



**CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, DECEMBER 14, 2020**

The City Council will meet in Closed Executive Session at 5:45 pm Monday, December 14, 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, 610.021(3) Personnel Records 610.021(13) Personnel.

**NOTE:** The Open Study Session and Regular City Council meeting will be held at the Gladstone Community Center, 6901 North Holmes, Gladstone, Missouri.

**OPEN STUDY SESSION: 7:00 PM**

1. Audit Report- Berberich Trahan and Company will present the audit for the fiscal year ending June 30, 2020.
2. Water System Update- Director Nebergall will provide an update on the status of several water system 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 November 9, 2020, Closed City Council Meeting Minutes.**

**6. Approval of the November 9, 2020, Regular City Council Meeting Minutes.**

**7. Approval of the November 23, 2020, Closed City Council Meeting Minutes.**

**8. CONSENT AGENDA.**

**RESOLUTION R-20-54** A Resolution authorizing acceptance of work under contract with Blue Nile Contractors, Incorporated, for the 2019 and 2020 Water and Sewer Main Replacement Projects, and authorizing final payment in the amount of \$172,194.04 for Project WP1986.

**RESOLUTION R-20-55** A Resolution authorizing Change Order No. 7 in the amount of \$53,841.98 to the contract with Metro Asphalt Incorporated, for the 2019 Mill and Overlay Program Project TP2006.

**RESOLUTION R-20-56** 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.

**RESOLUTION R-20-57** A Resolution authorizing the City Manager to execute a professional engineering services agreement with Lamp Ryneearson, Incorporated, in an amount not to exceed \$99,988.00 for the completion of a Water Treatment Master Plan, Project WP2187.

**RESOLUTION R-20-58** A Resolution authorizing the City Manager to execute the First Amendment to the Memorandum of Understanding between the Northland Assistance Center and the City of Gladstone.

**RESOLUTION R-20-59** A Resolution declaring certain city property surplus and authorizing the sale and/or disposal of such property held by the city to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager.

**RESOLUTION R-20-60** A Resolution vacating a temporary construction easement across property located at 6850 North Oak Trafficway.

**CONSIDER FINANCIAL REPORT FOR ONE MONTH ENDING OCTOBER 31, 2020.**

**REGULAR AGENDA.**

**9. 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 5 minutes.*

**10. Communications from the City Council.**

**11. Board and Commission Appointments**

**12. Communications from the City Manager.**

**13. RESOLUTION R-20-61** A Resolution authorizing the City Manager to enter into a Memorandum of Understanding with the Mattie Rhodes Center, a Missouri Non-Profit 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.

**14. PUBLIC HEARING:** Public Hearing regarding a Special Use Permit at 7406 North Main. The applicant is Trudy Taylor.

**15. FIRST READING BILL NO. 20-36** An Ordinance granting a Special Use Permit subject to certain conditions to Trudy Taylor for operation of a child care facility on property at 7406 North Main.

**16. PUBLIC HEARING:** Public hearing regarding a Zoning Change and Final Development Plan for property commonly known as Gladstone Dodge located at 5610 North Oak Trafficway.

**17. FIRST READING BILL NO. 20-37** An Ordinance and Final Development Plan relating to Autosmart, LLC. (commonly known as Gladstone Dodge, Chrysler, Jeep and Ram) regarding Zoning

Ordinance Regulations and the establishment of use districts within the City of Gladstone, Missouri.

**18. FIRST READING BILL NO. 20-38** An Ordinance approving the Final Plat of Autosmart, LLC, part of Lots 11, 12, 13, 14, 15, and 16, West Oakwood, a Subdivision of land in Gladstone, Clay County Missouri and also a part of Southwest Quarter of Section 26, Township 51, Range 33, Gladstone, Clay County Missouri (commonly known as Gladstone Dodge, Chrysler, Jeep & Ram), and directing the appropriate officials to affix their signatures to said Plat for recording.

**19. Other Business.**

**20. 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  
December 10, 2020



## ***Department of Finance Memorandum***

**DATE:** December 8, 2020

**TO:** Scott Wingerson – City Manager

**FROM:** Dominic Accurso – Director of Finance

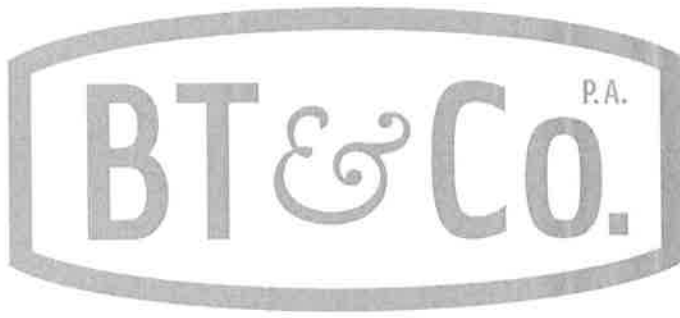
**RE:** Auditor's Presentation

With the 2020 fiscal year audit substantially complete, we have received the draft Report to the Mayor and City Council from our auditors (report to follow memo). This report satisfies the auditor's responsibility to communicate certain matters to those charged with governance. The matters include the responsibilities of the auditors with regard to the financial statements, planning, timing, and scope of the audit, along with auditor's adjustments and findings. The management representation letter is also part of the report. The letter attests to the accuracy of the financial statements that we have submitted to the auditors for their analysis. We have also received a draft of the comprehensive annual financial report (CAFR).

Overall, the audit is progressing very well with minimal audit adjustments and no findings. The list of audit adjustments are on page 13 of the report. There are two reclassification entries that have no effect on the financial statements (amounts are reclassified from one expense/revenue account to another). There are also two adjusting entries, one to adjust the Other Postemployment Benefit (OPEB) liability and the other to adjust the net pension liability for the CWSS fund. Staff does not receive this information for these adjustments until late in the year, usually after the completion of field work. The adjustments on pages 14 through 16 are entity wide adjustments (EW). These are adjustments from the fund financial statements (fixed assets, long term debt, and deferred inflows or outflows are not recognized) to the Government Wide Financial Statements (resemble private sector financial statements). These adjustments are not corrections to the financials, but are necessary to show the differences between the Government Wide Financial Statements and the Governmental Fund Financial Statements.

As of December 7th, staff is working towards the final steps to complete the audit. The final CAFR should be available on the City's website by the end of the month. I would like to recognize Senior Accountant Ryan Johnston and the staff from BT&Co. (previously Berberich, Trahan, & Co.) for their exceptional work on this year's audit.

Staff from BT&Co., will present this information during the December 14<sup>th</sup> open study session. They will also discuss new reporting requirements as well as address any questions or concerns from the City Council. Should you have any questions or concerns, please contact me at your convenience.



*Certified Public Accountants*

## CITY OF GLADSTONE, MISSOURI

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Report to the Honorable Mayor and City Council  
December \_\_, 2020



Certified Public Accountants

December \_\_, 2020

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

We are pleased to present this report related to our audit of the financial statements and compliance of the City of Gladstone, Missouri for the year ended June 30, 2020. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the City's financial and compliance reporting process.

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

[FIRM SIGNATURE]

4301 SW Huntoon St., Topeka, KS 66604 | t: 785.234.3427 | toll-free: 800.530.5526 | f: 785.233.1768 | w: btandcocpa.com

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CITY OF GLADSTONE, MISSOURI

Report to the Honorable Mayor and City Council  
December \_\_, 2020

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## Required Communications

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

Area	Comments
<b>Our Responsibilities with Regard to the Financial Statement Audit</b>	Our responsibilities under auditing standards generally accepted in the United States of America and <i>Government Auditing Standards</i> issued by the Comptroller General of the United States have been described to you in our arrangement letter dated July 22, 2020.
<b>Overview of the Planned Scope and Timing of the Financial Statement Audit</b>	We have issued a separate communication regarding the planned scope and timing of our audit and have discussed with you our identification of and planned audit response to significant risks of material misstatement.
<b>Accounting Policies and Practices</b>	<p><b>Preferability of Accounting Policies and Practices</b></p> <p>Under generally accepted accounting principles, in certain circumstances, management may select among alternative accounting practices. We did not discuss with management any alternative treatments within generally accepted accounting principles for accounting policies and practices related to material items during the current audit period.</p> <p><b>Adoption of, or Change in, Accounting Policies</b></p> <p>Management has the ultimate responsibility for the appropriateness of the accounting policies used by the City. The City did not adopt any significant new accounting policies nor have there been any changes in existing significant accounting policies during the current period.</p> <p><b>Significant or Unusual Transactions</b></p> <p>We did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.</p>

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

# City of Gladstone, Missouri

## Summary of Significant Accounting Estimates

Year Ended June 30, 2020

The following describes the significant accounting estimates reflected in the City's June 30, 2020 financial statements:

Estimate	Accounting Policy	Management's Estimation Process	Basis for Our Conclusions on Reasonableness of Estimate
Total OPEB liability	The total OPEB liability is computed by an independent actuarial firm. The disclosure is based upon numerous assumptions and estimates, including the expected rate of investment return, the interest rate used to determine the present value and medical care cost trend rates.	The rate of return is based on historical and general market data.	Review of information supporting the estimate resulted in our conclusion that the estimate appears reasonable.
Net pension asset (liability)	The net pension asset (liability) is computed by an independent actuarial firm hired by LAGERS.	Management of the City obtained and reviewed the GASB Statement No. 68, Employer Reporting Accounting Schedules as of June 30, 2020. Management compared the City's employer contributions as shown on these schedules to the City's actual contributions and recalculated its net pension asset (liability).	Review of management's analysis resulted in our conclusion that the estimate appears reasonable.

BT&Co., P.A.  
4301 SW Huntoon Street  
Topeka, Kansas 66604-1659

This representation letter is provided in connection with your audit of the basic financial statements of the City of Gladstone, Missouri (the City) as of and for the year ended June 30, 2020 for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

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

*Financial Statements*

1. We have fulfilled our responsibilities, as set out in the terms of the audit arrangement letter dated July 22, 2020, for the preparation and fair presentation of the financial statements referred to above in accordance with U.S. GAAP.
2. We have identified for you all organizations that are a part of this reporting entity or with which we have a relationship, as these organizations are defined in Section 2100 of the Governmental Accounting Standards Board's Codification of Governmental Accounting and Financial Reporting Standards, that are component units.
3. We have identified for you all of our funds, governmental functions and identifiable business-type activities.
4. We have properly classified all funds and activities.
5. We have properly determined and reported the major governmental and enterprise funds based on the required quantitative criteria.
6. We are responsible for compliance with laws and regulations applicable to the City including adopting, approving, and amending budgets.
7. We have identified and disclosed to you all laws and regulations that have a direct and material effect on the determination of financial statement amounts including legal and contractual provisions for reporting specific activities in separate funds.
8. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
9. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

10. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable and reflect our judgment based on our knowledge and experience about past and current events, and our assumptions about conditions we expect to exist and courses of action we expect to take.
11. Related-party transactions, including those with component units for which the City is accountable and interfund transactions, including interfund accounts and advances receivable and payable, sale and purchase transactions, interfund transfers, long-term loans, leasing arrangements, and guarantees, have been recorded in accordance with the economic substance of the transaction and appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
12. All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
13. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
14. The following have been properly recorded and/or disclosed in the financial statements:
  - a. Net positions and fund balance classifications.
  - b. Arrangements with financial institutions involving compensating balances or other arrangements involving restrictions on cash balances.
  - c. Security agreements in effect under the Uniform Commercial Code.
  - d. The fair value of investments.
  - e. Amounts of contractual obligations for construction and purchase of real property or equipment not included in the liabilities or encumbrances recorded on the books.
  - f. Debt issue provisions.
  - g. All leases and material amounts of rental obligations under long-term leases.
  - h. All significant estimates and material concentrations known to management which are required to be disclosed.
  - i. Risk financing activities.
  - j. Deposits and investment securities categories of risk.
  - k. The effect on the financial statements of Government Accounting Standards Board statements which has been issued, but which we have not yet adopted.
15. We have no plans or intentions that may materially affect the carrying value or classification of assets or liabilities. In that regard:
  - a. The City has no significant amounts of idle property and equipment.
  - b. The City has no plans or intentions to discontinue the operations of any activities or programs or to discontinue any significant operations.
16. We are responsible for making the accounting estimates included in the financial statements. Those estimates reflect our judgment based on our knowledge and experience about past and current events and our assumptions about conditions we expect to exist and courses of action we expect to take. In that regard, adequate provisions have been made:
  - a. To reduce receivables to their estimated net collectable amounts.
  - b. To reduce obsolete, damaged, or excess inventories to their estimated net realizable values.
  - c. For pension obligations, post-retirement benefits other than pensions, and deferred compensation agreements attributable to employee services rendered through June 30, 2020.

17. There are no:
  - a. Material transactions that have not been properly recorded in the accounting records underlying the financial statements.
  - b. Violations or possible violations of laws or regulations whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency. In that regard, we specifically represent that we have not been designated as, or alleged to be, a "potentially responsible party" by the Environmental Protection Agency in connection with any environmental contamination.
  - c. Other material liabilities or gain or loss contingencies that are required to be accrued or disclosed.
  - d. Guarantees, whether written or oral, under which the City is contingently liable.
  - e. Lines of credit or similar arrangements.
  - f. Agreements to repurchase assets previously sold.
  - g. Liens or encumbrances on assets or revenues or any assets or revenues which were pledged as collateral for any liability or which were subordinated in any way.
  - h. Liabilities which are subordinated in any way to any other actual or possible liabilities.
  - i. Debt issue repurchase options or agreements, or sinking fund debt repurchase ordinance requirements.
  - j. Authorized but unissued bonds and/or notes.
  - k. Derivative financial instruments.
  - l. Special and extraordinary items.
  - m. Arbitrage rebate liabilities.
  - n. Impairments of capital assets.
18. We have no direct or indirect, legal or moral obligation for any debt of any organization, public or private, or to special assessment bond holders that is not disclosed in the financial statements.
19. The City has satisfactory title to all owned assets.
20. We have complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
21. Net positions (net investment in capital assets; restricted; and unrestricted) and fund balances are properly classified and, when applicable, approved.
22. Expenses or expenditures have been appropriately classified in or allocated to functions and programs in the statement of activities and allocations have been made on a reasonable basis.
23. Revenues have been appropriately classified in the statement of activities within program revenues and general revenues.
24. Capital assets, including infrastructure assets, are properly capitalized, reported and depreciated.
25. We agree with the findings of specialists in evaluating the total other postemployment benefit liability and the net pension liability and have adequately considered the qualifications of the specialists in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.

26. We have no knowledge of any uncorrected misstatements in the financial statements.

*Information Provided*

27. We have provided you with:
- Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
  - Additional information that you have requested from us for the purpose of the audit;
  - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence; and
  - Minutes of the meetings of governing board and committees of board members, or summaries of actions of recent meetings for which minutes have not yet been prepared.
28. All transactions have been recorded in the accounting records and are reflected in the financial statements.
29. We have disclosed to you the results of our assessment of risk that the financial statements may be materially misstated as a result of fraud.
30. We have no knowledge of allegations of fraud or suspected fraud, affecting the entity's financial statements involving:
- Management.
  - Employees who have significant roles in the internal control.
  - Others where the fraud could have a material effect on the financial statements.
31. We have no knowledge of any allegations of fraud or suspected fraud affecting the City's financial statements received in communications from employees, former employees, analysts, regulators, or others.
32. We have no knowledge of noncompliance or suspected noncompliance with laws and regulations.
33. We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
34. We have disclosed to you the identity of the entity's related parties and all the related-party relationships and transactions of which we are aware.
35. We are aware of no significant deficiencies, including material weaknesses, in the design or operation of internal controls that could adversely affect the City's ability to record, process, summarize, and report financial data.
36. We are aware of no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
37. With respect to supplementary information presented in relation to the financial statements as a whole:
- We acknowledge our responsibility for the presentation of such information.
  - We believe such information, including its form and content, is fairly presented in accordance with U.S. GAAP.
  - The methods of measurement or presentation have not changed from those used in the prior period.

- d. When supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance of the supplementary information and the auditors' report thereon.
38. With respect to required supplementary information presented as required by the Governmental Accounting Standards Board to supplement the basic financial statements:
- a. We acknowledge our responsibility for the presentation of such required supplementary information.
  - b. We believe such required supplementary information is measured and presented in accordance with guidelines prescribed by U.S. GAAP.
  - c. The methods of measurement or presentation have not changed from those used in the prior period.
39. During the course of your audit, you may have accumulated records containing data which should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.
40. With respect to the proposed adjustments to the trial balances identified during the audit and the preparation and completion of the basic financial statements and notes:
- a. We have made all management decisions and performed all management functions;
  - b. We assigned an appropriate individual to oversee the services;
  - c. We evaluated the adequacy and results of the services performed, and made an informed judgment on the results of the services performed;
  - d. We have accepted responsibility for the results of the services; and
  - e. We have accepted responsibility for all significant judgments and decisions that were made.

### **Compliance Considerations**

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

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



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

Very truly yours,

CITY OF GLADSTONE, MISSOURI

\_\_\_\_\_  
Scott Wingerson, City Manager

Date Signed \_\_\_\_\_

\_\_\_\_\_  
Dominic Accurso, Director of Finance

Date Signed \_\_\_\_\_

City of Gladstone, Missouri

Year End: June 30, 2020

Adjusting Journal Entries

Number	Date	Name	Account Number	Debit	Credit
1	6/30/2020	AO - To reclassify Debt Payments - A/C 470940	501-0000-900-99-99-490021	8,768.00	
		AO - To reclassify Debt payments - A/C 471930	501-0000-900-99-99-490022		(8,768.00)
		To reclassify interest accrual to correct amount			
2	6/30/2020	Misc Services	101-0000-662-60-62-440990		(91.00)
		COPS Principal	101-0000-711-99-99-470940	91.00	
		To reclassify expense for entity-wide entry for debt activity			
3	6/30/2020	Deferred Outflows-Pension	501-0000-000-00-00-190000	31,990.00	
		Deferred Inflows-Pension	501-0000-000-00-00-200000	121,103.00	
		Long-Term Liabilities/LAGERS	501-0000-000-00-00-233100		(308,444.00)
		Wages & Salaries	501-0000-473-70-72-410110	61,503.00	
		Wages & Salaries	501-0000-473-70-72-410110	67,734.00	
		Wages & Salaries	501-0000-473-70-72-410110	26,114.00	
		To record the net pension liability and related deferred inflows and deferred outflows			
4	6/30/2020	Deferred Outflows-OPEB	501-0000-000-00-00-190100	18,586.00	
		Deferred Inflows-OPEB	501-0000-000-00-00-200100	3,747.00	
		OPEB Long Term Liability	501-0000-000-00-00-233000		(11,135.00)
		Benefits/Health Insurance	501-0000-473-70-72-415330		(2,009.00)
		Benefits/Health Insurance	501-0000-473-70-72-415330		(2,215.00)
		Benefits/Health Insurance	501-0000-473-70-72-415330		(854.00)
		Benefits/Health Insurance	501-0000-473-70-72-415330		(2,423.00)
		Benefits/Health Insurance	501-0000-473-70-72-415330		(2,668.00)
		Benefits/Health Insurance	501-0000-473-70-72-415330		(1,029.00)
		To record the total OPEB liability and related deferred inflows and deferred outflows			

**City of Gladstone, Missouri**

**Year End: June 30, 2020**

**Government-Wide Adjusting Journal Entries**

Number	Date	Name	Debit	Credit
1	6/30/2020	Unearned revenue	2,622,891.00	
		Fund Balance		(2,983,864.00)
		Capital grants	360,973.00	
		Entity-wide entry to record unearned revenue for the NKCSO receivable		
2	6/30/2020	Land and land rights	9,789,169.00	
		Construction in progress	5,747,557.00	
		Buildings	36,770,950.00	
		Improvements	15,910,204.00	
		Machinery and Equipment	11,855,113.00	
		Infrastructure	173,710,861.00	
		Accumulated Depreciation		(172,248,479.00)
		Fund Balance		(81,212,482.00)
		OFS - Sales of capital assets	63,312.00	
		Gain/loss on disposal		(39,345.00)
		General Administration	208,116.00	
		Finance	236,072.00	
		Public Safety	953,702.00	
		Public Works	2,627,622.00	
		Community Development	386,600.00	
		Parks & Recreation	671,195.00	
		Non-departmental	76,215.00	
		Capital outlay		(5,506,382.00)
		Entity-wide entry to record capital assets		
3	6/30/2020	Lease Payable		(13,713,476.00)
		DNR loan payable		(300,124.00)
		Loan Payable		(1,321,377.00)
		Revenue Bonds Payable		(600,000.00)
		COP's payable		(18,274,070.00)
		Premium on LT debt		(185,489.00)
		Fund Balance	36,528,818.00	
		OFS - Debt proceeds	1,838,972.00	
		Interest Expense		(16,861.00)
		Principal		(3,956,393.00)
		Entity-wide entry to record debt activity		
4	6/30/2020	Interest Payable		(168,179.00)
		Fund Balance	120,916.00	

Interest Expense	47,263.00	
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Entity-wide entry to record prior year and current  
year accrued interest on debt

5	6/30/2020	Compensated absences		(3,060,914.00)
		Fund Balance	2,790,739.00	
		General Administration	8,327.00	
		Finance		(37,448.00)
		Public Safety	265,066.00	
		Public Works	5,842.00	
		Community Development	11,532.00	
		Parks & Recreation	16,856.00	

Entity-wide entry to record compensated absences

6	6/30/2020	Deferred outflows - pension	1,951,762.00	
		Deferred inflows - pension		(1,459,876.00)
		LAGERS liability		(1,405,233.00)
		Fund Balance		(665,570.00)
		General Administration	236,836.00	
		Finance	284,205.00	
		Public Safety	47,369.00	
		Public Works	331,573.00	
		Community Development	205,259.00	
		Parks & Recreation	473,675.00	

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

7	6/30/2020	General Administration	76,163.00	
		Finance	91,368.00	
		Public Safety	805,960.00	
		Public Works	108,016.00	
		Community Development	59,140.00	
		Parks & Recreation	202,956.00	
		Non departmental expense		(1,343,603.00)

Entity-wide entry to allocate non-departmental expense

8	6/30/2020	Deferred outflows - OPEB	108,664.00	
		Deferred inflows - OPEB		(134,951.00)
		OPEB liability		(425,706.00)
		Fund Balance	442,415.00	
		General Administration	1,437.00	
		Finance	1,724.00	
		Public Safety	286.00	
		Public Works	2,011.00	
		Community Development	1,246.00	

Parks & Recreation

2,874.00

Entity-wide entry to record the total OPEB liability  
and related deferred inflows and deferred outflows

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DRAFT



## *Department of Public Works*

### *Memorandum*

**DATE:** December 8, 2020

**TO:** Scott Wingerson, City Manager

**FROM:** Timothy A. Nebergall, Director of Public Works

**RE:** Water System Update

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The City of Gladstone continues to place a priority on delivering clean and affordable drinking water to its residents. The purpose of the study session is to update the City Council on the status of several upcoming water system projects.

#### **Background:**

The City of Gladstone water system consists of 6 groundwater wells, an 8-MGD lime softening water treatment plant, 135-miles of water distribution mains, 2 elevated storage tanks, a 5-MG ground storage tank and pump station, and nearly 10,000 water meters. Lime sludge, a byproduct of the water treatment plant process, is discharged to a gravity sewer main and conveyed to Kansas City, MO (KCMO) for treatment.

#### **Water Treatment Master Plan Update:**

In FY2021, the City of Gladstone funded a study to review the City's water treatment plant and other facilities. A Request for Proposals (RFP) was recently issued seeking a qualified firm to perform the following abbreviated scope of services:

- Review the existing water treatment plant process and operations to ensure the delivery of a safe, high quality drinking water to the community.
- Review pending regulatory changes and recommend improvements to meet new rules including lead and copper, disinfectant byproducts, chromium, and others.
- Review the City's existing system storage and the long-term viability of the Linden Water Tower located at N. Oak Trafficway and NE 72<sup>nd</sup> Street.
- Review the City's current method of disinfection and recommend improvements as necessary.
- Develop a report and long-range capital improvements plan.
- Present findings to the City Council and other interested parties.

The City received 2 responses to the RFP and a 3-person committee comprised of staff selected Lamp-Rynearson with which to negotiate a contract. This contract is on your agenda tonight. The study will complement the 2015 Water Distribution Master Plan that focused primarily on the water distribution system pipe network and update the 2010 Water Sustainability Master Plan.

**Lime Sludge Disposal:**

Lime sludge, a byproduct of the lime-softening treatment process, is discharged to 3 locations during normal operation of the water treatment plant: 1) KCMO via an unmetered gravity sanitary sewer, 2) the north backwash pond, and 3) the south lime sludge holding pond.

The majority of the City's lime sludge continues to be discharged to KCMO for treatment. A 2017 study performed by Lamp-Rynearson concluded that this remains the most economical method of disposal for Gladstone. The north backwash pond is used on a daily basis and primarily collects backwash water and associated lime sludge during the cleaning of sand filters. The south lime sludge holding pond is at capacity and has been used very little for the past 20-years. It was initially constructed to hold lime sludge until it could be applied to agriculture fields.

City staff is currently working on several issues relating to the disposal of lime sludge. First, the City budgeted \$40,000 in both FY2018 and FY2019 to clean out the north backwash pond, which has reached capacity. The City recently opened bids to perform this work.

Second, the existing lime disposal agreement with KCMO has expired and staff is negotiating a new contract. During the course of these discussions, KCMO has expressed a desire to meter this discharge during the next contract renewal and add a surcharge for flows with high-solids content. Furthermore, residential development south of the water treatment plant has greatly reduced the capacity of the gravity sewer for lime sludge discharges. Cleaning of the south lime sludge holding pond will provide additional operational flexibility in controlling flow to KCMO. This work was added as a bid alternate to the backwash pond.

City staff anticipates presenting a new KCMO contract to City Council within the next 60-days. Furthermore, staff is requesting City Council input on cleaning of both the north backwash pond and south lime sludge pond. A mid-year budget amendment will be required to award the base bid and bid alternates (\$128,000 + \$71,327.50 = \$199,327.50). Lime sludge removed from the basins will be land applied which typically occurs in early spring.

**Water Distribution Master Plan:**

As part of the 2015 Water Distribution Master Plan, a program was developed to assist the City in prioritizing water main replacements. The program is updated annually and incorporates pipe age and condition to develop a water main replacement index. In 2020, the City Council approved a financing package that included approximately \$2.3M for water main replacements. It is anticipated that this work will be bid in two (2) separate phases. Design is nearly complete on Phase 1 and the project will be advertised for bids within the next 60-days.

2020 COP Water Main Replacements – Phase 1			
Street	From	To	Length (Ft)
NE Shady Lane	N. Olive	N. Park	500
N. Park	NE 61 <sup>st</sup> Ter	NE Shady Lane	2,100
NE 61 <sup>st</sup> St	N. Olive	N. Euclid	1,500
N. Garfield	NE 61 <sup>st</sup> St	CDS (North)	400
NE 60 <sup>th</sup> Ter	N. Olive	N. Euclid	1,700
N. Michigan Pl	NE 58 <sup>th</sup> St	NE 60 <sup>th</sup> Ter	600
Total			6,800

If you have any questions, please contact me at your convenience.



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, NOVEMBER 9, 2020**

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

City Manager Scott Wingerson  
Assistant City Manager Bob Baer  
City Clerk Ruth Bocchino  
City Attorney John Mullane

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

**Mayor Moore** opened the Regular City Council Meeting Monday, November 9, 2020, at 7:30 pm.

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

City Clerk Ruth Bocchino called Roll. All Councilmembers were present; Councilman Garnos attended via Zoom.

**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 October 26, 2020, Closed City Council Meeting Minutes.

**Mayor Pro Tem Mallams** moved to approve the minutes of the October 26, 2020, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye",



Councilmember Tina Spallo, Councilman Tom Frisby, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

**Item No. 6. On the Agenda.** Approval of the October 26, 2020, Regular City Council Meeting Minutes.

**Mayor Pro Tem Mallams** moved to approve the minutes of the October 26, 2020, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (4-0)

**Item No. 7. On the Agenda.** **PROCLAMATION:** National American Indian Heritage Month

**Mayor Moore** read and presented the Proclamation to Maggie Henderson, the Regent of the William Boydston Chapter of the Daughters of the American Revolution, and Jim and Judy Chronister.

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

Following the Clerk's reading:

**Mayor Pro Tem Mallams** moved to approve the Consent Agenda as published. **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)

**Mayor Pro Tem Mallams** moved to approve **RESOLUTION R-20-51** A Resolution authorizing acceptance of a proposal from Olathe Ford for the acquisition of a 4X4 Dual Rear Wheel (DRW) Crew Cab Truck with spreader and snowplow in the total amount of \$71,467.00. **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)

**Mayor Pro Tem Mallams** moved to approve **FINANCIAL MONTH END SEPTEMBER 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)

## **REGULAR AGENDA.**

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

Jim Oldebeken approached Council and stated: *"Thank you, Mayor. My name is Jim Oldebeken. My address is 7402 North Highland in Gladstone. I'm proud to be a re-enactor of an American Patriot by the name of William Boydston. I'm here to just make some comments regarding the process that our County just went through with our new Constitution. The voters have voted; we have a new Constitution; that's behind us. There are some things that I believe are opportunities and a great learning experience for our County, and that has to do with how business was*

*conducted by this group and are still some issues; they aren't going to affect the outcome of the election, but still must be looked at because this is central to how we govern; it's central to our principles; it's central, just to recap, I'm not going to go over details, but there were multiple, there was evidence through public records of multiple violations of the Sunshine Regulation, and one aspect that is concerning is those records show that no records were released prior to their last business meeting on August 20<sup>th</sup>. Then, that same day, after the fact, they declared that they no longer have any authority and are unresponsive to Sunshine Requests. Another matter has to do with the public records that they created their documents, there are variances within public documents, even the Constitution itself, shows two different names for this entity. The name that I verified with the Court is 'The Clay County Constitutional Charter Commission.' But then there is a version, or alias, I don't know what to call it, alias, DBA, #1, #2, #3, #4; I'll provide that to the city, to Gladstone. And then another matter that came up late in the game had to do with something central; it has to do with democracy; it has to do with Oath of Office, and before we had any laws as a nation, we had a decision by the United States Senate, well, actually, their first law, was there will be an Oath of Office for the federal government, all three branches, and all the state legislatures; and that the reasons for that were articulated in the Federalist 44 by James Madison; and anyway, this is for the city. That is a work in process, but it shows that none of the members of this body completed, subscribed, means you take the Oath and then you subscribe to it with a signature and they didn't see fit to complete that until three days before they had their last meeting. And, I'd like to learn from that. I'd like to challenge our city and other cities to look at the Oath, what it means, why do we do it, how we can make it something that is a strength for us. So, I would love to chat and cooperate in any way that I can to contribute to that process. And I think the same is true with the Sunshine Regulation, there is an opportunity, just in short, it is not hard to understand it, it's pretty basic, and in this room, this building, is right, from my experience, but that is not true and there is an educational process that I have learned about which I think for Gladstone would be more of educating the community about how that works which appears seamless but at least the basics. The Director of Sunshine Compliance, Casey Lawrence, does a seminar to assist anyone affected or responsible under Sunshine, to understand and comply with it, etc. I think that might be a good idea. In conclusion, this was a low-water mark, I hope, for Clay County, let us go on from here. Thank you."*

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

There were none.

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

City Manager Scott Wingerson stated: "That's a lot of pressure. Thank you, Mayor. I do have a few comments and they are all related to COVID, unfortunately. As of today, Clay County Public Health Center reports 6,203 active cases with, since March, over 90 deaths. This is a key statistic we've been tracking since March and it is just continuing to get additional definition around it. It has to do with hospital capacity, which is the reason we started all of this to begin with, was to make sure our healthcare system didn't collapse around us as we are all dealing with the virus. Regionally speaking, 318 of 471 beds are occupied by COVID patients. When those fill up, care rationing will begin in the region, meaning people who have less serious illnesses, could be cancer, could be heart, could be stroke, could be any of those things, will

*receive treatment as a second priority to someone who needs a ventilator. So, it's a very critical time. The good news is that COVID is not spreading within the hospital, what that means is that virus protocols are working; people that wash their hands frequently, people that wear their masks consistently, and people that social distance when at all possible, are not spreading the virus; so we have renewed our social media campaign this week for the public and our businesses to make sure that people know that all the things we are asking them to do actually work and can help preserve our healthcare system. Just wanted to share that with you. There will be more coming out on our social media channels over the next week or 10 days; on a daily basis, something to let people know that what we do works, when we follow the virus protocols, and when we don't, then it doesn't work, obviously, as well. I just wanted to throw that out there; we are kind of at the worst stage right now that we have experienced so far, both as an organization, a community, and a region, so I can't overstate the fact that we need to do our part individually to get through this together. That's all I have, Mayor, thank you."*

**Mayor Moore** stated: *"I appreciate your participating in the call last week with the regional and local officials to learn all this information about the hospitals and about where we are with the pandemic. I just want to say, I'm grateful for the participation of the people of Gladstone; everybody is experiencing this fatigue. Everybody is sick of wearing a mask; everybody is sick of all these restrictions, but we know that these protocols work; I just can't encourage enough everybody to keep with it, keep the faith, we will get through this eventually."*

**Item No. 12. On the Agenda.** **RESOLUTION R-20-52** A Resolution authorizing the City Manager to execute professional services contracts with Turner Construction in the amount of 1.95% of the mutually agreed guaranteed maximum price (GMP) proposal for the construction projects and a fixed fee of \$12,500.00 for pre-construction phase services for the expansion and renovation of Public Safety Department Fire Station #2, 6569 North Prospect, and the construction of a new Public Safety Headquarters Police Facility.

**Councilmember Spallo** moved to approve **RESOLUTION R-20-52** A Resolution authorizing the City Manager to execute professional services contracts with Turner Construction in the amount of 1.95% of the mutually agreed guaranteed maximum price (GMP) proposal for the construction projects and a fixed fee of \$12,500.00 for pre-construction phase services for the expansion and renovation of Public Safety Department Fire Station #2, 6569 North Prospect, and the construction of a new Public Safety Headquarters Police Facility. **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.** **RESOLUTION R-20-53** A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri, for 2020-2021.

**Mayor Pro Tem Mallams** moved to approve **RESOLUTION R-20-53** A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri, for 2020-2021. **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. FIRST READING BILL NO. 20-35** An Ordinance authorizing the City Manager to execute an Intergovernmental Agreement between the City of Gladstone and the Mid-America Regional Council (MARC) Solid Waste Management District for the 2021 Regional Household Hazardous Waste Collection Program in the amount of \$29,229.19.

**Councilman Frisby** moved **Bill No. 20-35** be placed on its First Reading. **Councilmember Spallo** 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). The Clerk read the Bill.

**Councilman Frisby** moved to accept the First Reading of **Bill No. 20-35**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Spallo** 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). The Clerk read the Bill.

**Councilman Frisby** moved to accept the Second and Final Reading of **Bill No. 20-35**, and enact the Bill as **Ordinance 4.535**. **Councilmember Spallo** 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. 16. On the Agenda.** Other Business.

There was none.

**Item No. 17. On the Agenda.** Adjournment.

**Mayor Moore** adjourned the November 9, 2020, Regular City Council meeting at 7:51 pm.

Respectfully submitted:

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Ruth E. Bocchino, City Clerk

Approved as presented: \_\_\_\_

Approved as modified: \_\_\_\_

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Jean B. Moore, Mayor

## RESOLUTION NO. R-20-54

**A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH BLUE NILE CONTRACTORS, INCORPORATED, FOR THE 2019 AND 2020 WATER AND SEWER MAIN REPLACEMENT PROJECTS, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$172,194.04 FOR PROJECT WP1986.**

WHEREAS, work under the contract with Blue Nile Contractors, Incorporated, for the 2019 and 2020 Water and Sewer Main Replacement, Project WP1986, has been completed to the satisfaction of the Director of Public Works.

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

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

Original Contract Amount:	\$ 1,018,913.49
Change Order(s):	<u>499,058.80</u>
Revised Contract Amount:	\$ 1,517,972.29
Amount Paid to Date:	<u>1,345,778.25</u>
<b>Total Amount Due Final Pay:</b>	<b><u><u>\$ 172,194.04</u></u></b>

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

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14<sup>th</sup> DAY OF DECEMBER 2020.**

\_\_\_\_\_  
Jean B. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # R-20-54

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 11/18/2020

Department: Public Works

Meeting Date Requested: 11/23/2020

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

Subject: Final payment approval, Project WP1986 - 2019 and 2020 Water and Sewer Main Replacement

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

Budget Discussion: Funds for the project were budgeted from the CWSS Fund. Change Order 10 (authorized by R-20-25) modified the scope of that contract to include the replacement of an existing 8-inch water main on N. Indiana between NE 64th Street and NE 67th Terrace. Other major change orders included the emergency repair of a water main break on Missouri Route 1 just north of NE Englewood Road (\$50,122.91), the emergency replacement of approximately 120-linear feet of collapsed 8-inch sanitary sewer in the vicinity of 6712 N. Wayne (\$33,529.89), and the repair of a large sink hole and replacement of approximately 75-linear feet of 36-inch storm sewer on Kendallwood Parkway at NE Brooktree Lane (\$30,854.87).

Original Contract Amount:	\$ 1,018,913.49
Change Order(s):	499,058.80
Revised Contract Amount:	\$ 1,517,972.29
Amount Paid to Date:	1,345,778.25
<b>Total Amount Due Final Pay:</b>	<b>\$ 172,194.04</b>

Public/Board/Staff Input:

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

Timothy A. Nebergall  
Department Director/Administrator

PC  
City Attorney

SW  
City Manager

RCA DUE TO CITY CLERK WEDNESDAY 12:00 PM

**RESOLUTION NO. R-20- 55**

**A RESOLUTION AUTHORIZING CHANGE ORDER NO. 7 IN THE AMOUNT OF \$53,841.98 TO THE CONTRACT WITH METRO ASPHALT INCORPORATED, FOR THE 2019 MILL AND OVERLAY PROGRAM PROJECT TP2006.**

**WHEREAS,** additional work under the 2019 Mill and Overlay Project has been determined necessary and is recommended by the Director of Public Works.

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

**THAT,** the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute Change Order No. 7 to the 2019 Mill and Overlay Project TP2006 with Metro Asphalt, Incorporated, as follows:

Original Contract Amount:	\$ 877,189.90
Change Order(s)	<u>1,207,216.14</u>
<b>Total approved to date:</b>	<b>2,084,406.04</b>
Change Order 7	<u>53,841.98</u>
<b>Revised Contract Amount:</b>	<b><u>\$ 2,138,248.02</u></b>

**FURTHER, THAT,** funds for such purpose are authorized from the Transportations Sales Tax Fund.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14<sup>TH</sup> DAY OF DECEMBER 2020.**

\_\_\_\_\_  
Jean B. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # R-20-55

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 11/18/2020

Department: Public Works

Meeting Date Requested: 11/23/2020

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

Subject: Change Order 7 to Project TP2006 for the 2019 Mill & Overlay Program.

Background: The contract for Project TP2006 was awarded to Metro Asphalt, Incorporated as authorized by Resolution R-19-22. Change Order 5 modified the scope of work to include the Fiscal Year 21 Mill and Overlay Program and was authorized by Resolution R-20-24. Change Order 7 expands the scope of work to include additional curb and sidewalk replacement and to add the resurfacing of the following streets to the program: N. Harrison – NE 71st Street to NE 72nd Street, NE 62nd Street – N. Main to the east dead end, and N. Olive from NE 73rd Street to NE 73rd Terrace. City staff recommends award of this change order to Metro Asphalt.

Budget Discussion: A financial breakdown of the contract is as follows:

Original Contract Amount:	\$ 877,189.90
Change Order(s)	<u>1,207,216.14</u>
<b>Total approved to date:</b>	2,084,406.04
Change Order 7	<u>53,841.98</u>
<b>Revised Contract Amount:</b>	<u><u>\$ 2,138,248.02</u></u>

Public/Board/Staff Input:

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

Timothy A. Nebergall  
Department Director/Administrator

PC  
City Attorney

SW  
City Manager

RCA DUE TO CITY CLERK WEDNESDAY 12:00 PM



**RESOLUTION NO. R-20-56**

**A RESOLUTION ACCEPTING EASEMENTS FROM CERTAIN PROPERTY OWNERS IN CONJUNCTION WITH THE NORTHEAST 76<sup>TH</sup> 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 76<sup>th</sup> 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 “UU” through “XX” 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, R-20-15, and R-20-33.

Temporary Construction Easement

“UU” – Mark & Ann Osborn  
“VV” – Jared Speckman

1404 NE 76<sup>th</sup> Street  
1303 NE 76<sup>th</sup> Street

Permanent Easement

“WW” – Amanda & Fernando Esquivel  
“XX” – Jared Speckman

7601 N. Troost Avenue  
1303 NE 76<sup>th</sup> 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 14<sup>th</sup> DAY OF DECEMBER, 2020.**

\_\_\_\_\_  
Jean B. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # 20-56

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 12/7/2020

Department: Public Works

Meeting Date Requested: 12/14/2020

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, R-20-15, and R-20-33. Acquisition of these easements will enhance the project scope.

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

Timothy A. Nebergall  
Department Director/Administrator

City Attorney

City Manager

**RESOLUTION NO. R-20-57**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH LAMP RYNEARSON, INCORPORATED, IN AN AMOUNT NOT TO EXCEED \$99,988.00 FOR THE COMPLETION OF A WATER TREATMENT MASTER PLAN, PROJECT WP2187.**

**WHEREAS**, the development of a water treatment master plan was identified as a City Council goal; and

**WHEREAS**, the City issued a Request for Proposals and Lamp Ryneerson, Incorporated was selected to perform the work.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Lamp Ryneerson, Incorporated, for professional engineering services for City Project No. WP2187 in an amount not to exceed Ninety Nine Thousand Nine Hundred and Eighty Eight Dollars and 00/100, (\$99,988.00); and

**FURTHER, THAT**, funds for such purpose are budgeted in the CWSS Fund.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 14<sup>TH</sup> DAY OF DECEMBER, 2020.**

---

Jean B. Moore, Mayor

Attest:

---

Ruth Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # 20-57

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 12/9/2020

Department: Public Works

Meeting Date Requested: 12/14/2020

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

Subject: Water Treatment Master Plan, Project WP2187

Background: The City of Gladstone funded a study to review the City's water treatment plant and other facilities in FY2021. A Request for Proposals (RFP) was issued seeking a qualified firm to complete the work. The City received 2 responses to the RFP and a 3-person committee comprised of staff selected Lamp Rynearson with which to negotiate a contract.

Budget Discussion: Funds are budgeted in the amount of \$ 150,000.00 from the CWSS Fund. Ongoing costs are estimated to be \$ N.A. annually. Previous years' funding was \$N.A.

Public/Board/Staff Input: Based on all available information, staff is recommending that the City execute a professional engineering services agreement with Lamp Rynearson, Incorporated for a time and materials price not to exceed \$99,988.00 at the next regularly scheduled City Council meeting.

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

Tim Nebergall  
Department Director/Administrator

City Attorney

City Manager

## **RESOLUTION R-20-58**

### **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE NORTHLAND ASSISTANCE CENTER AND THE CITY OF GLADSTONE.**

**WHEREAS**, through Resolution R-20-48, the City Council authorized the City Manager to execute a Memorandum of Understanding between the Northland Assistance Center (“NAC”) and the City of Gladstone (the “City”) for distribution of certain CARES Act funds; and

**WHEREAS**, the City and NAC desire to amend the Memorandum of Understanding.

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

**THAT**, the City Manager is hereby authorized to execute the First Amendment to the Memorandum of Understanding between the Northland Assistance Center and the City of Gladstone, Missouri, in substantially similar form to **Exhibit A** attached hereto and incorporated herein by reference.

**FURTHER, THAT**, the City Clerk is hereby directed to attest to the City Manager’s signature.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14TH DAY OF DECEMBER, 2020.**

---

Jean B. Moore, Mayor

Attest:

---

Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # R-20-58

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 12/3/2020

Department: General Administration

Meeting Date Requested: 12/14/2020

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

Subject: A Resolution authorizing the City Manager to execute the First Amendment to the Memorandum of Understanding between the Northland Assistance Center and the City of Gladstone.

Background: On October 12th, 2020, the City Council approved Resolution 20-48, which authorized the City Manager to enter into an agreement with the Northland Assistance Center and provide up to three (3) \$15,000 disbursements of CARES Act funds to the NAC for distribution to Gladstone residents who have been impacted by the COVID-19 pandemic. As a result, the Northland Assistance Center has distributed the entire \$45,000 and helped many families in Gladstone with past due utilities, rent, mortgage payments and other emergency assistance needed as a result of the pandemic. The proposed amendment to the existing agreement with the Northland Assistance Center will allow for one (1) additional disbursement of \$15,000 to be distributed to Gladstone residents who qualify for the financial assistance.

Budget Discussion: Funds are budgeted in the amount of \$ \$15,000 from the OTHER Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

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

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

Bob Baer  
Department Director/Administrator

PC  
City Attorney

SW  
City Manager

**FIRST AMENDMENT TO  
MEMORANDUM OF UNDERSTANDING BETWEEN THE NORTHLAND ASSISTANCE  
CENTER AND THE CITY OF GLADSTONE, MISSOURI**

This First Amendment (the "**Amendment**") dated this \_\_\_\_ day of \_\_\_\_\_, 2020 to the Memorandum of Understanding ("**MOU**") between the Northland Assistance Center ("**NAC**") and the City of Gladstone, Missouri (the "**City**"). The City and NAC may be collectively referred to herein as the Parties.

**WHEREAS**, the Parties entered into the MOU on \_\_\_\_\_, 20\_\_ in which the City agreed to distribute certain CARES funds to NAC and NAC agreed to administer those funds for distribution to certain eligible residents of the City; and

**WHEREAS**, the Parties desire to amend the MOU.

**NOW, THEREFORE**, in consideration of the premises and the mutual promises, covenants and agreements herein contained, the adequacy and sufficiency of which are hereby acknowledged and confessed, the Parties hereto do mutually promise, covenant and agree as follows:

**Section 1.** The paragraph numbered **ONE** (1) contained in the MOU is hereby deleted in its entirety and replaced with the following:

1. The City commits to making up to four (4) separate contributions of fifteen thousand dollars (\$15,000.00) each. Such contributions shall be used to make grants to qualifying Gladstone families.

**Section 2.** All other terms, provisions, promises, and agreements contained in the MOU not specifically amended, revised, or deleted in this Amendment and hereby ratified as being in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first-above written.

Agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

City of Gladstone

The Northland Assistance Center

\_\_\_\_\_  
Scott Wingerson, City Manager

\_\_\_\_\_  
Rita Pearce, Executive Director

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
City Counselor  
Attest:

\_\_\_\_\_  
City Clerk

**RESOLUTION NO. R-20-59**

**A RESOLUTION DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE SALE AND/OR DISPOSAL OF SUCH PROPERTY HELD BY THE CITY TO THE HIGHEST BIDDER VIA ONLINE AUCTION, SEALED BID, AND/OR OTHERWISE DISPOSED OF AS APPROVED BY THE CITY MANAGER.**

**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 otherwise disposed of appropriately as approved by the City Manager.

**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 upon approval of the City Manager.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE CITY COUNCIL OF GLADSTONE, MISSOURI, THIS 14<sup>TH</sup> DAY OF DECEMBER 2020.**

---

Jean B. Moore, Mayor

ATTEST:

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Ruth E. Bocchino, City Clerk



## EXHIBIT "A"

VEHICLES					
ASSET NUMBER	VEHICLE DESCRIPTION	VIN	DEPARTMENT	GEN FUND	PSST
1462	2013 Ford Interceptor Utility	1FM5K8AR7DGA18434	Public Safety		XX
1532	2016 Ford Interceptor Utility	1FM5K8AR7GGB44640	Public Safety		XX
1464	2012 Dodge Charger	2C3CDXAG4CH241117	Public Safety	XX	



## *Request for Council Action*

RES ☒ # R-20-59

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 12/2/2020

Department: Public Safety

Meeting Date Requested: 12/14/2020

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

Subject: Surplus property, vehicles.

Background: The Public Safety Department has prepared a list of vehicles that have no further use within city operations and request these vehicles be declared "surplus" and sold at auction (online) or be disposed of appropriately as approved by the City Manager.

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

Public/Board/Staff Input: Items have no further use within city operations and request the vehicles be declared "surplus" and sold at auction (online) or be disposed of as appropriate upon approval of the City Manager

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-20-60**

**A RESOLUTION VACATING A TEMPORARY CONSTRUCTION EASEMENT ACROSS PROPERTY LOCATED AT 6850 NORTH OAK TRAFFICWAY.**

**WHEREAS**, a temporary construction easement was granted to the City of Gladstone as part of the 2013 Old Maid's Creek Sanitary Sewer Interceptor Replacement - Project No. SB1293; and

**WHEREAS**, acquisition of the temporary construction easement was approved by Resolution 13-47 and was recorded with the Clay County Recorder of Deeds on August 29, 2013 as Document 2013033728 in Book 7174 at Page 143; and

**WHEREAS**, the current owner of the property has requested that the City of Gladstone vacate the aforementioned temporary construction easement; and

**WHEREAS**, the City of Gladstone has completed the project and no longer needs the temporary construction easement.

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

**THAT**, the above described temporary construction easement is hereby vacated by the City of Gladstone, Missouri; and

**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, all those things necessary to vacate the temporary construction easement; and

**FURTHER, THAT**, the City Clerk is hereby directed to provide a Certified Copy of this Resolution to Stewart Title Company, 2000 Kentucky Avenue, Suite B, Platte City, Missouri 64079.

**INTRODUCED, READ, PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 14<sup>TH</sup> DAY OF DECEMBER 2020.**

---

Jean B. Moore, Mayor

ATTEST:

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Ruth E. Bocchino, City Clerk



## ***Request for Council Action***

RES ☒ # 20-60

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 12/7/2020

Department: Public Works

Meeting Date Requested: 12/14/2020

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

Subject: 6850 N. Oak Trafficway Temporary Construction Easement Vacation

Background: The owner of 6850 N. Oak Trafficway recently contacted the City requesting vacation of a temporary construction easement across the property. Acquisition of the easement was approved by Resolution 13-47 and was recorded with the Clay County Recorder of Deeds on August 29, 2013 as Document 2013033728 in Book 7174 at Page 143.

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

Public/Board/Staff Input: City staff has determined that the easement was acquired as part of the 2013 Old Maid's Creek Sanitary Sewer Interceptor project number SB1293 and is no longer needed. Staff recommends vacation of the easement.

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

Timothy A. Nebergall  
Department Director/Administrator

City Attorney

City Manager



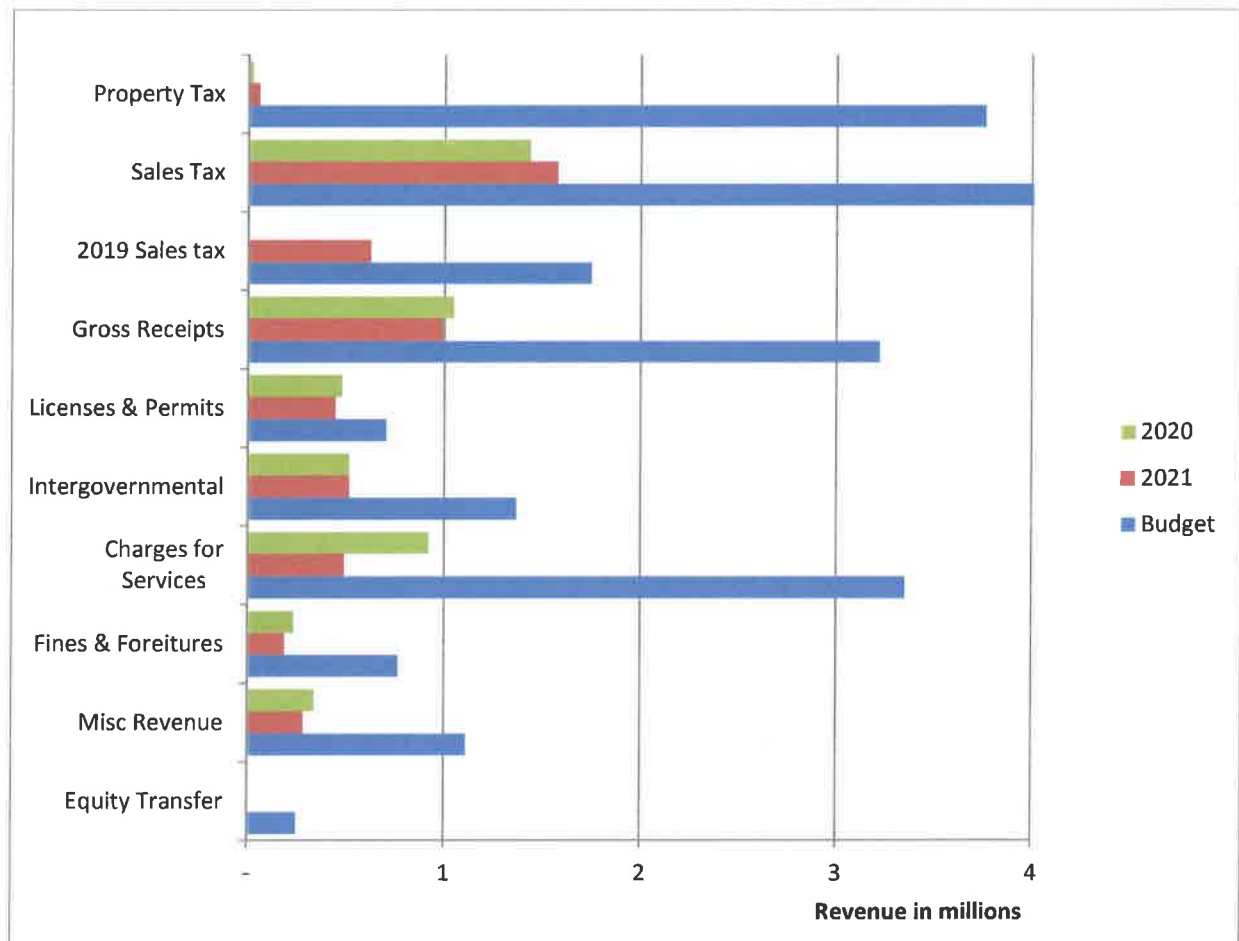
# CITY OF GLADSTONE MISSOURI

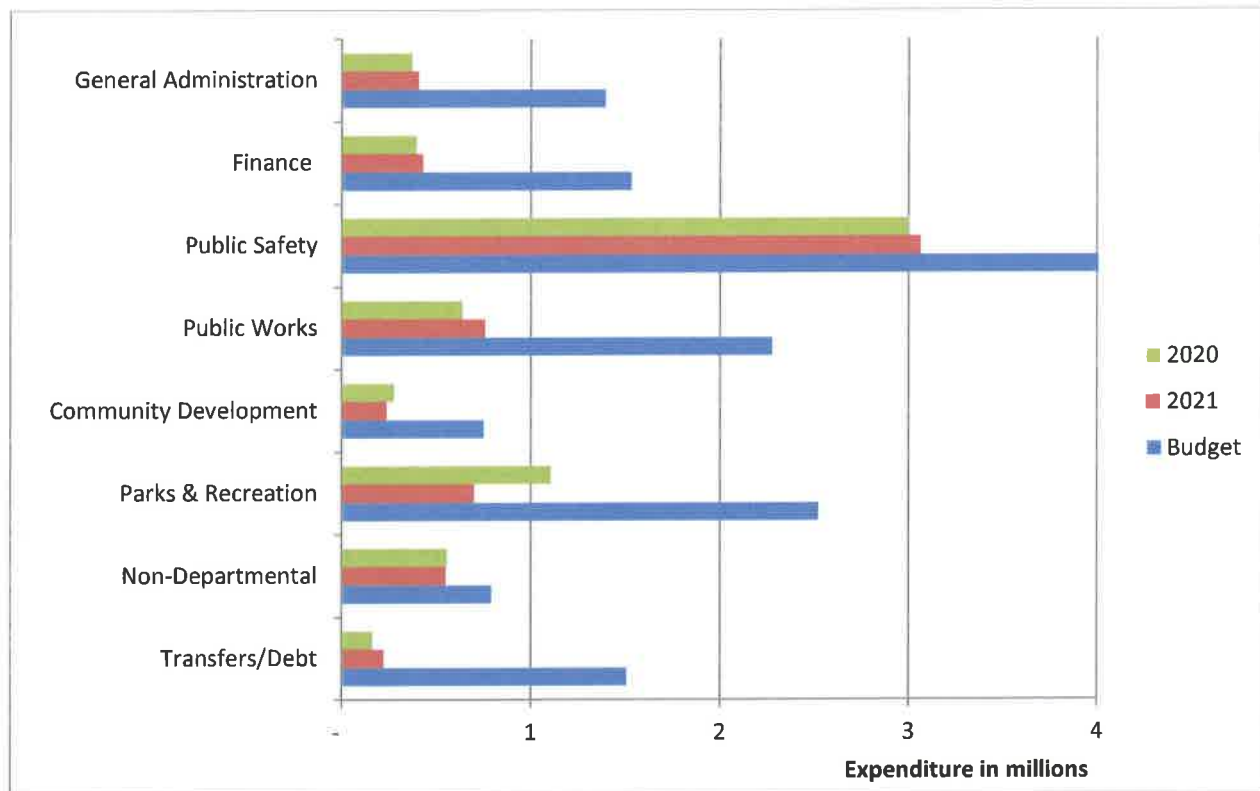
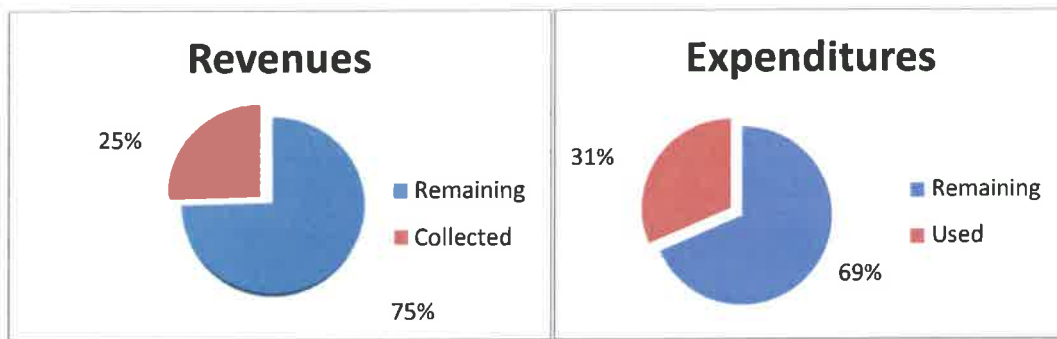
Financial Report for 1 Month Ending  
October 31, 2020

## GENERAL FUND

### General Fund Revenues

Total revenues for the General Fund through 4 months or 33% of this fiscal year are \$5,199,501 compared to total budgeted revenues for the year of \$20,423,596 or 25% of budgeted revenue. Property tax receipts are \$61,278. Sales tax on a cash basis is \$1,576,654 or \$139,739 (10%) over last year. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$627,179. Gross receipts taxes are \$994,802, down 5% from last year. License and Permits revenues are \$448,299, down 7% or \$33,549. Intergovernmental revenue is comparable to the previous year at \$518,692. Charges for Services are \$495,382, down 46% or \$427,380 compared to the previous year due to senior and recreation activities. Fines and Forfeitures have decreased 19% from the same time last year to \$190,423. Miscellaneous Revenue is \$286,791, down 17% or \$26,887 due to a decrease in interest income and the timing of rent payments.

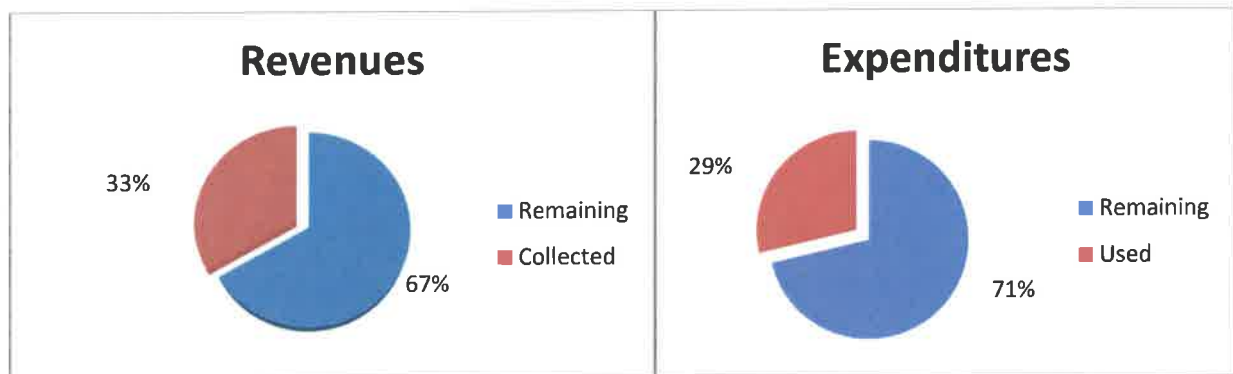
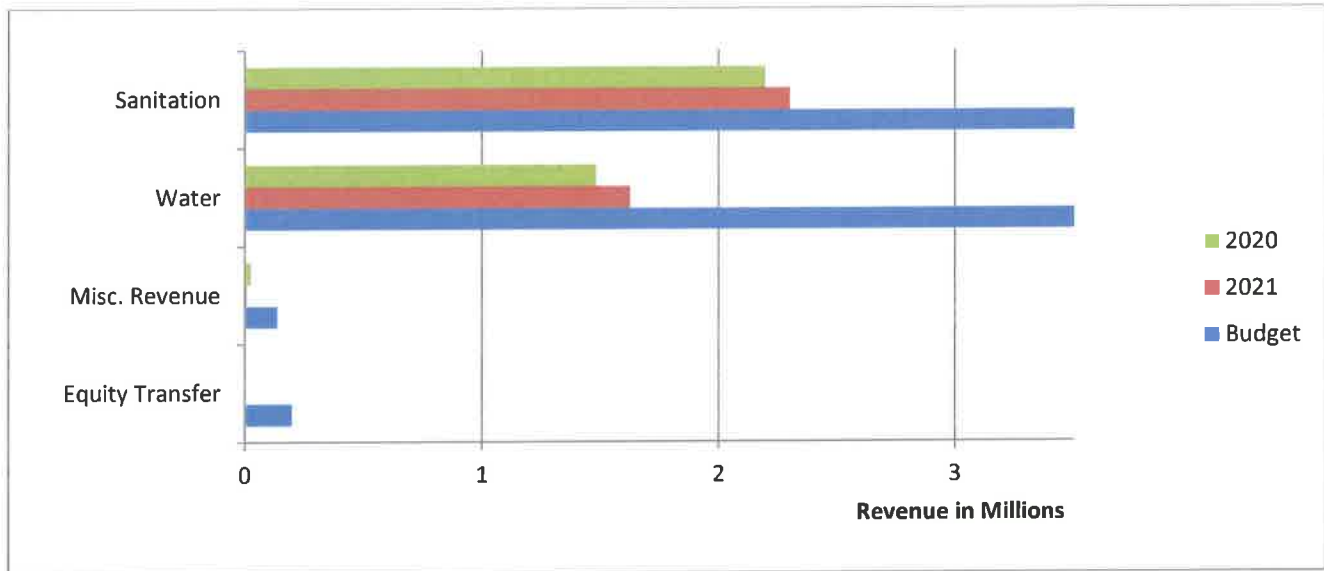




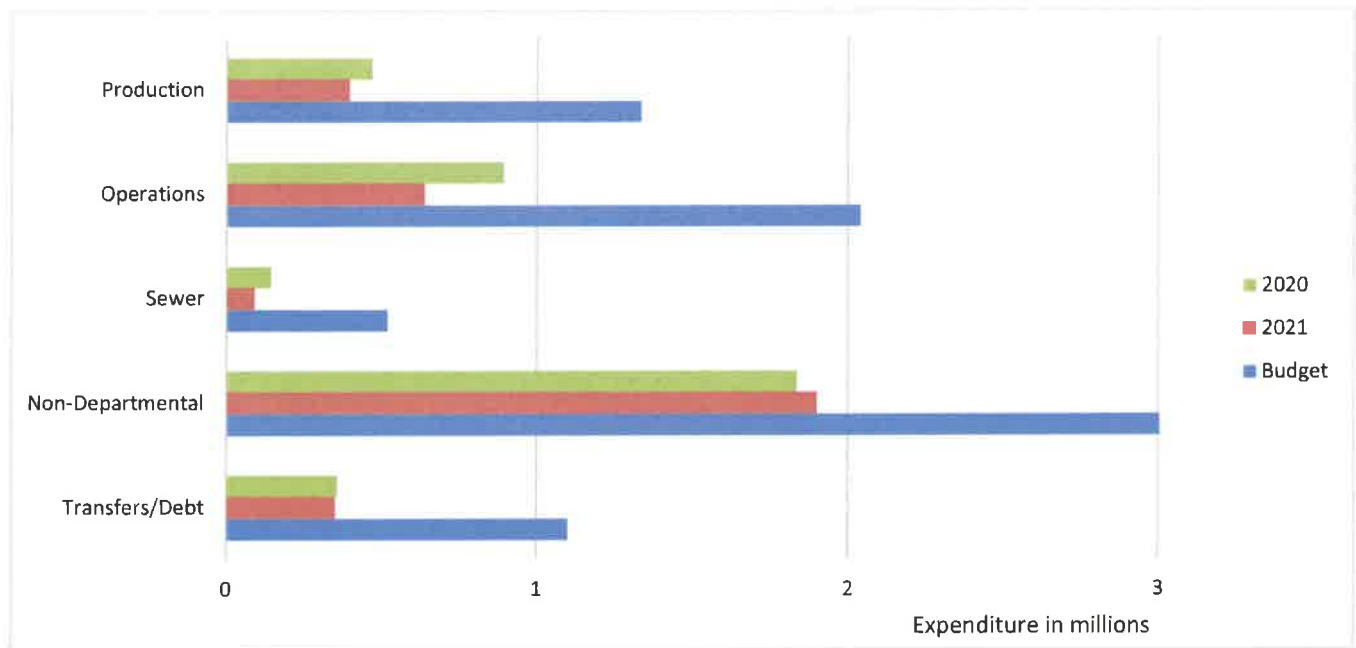
Expenditures through 4 months or 33% of this fiscal year amounted to \$6,405,500 or 31% of FY21 budgeted expenditures of \$20,373,273. This indicates that actual expenditures are 2% or \$132,599 less than last year's expenditures of \$6,538,099. General Administration expenditures increased \$36,713 or 10% over last year for a total of \$412,646 due to contractual payments. Finance expenditures have increased \$33,897 to \$434,436 due to the purchase of new tough books for the patrol vehicles. Public Safety expenditures are \$3,067,069, an increase of \$118,527 due to the timing of the purchase of a new vehicle and increased personnel costs. Public Works expenditures are \$761,996 or 18% more than the prior year due to increases in personnel costs and the timing of road salt purchases. Community Development expenditures are \$241,849, a decrease of \$38,128 due to the timing of contractual obligations and staffing changes. Parks & Recreation expenditures are \$705,097, down 36% or \$402,579 from the same time last year due to decreases in Senior Activities and staffing changes. Non-Departmental expenses are 1% less than the previous year at \$555,569. Transfers and debt have increased \$59,716 to \$226,838 due to a lease purchase from the 2020 fiscal year (new ambulance and software). Current expenditures exceed current revenues in the amount of \$1,206,001. This is due to the City's full year insurance premium and debt payments being due in August, while the bulk of the property taxes will not come in until January.

## COMBINED WATER AND SEWERAGE SYSTEM FUND

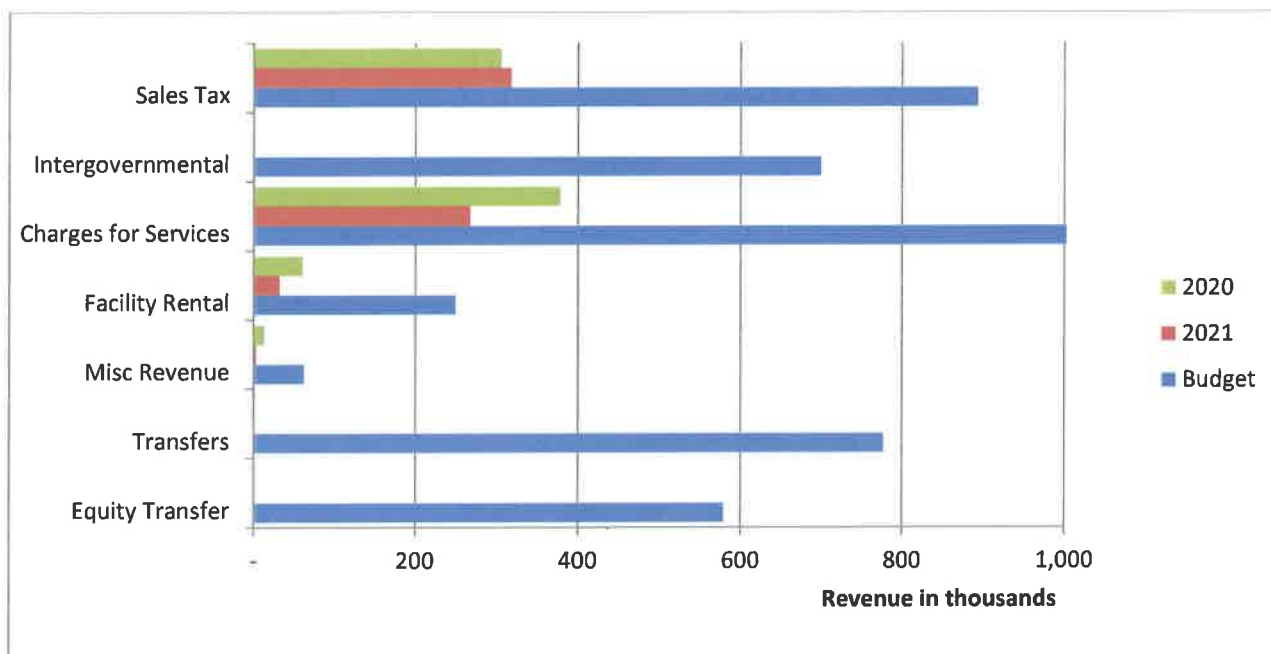
Total budgeted revenues for the fiscal year are \$11,845,216. Total revenues through 4 months or 33% of this fiscal year, amounted to \$3,942,699 or 33% of FY21 budgeted revenues. Revenues are up \$229,262 (.06%) from last year due to increased water and sewer consumption.



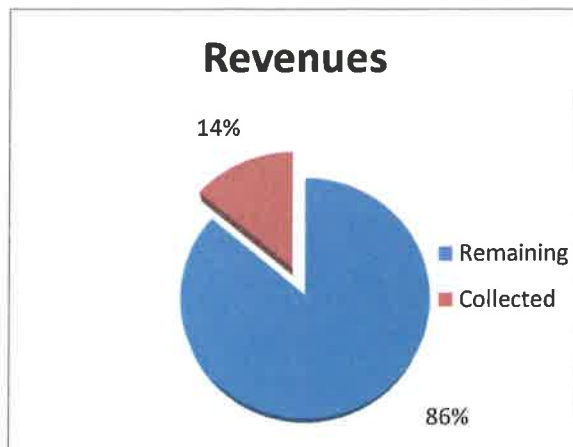
Total budgeted expenses for the fiscal year are \$11,839,095. Total expenses through 4 months or 33% of this fiscal year amounted to \$3,391,981 or 29% of FY21 budgeted expenses. Production expenditures are down \$71,524 to \$400,349 due to the timing of contractual payments. Operations division expenditures are \$641,775, a decrease of \$253,584 due to the timing of water line replacements. Sewer division expenditures have decreased \$54,908 to \$92,419 due to the timing of sewer line maintenance and changes in personnel. Non-departmental expenditures are \$1,902,436, up 4% due to the increase in water and sewage consumption. Transfers and debt are comparable to last year at \$355,002. Current revenues exceed current expenditures by \$500,748.



### COMMUNITY CENTER AND PARKS TAX FUND

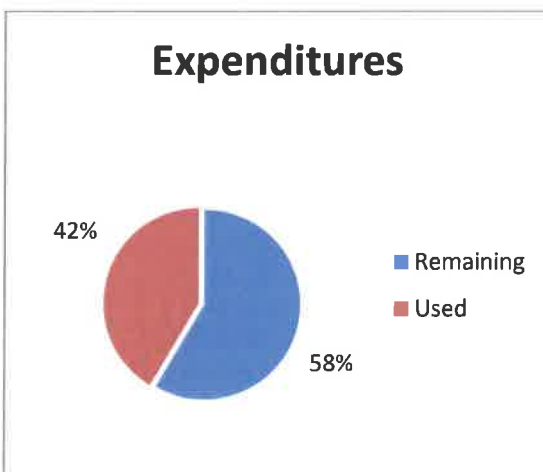
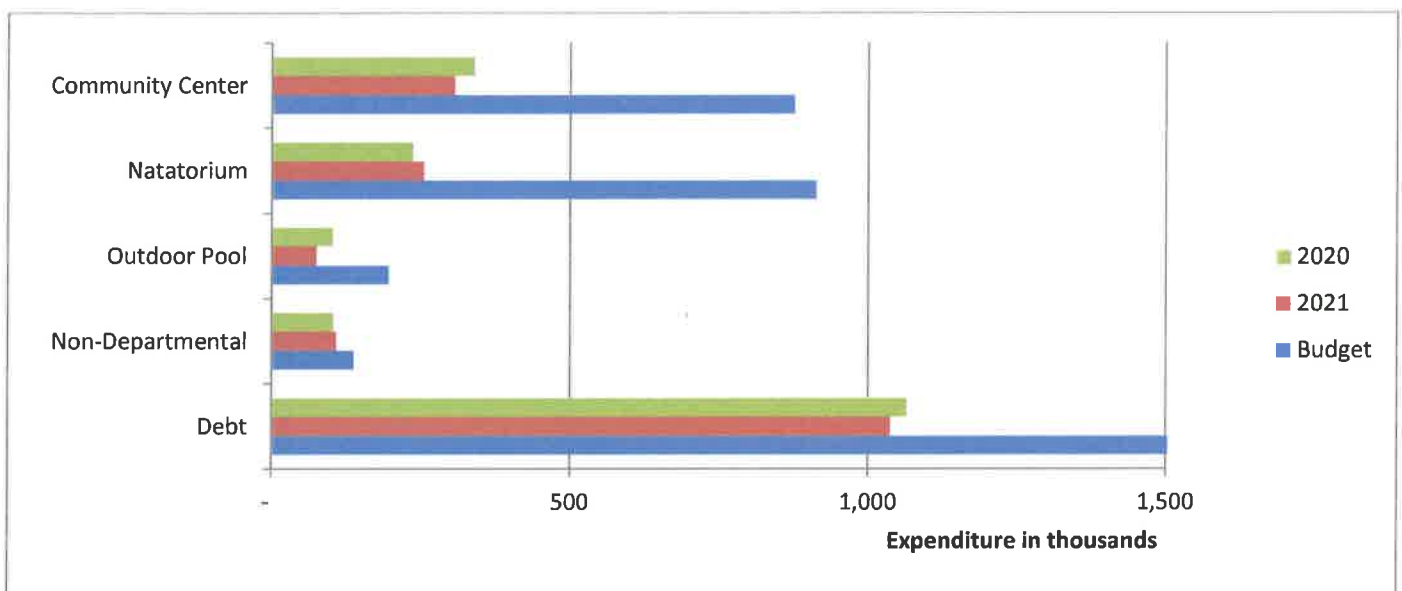






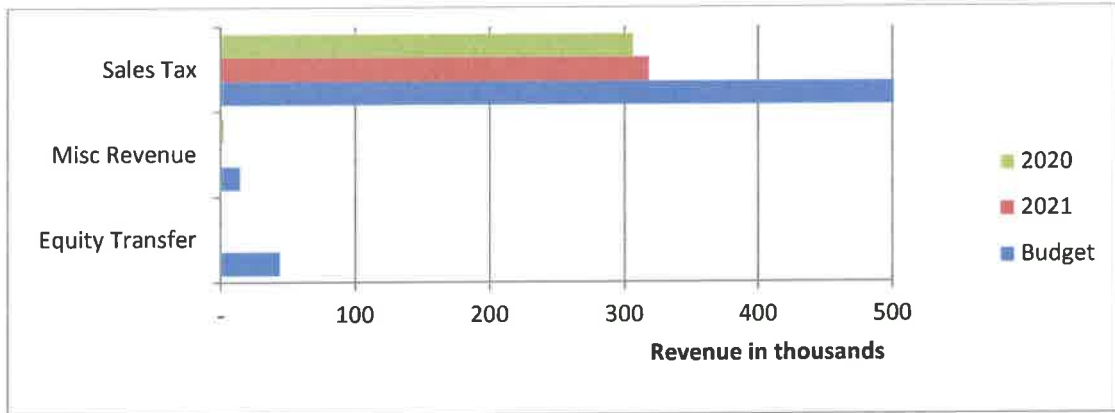
Total budgeted revenues for the fiscal year are \$4,519,630. Total revenues through 4 months or 33% of this fiscal year, amounted to \$623,320 or 14% of FY21 budgeted revenues. Sales tax received is \$318,657, up 4% from the previous year. Intergovernmental revenue (Charge to the North Kansas City School District for the natatorium) is usually received in January. Charges for Services are \$268,527, down 29% or \$109,967. Revenue from facility rental is \$32,548, down 73%. Miscellaneous revenue is \$3,588, down \$9,923 from prior year. Budgeted transfers to the fund are \$777,700 and will occur throughout the fiscal year. Equity transfer budgeted for the fiscal year is \$579,306 to offset the anticipated revenue

loss.

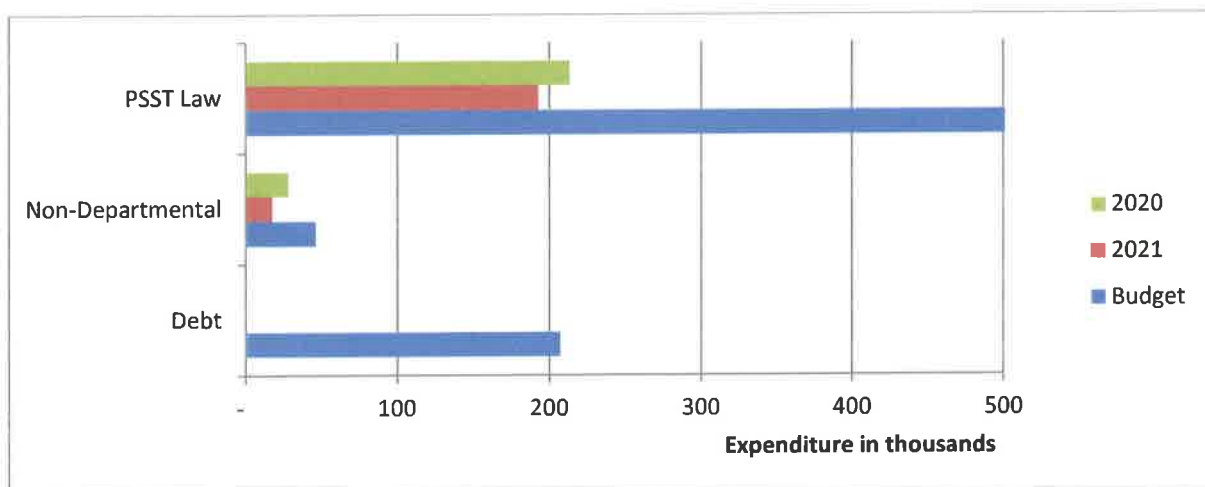
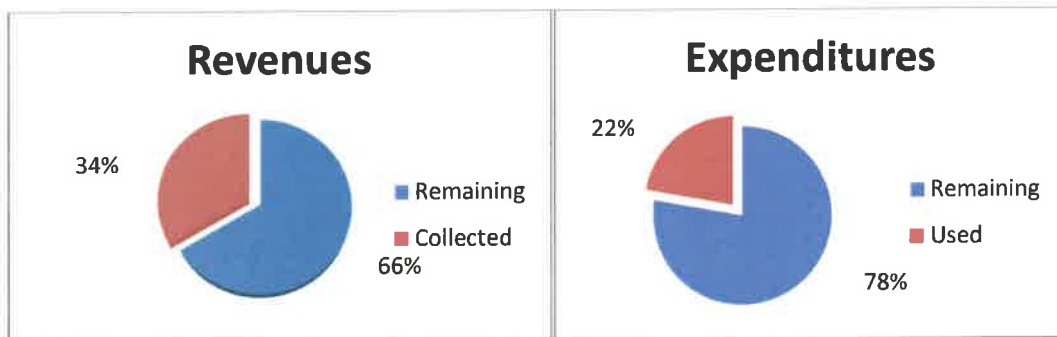


Total budgeted expenditures for the fiscal year are \$4,293,764. Total expenses through 4 months or 33% of this fiscal year, amounted to \$1,786,071 or 42% of FY21 budgeted expenses. Community Center expenses have decreased 10% from the same time last year to \$307,240 due to capital purchases in the previous year. The Natatorium expenses are \$255,745, an increase of \$18,684 from the same time last year due to increased personnel costs. Outdoor Pool expenses are \$75,792, \$26,848 below the previous year. Non-departmental is \$109,261, an increase from last year of \$5,526. Debt is comparable to the prior year. Current expenses exceed current revenues by \$1,162,750.

## PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$952,675. Total revenues through 4 months or 33% of this fiscal year amounted to \$319,293 or 34% of FY21 budgeted revenues. Sales tax on a cash basis is up 4%. Miscellaneous revenue is comparable to the prior year.



Total budgeted expenditures for the fiscal year are \$950,769. Total expenses through 4 months or 33% of this fiscal year are \$210,978 or 22% of the FY21 budgeted expenses. Law division is \$193,087, down 10% from the same time last year due to the timing of capital purchases. Non-Departmental is 17,891, compared to \$28,404 during the previous year. The increase is due to the timing of equipment maintenance. No payments for debt have been made at this time. Current revenue over expense for the fund is \$108,314.

Respectfully submitted,

A handwritten signature in dark ink, reading "Dominic Accurso". The signature is written in a cursive style with a large, looped initial "D".

Dominic Accurso  
Director of Finance

**AGENDA ITEM #11**  
**BOARD & COMMISSION APPOINTMENT RECOMMENDATIONS**  
**FOR CITY COUNCIL ACTION DECEMBER 14, 2020**

**BOARD/COMMISSION**

**TERM EXPIRATION**

**ARTS COMMISSION**

Reappointment	Anne Alexander	December 2023
Reappointment	Robyn Downing	December 2023
Reappointment	Ceresa Jackson	December 2023

**BOARD OF ZONING ADJUSTMENT**

Reappointment	Larry Newport	December 2025
Reappointment	Robert Settich	December 2025
New Appointment	Craig Welsh	December 2025

**CAPITAL IMPROVEMENTS PROGRAM**

Reappointment	Pete Hall	December 2023
Reappointment	Beverly Johnson	December 2023
New Appointment	Cameron Nave	December 2023

**CODE BOARD OF APPEALS**

Reappointment	Kathy Timmerman	December 2023
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**ENVIRONMENTAL MANAGEMENT ADVISORY COMMITTEE**

Reappointment	Dallas Ascencio	December 2023
Reappointment	Jim Butler, Jr.	December 2023
Reappointment	Jared Cole	December 2023

**INDUSTRIAL DEVELOPMENT AUTHORITY**

Reappointment	Richard Conn	December 2026
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**NEIGHBORHOOD COMMISSION**

Reappointment	Charles Dobbs	December 2023
Reappointment	Carolyn Meyer	December 2023
Reappointment	Chris Spurgeon	December 2023
New Appointment	Jackie Bradbury	December 2022

**PARKS AND RECREATION ADVISORY BOARD**

Reappointment	Tammy McFerran	December 2023
Reappointment	Jocelyn Rivard	December 2023
New Appointment	Scott Hanover	December 2023

**PLANNING COMMISSION**

Reappointment	Bill Turnage	December 2024
Reappointment	Brenda Lowe	December 2024

**TAX INCREMENT FINANCING COMMISSION**

Reappointment	Brian Bock	December 2024
Reappointment	A. Marie Young	December 2024

**COMPREHENSIVE PLAN TASK FORCE**

New Appointment	Cameron Nave (At-large)
New Appointment	Maitland Mehlhaff (At-large)

**RESOLUTION NO. R-20-61**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE MATTIE RHODES 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.**

**WHEREAS**, Congress passed and the President signed the Coronavirus Aid, Relief and Economic Security (CARES) Act on March 27, 2020; and

**WHEREAS**, the City received a portion of the CARES Act funds distributed to Clay County from the State of Missouri; and

**WHEREAS**, it has been determined that providing emergency financial assistance to Gladstone residents directly impacted by the loss of income due to the COVID-19 public health emergency is an authorized use of CARES Act funds; and

**WHEREAS**, the Mattie Rhodes Center has the qualifications, resources, and ability to review and approve applications from Gladstone residents in need of financial assistance for rent or mortgage payments, overdue utility bills, and/or other individual emergency needs; and

**WHEREAS**, the Mattie Rhodes Center has agreed to administer the grant program and distribute financial assistance to Gladstone residents who are in need; and

**WHEREAS**, the City desires to enter into an Agreement with the Mattie Rhodes Center to administer the grant program and distribute the available funds.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to enter into the proposed agreement with The Mattie Rhodes Center, on the terms and conditions set forth in the Memorandum of Understanding (MOU), and to take any other such measures as may be required to ensure the distribution of CARES Act Funds to assist Gladstone residents directly impacted by the COVID-19 pandemic.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14TH DAY OF DECEMBER, 2020.**

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Jean B. Moore, Mayor

ATTEST:

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Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # R-20-61

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 12/2/2020

Department: General Administration

Meeting Date Requested: 12/14/2020

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

Subject: A Resolution authorizing the City Manager to enter into an agreement with The Mattie Rhodes Center to administer a grant program that assists Gladstone residents directly impacted by the COVID-19 pandemic.

Background: On March 27, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act, which established a funding source that was disbursed to individual States based on population. Missouri, in turn, distributed a certain amount of that funding to individual counties, also based on population. In May, Clay County divided up the funds allocated to them proportionally to each municipality but asked that each municipality be responsible for using their share in accordance to regulations set forth by the United States Treasury Department. It has been determined that the distribution of funds to qualified Gladstone residents impacted by the COVID-19 public health emergency is an authorized use of CARES Act funds. The City of Gladstone is proposing to provide up to \$25,000 to the Mattie Rhodes Center to be used towards grants for Gladstone residents in need of emergency financial assistance due to the COVID-19 pandemic. Such assistance could include overdue rent or mortgage payments to avoid eviction or foreclosure, past due utility bills, or other emergency individual needs caused by a loss of income. The Mattie Rhodes Center has the resources and ability to review applications and distribute the funds to those truly in need of emergency assistance.

Budget Discussion: Funds are budgeted in the amount of \$ \$25,000 from the OTHER Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

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

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

Bob Baer  
Department Director/Administrator

PC  
City Attorney

SW  
City Manager

**Memorandum of Understanding**  
**Between The Mattie Rhodes Memorial Society dba Mattie Rhodes Center and The City of Gladstone**

This MEMORANDUM OF UNDERSTANDING (this "MOU") is dated as of December \_\_\_\_\_, 2020 ("Effective Date"), by and between the City of Gladstone, a municipal corporation duly organized and existing under the laws of the State of Missouri (the "City") and Mattie Rhodes Memorial Society dba Mattie Rhodes Center, a Missouri nonprofit corporation ("MRC").

**Recitals**

- A. Congress passed and the President signed the Coronavirus Aid, Relief and Economic Security (CARES) Act on March 27, 2020. The CARES Act provides for Federal Stimulus Funds to flow to the State by population and to Counties within the State also by population.
- B. Certain types of grants are indicated in the guidance as eligible, including expenditures related to emergency financial assistance to individuals and families directly impacted by a loss of income due to COVID-19 public health emergency. Such assistance could include, for example, utility payment relief, or a program to assist individuals with payment of overdue rent or mortgage payments to avoid eviction or foreclosure or unforeseen financial costs for funerals, and other emergency individual needs caused by COVID-19. Such assistance should be structured in a manner to ensure as much as possible, within the realm of what is administratively feasible, that such assistance is necessary.
- C. The City staff has neither the capacity nor the qualifications to administer such a program. MRC does, however, have the qualifications, capacity and the ability to administer such a program.

Accordingly, the following is agreed to between the City and the MRC:

- 1. The City commits to making one (1) contribution of twenty-five thousand dollars (\$25,000.00). Such contributions shall be used to make grants to qualifying Gladstone families for rent, mortgage, and/or utility relief and to support administration of the program.
- 2. MRC shall review and approve applications from Gladstone residents for assistance with rent or utilities. All applicants will be required to provide proof of residency, picture identification for all household members over 18 years of age, social security



cards for all household members, proof of income, when appropriate, and a letter from the landlord or mortgage company and/or a copy of the utility bill(s). Alternatively, MRC will require:

MAAC LINK Intake and Consent Form

Copies of utility bills.

Written notice from landlord outlining a willingness to work with the tenant if agreed amount of emergency assistance is made by MRC. Copy of lease agreement and signed W-9 Form by the landlord.

Cover sheet explaining the reason for the request.

3. MRC will be responsible for the disbursement of funds directly to the purveyor.
4. MRC will enter all clients into the Mid-America Assistance Center (MAAC) database and will provide reports to the City staff on a monthly basis.
5. MRC shall comply with all federal, state and local laws, rules, regulations and guidelines in carrying out the services described herein.
6. The recitals set forth above are true and correct and are incorporated herein by reference and made a part of this MOU.
7. The persons executing this MOU 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 MOU on behalf of said party, (iii) by so executing this MOU, such party is formally bound to the provisions of this MOU, and (iv) the entering into this MOU does not violate any provisions of any other agreement to which said party is bound.
8. This Memorandum of Understanding is effective until grant funds are exhausted.

Agreed to this \_\_\_\_\_ day of December, 2020.

City of Gladstone

\_\_\_\_\_  
Scott Wingerson, City Manager

The Mattie Rhodes Center

\_\_\_\_\_  


John Fierro, President/CEO

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO TRUDY TAYLOR FOR OPERATION OF A CHILD CARE FACILITY ON PROPERTY AT 7406 N. MAIN.**

**WHEREAS**, Pursuant to Section 32-39 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for a Special Use Permit on property at 7406 N. Main, legally described as Lot 10, Linden West 2<sup>nd</sup> Plat; and

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

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

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, as follows:**

**SECTION 1.** That Trudy Taylor is hereby granted a Special Use Permit for operation of a day care facility on property at 7406 N. Main, the effective date of which shall be the enactment date of this Ordinance and expiring 10 years from the date of passage of this ordinance, all subject to the following conditions:

1. This Special Use Permit is issued to Trudy Taylor to be used at this address only. This Special Use Permit shall be non-transferable to any other person or company, or to any other location. Any change in operation of the business by Trudy Taylor or change in ownership shall render this Special Use Permit null and void.
2. Trudy Taylor shall maintain a Child Care License as required by the State of Missouri, Division of Family Services. If, for any reason, the State of Missouri revokes or suspends the Child Care License, this Special Use Permit shall also be revoked or suspended.
3. No person other than Trudy Taylor shall be employed at this location or any other address in association with the child care operated by Trudy Taylor, except in emergency situations as required by State Day Care Licensing.
4. The maximum number of children in care on the premises at any one time shall be limited to ten (10) full-time.
5. Hours of operation shall be limited to 6:30 AM to 5:30 PM, Monday through Friday.
6. Trudy Taylor must reside at this address for this permit to be valid.
7. Trudy Taylor shall apply for and maintain all applicable State and City Business and Occupational Licenses.

8. Trudy Taylor shall comply with all fire safety requirements made by the City of Gladstone Fire Inspector in addition to all fire safety requirements for any State license.

9. No structural changes shall be made to the house or property for the purpose of operating the child care other than those structural changes required by the State of Missouri or the City of Gladstone pursuant to the City Code.

10. A 42" tall fence is to be maintained in good condition around the child play area as long as this operation exists.

11. Any false statements in the application or violation of these conditions or other City Code requirements may result in the cancellation of this Special Use Permit.

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

**PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14<sup>TH</sup> DAY OF DECEMBER, 2020.**

\_\_\_\_\_  
Jean B. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Ruth Bocchino, City Clerk

1<sup>st</sup> Reading: December 14, 2020

2<sup>nd</sup> Reading: December 14, 2020

File # 2020-12



## *Request for Council Action*

RES ☐ #

BILL ☐ # 20-36

ORD # 4.536

Date: 12/8/2020

Department: Community Development

Meeting Date Requested: 12/14/2020

Public Hearing: Yes ☒ Date: 12/14/2020

Subject: In-Home Childcare Facility - Special Use Permit

Background:

Trudy Taylor has had a special use permit for operating an in-home childcare facility dated back to 1998. Mrs. Taylor is requesting another renewal of her existing special use permit.

Mrs. Taylor has operated this childcare business from her home under Special Use Permits granted for (3) years in 1992, (5) years in 1995, (10) years in 2000, and (10) years in 2010 for a total of twenty-eight (28) years without any incident requiring City involvement.

A hand written letter from Trudy Taylor is included in your packet.

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: Public Comments – None; Staff Comments – City Staff recommends that the request be approved contingent upon the conditions listed in the staff report; Commissioner Comments – A commissioner asked if the fence is in good standing. The fence meets city code and staff has not received any complaints. The Special Use Permit was approved unanimously. 10 Yes – 0 No

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

Austin Greer, Assistant To the City Manager/Planning Administrator

PC  
City Attorney

SW  
City Manager

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall/Some were present via zoom*  
Monday, December 7th, 2020  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Chase Cookson  
Mike Ebenroth  
JN Hernandez  
Alicia Hommon  
Brenda Lowe  
Gary Markenson  
Katie Middleton, Vice-Chair  
Kim Murch  
Bill Turnage  
Jennifer McGee, Chair

**Absent:** James New  
Larry Whitton

**Council & Staff Present:**

Bob Baer, Asst. City Administrator (via zoom)  
Austin Greer, Planning Administrator  
Angie Daugherty, Admin. 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 October 5th, 2020 minutes.**

**MOTION: By Mr. Turnage second by Mr. Ebenroth to approve the October 5th, 2020 meeting minutes. All said Aye. The motion carried. (10 Yes- 0 No)**

**Item 4 on the Agenda:** Public Hearing: on a Special Use Permit at 7406 N Main. Applicant /Owner Trudy Taylor. File #2020-012.

Mr. Greer read the staff report. Trudy Taylor has had a Special Use Permit for operating an in-home child care facility dated back to 1998. Mrs. Taylor is requesting another renewal of her existing Special Use Permit. Mrs. Taylor has operated this business from her home under Special Use Permit granted back in 1992 all the way through 2010 and is asking for another extension and there has been zero incidences requiring city involvement at her location. The City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request.

- 1.) The Special Use Permit is issued to Trudy Taylor to be used at this address alone. This Special Use Permit shall be nontransferable to another person or company or to another location. Any change in operation of the business of Trudy Taylor or change of ownership shall render this Special Use Permit null and void.
- 2.) Trudy Taylor shall maintain a child care license as required by the State of Missouri Division of Child Services. If for any reason the State of Missouri revokes or suspends the child care license the Special Use Permit shall also be revoked or suspended.
- 3.) No person other than Trudy Taylor shall be employed at this location or at another address in association with the child care operated by Trudy Taylor. Except in emergency situations as required by state daycare licensing.
- 4.) The maximum number of children in care on the premises at any one time shall be limited to 10 full time none related.
- 5.) Hours of operation shall be limited to 6:30am to 5:30pm Monday through Friday.
- 6.) Trudy Taylor must reside at this address for this permit to be valid.
- 7.) Trudy Taylor must apply for and maintain all applicable state and city business and occupational licenses.
- 8.) Trudy Taylor must comply with all fire safety requirements made by the City of Gladstone Fire Inspector. In addition to all fire safety requirements for any state license.
- 9.) No structural changes shall be made to the house or property for the purpose of operating the child care other than the structural changes required by the State of Missouri or the City of Gladstone up to city code.
- 10.) A 42-inch-tall fence is to be maintained and in good condition around the child play area as long as this operation exist.
- 11.) Any false statements in the application or violation of these conditions or any other city code requirements may result in the cancelation of this Special Use Permit. City Staff recommends that the request be approved contingent upon the condition listed above for a period of 10 years.

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

The applicant did not have anything to add.

Chairperson McGee asked if anyone in the audience that wished to speak in favor or opposing of this application.

Mr. Greer said no audience members would like to speak here in City Hall.

Chairperson McGee asked for discussion from the Planning Commission. Ms. Lowe needed Clarification on the number of children that can be kept at the home? Mr. Lowe thinks she heard 10 non related. Mr. Greer said 10 has been the number that has been used but if there were siblings they could go to this facility together. Mr. Markenson asked if the fence is in existence? Mr. Greer said yes the fence is there and in good condition.

Chairperson McGee close the public hearing.

**MOTION: By Mr. Markenson, second by Mix Hernandez to approve Special Use Permit at 7406 N Main file number 2020-012.**

<b>Vote: Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>
<b>Mix Hernandez</b>	<b>Yes</b>
<b>Ms. Hommon</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Chairperson McGee</b>	<b>Yes</b>

**All said Aye. The motion carried. (10-Yes, 0-No)**

**Item 5 on the Agenda:** Public Hearing: of a request for a Site Plan Revision and Zoning change at 5610 N Oak Trafficway. Applicant/Owner AutoSmart LLC File #2020-013.

Mr. Greer read the staff report. The applicant is proposing to construct a brand new Jeep Showroom between the 2 existing dealership buildings. The applicant is proposing to replat multiple properties into one plat and rezone the various commercial properties into cp3 planning district commercial. With an increase in impervious service on the Southwest and Northeast areas of the property. There will be storm water infrastructure upgrades. A new 6-foot vinyl fence earth tone in color and landscaping on the North side of the property will be installed. From that neighborhood meeting a concern was raised regarding the demolition of 2 homes currently owned by the applicant AutoSmart LLC in order to expand the parking lot adjacent to Northeast 57<sup>th</sup> Street. These 2 homes are located at 205 and 203 NE 57<sup>th</sup> Street and are currently being used as rental property by the applicant. In addition, the applicant is also installing an 8-foot vinyl privacy fence earth tone in color to separate the residential properties in the Gladstone Dodge property on the entire West side of the property. We have learned that some of the residents do have issues with vehicle delivery on 57<sup>th</sup> street. We have been working with the applicant and Mr. Mark Spurgeon on that progress as well as some of the representatives of the neighborhood. At this point we have not been able to come to a resolution on the delivery of vehicles on 57<sup>th</sup> Street. But this is something we are trying to work through. 2 featured manicured areas will be irrigated and maintained. Northeast corner of the property adjacent to Northeast 57<sup>th</sup> Street and N Oak Trafficway as well as the Southwest corner of the property adjacent to NE Englewood Rd. In order to improve traffic flow within the dealership on N Oak Trafficway the entry exit located to the South of the property adjacent to the intersection of N Oak Trafficway and Northeast Englewood Rd will be permanently closed and infilled with curb and gutter. 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 perpetuity.
- 2.) All exterior lighting shall be LED.
- 3.) Trash service deliveries and distributions will be scheduled between the hours of 7am till 10pm.
- 4.) Any and all disturbed areas shall be sodded.





## Community Development Department

### Staff Report

Date: December 8, 2020

File #:

Requested Action: Renewal of Special Use Permit

Date of PC Consideration: December 7, 2020

Date of Council Consideration: December 14, 2020

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Applicant: Trudy Taylor

Owner: Trudy Taylor

Architect/  
Engineer: N/A

Address of Property: 7406 N. Main

### Planning Information

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- 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; Linden West Elementary School
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Traffic Impacts: None
- Parking Required: 2  
Parking Provided: 2+
- Proposed Signage: None

### Analysis

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Trudy Taylor has had a special use permit for operating an in-home childcare facility dated back to 1998. Mrs. Taylor is requesting another renewal of her existing special use permit.

Mrs. Taylor has operated this childcare business from her home under Special Use Permits granted for (3) years in 1992, (5) years in 1995, (10) years in 2000, and (10) years in 2010 for a total of twenty-eight (28) years without any incident requiring City involvement.

## **Recommended Conditions**

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

1. This Special Use Permit is issued to Trudy Taylor to be used at this address only. This Special Use Permit shall be non-transferable to any other person or company, or to any other location. Any change in operation of the business by Trudy Taylor or change in ownership shall render this Special Use Permit null and void.
2. Trudy Taylor shall maintain a Child Care License as required by the State of Missouri, Division of Family Services. If, for any reason, the State of Missouri revokes or suspends the Child Care License, this Special Use Permit shall also be revoked or suspended.
3. No person other than Trudy Taylor shall be employed at this location or any other address in association with the child care operated by Trudy Taylor, except in emergency situations as required by State Day Care Licensing.
4. The maximum number of children in care on the premises at any one time shall be limited to ten (10) full-time.
5. Hours of operation shall be limited to 6:30 AM to 5:30 PM, Monday through Friday.
6. Trudy Taylor must reside at this address for this permit to be valid.
7. Trudy Taylor shall apply for and maintain all applicable State and City business and occupational licenses.
8. Trudy Taylor shall comply with all fire safety requirements made by the City of Gladstone Fire Inspector in addition to all fire safety requirements for any State license.
9. No structural changes shall be made to the house or property for the purpose of operating the child care other than those structural changes required by the State of Missouri or the City of Gladstone pursuant to the City Code.
10. A 42" tall fence is to be maintained in good condition around the child play area as long as this operation exists.
11. Any false statements in the application or violation of these conditions or other City Code requirements may result in the cancellation of this Special Use Permit.

## **Recommendation**

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Staff is recommending approval of this special use permit request for a period of ten (10) years.

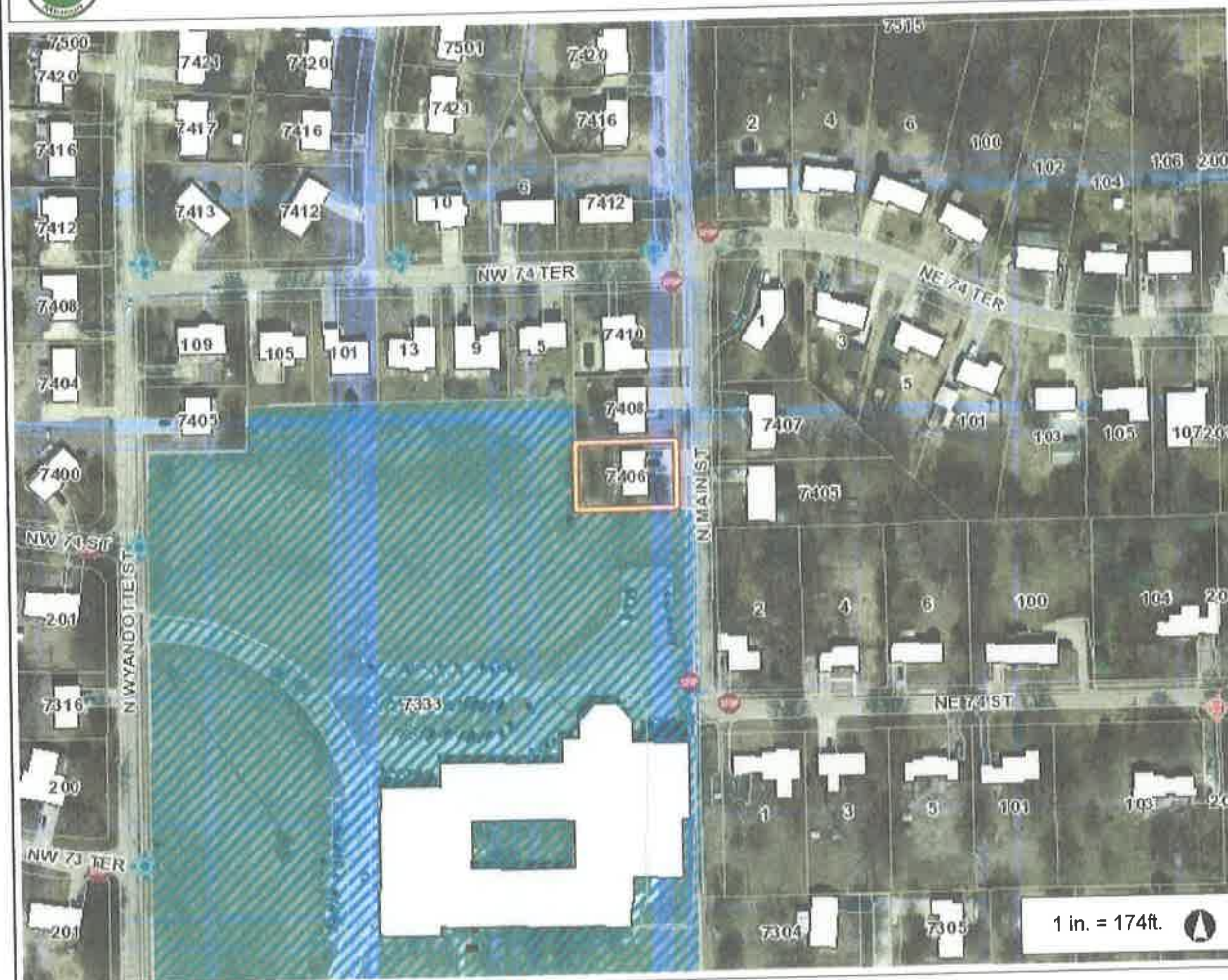
State

My home daycare is liscensed for ten Children, from birth to twelve.. with only 2 under the age of two. I currently have six Children enrolled. My hours of operation are 7:00 AM to 5:30 PM. My husband Keith & I have been Married for forty years & have three grown Children and nine grandchildren.

Judy Jaylor 10-14-20



## Gladstone, MO



### Legend

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

### Notes

Trudy Taylor Daycare SUP  
7406 N Main  
December 2020

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**AN ORDINANCE AND FINAL DEVELOPMENT PLAN RELATING TO AUTO SMART LLC (COMMONLY KNOWN AS GLADSTONE DODGE, CHRYSLER, JEEP & RAM) REGARDING ZONING ORDINANCE REGULATIONS AND THE ESTABLISHMENT OF USE DISTRICTS WITHIN THE CITY OF GLADSTONE, MISSOURI.**

**WHEREAS**, pursuant to applicable City ordinances, an Application has been submitted to the Gladstone City Council to rezone part of lots 11, 12, 13, 14, 15, and 16, West Oakwood, a subdivision of land in Gladstone, Clay County Missouri and also a part of southwest quarter of section 26, Township 51, Range 33, Gladstone, Clay County Missouri in Gladstone, Clay County, Missouri in Gladstone, Clay County, Missouri.

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

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

**THAT**, the aforesaid land be rezoned from R-1 (Residential), C-1, Local Business District, CP-2 (Planned Commercial General Business District), to CP-3 (Planned District Commercial).

**SECTION 1. FINAL DEVELOPMENT PLAN APPROVAL.**

The Final Development Plan for the above described property is hereby approved subject to the terms and conditions set forth herein:

1. Keep an active business license in perpetuity.
2. All exterior lighting shall be LED
3. Trash service, deliveries, and distribution will be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
4. Any and all disturbed areas shall be sodded.
5. Featured manicured and landscaped areas shall be irrigated and maintained in perpetuity. These two (2) featured areas are the following:
  - NE corner of the property adjacent to NE 57<sup>th</sup> Street and N. Oak Trafficway
  - SW corner of the property adjacent to NE Englewood Road
6. All mechanical equipment on the roof(s) shall be screened from public view by a parapet similar in design to the rest of the structure.
7. Tractor Trailers and storage containers shall not be parked or stored overnight in the parking lots directly adjacent to North Oak Trafficway, NE 57<sup>th</sup> Street, and NE Englewood Road.

**PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY  
OF GLADSTONE, MISSOURI, THIS 14<sup>th</sup> DAY OF DECEMBER.**

\_\_\_\_\_  
Jean B. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Ruth Bocchino, City Clerk

1<sup>st</sup> Reading: December 14, 2020

2<sup>nd</sup> Reading: December 14, 2020

File#2020-013



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☐ # 20.37

ORD # 4.537

Date: 12/8/2020

Department: Community Development

Meeting Date Requested: 12/14/2020

Public Hearing: Yes ☒ Date: 12/14/2020

Subject: Site Plan Revision, Zoning Change & Re-Plat – Gladstone Dodge (AutoSmartLLC)

### Background:

The applicant is proposing to construct a brand new Jeep Showroom between the two existing dealership buildings. The applicant is proposing to re-plat multiple properties into one plat and re-zone the various commercial properties into CP-3, Planned District, Commercial.

With an increase in impervious surface (additional parking spaces) on the southwest and northeast areas of the property, there will be stormwater infrastructure upgrades.

In order to improve traffic flow within the dealership and N. Oak Trafficway, the entry/exit located on the southeast side of the property, adjacent to the intersection of N. Oak Trafficway and NE Englewood road will be permanently closed and infilled with curb and gutter.

Two (2) featured manicured areas will be irrigated and maintained in perpetuity.

- NE corner of the property adjacent to NE 57<sup>th</sup> Street and N. Oak Trafficway
- SW corner of the property adjacent to NE Englewood Road

The team representing this project held a community meeting with the adjacent residential homeowners at the Gladstone Dodge dealership. From that discussion, City Staff understands that two primary concerns were raised:

- The unloading of vehicles on 57<sup>th</sup> Street using an auto transport trailer (semi-trailer).
- The demolition of two homes located on one parcel currently owned by the applicant (Autosmart LLC) in order to expand the parking lot adjacent to NE 57<sup>th</sup> Street. These two rental properties are located at 203 and 205 NE 57<sup>th</sup> Street.

From this neighborhood meeting, a larger buffer zone of approximately sixty (60) feet of green space, a new six (6) foot vinyl fence, earthtone in color and landscaping on the north side of the property will be installed. In addition, the applicant is installing an eight (8) foot vinyl privacy fence, earthtone in color, to separate the residential properties and the Gladstone Dodge property along the entire west side of the property.



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:

**Public:** Via Zoom and in-person in the City Council Chambers, there were approximately 8-12 residents in the audience who are opposed to this project as presented. Members of the public voiced their displeasure primarily with the unloading of vehicles on 57<sup>th</sup> Street and the demolition of two homes located on one parcel owned by AutoSmart LLC and the expansion of a parking lot on the NW side of the property.

**Staff Input:** The site plan, re-zone and re-plat comply with City standards.

The neighborhood has voiced their displeasure with auto transport trailers (semi-trailers) driving and unloading/loading vehicles for the dealership on 57<sup>th</sup> St., which has been taking place for many years. City Staff has spoken to a representative of the neighborhood and they do not want semi-trailers on N. Walnut or 57<sup>th</sup> St. at all. They would prefer that the semi-trailers unload on N. Oak Trafficway, Englewood Rd. or inside the parking lot of the dealership.

The Applicant (AutoSmart LLC) has stated that unloading the semi-trucks inside their parking lot is not possible without losing a significant amount of parking for inventory. Unloading and loading of vehicles on 57<sup>th</sup> St. has been the common practice for many years according to the applicant and neighborhood.

From a City Staff perspective, there are four (4) options for the unloading and loading of vehicles using semi-trailers.

- N. Oak Trafficway is an option and will cause traffic congestion and be less safe.
- Englewood Rd. is an option but similar to N. Oak Trafficway will cause traffic congestion and be less safe.
- Re-configure the parking lot at Gladstone Dodge, causing the Applicant to lose significant parking for dealership inventory.
- 57<sup>th</sup> Street is an option that is currently being used and has been used historically. This street is less traveled, unlikely to cause traffic congestion and more safe.

As of Wednesday, December 9<sup>th</sup>, the Applicant and residents of the neighborhood have not come to a resolution regarding the unloading of vehicles on 57<sup>th</sup> St.

City Staff has driven 57<sup>th</sup> St. and the roadway appears to be in good standing.

**Planning Commission:** The Planning Commission voted in favor of the project. 8 Yes – 2 No

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

Austin Greer

City Attorney PC

City Manager SW



**MOTION: By Mr. Markenson, second by Mix Hernandez to approve Special Use Permit at 7406 N Main file number 2020-012.**

<b>Vote: Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>
<b>Mix Hernandez</b>	<b>Yes</b>
<b>Ms. Hommon</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Chairperson McGee</b>	<b>Yes</b>

**All said Aye. The motion carried. (10-Yes, 0-No)**

**Item 5 on the Agenda:** Public Hearing: of a request for a Site Plan Revision and Zoning change at 5610 N Oak Trafficway. Applicant/Owner AutoSmart LLC File #2020-013.

Mr. Greer read the staff report. The applicant is proposing to construct a brand new Jeep Showroom between the 2 existing dealership buildings. The applicant is proposing to replat multiple properties into one plat and rezone the various commercial properties into cp3 planning district commercial. With an increase in impervious service on the Southwest and Northeast areas of the property. There will be storm water infrastructure upgrades. A new 6-foot vinyl fence earth tone in color and landscaping on the North side of the property will be installed. From that neighborhood meeting a concern was raised regarding the demolition of 2 homes currently owned by the applicant AutoSmart LLC in order to expand the parking lot adjacent to Northeast 57<sup>th</sup> Street. These 2 homes are located at 205 and 203 NE 57<sup>th</sup> Street and are currently being used as rental property by the applicant. In addition, the applicant is also installing an 8-foot vinyl privacy fence earth tone in color to separate the residential properties in the Gladstone Dodge property on the entire West side of the property. We have learned that some of the residents do have issues with vehicle delivery on 57<sup>th</sup> street. We have been working with the applicant and Mr. Mark Spurgeon on that progress as well as some of the representatives of the neighborhood. At this point we have not been able to come to a resolution on the delivery of vehicles on 57<sup>th</sup> Street. But this is something we are trying to work through. 2 featured manicured areas will be irrigated and maintained. Northeast corner of the property adjacent to Northeast 57<sup>th</sup> Street and N Oak Trafficway as well as the Southwest corner of the property adjacent to NE Englewood Rd. In order to improve traffic flow within the dealership on N Oak Trafficway the entry exit located to the South of the property adjacent to the intersection of N Oak Trafficway and Northeast Englewood Rd will be permanently closed and infilled with curb and gutter. 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 perpetuity.
- 2.) All exterior lighting shall be LED.
- 3.) Trash service deliveries and distributions will be scheduled between the hours of 7am till 10pm.
- 4.) Any and all disturbed areas shall be sodded.

- 5.) Each manicured area should be irrigated and maintained properly. These 2 areas are Northeast corner of the property adjacent to NE 57<sup>th</sup> Street and N Oak Trafficway and the Southwest corner of the property adjacent to NE Englewood Rd.
- 6.) All Mechanical equipment on the roof shall be hidden from public view by a covering similar to the rest of the structure.
- 7.) Tractor trailers and storage containers shall not be parked or stored overnight in the parking lots directly adjacent to N Oak Trafficway, NE 57<sup>th</sup> Street and NE Englewood Rd.

The applicant of this project has agreed to all conditions.

The city staff recommends that the request be approved contingent upon the conditions listed above.

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

The applicant is Mr. Mark Spurgeon who is working for Gladstone Dodge is on virtually and between him and I think we can answer any question that you may have.

Chairperson McGee asked if there were any members in the audience that wish to speak in favor of the project.

Mr. Greer said he does not believe we have any members in the audience that are willing to speak in favor.

Chairperson McGee asked if there were any members in the audience that wish to speak in opposition to this project.

Mr. Greer said we do have members in the audience that would like to speak in opposition.

Mr. Dennis Clevenger own property on NE 57<sup>th</sup> Street. The main concern is the unloading of vehicles moved off of 57<sup>th</sup> Street. Which is a residential street. He would like for them to unload them on Englewood Road or build another drive. 57<sup>th</sup> Street is not zoned for commercial vehicles.

Daughter speaking on behalf of Husam Elgousi regarding 201 NE 57<sup>th</sup> Street. We see a lot of cars. Even with the fence we will still see cars because of our house sitting up on a hill. We also hear car noises at all hours. And our road is completely destroyed. I don't think nothing is going to change because we have discussed this at other neighborhood meeting that we have had. We did not come to an agreement on it then.

Mrs. Poole 5609 N Walnut. What are the plans for N Walnut? Mr. Greer said there are no plans for Walnut at this point in time. Gladstone Dodge built a fence right up on our property line. There is buffer that they agreed upon that are not being enforced. Cars parked on residential land. Very noisy trucks. The fences on the parking are not being maintained.

Mr. Douglas Poole 5609 N Walnut. Complaint regarding trucks unloading on 57<sup>th</sup> Street. Lighting shines in the houses. The city only wants the taxes from this company they don't care about the citizens. They honk their horns every time they go around that building. Very stressful and no comfortable living.

Jessie Poole 5609 N Walnut. Lived at this property for 4 years. During that time, I paid a visit to City Council. After working with Scott Wingerson and Bob Baer individually and tried to resolve my issues with the dealership at no avail. The cars are parked on residential zoning lots. Car horns and alarms going off at all hours of the day.

Mr. Greer said there is no one else here for public comment at this time.

Chairperson McGee said that she has a list of Commissioners who have made notes in the comment that they want to speak.

Chairperson McGee said there is one person that is via zoom that would like to speak of the member of the public. Chairperson McGee ask them to state their name and address.

Jerry (brother) to Cathy Chiaminto 5700 N Grand we are both online now. Cars are being tested up and down 57<sup>th</sup> street and trucks unloading on the side of the road. Not a safe environment.

Mrs. Middleton I have several questions. How often are the vehicles being unloaded and where are they currently unloaded? Mr. Mark Spurgeon stated that Tim Dougherty the President is on the line also. Unloading cars could be 6 or more a day sometimes or 6 or more a week. It depends on sales. They are unloaded on 57<sup>th</sup> street close to the parking garage on the Northwest corner.

Mrs. Middleton asked how many times police have been called regarding accidents with the unloading of cars. Mr. Greer stated that when he sent his comments out to different departments that Public Safety did not have a comment regarding this project.

Mr. Markenson ask about a comment that was made that the City had tax interest. There is not sales tax on motor vehicles that goes through our community. It is not a money maker for the city. My questions is what is going to happen to the families that rent these homes? Mr. Tim Dougherty said the one house is vacant and the other house as soon as we have an idea on what we are going to do then we will figure out where he is going to go. Mr. Markenson said he has concerns about this and when we vote he is going to vote no. This will give the applicant some time to meet with the people in the community and work out some of these issues.

Mr. Turnage asked the public that spoke tonight did they voice their concerns during the community meeting? And if so what was the response?

Mr. Mark Spurgeon said the original design had the parking lot going in to where the 2 houses are being demolished going clear up to 57<sup>th</sup> street with a drive way. One of the concerns was to try and soften that area from the residential area. So we put a 60 or 70-foot buffer from 57<sup>th</sup> St. down to our parking lot and we were able to connect the existing lot to the new lot eternally without having to do that. The other buffers that basically separate the residential area are set at 30 feet. These are going to be very steep hills going down that also is an area we are taking into consideration or BMP's and some of our site drainage to clean the water and soften that area with landscaping and trees. Between the dealership and residences there will be an 8-foot-high vinyl fence. There were concerns that the 2 houses in the lower left corner on Walnut those are

still zoned as residential lots so they are going to remain as is and are going to be rental houses. Site lighting on the back lot is going to be LED lighting.

Mr. Turnage asked if the residents were satisfied with the responses during the community meeting?

Mr. Mark Spurgeon stated I think the only thing they were concerned about was the unloading on 57<sup>th</sup> street. We talked about the buffer are between the houses and pointed out that a lot of our parking lot is going to be lower than properties to the West. With the 8-foot-high fence and the trees along there that we have a fairly decent buffer. On 57<sup>th</sup> Street there is a few comments not wanting to look at the area straight across the street in our parking lot so we pulled that back and created a fence line in there and put some landscaping in that area. As far as the transport of the unloading of vehicles we didn't really come to a conclusion on that. I felt that everyone was somewhat satisfied with the buffer zone and landscaping. We are working with the parking lot too so it will be lower than the current fence line to hide the cars.

Mr. Cookson asked staff regarding one resident mentioned some previous possibly a previous site plan revision for a buffer zone that was not honored. Does the staff have any record of that?

Mr. Greer stated that staff has not been able to locate anything that was described earlier. Mr. Greer stated that there is anywhere between 6 to 8 parcels and 3 to 4 different zoning designations. And with this project they are trying to make this one plat one zoning and one parcel.

Chairperson McGee asked if anyone wanted to make another comment and then she closed the public hearing.

Chairperson McGee stated we are ready for discussion and to take a motion to vote.

Mix Hernandez sounds like a lot of the residents are concerned about noise pollution maybe increasing due to these changes. I wanted clarity if that correct understanding because these changes wouldn't resolve these issue, but the comments said this would make more noise pollution. Is this correct understanding?

Mr. Greer stated that yes this was part of the conversation that some of the car alarms going off on the lot. So yes you are correct.

Mr. Ebenroth asked Mr. Greer how long it would take to get that issue on 57<sup>th</sup> Street resolved between the residents and the car dealership?

Mr. Greer stated that there are some big differences with the unloading on 57<sup>th</sup> Street. Hopefully, there will be a compromise to be made. The dealership is limited on what they can do. They discussed offloading on N Oak Trafficway or Englewood or 57<sup>th</sup> Street or trying to figure a way in there parking lot to unload. It is a tough one to tackle, but it is not impossible.

Mr. Ebenroth asked about maybe continuing this project to give the residents and dealership more time to work out differences.

Mr. Greer said that the residents and the owners have discussed it and not sure everyone will come to a resolution at the end, but if that is the desire of the Planning Commission, then we can go that way as well.

Ms. Lowe said her concern is the unloading of 57<sup>th</sup> Street. Do the residents have any other recourse if the Planning Commission does not address that within this plan.

Mr. Greer stated that the offloading of the cars has been going on for many years and it is a public street, I'm not sure I can answer to what the residents have as recourse.

Ms. Hommon stated she has respect and sympathy for the noise the stress with unloading on 57<sup>th</sup> Street. There is nothing that this new build is doing that is going to change that on and off loading correct?

Mr. Greer said not to my understanding.

Ms. Hommon also stated if there is anything about this that is not in compliance with what the guidelines and the requirements that have been previously set forth are.

Mr. Greer stated again that public safety has not sent any reports regarding this area.

Ms. Middleton wanted to know which came first the residents or business.

Mr. Greer stated that it is a mixture.

Mr. Cookson a comment regarding has Gladstone Dodge been a good neighbor and it is a difficult one and will influence my vote.

Ms. Hommon asked the applicant regarding comments about noise and ordinances that weren't being addressed. Will you comply with what the city has ask for you to do in order for this to be approved?

Mr. Mark Spurgeon said the they did agree to the condition the staff requested us to do. They are fixing the buffer zone. They are also trying to work on the noise and honking. Other than that there will be some noise.

Ms. Lowe asked Mark Spurgeon regarding the trucks unloading on 57<sup>th</sup> Street. So there are no other options other than 57<sup>th</sup> Street?

Mr. Mark Spurgeon said that is what he has been told at the moment.

Mr. Greer stated that this is a site plan, this is a replat and a rezone and that is why we are here tonight. Being a good neighbor is a relative term. Keep in mind why we are here. If you decide to take a vote this evening.

**MOTION: By Mr. Turnage, second by Ms. Middleton to approve the Site Plan Revision at 5610 N Oak Trafficway.**

<b>Vote: Mr. Cookson</b>	<b>No</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>
<b>Mix Hernandez</b>	<b>Yes</b>
<b>Ms. Hommon</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>No</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr Turnage</b>	<b>Yes</b>
<b>Chairperson McGee</b>	<b>Yes</b>

**8 said Aye. The motion carried. (8-Yes, 2-No)**

**Item 6 on the Agenda:** Consideration: of a Final Plat at 5610 N Oak Trafficway.  
Applicant/Owner AutoSmart LLC File #2020-2013

Chairperson McGee can we have a motion for the Final Plat at 5610 N Oak Trafficway.

**MOTION: By Mr. Turnage, second by Mr. Ebenroth to approve the Final Plat at 5610 N Oak Trafficway.**

<b>Vote: Mr. Cookson</b>	<b>No</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>
<b>Mix Hernandez</b>	<b>Yes</b>
<b>Ms. Hommon</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>No</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr Turnage</b>	<b>Yes</b>
<b>Chairperson McGee</b>	<b>Yes</b>

**8 said Aye. The motion carried. (8-Yes, 2-No)**

**Item 7 on the Agenda:** Other Business Mr. Greer stated no other business.

**Item 8 on the Agenda:** Communications from the City Council.

One of the Council Members spoke regarding the Mayor reminding us regarding the Christmas Tree Fund feeding the Northland children back packs of food item for weekends for the income eligible families. Second with the Christmas Tree Fund Clay County Christmas Story. Another very important resource for families during the holiday period.

**Item 9 on the Agenda:** Communications from City Staff.

No communications from the City Staff.

**Item 10 on the Agenda: Communications from the Planning Commission Members.**

Mix Hernandez said looks like there was a couple of residents on the zoom call Rick Kitchen and wife the way that the meeting operated there were specific moments for the residents to speak and when that part closed that is when it opened up to the Planning Commission Members to speak. I urge you all to go ahead and go to the Gladstone City Council Meeting and be sure to speak up during the audience portion of the meeting to make your voices heard. Just because we voted yes here tonight does not mean that it is really happening. It still goes through City Council.

Ms. Hommon said she loved the lights going down 70<sup>th</sup> streets. Thanks to the city.

**Item 11 on the Agenda: Adjournment**

Chairperson McGee adjourned the meeting at 8:05 pm.

Respectfully submitted:

\_\_\_\_\_  
Jennifer McGee, Chairperson

Approved as submitted \_\_\_\_\_

\_\_\_\_\_  
Angie Daugherty, Recording Secretary

Approved as corrected \_\_\_\_\_



## Community Development Department

### Staff Report

Date: December 8, 2020

File #: 2020-013

Requested Action: Zoning Change, Site Plan Revision, Re-Plat

Date of PC Consideration: December 7, 2020

Date of Council Consideration: December 14, 2020

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Applicant: Tim Doherty, AutoSmart LLC

Architect/

Engineer: Mark Spurgeon & Aimee Gray, a3g Architects

Address of Property: 5610 N Oak Trafficway, Gladstone, MO 64155 (Gladstone Dodge, Chrysler, Jeep & Ram)

### Planning Information

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- Current Zoning: C-1, Local Business District; CP-2 Planned District, General Business; CP-3, Planned District Commercial;
- Zoning History: Commercial
- Planned Land Use: Commercial
- Surrounding Uses: Residential & Commercial
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: North Oak Trafficway (Two locations); NE Englewood Road (Two locations); NE 57<sup>th</sup> Street (One Location)
- Traffic Impacts: None
- Proposed Signage: See sign plan attached.
- 

### Analysis

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The applicant is proposing to construct a brand new Jeep Showroom between the two existing dealership buildings. The applicant is proposing to re-plat multiple properties into one plat and re-zone the various commercial properties into CP-3, Planned District, Commercial.



With an increase in impervious surface (additional parking spaces) on the southwest and northeast areas of the property, there will be stormwater infrastructure upgrades.

In order to improve traffic flow within the dealership and N. Oak Trafficway, the entry/exit located on the southeast side of the property, adjacent to the intersection of N. Oak Trafficway and NE Englewood road will be permanently closed and infilled with curb and gutter.

Two (2) featured manicured areas will be irrigated and maintained in perpetuity.

- NE corner of the property adjacent to NE 57<sup>th</sup> Street and N. Oak Trafficway
- SW corner of the property adjacent to NE Englewood Road

The team representing this project held a community meeting with the adjacent residential homeowners at the Gladstone Dodge dealership. From that discussion, City Staff understands that two primary concerns were raised:

- The unloading of vehicles on 57<sup>th</sup> Street using an auto transport trailer (semi-trailer).
- The demolition of two homes located on one parcel currently owned by the applicant (Autosmart LLC) in order to expand the parking lot adjacent to NE 57<sup>th</sup> Street. These two rental properties are located at 203 and 205 NE 57<sup>th</sup> Street.

From this neighborhood meeting, a larger buffer zone of approximately sixty (60) feet of green space, a new six (6) foot vinyl fence, earthtone in color and landscaping on the north side of the property will be installed. In addition, the applicant is installing an eight (8) foot vinyl privacy fence, earthtone in color, to separate the residential properties and the Gladstone Dodge property along the entire west side of the property.

## **Recommended Conditions**

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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. All exterior lighting shall be LED
3. Trash service, deliveries, and distribution will be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
4. Any and all disturbed areas shall be sodded.
5. Featured manicured and landscaped areas shall be irrigated and maintained in perpetuity. These two (2) featured areas are the following:
  - NE corner of the property adjacent to NE 57<sup>th</sup> Street and N. Oak Trafficway
  - SW corner of the property adjacent to NE Englewood Road
6. All mechanical equipment on the roof(s) shall be screened from public view by a parapet similar in design to the rest of the structure.
7. Tractor Trailers and storage containers shall not be parked or stored overnight in the parking lots directly adjacent to North Oak Trafficway, NE 57<sup>th</sup> Street, and NE Englewood Road.

The applicant of this project has agreed to all conditions.

### **Recommendation**

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City Staff recommends that the request be APPROVED contingent upon the conditions listed above.



## Gladstone, MO



### Legend

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

1 in. = 223 ft.

### Notes

Gladstone Dodge  
5610 N Oak Trafficway  
December 2020

446.2 0 223.09 446.2 Feet

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Exterior Finish  
Alpolic MCM  
Aluminum Composite Material  
Finish: MRO Anthracite Grey



Exterior Finish  
Alpolic MCM  
Aluminum Composite Material  
Finish: QCP Bamboo



Exterior Field Paint  
Sherwin-Williams  
Color: SW 7076 Cityscape  
Finish: Satin



Storefront Framing  
Kawneer  
Architectural Metal Series  
Finish: Light Satin



Exterior Finish  
Alpolic MCM  
High Polished Aluminum  
Finish: HPA High Polished Alum



Exterior Finish  
STO  
306 Medium Sand Finish  
Finish: 21612 Oyster



Exterior Accent Paint  
Sherwin-Williams  
Color: SW 6991 Black Magic  
Finish: Satin



Front Elevation



**Gladstone Dodge Chrysler Jeep Ram**  
5610 N Oak Trafficway, Gladstone, Missouri 64118



Front Rendering

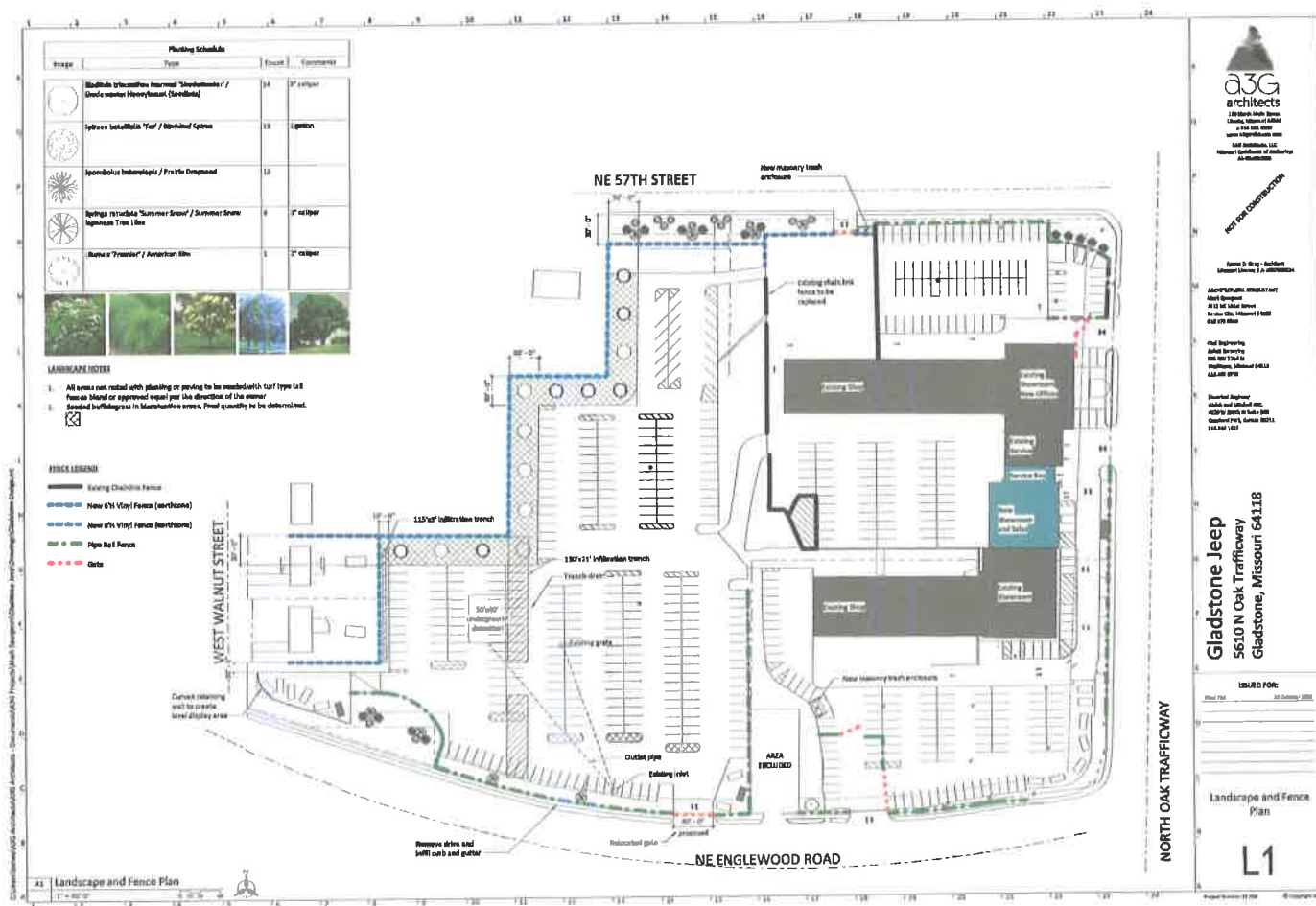


**Gladstone Dodge Chrysler Jeep Ram**  
5610 N Oak Trafficway, Gladstone, Missouri 64118

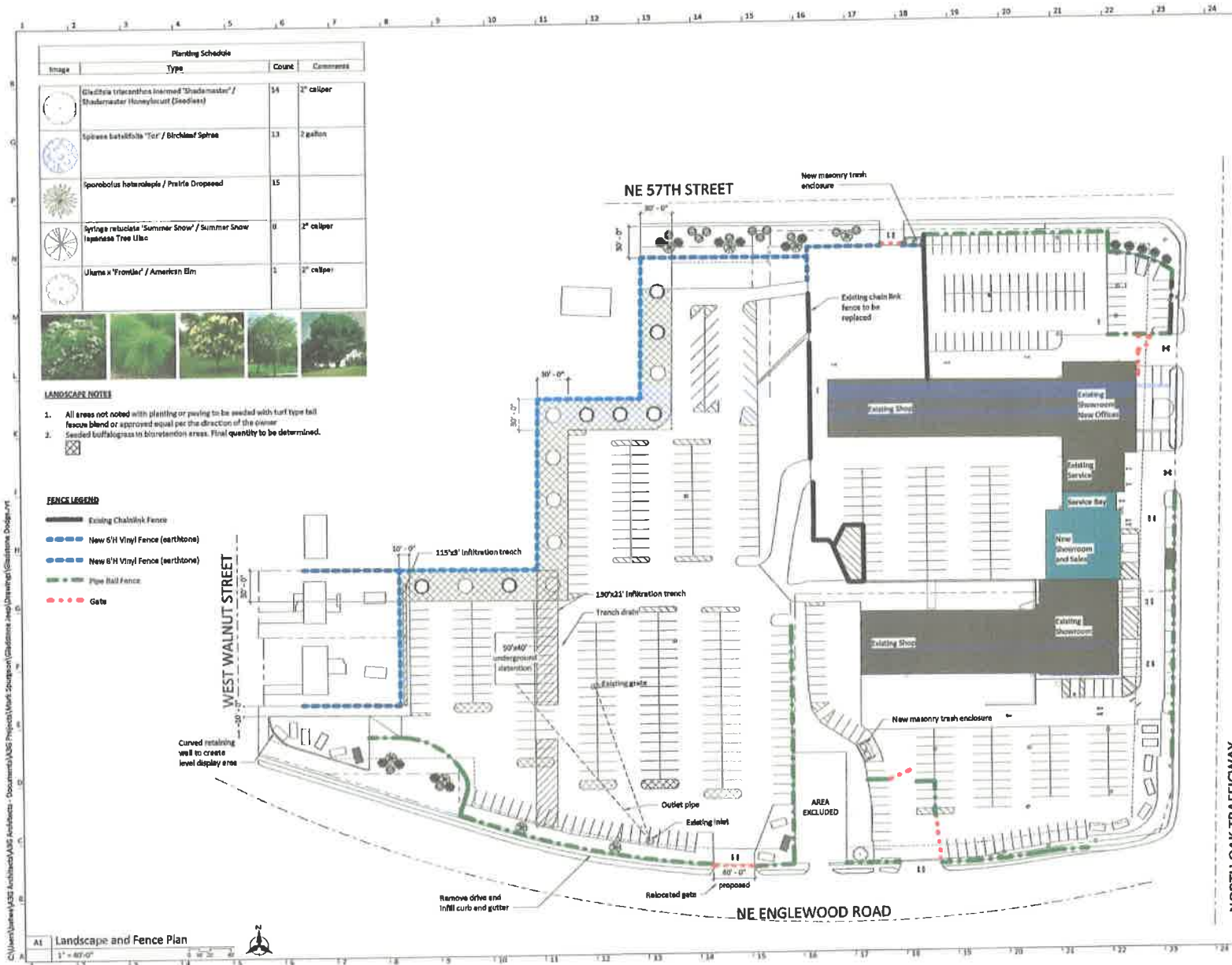












Planting Schedule			
Image	Type	Count	Comments
	Gleditsia triacanthos Inermis "Shademaster" / Shademaster Honeylocust (Seedling)	14	2" caliper
	Spiraea betulifolia "Tor" / Birchleaf Spiraea	13	2 gallon
	Sporobolus heterolepis / Prairie Dropseed	15	
	Syringa reticulata "Summer Snow" / Summer Snow Japanese Tree Lilac	8	2" caliper
	Ulmus x "Frontier" / American Elm	1	2" caliper

- LANDSCAPE NOTE**
- All areas not noted with planting or paving to be seeded with turf type tall fescue blend or approved equal per the direction of the owner.
  - Seeded buffalograss in bioretention areas. Final quantity to be determined.

- FENCE LEGEND**
- Existing Chainlink Fence
  - New 6'H Vinyl Fence (earthstone)
  - New 8'H Vinyl Fence (earthstone)
  - Pipe Rail Fence
  - Gate

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**Electrical Engineering**  
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**Gladstone Jeep**  
 5610 N Oak Trafficway  
 Gladstone, Missouri 64118

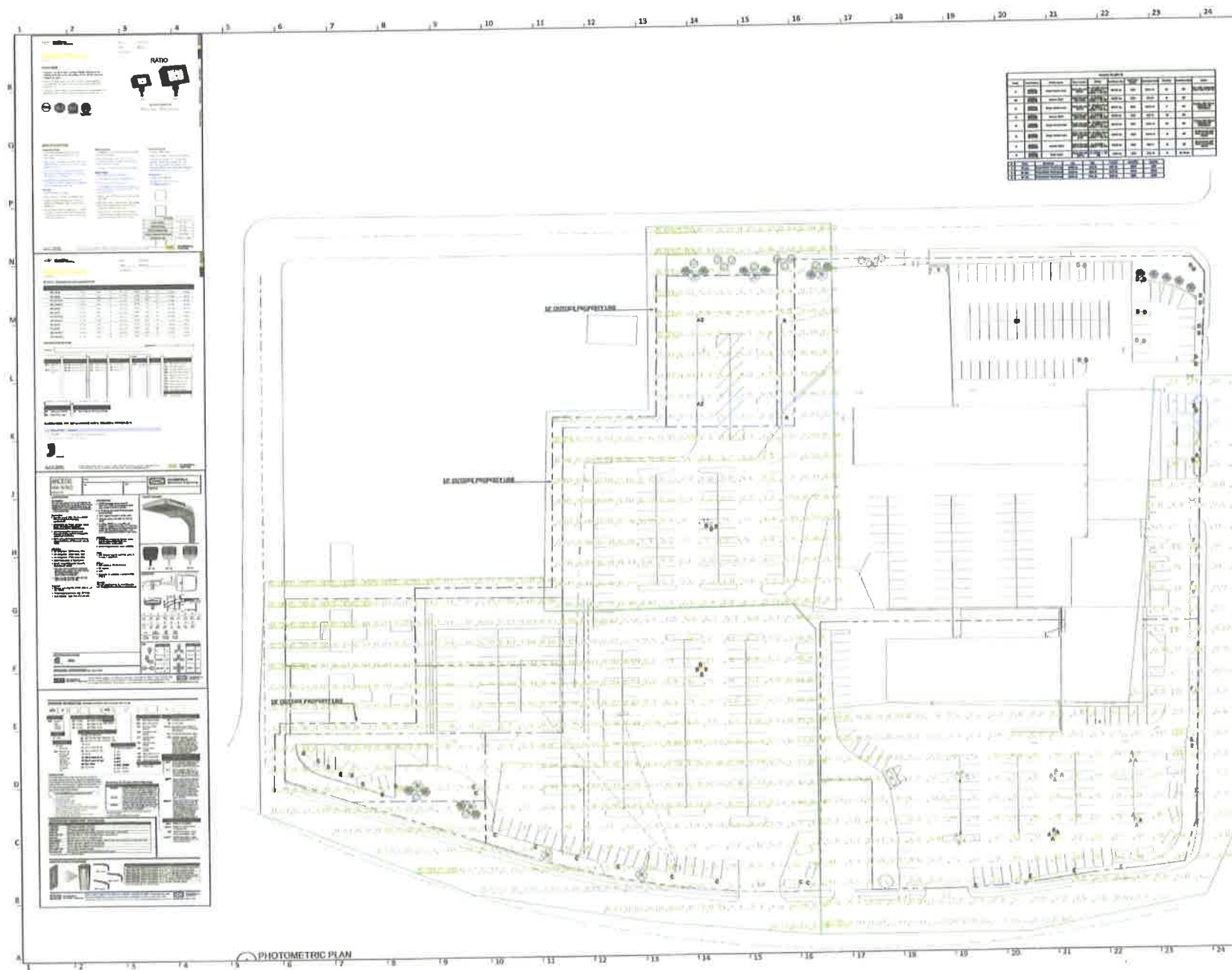
ISSUED FOR: 22 October 2020  
 Final Plan

Landscape and Fence Plan

**L1**

Project Number: 10-000 © Copyright 2020

C:\Users\jagraw\OneDrive\Documents\Projects\Gladstone Jeep\Drawings\Gladstone Jeep.dwg

a3G  
architect

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Illinois Certificate of Authority  
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913-544-1677

**Gladstone Jeep**  
5610 N Oak Trafficway  
Gladstone, Missouri 64118

ISSUED FOR:

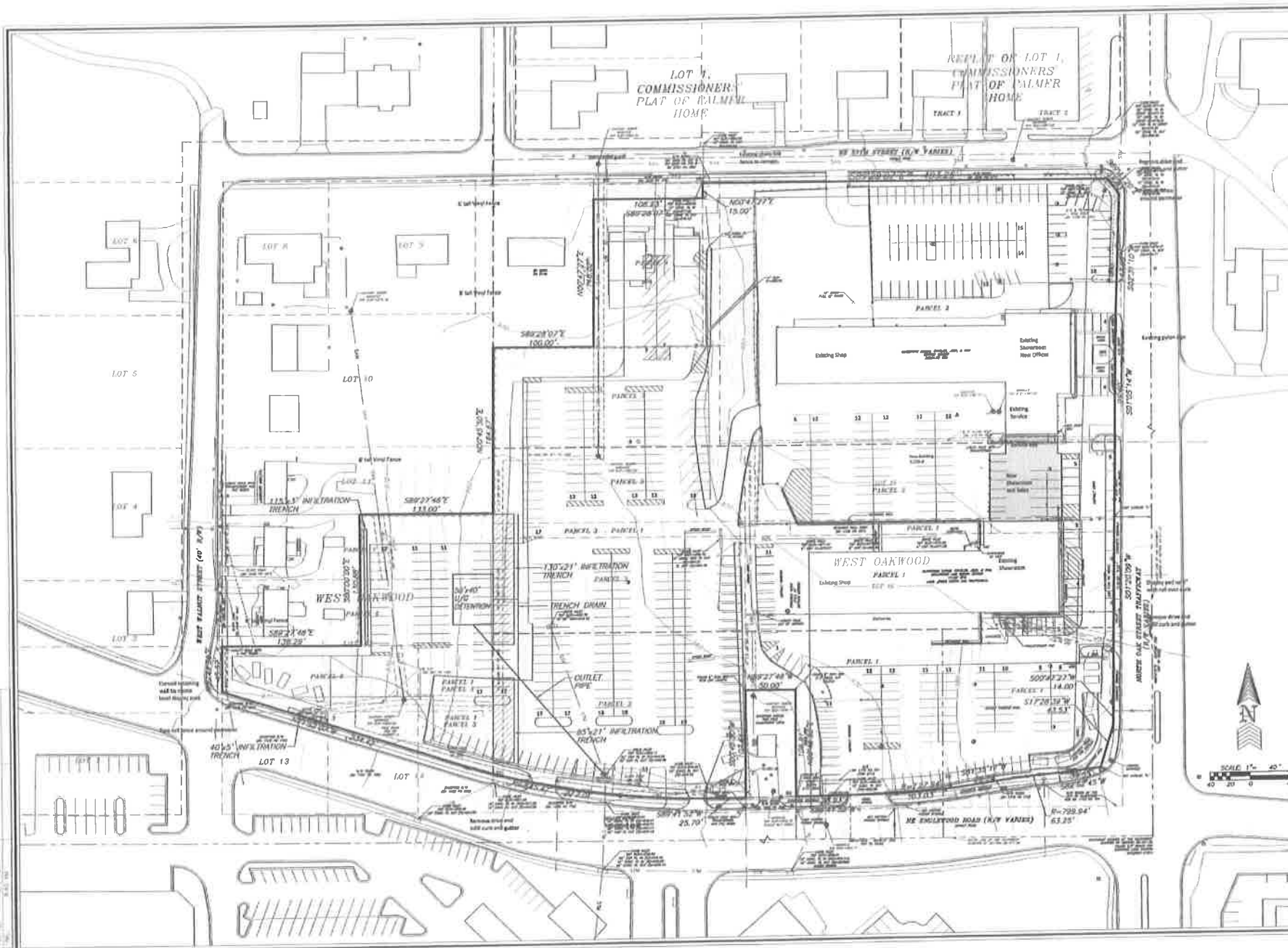
Rec'd By: J. J. O'Connell

## Site Plan

SP1

Project Purchase Ltd 2008 © Copyright 2008

PROJECT NO. 11-2005  
 SHEET NO. 1 OF 1  
 DATE: JUNE 11, 2005  
 CLIENT: CLAY COUNTY, MISSOURI  
 PROJECT: PART OF WEST OAKWOOD AND ALSO A PART OF SECTION 26-51-33 GLADSTONE, CLAY COUNTY, MISSOURI SITE PLAN



NO.	DATE	REVISIONS BY
1		
2		
3		
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6		
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8		
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10		

PROJECT NO. 11-2005  
 SHEET NO. 1 OF 1  
 DATE: JUNE 11, 2005  
 CLIENT: CLAY COUNTY, MISSOURI  
 PROJECT: PART OF WEST OAKWOOD AND ALSO A PART OF SECTION 26-51-33 GLADSTONE, CLAY COUNTY, MISSOURI SITE PLAN

ATTENT SURVEY & ENGINEERING CO.  
 ALL SURVEYS BY CLAY COUNTY, MISSOURI  
 ALL SURVEYS BY CLAY COUNTY, MISSOURI

**AN ORDINANCE APPROVING THE FINAL PLAT OF AUTO SMART LLC, PART OF LOTS 11, 12, 13, 14, 15, AND 16, WEST OAKWOOD, A SUBDIVISION OF LAND IN GLADSTONE, CLAY COUNTY MISSOURI AND ALSO A PART OF SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 33, GLADSTONE, CLAY COUNTY MISSOURI (COMMONLY KNOWN AS GLADSTONE DODGE, CHRYSLER, JEEP & RAM), 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 Final Plat 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 as “Gladstone Dodge, Chrysler, Jeep & Ram (AutoSmart LLC), part of lots 11, 12, 13, 14, 15, and 16, West Oakwood, a subdivision of land in Gladstone, Clay County Missouri and also a part of southwest quarter of section 26, Township 51, Range 33, Gladstone, Clay County Missouri in Gladstone, Clay County, Missouri” 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 14<sup>th</sup> DAY OF DECEMBER, 2020.**

\_\_\_\_\_  
Jean B. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Ruth Bocchino, City Clerk

1<sup>st</sup> Reading: December 14, 2020

2<sup>nd</sup> Reading: December 14, 2020

File # 2020-013



