of Site Planning with Hy-Vee Incorporated. I can answer questions or I can go through the whole story of how this project has evolved over the past year, I was here last year with you. Your choice."

Mayor Moore stated: *"Why don't you give us just a nutshell about what's happened? I think that would be helpful."*

Mr. Brehm stated: "OK, I'll try to get as close to the mic as I can. Last year when I was in front of you, we were proposing a small 1,900 square foot, essentially it was a box, it was a small room that we could use for our Aisles Online orders for our customers to pick up. The idea behind it was to pull traffic away from the front of the store. Pull that use away from the store and provide a place that is easily identifiable for our customers to pick up groceries. Before we could actually get to construction, we started seeing a giant uptick in the number of orders we were seeing and the parking stall space in front of that unit was not going to be sufficient for what we were facing. And then COVID happened and we saw a 10%-30% increase in online

orders overnight at all of our stores depending on the location. So when that happens, we were asked by our operations group to redesign the building so that Aisles Online could be inside the building and customers could come through a drive-through situation which we arranged on the south side. Now formerly when we were in front of you we showed you Wine and Spirits addition and there was a pharmacy canopy on that side of the building. This is essentially the same thing. It's just the canopy is stretched an additional 10 feet from what the pharmacy canopy was to allow for two lanes south side. So what has happened in totality is we've taken the pharmacy drive-through that we were planning on the south end, that has been moved to the front of the store where the current grocery pick-up is; that would be the traditional pick-up where you would pay for your groceries and you need help getting them loaded in your car due to weather or whatever reason you have. So that remains there and the pharmacy pick-up is a tube system at the front there and now the south end of the building has the expanded canopy and a special room to hold the grocery orders which you are now seeing all stacked in the parking lot and in the trailer. That will go away when this section of the building opens up. That function will go to the south end of the building and there will be two lanes for customers to come pick up their groceries. It works much more efficiently and faster that way. We can move a lot more people to the line that way. There is capacity for, I believe, four vehicles; the north lane, and three vehicles on the south lane and then additional capacity in the driveway going around. This should not impact any of the traffic in the parking lot and should not impact public streets; the hours are essentially 8:00 am to 10:00 pm and I think I'm stretching it a little bit just to cover myself there. So there shouldn't be activity going on at late hours to the residents to the south. We've agreed to, there is windows there so the employees can see out and in lieu of tinted windows we've agreed to put blinds on timers in that space so the light coming through the windows will be blocked out at dusk. Those timers can be adjusted as needed. I believe that covers the basics. Let me know if you have more questions. I'd be happy to answer."

Mayor Moore asked if there were questions for the applicant.

Mayor Moore stated: "Could you explain for me, because I'm still a little confused about how you approach; so I'm in my car driving, how do I go around? How do I do that?"

Mr. Brehm stated: "You would enter the parking lot at the south entrance, south of the store, and you would head back toward the east, move towards the east, you would go back behind the store and make a loop and before you actually went into the back area of the store, you would loop around and come back so that your car is facing toward the parking lot underneath the canopy on the south side and then once you have received your groceries and they are loaded, you can proceed back in the parking lot and back to whichever entrance or exit you want to use. Or you can park your car and top off your order which we love for our customers to do."

Mayor Moore asked if there were any other questions for the applicant.

There were none.

Mayor Moore asked if there was anyone in the audience who wished to speak in favor of the proposal.

There were none.

Mayor Moore asked if there was anyone in the audience who wished to speak in opposition of the proposal.

There were none.

Item No. 16. On the Agenda. **FIRST READING BILL NO. 20-24** An Ordinance approving a Site Plan Revision for property at 7117 North Prospect Avenue, also known as Hy Vee.

Councilmember Spallo moved Bill No. 20-24 be placed on its First Reading. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of Bill No. 20-24, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of Bill No. 20-24, and enact the Bill as **Ordinance 4.524**. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Item No. 17. On the Agenda. **CONSIDER BUILDING PERMIT:** Hy-Vee Aisle Online Canopy, 7117 N. Prospect Avenue.

Mayor Pro Tem Mallams moved to approve the Building Permit: Hy-Vee Aisle Online Canopy, 7117 North Prospect Avenue. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

Item No. 18. On the Agenda. Other Business.

There was none.

Item No. 19. On the Agenda. Adjournment.

Mayor Moore adjourned the July 13, 2020, Regular City Council meeting at 8:09 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Jean B. Moore, Mayor

RESOLUTION NO. 20-30

A RESOLUTION TO ADOPT THE UPDATED REGIONAL MULTI-HAZARD MITIGATION PLAN BY THE CITY OF GLADSTONE, MISSOURI, AS RECOMMENDED BY THE PARTICIPATING JURISDICTIONS OF THE REGIONAL MULTI-HAZARD MITIGATION PLAN REVIEW COMMITTEE OF THE MID-AMERICA REGIONAL COUNCIL.

WHEREAS, the City of Gladstone, Emergency Management Agency, and the Mid-America Regional Council, has gathered information and prepared the *Regional Multi-Hazard Mitigation Plan*; and

WHEREAS, the *Regional Multi-Hazard Mitigation Plan* has been prepared in accordance with FEMA requirements at 44 C.F.R.201.6 and updated as required in 2020; and

WHEREAS, the City of Gladstone, Emergency Management Agency, is a local unit of government that has afforded the citizens an opportunity to comment and provide input in the Plan and the actions in the Plan; and

WHEREAS, the City of Gladstone, Office of Emergency Management, has reviewed the Plan and affirms the Plan will be updated no less than every five years; and

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

THAT, the City of Gladstone, Missouri and the Gladstone Emergency Management Agency adopts the *Regional Multi-Hazard Mitigation Plan* as this jurisdiction's Multi-Hazard Mitigation Plan, and resolves to execute the actions in the Plan.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 27th DAY OF JULY 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-20-30

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/20/2020

Department: Public Safety

Meeting Date Requested: 7/27/2020

Public Hearing: Yes ☐ Date: Click here to enter a date.

Subject: Regional Multi-Hazard Mitigation Plan developed by MARC

Background: The Regional Multi-Hazard Mitigation Plan developed by the Mid-America Regional Council (MARC) has been updated and presented to the City Council at their Study Session on July 13, 2020.

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

Public/Board/Staff Input: Staff recommends the approval of the resolution adopting the updated Regional Multi-Hazard Mitigation Plan

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

Mike Hasty
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. 20-31

A RESOLUTION TO ADOPT THE UPDATED EMERGENCY OPERATIONS PLAN BY THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, the City of Gladstone recognizes the imminent danger its citizens could face in the event of a disaster; and

WHEREAS, the City of Gladstone, in response to this concern, has developed an Emergency Operations Plan; and

WHEREAS, this plan addresses those occurrences that require an extraordinary commitment of government resources; and

WHEREAS, the Emergency Operations Plan was developed through the combined efforts of the Gladstone Department of Public Safety and the State Emergency Management Agency; and

WHEREAS, this plan is an all-hazards plan which provides for emergency response, life safety, and property preservation, disaster recovery, and mitigation of hazards; and

WHEREAS, this plan has been updated to reflect the latest information available for emergency planning; and

WHEREAS, the City Council of Gladstone, Missouri supports all efforts and actions of the City Staff to protect the lives of Gladstone citizens, preserve property in Gladstone, and improve the quality of life for all of its people through the creation of a safer environment.

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

THAT, THE CITY OF GLADSTONE EMERGENCY OPERATIONS PLAN is hereby approved and the City Manager is hereby authorized to affix his signature to the Gladstone Emergency Operations Plan for implementation.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 27th DAY OF JULY 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-20-31

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/20/2020

Department: Public Safety

Meeting Date Requested: 7/27/2020

Public Hearing: Yes ☐ Date: Click here to enter a date.

Subject: The City of Gladstone Emergency Operations Plan (EOP) has been updated and is ready for adoption by the City Council.

Background: The City of Gladstone Emergency Operations Plan has been updated and presented to the City Council at their Study Session on July 13, 2020.

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

Public/Board/Staff Input: Staff recommends the approval of the resolution adopting the updated EOP.

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

Mike Hasty
Department Director/Administrator

PC
City Attorney

SW
City Manager

RESOLUTION NO. R-20-32

A RESOLUTION DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE SALE OF SUCH PROPERTY HELD BY THE CITY TO THE HIGHEST BIDDER VIA ONLINE AUCTION AND/OR SEALED BID.

WHEREAS, the items set forth in the attachment, Exhibit "A" are no longer necessary for any municipal public purpose of the City; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of Gladstone that all of said items be sold to the highest bidder via online auction, sealed bid and/or disposed of appropriately.

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

THAT, the items set forth in Exhibit "A" are hereby declared surplus property of the City of Gladstone; and

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to sell the items set forth in Exhibit "A" to the highest bidder via online auction, sealed bid, or otherwise disposed of as appropriate.

INTRODUCED, READ, PASSED AND ADOPTED BY THE CITY COUNCIL THIS 27TH DAY OF JULY, 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk

Exhibit "A"

Asset Number	Description	VIN/Serial Number	Department	CWSS Fund	CCPT	AMR COP
1381	2008 Ford SD Crew Cab SRW 4 x 2	1FTWW30Y58EA02440	Public Works	X		
1404	2009 Ford Ranger 4x2	1FTYR14D69PA08314	Public Works	X		
N/A	SATM 6 Model #T655	305062	Parks, Recreation, and Cultural Arts		X	
N/A	SATM 5 Model #T655	305069	Parks, Recreation, and Cultural Arts		X	
N/A	Kyocera KM 5050 Printer		General Administration			X



Request for Council Action

RES ☒ # R-20-32

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/22/2020

Department: Public Works

Meeting Date Requested: 7/27/2020

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

Subject: Resolution declaring City property as surplus and authorizing the sale of the property

Background: The attached exhibit "A" is a list of vehicles and equipment that have reached the end of service for the City and staff recommends that these items be declared surplus property and sold at auction.

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

Public/Board/Staff Input: Staff recommends these vehicles and equipment be declared surplus property and the City Manager be authorized to sell the vehicles via auction.

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-20-33

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 “SS” through “TT” 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, R-20-02, R-20-07, R-20-10, and R-20-15.

Temporary Construction Easement

“SS” – Debbie L. Freeman	1603 NE 76 th Street
“TT” – Edward J. Meginnies & Sandra F. Meginnies Trust	1400 NE 76 th 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 27th DAY OF JULY, 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-20-33

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/22/2020

Department: Public Works

Meeting Date Requested: 7/27/2020

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, R-20-02, R-20-07, R-20-10, and R-20-15. There are two (2) easements 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

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:** 7/27/2020

3. **Grantor (s):** Debbie L. Freeman

4. **Grantee (s):** City of Gladstone, Missouri

5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118

6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein

7. **Reference Book & Page:** N/A

R-20-33

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Debbie L. Freeman
(Names)

1603 NE 76th Street, Gladstone, MO
(Address)

of Clay County, Missouri, hereinafter called the **GRANTORS**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the construction on and adjacent to the lands hereafter described, the receipt of which is hereby acknowledge, do hereby grant, sell, convey and confirm unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, as temporary easement to construct, grade, regrade, or perform any and all other related necessary work on or across the following described land:

See Exhibit(s) A and B attached hereto and incorporated herein

GRANTEE will repair or replace any fences, pavement, and/or other appurtenances damaged or removed during construction. Upon completion of said construction and improvement, **GRANTORS** shall have full free and uninterrupted use and possession of said temporary construction easement and the easement rights therein shall cease and no longer be in effect.

GRANTORS make no warranties, expressed or implied to **GRANTEE**.

IN WITNESS WHEREOF, the parties have hereunto set their names to the foregoing, this 3rd day of June, 2020

CITY OF GLADSTONE

By _____
Scott Wingerson, City Manager

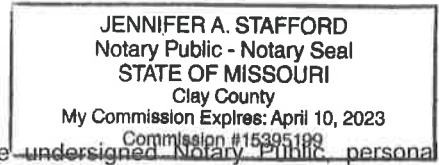
GRANTOR:

Debbie L. Freeman
Debbie L. Freeman

Attest: _____
Ruth Bocchino, City Clerk

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.



On this 3rd day of June, 2020, before me, the undersigned Notary Public, personally appeared Debbie L. Freeman to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed. And the said Debbie L. Freeman further declared herself to be unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

Jennifer A. Stafford
Notary Public Within Said County and State

My commission expires April 10, 2023.

GRANTEE'S ACKNOWLEDGMENT

On this _____ day of _____, 20____, before me, this undersigned Notary Public, personally appeared Scott Wingerson, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its City Council, and said City Manager acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my office in _____ County, Missouri, the day and year last above written.

Notary Public Within Said County and State

My Commission expires _____.

Exhibit "A"
(Page 1 of 2)

PROJECT NO. 018-1193 – TRACT NO. 32

DATE: 06/03/19

OWNER: DEBBIE L. FREEMAN

TEMPORARY CONSTRUCTION EASEMENT – 1603 NE 76TH STREET

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13611000100800

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 31, Rosewood, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 31, said point being on the South right-of-way line of NE 76th Street, as now established;

thence South 88 degrees 15 minutes 11 seconds East, along said South right-of-way line, a distance of 79.97 feet, to the Northeast corner of said Lot 31;

thence South 01 degrees 44 minutes 49 seconds West, departing said South right-of-way line and along the East line of said Lot 31, a distance of 7.00 feet;

thence South 18 degrees 34 minutes 09 seconds West, departing said East line and a distance of 29.25 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 35.00 feet South of and parallel with said South right-of-way line, a distance of 27.00 feet;

thence North 01 degrees 44 minutes 49 seconds East, along a line perpendicular to said South right-of-way line, a distance of 28.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 7.00 feet South of and parallel with said South right-of-way line, a distance of 44.34 feet, to a point on the West line of said Lot 31;

thence North 00 degrees 25 minutes 20 seconds East, along said West line, a distance of 7.00 feet, to the POINT OF BEGINNING, containing 1,434 square feet or 0.0329 acres, more or less.

(As depicted on Exhibit "B", attached and incorporated herein).



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

DWG: C:\Temp\AcPublish\16892\XEXH1_81193.dwg
 DATE: Jun 03, 2019 4:22pm
 USER: tvdentine
 XREFS: T_PBASE_81193
 V_XTOP0_81193

Total Property Area: ±11,296 sq. ft.



Temporary Construction =
 1,434 S.F. or 0.0329 Ac. ±

Property Line

POB Point of Beginning

R/W Right-of-Way

NE 76th Street
 (55' Public R/W)

55' R/W

POB TCE
 (NW Cor. Lot 31)

S88°15'11"E 79.97'

N88°15'11"W 44.34'

N00°25'20"E 7.00'

25' Bldg. Line

N01°44'49"E 28.00'

30

35' Bldg. Line

5.0' U/E
 (Per Plat)

31

TRACT 32
 DEBBIE L. FREEMAN
 1603 NE 76TH STREET

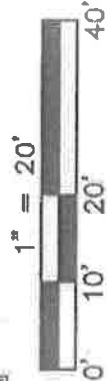
32

N88°15'11"W 27.00'

S18°34'09"W 29.25'

S01°44'49"W 7.00'

ROSEWOOD



1" = 20'



PROJECT NO: 018-1193

DRAWN BY: TMV

DATE: 06/01/19 REVISED:

TRACT NO. 32
 TEMPORARY CONSTRUCTION EASEMENT
 1603 NE 76TH STREET, GLADSTONE MISSOURI

olsson

7201 West 133rd Street
 Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170

EXHIBIT

B

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

7/27/2020

3. **Grantor (s):** Edward J. Meginnies and Sandra F. Meginnies Trust

4. **Grantee (s):** City of Gladstone, Missouri

5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118

6. **Legal Description:**

The south 18.00 feet of Lot 31, Terrace Gardens No. 2, a subdivision in the City of Gladstone, Clay County, Missouri containing approximately 1,800.00 square feet.

7. **Reference Book & Page:** N/A

R-20-33

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Edward J. Meginnies and Sandra F. Meginnies Trust

(Names)

1400 Northeast 76th Street, Gladstone, MO

(Address)

of Clay County, Missouri, hereinafter called the **GRANTORS**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the construction on and adjacent to the lands hereafter described, the receipt of which is hereby acknowledge, do hereby grant, sell, convey and confirm unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, as temporary easement to construct, grade, regrade, or perform any and all other related necessary work on or across the following described land:

The south 18.00 feet of Lot 31, Terrace Gardens No. 2, a subdivision in the City of Gladstone,
Clay County, Missouri containing approximately 1,800.00 square feet.

GRANTEE will repair or replace any fences, pavement, and/or other appurtenances damaged or removed during construction. Upon completion of said construction and improvement, **GRANTORS** shall have full free and uninterrupted use and possession of said temporary construction easement and the easement rights therein shall cease and no longer be in effect.

GRANTORS make no warranties, expressed or implied to **GRANTEE**.

IN WITNESS WHEREOF the parties have hereunto set their names to the foregoing, this 16 day
of June, 2020

CITY OF GLADSTONE

By _____
Scott Wingerson, City Manager

GRANTORS:

Edward J. Meginnies
Edward J. Meginnies

Attest: _____
Ruth Bocchino, City Clerk

Sandra F. Meginnies

Pamela Meginnies Haggatt
Power of Attorney
Pamela Meginnies Haggatt

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

JENNIFER A. STAFFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: April 10, 2023
Commission #15395199

On this 16th day of June, 2020, before me, the undersigned Notary Public, personally appeared Edward J. Meginnies and Sandra F. Meginnies Trust to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. POA Pamela Meginnies Hoggatt

Clay IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My commission expires April 10, 2023.

Jennifer A. Stafford
Notary Public Within Said County and State

GRANTEE'S ACKNOWLEDGMENT

On this _____ day of _____, 20____, before me, this undersigned Notary Public, personally appeared Scott Wingerson, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its City Council, and said City Manager acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my office in _____ County, Missouri, the day and year last above written.

My Commission expires _____.

Notary Public Within Said County and State