



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, OCTOBER 26, 2020**

The City Council will meet in Closed Executive Session at 6:30 pm Monday, October 26, 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(3) Personnel.

OPEN STUDY SESSION 7:00 PM

1. 2020 COP Bonds-Tom Kaleko, with Baker Tilly Municipal Advisors, will present the results of the Series 2020A COP bidding process.
2. Capital Improvements Projects-Director Tim Nebergall will provide an update on the status of the 2020 Capital projects.

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 October 12, 2020, Closed City Council Meeting Minutes.
6. Approval of the October 12, 2020, Regular City Council Meeting Minutes.

7. PROCLAMATION: Small Business Saturday

REGULAR AGENDA

8. 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.

9. Communications from the City Council.

10. Communications from the City Manager.

11. SECOND READING BILL NO. 20-29 An Ordinance amending Ordinance 3.396, Title II, Chapter 130, Section 2.130.010, of the Code of Ordinances, City of Gladstone, Missouri, to update its regulations relating to horseback riding in City Parks and on City Trails.

12. FIRST READING BILL NO. 20-32 An Ordinance authorizing the City Manager to enter into a joint use agreement for a restroom and concessions building bordering Oak Grove Park.

13. FIRST READING BILL NO. 20-33 An Ordinance approving the replat of Lots 162 and 161, Rosewood, also known as 1608 & 1700 Northeast 73rd Terrace, in Gladstone, Clay County, Missouri, and directing the appropriate officials to affix their signatures to said plat for recording.

14. FIRST READING BILL NO. 20-34 An Ordinance approving the replat of Lot 37 Normandy North Second Plat, and part of the Northwest quarter of Section 25, Township 51 North, Range 33 West, also known as 6312 Northeast Normandy Drive in Gladstone, Clay County, Missouri, and directing the appropriate officials to affix their signatures to said plat for recording.

15. Other Business.

16. 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 11:45 am
October 22, 2020



***Department of Finance
Memorandum***

DATE: October 20, 2020

TO: Scott Wingerson, City Manager

FROM: Dominic Accurso, Director of Finance

RE: Series 2020A Certificates of Participation bids

Staff has been working on financing packages for multiple City projects over the past several months. The Series 2020A Certificates of Participation or COP will sell on Thursday, October 22 by a competitive bidding process. The City's Municipal Advisor, Tom Kaleko with Baker Tilly Municipal Advisors will give a presentation on the results during the open study session at the October 26th City Council meeting. Below are a list of projects for the 2020A COP:

Project	Funding
Renovation of Fire Station #2	\$2,545,000
Acceleration of water main replacements	\$2,500,000
Outdoor Pool Renovation	\$700,000
Fire Truck	\$570,000
Downtown Parking	\$500,000
Mill & Overlay	\$500,000
Community Center Improvements	\$230,000
Atkins-Johnson Barn Renovation	\$200,000
Total Projects	\$7,745,000

Please contact me at your convenience if you have any questions.



Department of Public Works Memorandum

DATE: October 20, 2020

TO: Scott Wingerson, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: Capital Improvements and Master Plans Update

Effective master planning and project implementation is essential to the long-term viability of the community. The purpose of this study session is to provide a brief overview of the progress made over the past year.

Street Program

The City continues to invest heavily in the street program. Old Pike Road (\$2.3-M) was completed in early 2020. Approximately \$1.9-M was invested into the City's 2019 annual street maintenance program, which was highlighted by the resurfacing of N. Oak Trafficway from NE 71st Street to the north City limits. The 2020 street maintenance program (\$2-M) is currently under construction.

The City continues to make progress on the NE 76th Street Reconstruction Project (\$2.3-M). Nearly 40 easements have been acquired to date and staff is targeting a late Fall bid date. Construction is anticipated to begin in the Spring of 2021.

The City also continues to seek federal funds (when available) and enjoys a strong relationship with the Gladstone Special Road District. The City recently submitted five (5) applications to the Mid-America Regional Council (MARC) for federal funding including: N. Oak Trafficway – NE 69th Street to NE 71nd Street, N. Antioch Road – NE 68th Ter to NE 72nd Street, Gladstone Parkway, NE 72nd Street – N. Broadway to M-1, and the Vivion Road Trail. Competition for these funds remains competitive.

Sidewalk Master Plan

Walkability is a major goal of the City of Gladstone. Approximately 2,500-linear feet of new high priority sidewalks were installed along Old Pike Road. Another 500-linear feet of new sidewalk was installed on the south side of NE 72nd Street from M-1 to N. Olive with another 500-feet planned to connect N. Olive to N. Park this year.

Pedestrian signals were upgraded at three (3) intersections this year including: N. Broadway/NW 72nd Street, N. Broadway/NW Englewood Road, and Old Pike Road/Home Depot. The

improvements included new audible signals, signage, and updated ramps at each location. Pedestrian signals at N. Oak Trafficway/NE 72nd Street will be upgraded later this Fall.

Stormwater Master Plan

The City was recently awarded approximately \$130,000 in Missouri Department of Natural Resources grant funds for the construction of stormwater improvements in the vicinity of NE 76th Street and N. Tracy (\$150,000) and Carriage Commons Box Culvert Improvements in the vicinity of NE 63rd Terrace (\$150,000). Both of these projects are designed and the City is awaiting approval from DNR to advertise for bids. The design of bank stabilization work in the vicinity of NE 68th Street and N. Bellefontaine (\$120,000) will occur over the winter.

Miscellaneous stormwater funding (\$75,000) continues to be an effective tool for the City to address small stormwater projects. This funding has been used to complete pipe replacement projects in the vicinity of 6719 N. Bellefontaine Avenue, 719 White Oak Lane, and multiple locations in the area of NE Brooktree Lane.

Additional funding will be available after FY23 when a significant amount of debt has been repaid in the Capital Improvements Sales Tax fund.

Sanitary Sewer Master Plans

The City continues to flush and clean approximately 150,000-linear feet of sanitary sewer each year. In 2019, about 400-linear feet of 8-inch sanitary sewer was replaced in the vicinity of 6510 N. Grand (\$100,000). Another 120-linear feet of sanitary sewer was replaced in the vicinity of 6712 N. Wayne (\$40,000) this year.

Water Distribution Master Plan

The City replaced approximately 1.25-miles of water mains in 2019 (\$1-M) and 0.5-miles was added on N. Indiana by change order. The N. Indiana project was fast-tracked due to a number of water main breaks over the summer and the need to complete the project before the start of the school year. The project also incorporated significant sidewalk improvements in response to an ADA sidewalk request from a local resident. Another \$2-M is planned as part of the 2020 financing package. The plan is to bid this work as two separate projects with the first bid package scheduled to begin advertising later this year.

Parks and Recreation Master Plan

In 2012, the City of Gladstone completed a Parks and Recreation Master Plan. This document established the framework for upgrades to the existing park system, the development of Hobby Hill Park, and the expansion of the City's trail system. Projects completed over the past year include the Shoal Creek Trail (\$450,000), Hobby Hill Disc Golf, and Meadowbrook Park Improvements (pickleball, playground, and shelter).

The City just received environmental clearance on the Rock Creek Trail – Phase 2 (\$750,000) so the project will be advertised for bids this Fall. Construction will be weather dependent. The design of the Linden Connector Trail (\$685,000) will start next year. In addition, the City has committed \$200,000 for the construction of a joint concessions/restrooms facility with the North Kansas City School District that will be located in Oak Grove Park.

Cultural Arts Master Plan

One-percent of the City's Capital Improvements Sales tax is set-aside for art each year. New art installations in the City include two colorful archways titled "Double Flutter" (\$50,000) installed in Happy Rock Park over the Shoal Creek Trail and a downtown temporary art installation titled "HooDoos" (\$5,000) that will remain in place until the Spring of 2022.



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, OCTOBER 12, 2020**

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

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Attorney Chris Williams

ABSENT: City Clerk Ruth Bocchino

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

Mayor Moore opened the Regular City Council Meeting Monday, October 12, 2020, at 7:30 pm.

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

City Manager Wingerson called Roll. All Councilmembers were present.

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.

City Manager Wingerson asked Mayor Moore to remove item #10, Resolution R-20-49, regarding a moratorium on transient guest housing. The Mayor and City Council accepted the agenda as modified.

Item No. 5. On the Agenda. Approval of the September 28, 2020, Regular City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the September 28, 2020, Regular City Council meeting as presented. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

REGULAR AGENDA.

Item No. 6. On the Agenda. Communications from the audience.

Bob Bateman, 209 NW 73rd Street, Gladstone, Missouri stated: *"I brought some legal documents here showing what happens when a city denies and denies and doesn't take action with their water problems. This is a Missouri Court of Appeals case with the City of Oak Grove and what started out to be a small problem worked itself into a \$400,000 bill that Oak Grove had to pay. I don't know whether you know this or not, but since the taking of property, the city has to pay interest on the property that they have taken. Also, they have to pay for damages and so what started out to be something minor grew into something huge. I have this case here and I'd like to distribute those."*

Item No. 7. On the Agenda. Communications from the City Council.

Councilmember Spallo stated: *"I'd like to thank the Parks Department for trying for the first time to put on the virtual Scarecrow 5K Run/Walk. I know that they did not have the attendance that they had hoped for, but they didn't just cancel it. This is a big event for the Northland Christmas Store. This is one of their fundraisers and the Northland Christmas Store is a 501(C)3 organization here in Gladstone and in Clay County. We depend on every dime that we can get in regard to fundraising. I am the Chairman of the Northland Christmas Store so it's close to my heart, but I just want to say thank you to your staff, Justin, for putting this on and hopefully we can get back on track with that event next year as well as all of your events that have been affected by this pandemic. Thank you."*

Councilman Garnos stated: *"I just wanted to say I was sad to miss Gladfest this year and sad for everybody here too, even Tina and Tom, getting to ride in the parade with spouses is one of the neat things when you become a new Councilmember and sad you had to miss it."*

Mayor Moore stated: *"I just wanted to say that last Friday Director Merkey and I had the opportunity to attend the groundbreaking at Oak Park High School for all of the new additions and improvements they are making to the High School and importantly, for the City of Gladstone, the inclusion of the new concession stand/restrooms in Oak Grove Park. That was super exciting. I know that Councilman Garnos has kept us posted on that through the Parks and Recreation Board, but we're really excited about it. I think the important piece of this, other than the fact that it's a much needed improvement to Oak Park, is the fact that this just demonstrates, once again, what partnerships can do and that we're really pleased to be a great partner with the North Kansas City School District. This is an exciting thing for the City."*

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

City Manager Scott Wingerson stated: *"First, a shout out to Everett Jones, our volunteer in Public Safety, Volunteer Coordinator, he's deeply involved in the GEMA effort as well. He was surprised with Fox 4 KC's Pay It Forward Award. Quite an honor and thanks to those that nominated him and thanks to Everett for always being there when we need him to park cars or watch over events or all the million things that he does for the Public Safety Department. Second thing is to let you know that our thoughts and prayers are with City Clerk Bocchino as she has had an unexpected death in her family this afternoon. We're thinking about her and wishing she was here."*

Item No. 9. On the Agenda. RESOLUTION R-20-48 A Resolution authorizing the City Manager to enter into an agreement with The Northland Assistance Center, a Missouri Nonprofit Corporation, for the distribution of CARES Act funds to Gladstone residents who have been directly impacted by the COVID-19 pandemic and qualify for financial assistance.

Mayor Moore stated: *"I just wonder if we could get a quick explanation from the City Manager, just for the benefit of our audience, about this resolution."*

City Manager Wingerson stated: *"The Northland Assistance Center has helped people in Clay County with rent and utility relief for decades. Their headquarters are in North Kansas City, but they serve all of Clay County. The leader of that organization is Rita Pearce. The City is proposing to use a small portion (\$45,000) of the CARES Act funding to provide relief to much needed Gladstone residents. Anecdotally, in talking to Ms. Pearce, who is doing this for North Kansas City, Smithville, a third community, and if approved, Gladstone, is that she is receiving calls daily from Gladstone residents and being forced to tell them that funding is not available right now, but to check back. I think the funding will go to great use. Anyone who participates is logged into a regional database to prevent the double-dipping problem that happens with these type of subsidies. I think it's a very well thought out program. The funds will be transferred in three increments of \$15,000. Once that is used and approved by the City, a second and then third transfer of \$15,000 will be completed. We're hoping that this helps the people that need it the most in our community."*

Mayor Pro Tem Mallams moved to approve **Resolution R-20-48**. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 10. On the Agenda. RESOLUTION R-20-49 A Resolution directing city staff to delay the acceptance and processing of applications for extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing within the City of Gladstone, Missouri. **(This item was removed from the agenda. No action taken.)**

Item No. 11. On the Agenda. RESOLUTION R-20-50 A Resolution authorizing the City Manager to enter into an Agreement with Gould Evans for the purpose of creating a Community Productivity Analysis in the amount of \$20,380.00.

Mayor Moore stated: *"Just a reminder that this is the presentation that we had last Council session."*

Councilman Frisby moved to approve **Resolution R-20-50**. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item 12. On the Agenda. Consider Special Event Permit: Clay County Economic Development Council Annual Meeting and Award Event, 602 NE 70th Street, Linden Square, Thursday, October 22, 2020, 4:00 pm-7:00 pm.

Councilman Garnos moved to approve the Special Event Permit. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0).

Item No. 13. On the Agenda. Financial Month End August 31, 2020.

Councilman Garnos moved to approve the Financial Report ending August 31, 2020. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0).

Item No. 14. On the Agenda. Other Business.

There was none.

Item No. 15. On the Agenda. Adjournment.

Mayor Moore adjourned the October 12, 2020, Regular City Council meeting at 7:44 pm.

Respectfully submitted:


Becky Jarrett, Deputy City Clerk

Approved as presented: ____

Approved as modified: ____

Jean B. Moore, Mayor

PROCLAMATION OF THE MAYOR

WHEREAS, the government of Gladstone, Missouri, celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are 30.7 million small businesses in the United States; they represent 99.7% of all firms with paid employees in the United States; and are responsible for 64.9% of net new jobs created from 2000 to 2018; and

WHEREAS, small businesses employ 47.3% of the employees in the private sector in the United States; 62% of U.S. small businesses reported that they need to see consumer spending return to pre-COVID levels by the end of 2020 in order to stay in business; 65% of U.S. small business owners said it would be most helpful to their business to have their “regulars” return and start making purchases again; and three-quarters of U.S. consumers are currently looking for ways to Shop Small® and support their community; and

WHEREAS, 96% of consumers who shopped on Small Business Saturday® agree that shopping at small, independently-owned businesses supports their commitment to making purchases that have a positive social, economic, and environmental impact; and 97% of consumers who shopped on Small Business Saturday agree that small businesses are essential to their community; and

WHEREAS, 95% of consumers who shopped on Small Business Saturday reported the day makes them want to shop or eat at small, independently-owned businesses all year long, not just during the holiday season; and

WHEREAS, Gladstone, Missouri, supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

WHEREAS, advocacy groups, as well as public and private organizations across the country, have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE I, Jean B. Moore, Mayor of Gladstone, Missouri, do hereby proclaim, November 28, 2020, as:

SMALL BUSINESS SATURDAY

and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Signed this 26th Day of October, 2020

BILL NO. 20-29

ORDINANCE NO. 4.531

AN ORDINANCE AMENDING ORDINANCE 3.396, TITLE II, CHAPTER 130, SECTION 2.130.010, OF THE CODE OF ORDINANCES, CITY OF GLADSTONE, MISSOURI, TO UPDATE ITS REGULATIONS RELATING TO HORSEBACK RIDING IN CITY PARKS AND ON CITY TRAILS.

WHEREAS, the City is authorized to enact ordinances setting Park rules and regulations; and

WHEREAS, Section 2.130.010, (7) (b) states "Horseback Riding. No person shall engage in horseback riding in city parks;" and

WHEREAS, the City Council desires to amend Ordinance 3.396, Title II, Chapter 130, Section 2.130.010, of the Code of Ordinances, to read as follows: "Horseback Riding and livestock. No person shall engage in horseback riding in city parks or on city trails; further, no livestock shall be allowed in city parks or on city trails without the prior approval by the Director of Parks and Recreation;" and

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

Section 1. Section 2.130.010 shall be amended to read: Horseback Riding and Livestock. No person shall engage in horseback riding in city parks or on city trails. Further no livestock shall be allowed in city parks or on city trails without prior approval from the Director of Parks and Recreation.

Section 3. That this Ordinance shall be in full force and effect from and after its passage.

INTRODUCED, PASSED, SIGNED, AND MADE EFFECTIVE BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, ON THIS 26TH DAY OF OCTOBER, 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk

First Reading: September 14, 2020

Second Reading: October 26, 2020



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 20-29

ORD # 4.531

Date: 10/20/2020

Department: Parks & Recreation

Meeting Date Requested: 10/26/2020

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

Subject: Horseback Riding on City Trails.

Background: Current ordinance only prohibits horseback riding in city parks, not city trails.

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

Public/Board/Staff Input: In recent months, staff has received reports of horseback riding on city trails. Bicyclists and pedestrians have raised concerns of the size of the horses on a 10' wide trail as well as waste being left behind on the trails. Therefore, it is requested that we do not allow horses as well as other livestock on city trails due to the safety of trail users.

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

Justin Merkey
Department Director/Administrator

City Attorney

City Manager

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT USE AGREEMENT FOR A RESTROOM AND CONCESSIONS BUILDING BORDERING OAK GROVE PARK.

COOPERATIVE AGREEMENT

1. The City of Gladstone and the North Kansas City School District seek to partner on the construction of a joint use facility to provide restrooms and concessions for Oak Park High School Athletic events and Oak Grove Park events.
2. The facility will be located on school district property directly north of the large shelter at the property boundary.
3. The City of Gladstone will use the facility to support large events as well as the daily use of park patrons.
4. Oak Park High School will use the facility during the fall months to support home football games.
5. The City of Gladstone will fund \$200,000.00 of the construction of the facility.
6. North Kansas City School District will oversee all construction documents and construction of the facility with input provided by City Staff.
7. The Cooperative Agreement is in the best interests of the residents of the City of Gladstone.

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

1. The City of Gladstone hereby enters into a Cooperative Agreement with the North Kansas City School District No. 74 to assist in funding and providing \$200,000.00 toward the construction of a restroom and concessions facility located on Oak Park High School Property at the boundary of Oak Grove Park; and
2. The City Manager is directed to execute the Cooperative Agreement in substantially the form presented to the City Council.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 26TH DAY OF OCTOBER, 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk

FIRST READING: October 26, 2020

SECOND READING: October 26, 2020



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 20-32

ORD # 4.532

Date: 10/20/2020

Department: Parks & Recreation

Meeting Date Requested: 10/26/2020

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

Subject: NKCS/Oak Grove Joint Restroom and Concessions Facility Financing.

Background: Transfer of funds to assist in funding the construction of a joint use facility between the City of Gladstone and Oak Park High School.

Budget Discussion: Funds are budgeted in the amount of \$ 200,000.00 from the OTHER Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Board/Staff Input: Due to the physical proximity of Oak Park High School and Oak Grove Park, the District and the City desire to work cooperatively to plan and construct improvements at Oak Park High School consisting of a facility for concessions, ticketing, and restrooms for the mutual benefit of City's park patrons and District students, staff, and patrons. Daily use of restrooms will be provided to park patrons as well as for large events such as Blues Fest, Theatre in the Park, and the City's Independence Day Celebration.

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

Justin Merkey
Department Director/Administrator

City Attorney

City Manager

COOPERATIVE AGREEMENT

This Cooperative Agreement (the “**Agreement**”), made this 26th day of October, 2020, between the School District of North Kansas City, Missouri, No. 74, a political subdivision of the State of Missouri (the “**District**”), and the City of Gladstone, Missouri, a municipal corporation in the State of Missouri (the “**City**”) (collectively, the “**Parties**” or individually, the “**Party**”).

WHEREAS, the District is a political subdivision of the State of Missouri; and

WHEREAS, the City is a third-class city and a political subdivision of the State of Missouri; and

WHEREAS, Section 70.220, RSMo. authorizes political subdivisions to enter cooperative agreements with each other, to plan, develop, construct, acquire, or operate any public improvement or facility, or for a common service, and which are within the scope of powers of both political subdivisions; and

WHEREAS, the District owns, operates and maintains Oak Park High School to provide educational and related activities to students located at 825 N.E. 79th Terrace, Kansas City, Missouri; and

WHEREAS, the City owns, operates and maintains Oak Grove Park, a 17-acre public park located at N.E. 76th Street and N. Troost; and

WHEREAS, due to the physical proximity of Oak Park High School and Oak Grove Park, the District and the City desire to work cooperatively to plan and construct improvements at Oak Park High School consisting of a facility for concessions, ticketing and restrooms for the mutual benefit of City patrons and District students, staff and patrons (hereinafter the “**Improvements**”); and

WHEREAS, while the Improvements will be located on District property, the City’s patrons will also be able to utilize the Improvements as agreed by the Parties; and

WHEREAS, the City will pay a lump sum of Two-Hundred Thousand Dollars (\$200,000.00) to the District to help finance the Improvements, plus additional payments as set forth herein.

NOW, THEREFORE, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Incorporation of Recitals. The above Recitals constitute the factual basis upon which the City and the District have entered into this Agreement. The City and the District acknowledge the Recitals’ accuracy and, therefore, incorporate them into this Agreement.

2. Preparation of Construction Documents. The District has selected a design professional to prepare appropriate construction documents as necessary for construction of the

Improvements. The Parties jointly participated in the review and approval of construction documents. The construction contract for the Improvements will be between the District and the contractor, who has been selected by the District.

3. Compliance with Applicable Laws. The District has represented to the City that it has complied or will comply with all applicable laws in association with contracting for and constructing the Improvements, including public bidding laws.

4. Anticipated Timeline. It is the intent of both the City and the District to begin construction of the Improvements as soon as reasonably practicable. The parties anticipate the Improvements will be completed in June 2021.

5. City's Financial Obligations. The City shall make a lump sum payment of Two-Hundred Thousand Dollars (\$200,000.00) to the District to assist the District in funding the construction of the Improvements including the cost of any change orders that may arise. The City shall make the payment no later than January 2, 2021. The District will pay for all remaining construction costs. Users of Oak Grove Park shall have daily access to restroom facilities included in the Improvements. The District will also pay for maintenance, custodial, and any incidental operational costs. However, the Parties anticipate the City will host several larger events each year that will occur outside of normal school hours. For those events, as agreed by the Parties, the City will pay the District the normal custodial costs as set forth in Community Use of District Facilities Regulation KG-R2 for Category B – Non-Profit Groups.

6. Change Orders. As the contracting party, the District will review and, if appropriate, approve all change orders presented during construction. However, the District will obtain the City's input and approval prior to approval of any change order.

7. Term; Termination. Unless earlier terminated by mutual agreement of the Parties, this Agreement shall continue in full force and effect until completion of its purpose.

8. Amendment; Integration. Any amendments, changes or waivers to any provision of this Agreement must be in a written instrument and signed by both parties. Oral amendments, changes or waivers shall be of no effect or shall bind any party to this Agreement.

9. Execution. This Agreement may be executed in counterparts all of which shall constitute one original document.

10. Governing Law. The laws of the State of Missouri will govern the interpretation and enforcement of this Agreement.

11. Severability. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent

of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

12. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first written above.

THE SCHOOL DISTRICT OF NORTH KANSAS CITY, MISSOURI, NO. 74:

Signature: _____
Print/Type Name: _____
Title: _____

THE CITY OF GLADSTONE, MISSOURI:

Signature: _____
Print/Type Name: Scott Wingerson
Title: City Manager

BILL NO. 20-33

ORDINANCE NO. 4.533

AN ORDINANCE APPROVING THE REPLAT OF LOTS 162 AND 161, ROSEWOOD, ALSO KNOWN AS 1608 & 1700 NORTHEAST 73RD TERRACE, 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 "Replat of Lots 162 and 161, Rosewood, also known as 1608 and 1700 NE 73rd TER" 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, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26TH DAY OF OCTOBER, 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth Bocchino, City Clerk

1st Reading: October 26, 2020

2nd Reading: October 26, 2020



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 20-33

ORD # 4.533

Date: 10/19/2020

Department: Community Development

Meeting Date Requested: 10/26/2020

Public Hearing: Yes ☐ Date:

Subject: Re-Plat – 1608 NE 73rd Terrace, Gladstone, MO

Background: The applicant and property owners are requesting that the city approve a re-plat that would enable the builder to construct an addition to the residential home. This re-plat will assist the builder and property owners to meet setback requirements. In addition, this re-plat will not adversely affect neighboring properties.

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

Public/Staff Input/Commission: City Staff recommends the City Council approve the final plat as submitted. The Planning Commission approved the re-plat unanimously on October 5, 2020.

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

Austin Greer, Assistant to the City Manager/Planning Administrator

City Attorney

City Manager

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, October 5th, 2020
7:00 pm

DRAFT

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson
Mike Ebenroth
Alicia Hommon
Brenda Lowe
Gary Markenson
Katie Middleton, Vice-Chair
James New
Bill Turnage
Jennifer McGee, Chair

Absent: JN Hernandez
Larry Whitton
Kim Murch

Council & Staff Present:
Mayor Pro Tem RD Mallams
Bob Baer, Asst. City Manager
Austin Greer, Planning Administrator
Angie Daugherty, Admin. Assistant
Becky Jarrett, Exec. Assistant

Item 2 on the Agenda: Pledge of Allegiance.

Chairperson McGee led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the July 20, 2020 minutes.

MOTION: By Mr Turner, second by Mr. Markenson to approve the July 20, 2020 meeting minutes. All said Aye. The motion carried. (9 Yes- 0 No)

Item 4 on the Agenda: Consideration: of a request for a Final Plat at 1608 NE 73rd Terr

Mr. Greer read the staff report. The applicant is proposing the city approves a replat that will enable the builder to construct an addition to a residential home. This replat will assist the builder and property owners to meet setback requirements. In addition, this replat will not adversely affect neighboring properties.

Chairperson McGee asked if the applicant was present and would like to speak.

DRAFT

The applicant did not have anything to add.

Chairperson McGee asked for discussion from the Planning Commission. Ms. Middleton asked what the setbacks are. Mr. Greer said with this particular project tonight they only had to purchase a couple of feet to meet that setback requirement. Between residential properties it is usually 35 feet.

MOTION: By Mr. Markenson, second by Mr. Cookson to approve Final Plat 1608 NE 73rd Terrace.

Vote: Mr. Cookson	Yes
Mr. Ebenroth	Yes
Ms. Hommon	Yes
Ms. Lowe	Yes
Mr. Markenson	Yes
Ms. Middleton	Yes
Mr. New	Yes
Mr. Turnage	Yes
Chairperson McGee	Yes

All said Aye. The motion carried. (9-Yes, 0-No)

Item 5 on the Agenda: Consideration: of a request for a Final Plat at 6312 Normandy Dr.

Mr. Greer read the staff report. The applicant is requesting that the city approve a replat that will enable the owner to build a detached garage on the Southwest corner of the property. In addition, this replat will not affect the neighboring properties.

Chairperson McGee asked if the applicant was present and wanted to speak.

The applicant did not have anything to add.

Chairperson McGee asked for discussion from the Planning Commission. Ms. Middleton ask how much of a different zone will it have. Mr. Greer said this replat is a little bit different then what we usually see. Mr. Philpott owns two parcels pretty much right next to each other. They were two separate parcels and the way that we calculate square footage on a detached garage determines the size of their property. And so with a detached garage that Mr. Philpott wants to build it was better for him to combine both properties. That is what is happening in this case.

MOTION: By Mr. Cookson, second by Mr. New to approve the Final Plat at 6312 Normandy Dr.

Vote: Mr. Cookson	Yes
Mr. Ebenroth	Yes
Ms. Hommon	Yes
Ms. Lowe	Yes

Mr. Markenson	Yes
Ms. Middleton	Yes
Mr. New	Yes
Mr Turnage	Yes
Chairperson McGee	Yes

DRAFT

All said Aye. The motion carried. (9-Yes, 0-No)

Item 6 on the Agenda: Other Business.

None.

Item 7 on the Agenda: Communications from the City Council.

No communications from the City Council.

Item 8 on the Agenda: Communications from City Staff.

Mr. Greer said we have a couple of Board and Commission openings, if you know of anybody that might be interested you can apply online or get in contact with me or Becky or Angie we can assist you.

Mr. Greer said the Gladstone Magazine recently went out, infrastructure addition.

Item 9 on the Agenda: Communications from the Planning Commission Members.

Mr. Markenson recommended to everyone that the Atkins Johnson Farm is selling pumpkins Friday and Saturday from 10:00 to 4:00. You can pick your own or we can help you pick them. So please come out and get your pumpkins.

Item 10 on the Agenda: Adjournment

Chairperson McGee adjourned the meeting at 7:07 pm.

Respectfully submitted:

Jennifer McGee, Chairperson

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____



Community Development Department

Staff Report

Date: September 28, 2020

File #:

Requested Action: Re-Plat

Date of PC Consideration: October 5, 2020

Date of Council Consideration: October 26, 2020

Applicant: Keith McConnel, MBW Construction Inc.

Owner: Charles and Joyce Barnes

Architect/

Engineer: Ken Sidorowicz

Address of Property: 1608 NE 73rd Terrace, Gladstone, MO

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Traffic Impacts: None

Analysis

The applicant and property owners are requesting that the city approve a replat that would enable the builder to construct an addition to the residential home. This replat will assist the builder and property owners to meet setback requirements.

In addition, this replat will not adversely affect neighboring properties.

Recommendation

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

Quality since 1979
P.O. BOX 528, GRANDVIEW, MISSOURI 64070
PHONE: (816) 866-0839 FAX: (816) 763-1261

PROPERTY ADDRESS: 1601 NE 7th Terrace and 1700 NE
7th Terrace.

SAVING MONI

1. THE PROPERTY WAS OBTAINED IN ACCORDANCE WITH LAW AND ANTI-SUBSIDIARY STANDARDS
2. THE PROPERTY HAS ONE ACCESS TO THE HIGHWAY THROUGH A DESIGNATED PUBLIC HIGHWAY
3. THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN THE SUBSIDIARY STANDARDS
4. THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN THE SUBSIDIARY STANDARDS
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9. THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN THE SUBSIDIARY STANDARDS
10. THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN THE SUBSIDIARY STANDARDS

Abstract

[illegible]

ACKNOWLEDGMENTS

The author begins with a list of the eleven questions that he has asked the same 11 members of the same 11 organizations over the years, and then presents the answers to the questions. The questions are:

1. What is the most important factor in the success of a company?
2. What is the most important factor in the failure of a company?
3. What is the most important factor in the success of a manager?
4. What is the most important factor in the failure of a manager?
5. What is the most important factor in the success of a team?
6. What is the most important factor in the failure of a team?
7. What is the most important factor in the success of a project?
8. What is the most important factor in the failure of a project?
9. What is the most important factor in the success of a company culture?
10. What is the most important factor in the failure of a company culture?
11. What is the most important factor in the success of a company strategy?

The author then presents the answers to these questions, which are based on the responses of the 11 members of the 11 organizations. The answers are:

1. The most important factor in the success of a company is the quality of its people.
2. The most important factor in the failure of a company is the quality of its people.
3. The most important factor in the success of a manager is the quality of his or her people.
4. The most important factor in the failure of a manager is the quality of his or her people.
5. The most important factor in the success of a team is the quality of its members.
6. The most important factor in the failure of a team is the quality of its members.
7. The most important factor in the success of a project is the quality of its team.
8. The most important factor in the failure of a project is the quality of its team.
9. The most important factor in the success of a company culture is the quality of its people.
10. The most important factor in the failure of a company culture is the quality of its people.
11. The most important factor in the success of a company strategy is the quality of its people.

The author concludes by stating that the quality of people is the most important factor in the success or failure of a company, a manager, a team, a project, a company culture, and a company strategy.

[illegible]

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group and the experimental group. The control group received a standard training program, while the experimental group received a training program with a focus on the specific skills required for the task. The results of the training program were compared between the two groups.

STATE OF MISSISSIPPI
COUNTY OF DEKALB

[illegible]

At the 11th meeting: I have already set my name and placed my yellow card on the register.

By: _____ My Commission Expires: _____
 Deputy Public Health Officer for the District of Columbia

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Court, at the City of New York, this 11th day of June, 1964.

Myra B. Gurnea

STATE OF MISSOURI)
COUNTY OF CLAY) ss.

It is remembered that on the _____ day of _____, 19____, before me,
Notary Public in and for the County and State aforesaid, James Henry N. Gordon, a true
personally known, and being by me duly sworn, told me that the within and last
said _____

A WITNESS HEREOF: I have hereunto set my hand and added my Natural Seal on 11
March

By Commission & Survey

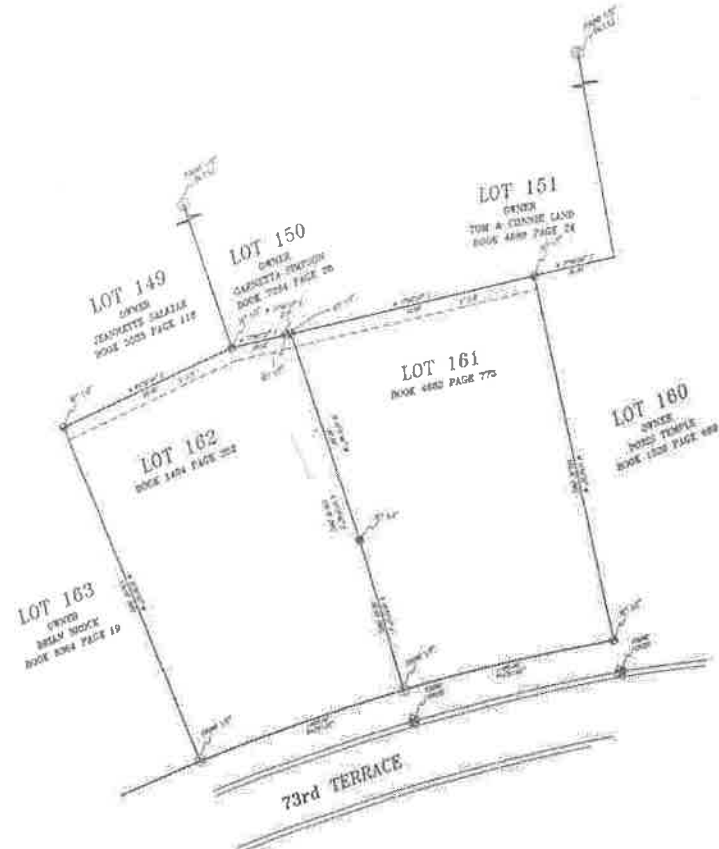
1558 JOURNAL OF POST KEYNESIAN ECONOMICS / Volume 14 Number 4 / December 2008

[illegible]

Charmaine, 10/10/1996

City Data - San Antonio

FRANCIS GARY, President of the NAACP and the NAACP Women's Division, in a letter written to me on or about my first arrival in the East said such a study is essential to the Negro American people. Mr. Gary's letter, on which is based the Department of Negro Research, University of Chicago, and the Survey of the Negro in the Washington Division of Chicago and Land Survey of the State of New York, further justify that I have completed one of the most important and responsible assignments governing the practice of carrying out the program of the Administration by the staff of my professional organization, the NAACP.



© = FOUND 1/2" BAR
 ⊕ = FOUND CROSS
 ⊙ = SET 1/2" BAR
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 S/E = SANITARY SEWER EASEMENT
 W/E = WATER EASEMENT
 R/W = RIGHT OF WAY

NOTE: - Lot Lines are radial to Street R/W unless labeled otherwise (NR) or (Not Radial)



SCALE: 1" = 20'
DATE: 9/1/70
BY: HJ



LOCATION MAP

BILL NO. 20-34

ORDINANCE NO. 4.534

AN ORDINANCE APPROVING THE REPLAT OF LOT 37 NORMANDY NORTH SECOND PLAT, AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 33 WEST, ALSO KNOWN AS 6312 NORTHEAST NORMANDY DRIVE 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 "Replat of Lot 37 Normandy North Second Plat, and part of the Northwest Quarter of Section 25, Township 51 North, Range 33 West, also known as 6312 NE Normandy Drive" 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, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26TH DAY OF OCTOBER, 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth Bocchino, City Clerk

1st Reading: October 26, 2020

2nd Reading: October 26, 2020



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 20-34

ORD # 4.534

Date: 10/19/2020

Department: Community Development

Meeting Date Requested: 10/26/2020

Public Hearing: Yes ☐ Date:

Subject: Re-Plat – 6312 N Normandy Drive, Gladstone, MO

Background: The applicant is requesting that the city approve a re-plat that would enable the owner to build a detached garage on the southwest corner of the property. In addition, this re-plat will not adversely affect neighboring properties.

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

Public/Staff Input/Commission: City Staff recommends the City Council approve the final plat as submitted. The Planning Commission unanimously approved the re-plat on October 5, 2020.

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

Austin Greer, Assistant to the City Manager/Planning Administrator

City Attorney

City Manager

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, October 5th, 2020
7:00 pm

DRAFT

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson
Mike Ebenroth
Alicia Hommon
Brenda Lowe
Gary Markenson
Katie Middleton, Vice-Chair
James New
Bill Turnage
Jennifer McGee, Chair

Absent: JN Hernandez
Larry Whitton
Kim Murch

Council & Staff Present:
Mayor Pro Tem RD Mallams
Bob Baer, Asst. City Manager
Austin Greer, Planning Administrator
Angie Daugherty, Admin. Assistant
Becky Jarrett, Exec. Assistant

Item 2 on the Agenda: Pledge of Allegiance.

Chairperson McGee led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the July 20, 2020 minutes.

MOTION: By Mr Turner, second by Mr. Markenson to approve the July 20, 2020 meeting minutes. All said Aye. The motion carried. (9 Yes- 0 No)

Item 4 on the Agenda: Consideration: of a request for a Final Plat at 1608 NE 73rd Terr

Mr. Greer read the staff report. The applicant is proposing the city approves a replat that will enable the builder to construct an addition to a residential home. This replat will assist the builder and property owners to meet setback requirements. In addition, this replat will not adversely affect neighboring properties.

Chairperson McGee asked if the applicant was present and would like to speak.

DRAFT

The applicant did not have anything to add.

Chairperson McGee asked for discussion from the Planning Commission. Ms. Middleton asked what the setbacks are. Mr Greer said with this particular project tonight they only had to purchase a couple of feet to meet that setback requirement. Between residential properties it is usually 35 feet.

MOTION: By Mr. Markenson, second by Mr. Cookson to approve Final Plat 1608 NE 73rd Terrace.

Vote: Mr. Cookson	Yes
Mr. Ebenroth	Yes
Ms. Hommon	Yes
Ms. Lowe	Yes
Mr. Markenson	Yes
Ms. Middleton	Yes
Mr. New	Yes
Mr. Turnage	Yes
Chairperson McGee	Yes

All said Aye. The motion carried. (9-Yes, 0-No)

Item 5 on the Agenda: Consideration: of a request for a Final Plat at 6312 Normandy Dr.

Mr. Greer read the staff report. The applicant is to requesting that the city approve a replat that will enable the owner to build a detached garage on the Southwest corner of the property. In addition, this replat will not affect the neighboring properties.

Chairperson McGee asked if the applicant was present and wanted to speak.

The applicant did not have anything to add.

Chairperson McGee asked for discussion from the Planning Commission. Ms. Middleton ask how much of a different zone will it have. Mr. Greer said this replat is a little bit different then what we usually see. Mr. Philpott owns two parcels pretty much right next to each other. They were two separate parcels and the way that we calculate square footage on a detached garage determines the size of their property. And so with a detached garage that Mr. Philpott wants to build it was better for him to combine both properties. That is what is happening in this case.

MOTION: By Mr. Cookson, second by Mr. New to approve the Final Plat at 6312 Normandy Dr.

Vote: Mr. Cookson	Yes
Mr. Ebenroth	Yes
Ms. Hommon	Yes
Ms. Lowe	Yes

Mr. Markenson	Yes
Ms. Middleton	Yes
Mr. New	Yes
Mr Turnage	Yes
Chairperson McGee	Yes

DRAFT

All said Aye. The motion carried. (9-Yes, 0-No)

Item 6 on the Agenda: Other Business.

None.

Item 7 on the Agenda: Communications from the City Council.

No communications from the City Council.

Item 8 on the Agenda: Communications from City Staff.

Mr. Greer said we have a couple of Board and Commission openings, if you know of anybody that might be interested you can apply online or get in contact with me or Becky or Angie we can assist you.

Mr. Greer said the Gladstone Magazine recently went out, infrastructure addition.

Item 9 on the Agenda: Communications from the Planning Commission Members.

Mr. Markenson recommended to everyone that the Atkins Johnson Farm is selling pumpkins Friday and Saturday from 10:00 to 4:00. You can pick your own or we can help you pick them. So please come out and get your pumpkins.

Item 10 on the Agenda: Adjournment

Chairperson McGee adjourned the meeting at 7:07 pm.

Respectfully submitted:

Jennifer McGee, Chairperson

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____



Community Development Department

Staff Report

Date: September 28, 2020

File #:

Requested Action: Re-plat

Date of PC Consideration: October 5, 2020

Date of Council Consideration: October 26, 2020

Applicant: David Philpott

Owner: David Philpott

Architect/

Engineer: Robert Young, R.L. Buford & Associates, LLC

Address of Property: 6312 N Normandy Drive, Gladstone, MO

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Traffic Impacts: None

Analysis

The applicant is requesting that the city approve a replat that would enable the owner to build a detached garage on the southwest corner of the property.

In addition, this replat will not adversely affect neighboring properties.

Recommendation

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

PREPARED FOR:
DAVID PHILPOTT
SUITE 405 NORMANDY DRIVE
CLAYTON, NJ 08118

[illegible]

IN VULCANIZING SURVEY NOTES:

1. THE FOLLOWING STAMPED IMPHMENTATION IS/ARE IN SET AT THE NOTED LOCATION LAIEN: (INDICATE STAMPED IN SET, IF APPLICABLE)

1/2" VULCANIZING IRON W/STAMPED:

CRISTELED CROSS AT ALL CORNERS MARKED "X"

1/2" IRON BAR W/ PLASTIC CAP STAMPED "LS-8807000000" SET AT ALL CORNERS MARKED "X"

PERMANENT IMPHMENTATION

3/4" IRON BAR W/ ALUMINUM CAP STAMPED "LS-8807000000" SET AT ALL CORNERS MARKED "X"

2. THE POSITION OF EXTENSIVE IMPHMENTATION AS INDICATED BY AN "X", "O", "D", OR "L", IF NOT THE TRUE CORNER IS TO BE INDICATED BY "O", "D", OR "L" FROM RIGHT TO THE PROPERTY LINE AT THE NOTED LOCATION.

3. THE LOCATION OF THE PROPERTY LINE IS INDICATED BY "X" AT THE CORNERS.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE GPS OBSERVATIONS. VARIATIONS TO PLAT BEARINGS ARE SHOWN HERE.

TO THE SUBJECT REAL ESTATE: SURFACE CONDITIONS, BUILDING SET BACK LINE, RESTRICTIVE COVENANTS, EASEMENTS, RESTRICTIONS, AND ZONING OR OTHER LAND USE REGULATIONS

7. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED

AS OF 3-20-04, THE SUBJECT PROPERTY IS IN SOME 2 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE UNDESIGNED PROPORTIONS OF THE TRACT OF LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS LOT 27-A, HEREAT OF LOT 27, NORMANDY EIGHTH SECOND PLAT, AND PART OF THE SEVENTH QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 23 EAST.

STATE OF _____
COUNTY OF _____

Source: <http://www.fishbase.org>

CITY OF GLADSTONE APPROVALS:
THIS DEED OF LOT 37-A, REPLAT OF LOT 37, IMMUNITY NORTH SECOND FLAT, AND PART OF THE NORTHWEST

CITY CLERK RUTH BOCCARDINO

PLANNING COMMISSION CHAIRMAN
JERRY WIGGS



CONCLUSIONS

R.L. Buford & Associates, LLC

DAVID PHILIPOTT