



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 11, 2021**

The City Council will meet in Closed Executive Session at 6:50 pm Monday, January 11, 2021, via Zoom, 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, and 610.021(2) Real Estate.

OPEN STUDY SESSION: 7:20 PM

The City Council will be meeting via Zoom videoconference. The Public may participate in this meeting at Gladstone City Hall, 7010 North Holmes, or may view the meeting on livestream at:

https://www.youtube.com/channel/UC_4igp_Est_9Nym4zc-nPjw/live

1. City Council Goals: City Manager Wingerson will provide highlights of objectives supporting progress toward the 2020 City Council Goals.

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 December 14, 2020, Closed City Council Meeting Minutes.

6. Approval of the December 14, 2020, Regular City Council Meeting Minutes.

7. CONSENT AGENDA.

RESOLUTION R-21-01 A Resolution authorizing acceptance of a proposal from Pride Cleaners, a business located at 6006 North Antioch Road, Gladstone, Missouri, for laundry and dry cleaning services and authorizing the City Manager to sign a contract for such services.

RESOLUTION R-21-02 A Resolution authorizing acceptance of a proposal from the Kansas City Metropolitan Crime Commission, a Missouri not-for-profit Corporation, to operate the "Crime Stoppers" Program and the "TIPS Hotline" Program on behalf of the City of Gladstone for an annual fee of \$3,500.00.

RESOLUTION R-21-03 A Resolution authorizing the City Manager to execute a contract with Richards Construction Company, Incorporated, in the total amount not to exceed \$199,327.50 for the disposal of Water Treatment Plant Lime Sludge, Project WP2185.

RESOLUTION R-21-04 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-21-05 A Resolution authorizing acceptance of work under contract with BKM Construction LLC, for the 2020 Curb, Gutter, Sidewalk, and Trail Phase 1 Project, and authorizing final payment in the amount of \$14,706.18 for Project TP2004.

8. CONSIDER FINANCIAL REPORT FOR MONTH END NOVEMBER 30, 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. Communications from the City Manager.

12. FIRST READING BILL NO. 21-01 An Ordinance authorizing the execution of certain documents in connection with the sale of a project previously financed by the city under the provisions of Article VI, Section 27 of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended; and authorizing the execution of certain documents and taking of certain other actions in connection therewith.

13. FIRST READING BILL NO. 21-02 An Ordinance authorizing the City Manager to execute a Surface Transportation Program Funding Agreement between the City of Gladstone and the Missouri Highways and Transportation Commission for improvements to Northeast 76th Street from North Oak Trafficway to North Brooklyn Avenue.

14. FIRST READING BILL NO. 21-03 An Ordinance amending Schedule V of the Model Traffic Code (Gladstone Municipal Code Section 4.100.020), to establish a "No Parking" Zone along the South side of Northeast 66th Street from approximately North Holmes Street to North Charlotte Street.

15. Other Business.

16. Adjournment.

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

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

Posted at 4:00 pm
January 7, 2021



Department of General Administration

Memorandum SCW 21-01

DATE: January 7, 2021

TO: Mayor and City Council

FROM: Scott Wingerson, City Manager *SW*

SUBJECT: City Council Goals with Objectives

Mayor and City Council,

Please find attached Resolution R-20-53 adopted by the City Council on November 9, 2020. Also attached is a document outlining reporting objectives to implement City Council Goals. The attached objectives are not comprehensive, but rather intended to show progress toward addressing the goal. Staff appreciates the City Council's support as we strive to provide residents with approximately 120 high quality services.

Highlights of the objectives include:

- Insure our organization has policies and procedures that embrace diversity
- Enhanced crime analysis to support law enforcement field activities
- Continued efforts to recruit and retain the highest quality employees
- A primary focus on completing planned facility improvements including those related to Fire, Police, and Parks
- Continued progress related to infrastructure master plans
- Continue the Comprehensive Plan process
- Work to enhance commercial corridors and downtown
- Continue to monitor the aggressive changes to the Code Enforcement process made last year, adjust if necessary, and monitor progress
- Analyze the operation of the Big Shoal Heritage Area and suggest modifications
- Reach consensus on a marketing brand for the City

As in previous years, staff will strive to provide timely updates on progress related to City Council goals. Thank you for your consideration and if you have any questions, desire additional detail, or would like to discuss this matter in greater detail, please let me know.

RESOLUTION R-20-53

A RESOLUTION ADOPTING A MISSION STATEMENT, VISION STATEMENT, AND GOALS FOR THE CITY OF GLADSTONE, MISSOURI, FOR 2020-2021.

WHEREAS, the Council of the City of Gladstone believes that developing and implementing goals is a critical component in successfully managing the municipal resources entrusted to them; and

WHEREAS, the Council of the City of Gladstone recognizes that clearly articulated goals provide a valuable communication tool between a City government and its constituents; and

WHEREAS, the Council of the City of Gladstone is committed to implementing policies and allocating resources to promote these goals.

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

THAT, the following Mission Statement, Vision Statement, and Goals are adopted for the City of Gladstone, Missouri:

MISSION STATEMENT

“The City Council, Boards, Commissions, and City Staff are inspired and invested to enhance Gladstone’s quality of life and sense of community through innovative and effective leadership and inclusive citizen engagement.”

GLADSTONE VISION

- Invested in becoming an even more welcoming and inclusive community.
- A vibrant commercial center with revitalized corridors at North Oak and Antioch Road and an innovative financial strategy that encourages economic development.
- A diverse quality housing stock that encourages community investment, provides opportunities to age in place, and becomes a destination to raise families.
- Innovative transportation alternatives that promote mobility in the community and the region.
- Stature and reputation of Gladstone strengthened and maintained. Gladstone is a recognized leader and provides innovative contribution to regional issues.
- A continued strong and innovative partnership with schools and other entities that help us ensure a high quality of life.
- An inspiring sense of place with a clear identity including an emphasis on arts and culture. You know you are in Gladstone.


- A strong commitment to public safety and City infrastructure investment.
- An inspired, innovative, and invested City staff.
- Cooperative relationships with citizens highlighted by inclusive citizen engagement and participation.

Based on the Mission and Vision, the City Council establishes the following goals:


2021 CITY COUNCIL GOALS

1. Keep Gladstone as a safe place with a focus on crime reduction, traffic enforcement, and the recruitment and retention of high-quality police officers, firefighters and EMS personnel.
2. Prioritize the development of our Public Safety Building and Fire Station Number 2.
3. Continue implementation of parks, cultural arts, facilities, streets, sidewalks, stormwater, potable water, and comprehensive master plans.
4. Continue commitment to downtown and commercial corridors through effective and innovative strategies.
5. Continue to enhance the proactive residential and commercial code enforcement program that has been established.
6. Develop an innovative housing strategy designed to meet the needs of our diverse residents, encourage quality residential density, promote investment, and preserve and increase housing values.
7. Create a long-term development and programming plan for Atkins-Johnson Farm and Museum to make it sustainable.
8. Complete the messaging strategy designed to communicate Gladstone as home.
9. Promote Diversity, Equity, and Inclusion in all that we do to continue to be a welcoming city to everyone.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9th DAY OF NOVEMBER 2020.


Jean B. Moore, Mayor

ATTEST:


Ruth E. Bocchino, City Clerk

2021 CITY COUNCIL GOALS

Goal 1: Keep Gladstone a safe place with a focus on crime reduction, traffic enforcement, and recruitment and retention of high quality police officer and fire/ems personnel

Goal 2: Prioritize the development of Fire Station #2 and Public Safety Building

OBJECTIVES

1 A. Objective: Crime Reduction - Based on monthly crime analysis and citizen concerns, direct limited resources to targeted areas.

1 B. Objective: Traffic Enforcement - Review and analyze traffic data and citizen requests to create strategies related to enforcement of hazardous moving violations, DUI arrests, and which leads to a reduction in traffic accidents.

1 C. Objective: Crime Reduction - In addition to the traffic unit, insure that all officers are being proactive including traffic stops and business checks.

1 D. Objective: Recruitment - Recruit the highest quality public safety personnel resulting in staffing levels that exceed area averages.

1 E. Objective: Retention - Utilize quarterly meetings to enhance engagement and solicit information about the work environment. Utilize training opportunities to enhance department culture and satisfaction. Develop additional non budgetary strategies to enhance the overall department culture.

2 A. Objective: Present to the City Council a renovation plan for Station No 2 that meets the goals of the project and remains within the budget developed as part of the 2019 sales tax. Complete the design and commence construction.

2 B. Objective: Determine the location of the Public Safety building, obtain financing for the project, and complete the design.

Goal 3: Continue implementation of parks, cultural arts, facilities, streets, sidewalks, stormwater, potable water and comprehensive master plans

Goal 4: Continue commitment to Downtown Gladstone and commercial corridors through effective and innovative strategies.

3 A. Objective: Master Plans - Review and prioritize master plan projects related to parks, cultural arts, facilities, streets, sidewalks and storm water. Present recommendations as part of the annual Capital Improvement Plan.

3 B. Objective: Potable Water - Engage a qualified engineer and complete study to analyze and recommend improvements to the water production and storage systems.

3 C. Objective: Bond Project – Report on progress made toward Bond Projects such as the pool deck, NE 76th street, Oak Grove Park concessions/restroom, natatorium paint, fitness equipment, City Hall improvements, banquet room carpet, outdoor pool, AJ Farm, watermain replacements, downtown parking, and overlay program.

3 D. Objective: Citizen Survey - Complete the ETC Institute Citizen Survey and G/E Productivity Analysis .

3 E. Objective: Comp Plan - Suggest a comprehensive plan task force issue RFP, engage consultant and begin the planning process

4 A. Objective: Downtown Corridors - Support the expansion of major projects and track key properties along the corridors and report progress.

4 B. Objective: Downtown Corridors - Market and engage potential developers for the city-owned property at 6900 N. Oak Trafficway.

4 C. Objective: Downtown Corridors - Improve the deterioration at 5800 N. Oak Trafficway.

4 D. Objective: Downtown Corridors - Facilitate NFA letter and development of 58th and Antioch

Goal 5: Continue to enhance proactive residential code enforcement program and commercial code enforcement program that has been established..

Goal 6: Develop an innovative housing strategy designed to meet the needs of our diverse residents, encourage quality residential density, investment, and variety, preserves and increases housing values.

Goal 7: Create a long term development and programming plan for the Atkins Johnson Farm and Museum to make it sustainable.

4 E. Objective: Downtown Corridors - Begin conversations with Commerce Bank about the triangle.

5 A. Objective: Residential Code Enforcement - Review and analyze residential code enforcement data and visual observation to properly track nuisance violation compliance.

5 B. Objective: Commercial Code Enforcement - Develop a process for tracking and enforcing commercial nuisance violations and site plans.

5 C. Objective: Code Enforcement - Complete implementation of new software designed to streamline the enforcement process.

6 A. Objective: Housing Strategy - Integrate code enforcement, transportation, infrastructure data for housing quality, crime analysis, and incorporate into the Comprehensive Plan process.

6 B. Objective: Housing Strategy - Market and engage potential developers to provide a pilot project that addresses density and diversity in our housing stock.

6 C. Objective: Housing Strategy - As soon as allowed reconvene neighborhood meetings and establish enhanced dumpster days.

6 D. Objective: Housing Strategy - Research and recommend a pilot program to determine the relationship between infrastructure investment and housing values.

7 A. Objective: AJ - Perform an internal SWOT analysis of the farm and related programming. Define the standard for sustainability

Goal 8: Complete the messaging strategy designed to communicate Gladstone as home.

Goal 9. Promote Diversity, Equity, and Inclusion in all that we do to continue to be a welcoming city to everyone.

Goal 10. Miscellaneous Goal

7 B. Objective: AJ - Develop ideas for enhanced programming that adds additional value to the community. Including educational partnerships.

8 A. Objective: Branding - Begin Phase 3 (Branding & Graphics) of Trozzolo's perception study. Seek consensus for a new brand platform that appropriately represents our community.

8 B. Objective: Branding - Begin low cost implementation of the new brand platform.

9 A. Objective: Review and strengthen policies within the employee handbook, hiring practices, public safety policies, department operating procedures, and public information to insure consideration to all communities within our city.

9 B. Objective: Insure that all top and second level supervisors receive appropriate training.

9 C. Objective: Continue to cultivate a wide variety of community programs to encourage equal access.

10 A.. Objective: Work with the Gladstone Chamber to develop a vision and strategy relates to the future of the business and major festivals.



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

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

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

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

Mayor Moore opened the Regular City Council Meeting Monday, December 14, 2020, at 7:33 pm.

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

City Clerk Ruth Bocchino called Roll. All Councilmembers were present.

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

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

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

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the November 9, 2020, Closed City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the November 9, 2020, Closed City Council meeting as presented. **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. 6. On the Agenda. Approval of the November 9, 2020, Regular City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the November 9, 2020, Regular City Council meeting as presented. **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. 7. On the Agenda. Approval of the November 23, 2020, Closed City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the November 23, 2020, Closed City Council meeting as presented. **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. 8. On the Agenda. **CONSENT AGENDA.**

Following the Clerk's reading:

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

Councilmember Spallo moved to approve **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. **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)

Councilmember Spallo moved to approve **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. **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)

Councilmember Spallo moved to approve **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. **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)

Councilmember Spallo moved to approve **RESOLUTION 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. **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)

Councilmember Spallo moved to approve **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. **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)

Councilmember Spallo moved to approve **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. **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)

Councilmember Spallo moved to approve **RESOLUTION R-20-60** A Resolution vacating a temporary construction easement across property located at 6850 North Oak Trafficway. **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)

Councilmember Spallo moved to approve **FINANCIAL REPORT FOR ONE MONTH ENDING OCTOBER 31, 2020**. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

REGULAR AGENDA.

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

There were none.

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

Councilmember Spallo stated: *"Thank you, Mayor. I would just like to thank you personally for coming in and volunteering at the Northland Christmas Store. We completed that project a week ago. It was very successful. We assisted several members of our Gladstone community through the Northland Christmas Store and again thank you. Also, I encourage folks to support the Mayor's Christmas Tree effort, which the recipients are the Northland Christmas Store and Feed Northland Kids."*

Councilman Frisby stated: *"Mayor Moore, I would also like to encourage everyone to support the Mayor's Christmas Tree fund this year. Everything is virtual, so you have to go online to make that support, but please make the effort to do that."*

Item No. 11. On the Agenda. BOARD AND COMMISSION APPOINTMENTS.

Mayor Moore stated: *"I will go to #11 and that is Board and Commission appointments. Each year, the Council interviews individuals who would like to participate in our Boards and Commissions. This is an extremely important part of our city government, we really place a lot of validity and a lot of hope and a lot of experience in our Boards and Commission members. We appreciate their advice that they give to the city and all the hard work that they do. The interesting thing is, as many, many, times, we have more people apply than positions; we give all of our Boards and Commission members who are currently serving to re-up if their appointment is expiring, and so, we did this year have more people apply than we had spots for so we always try to put people in spots that they best fit and we hope that they will stay with us and they will hang with us and look for other opportunities for them to serve."*

Mayor Moore read the appointments. (See attached Roster.)

Councilman Garnos moved to approve the Board and Commission recommendations as posted. **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. 12. On the Agenda. Communications from the City Manager.

City Manager Scott Wingerson stated: *"Mayor, thank you. Just a lot of KUDOS today. First is a thank you to the Community Center, the Finance Department, and General Administration for the setup for the meeting tonight. This is not our normal location. We hope you find the conditions acceptable. There was a lot of hard work behind the scenes to get us to this meeting tonight, so I thank everybody involved in that. I'd also like to thank the Finance Department and all the Departments for the Unqualified Audit presentation that we got just a minute ago. It truly is something that has to be paid attention to every day, every week, every month in order to get an unqualified opinion at the end of the day. Congrats to the Finance Department and thank you for all the hard work at the department level. Third, I'd like to introduce our Interim Captains for our Law Enforcement Division: first is Andy Warner, behind to your right. Andy Warner has been with us a good long time now and is stepping up to be an interim Captain and still hold his Sergeant responsibilities until we can figure out the future there, so we appreciate that, Andy. On the other side of the room is Eli Dorsey who has been with us a good long time, too, same situation, stepping up to be an interim Captain and accept those responsibilities while doing their Sergeant roles as well, too, so they have taken on a lot of extra responsibility and we thank them for their service and looking forward to their leadership moving forward. The last thing I have is that this is the last regularly scheduled City Council meeting of the year. So I would just like to wish the Mayor and City Council and everybody in Gladstone Happy Holidays, Merry Christmas, and Happy New Year. Let's be safe, have a different 2021, and 'go vaccine' right? That's all, Mayor. Thank you."*

Item No. 13. On the Agenda. 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.

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

Item No. 14. On the Agenda. PUBLIC HEARING: Public Hearing regarding a Special Use Permit at 7406 North Main. The applicant is Trudy Taylor.

Mayor Moore opened the Public Hearing at 7:48 pm.

Austin Greer approached Council and stated: *"Trudy Taylor has had a special use permit for operating an in-home childcare facility dating back to 1992. Mrs. Taylor is requesting another renewal of her existing special use permit located at 7406 North Main. Mrs. Taylor has operated this childcare business from her home without any incident requiring city involvement. City staff recommends that the following conditions be considered if the City Council chooses to approve this project request:*

- 1. This Special Use Permit is issued to 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 childcare 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.*

City Staff recommends that the request be approved contingent upon the conditions listed above for a period of 10 years."

Mayor Moore asked if the applicant was present.

Mr. Greer stated: *"Due to COVID she decided to pass tonight, so she is not here."*

Mayor Moore asked if there was anyone in the audience that wished to speak in favor of the Special Use Permit.

There was none.

Mayor Moore asked if there was anyone opposed to the Special Use Permit.

There was none.

Mayor Moore closed the Public Hearing at 7:51 pm.

Item No. 15. On the Agenda. **FIRST READING BILL NO. 20-36** An Ordinance granting a Special Use Permit subject to certain conditions to Trudy Taylor for operation of a childcare facility on property at 7406 North Main. **Councilman Frisby** moved **Bill No. 20-36** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the First Reading of **Bill No. 20-36**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the Second and Final Reading of **Bill No. 20-36**, and enact the Bill as **Ordinance 4.536**. **Councilman Garnos** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 16. On the Agenda. 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.

Mayor Moore opened the Public Hearing at 7:54 pm.

Austin Greer approached Council and stated: *“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 on the southwest and northwest areas of the property, there will be Stormwater infrastructure upgrades. In order to improve traffic flow within the dealership and North Oak Trafficway, the entryway and exit located on the southeast side of the property, adjacent to the intersection of North Oak Trafficway and Northeast 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 57th 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 57th 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 57th Street. These two rental properties are located at 203 and 205 NE 57th Street.*

From this neighborhood meeting, a larger buffer zone of approximately sixty (60) feet of green space, a new six (6) foot vinyl fence, earth tone 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.

City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:

1. *Keep an active business license in perpetuity.*
2. *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 57th 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 57th Street, and NE Englewood Road.

The applicant of this project has agreed to all conditions.

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

Also, the architect and the applicant have a presentation for the City Council tonight and will be able to answer any questions you may have regarding the project."

Mark Spurgeon approached Council and stated: "Good evening. My name is Mark Spurgeon and I'm the architect working with Gladstone Dodge, Chrysler, Ram, and now it is called plus Jeep. So I've got a few slides to run through and touch on a lot of things that are approached differently. So, this is just an aerial view of the facility. What started this whole project, I think, a couple years ago, the owner, Tim Doherty, and I should say he apologized for not being here, but he has COVID and he is on his fourth test after he has been out for three weeks and still hasn't got clear (Unintelligible) not spreading it around. So, the property is actually zoned right now three different, C-3, CP-2 and a C-1. Up until June of last year, the south building was a rented facility, the dealership did not own it. They were able to purchase that property and all of the parking areas that go with it basically that are back in this area here, and that kind of instigated them 1) to take the next step in that Jeep has come out with what they call a stand alone facility so you can either have a stand alone facility or in most cases they're adding on to the Chrysler, Dodge, Ram facility so that is where they are at. 2007 is when we did the renovation for this. We added this little piece of building here so that the next step, I'll show you as we go through, so, what this property is, the owners have acquired several different properties and you can kind of see, so they have acquired this property here, these two properties, and there is a myriad of little properties in this area that they acquired and now have consolidated all. Talking to staff, it felt best to re-zone this all as a CP-3 District so we are looking at tonight (Unintelligible) that's going to where we are at that we've already touched on. So the plat itself, you can kind of see, this whole area is to be re-platted into one facility. There is two houses that sit here that we talked about that are going to be demolished. There is two houses that the owner owns on these two lots here, those are staying residential R-1. He still is going to lease those; they are not part of the project as far as Commercial CP-3 District. On September 9, we had a meeting with the neighborhood and this is the plan that we presented to them. At that point, we were looking at a larger parking lot up here with an access off of 57th Street and we also proposed a little bit narrower...in that area. The concern was to; the main concern we talked about was 57th Street and that piece of property there, and how to minimize it. The owner's intent was, and they always have unloaded transports on 57th Street since the facility has been built,

and they are looking at being able to unload transports and then use this as a storage area for the new vehicles before they are brought into the service part. We compromised at that meeting and we eliminated that entrance and then the circle there, we increased all those buffers so that essentially there will be a 30-foot buffer from the residential area on the west to the parking facilities. We also looked at saying that transports would not go past this existing driveway as they unload so they would stay mostly to the east side, closer to the parking lot as part of...across the street from this is also a Commercial District also. This is the final Site Plan that we set at and (Unintelligible) we created a large buffer here and the fence that separates this area from the road, we are landscaping it and then the buffer that goes all the way around the rest of the property is 30 feet with an eight-foot high fence. The building that is going to be built between these two buildings, we reconfigured parking in this area here, the dark grey in these areas is the only additional parking that we are putting on site, the rest of it is all existing asphalt. This kind of shows the different fencing, this light blue is an eight-foot high fence with graded fencing between these two residential lots and the existing other lots that the owner does not have, this is a six-foot fence and we are going clear up to the edge of this asphalt (Unintelligible) The other thing we pointed out is that we are closing two entrances here, there is a curb cut right in here that comes out (Unintelligible) curb cut that is right in front of the building (Unintelligible) at that point we are taking out because it is useless if you try to get out of there to get onto North Oak, reconfiguring the parking on the front of the building. We're adding a feature area here; if you remember, that area kind of dips down, we are raising that up to make a raised display path platform. On this corner here, we are also creating a raised platform for display purposes. Signage, we have kind of worked through, of course, everybody has their standard signage package. Jeep has two things that they have to have and one is what they call a Jeep (Unintelligible) and a Jeep Mountain. We are going to put a mountain down here (Unintelligible) the rest of it is just pretty much reconfiguring. We are going to get rid of the big painted signs on the building that are sitting there now and just go with the standard logo so it will clean up the area along that existing building that faces Englewood. This is rendering of what the facility would look like. So this is the existing Chrysler, Dodge, Jeep showroom that is on the south side. That building will essentially stay as is. Jeep has their own showroom here. We are adding a third surface bay here and then the two existing surface bays fits in with the new product that you see on the finish board right here. The front is basically, even though it is wood tone, it's aluminum. They like aluminum panels. Again, this is kind of a duplication of what you have. That's pretty much what I, we kind of went through, when we had the meeting with the neighbors, we did try to work out the main concerns that we did as far as the parking areas. There is still noise, it is a dealership, of course dealerships make noise from the standpoint of maintenance and finding cars and just driving around. They're a very busy organization, as you know, and I think they have been pretty good neighbors for the city and they try to do what they can to keep accommodations and take care of their facilities."

Mayor Moore asked if there were questions for Mr. Spurgeon.

Mayor Moore stated: "Would you mind going back a couple of slides and just go slowly with your marker with the fences, point those out for me again? Blue or purple? I'm confused."

Mr. Spurgeon stated: "OK, so, there are several different...the purple right here, well I'll start back; so this is the existing parking lot that is on the north side of the service building. So this is chain link; we are going to take the chain link out here and we are going to put in six-foot high

vinyl fence and all the vinyl fences are solid and earth tone in color. So we are creating that because the residents pretty much start right across this area; so across this area here will be six-foot fencing."

Mayor Moore stated: *"And that is where the two mountains are supposed to be raised?"*

Mr. Spurgeon stated: *"They are in this area right here, yes. Then when we start going down this side, blue is all eight-foot high vinyl fence and it's at the top of the buffer zone and these buffers, because this side of the lot is basically sloping down. These are going to be steeper areas as they go down but they are fully landscaped and they are also being used for some of our BMP's so they are going to be native grass and they will take care of the infiltration bases that we need just for the new parking area that we are taking care of. Then on these two lots, which are still owned by Tim Doherty, Autosmart, will have six-foot high fences that separate the rental properties from the owned properties on this site right here and then we've also done here, more as a backdrop for the display cars there will be in that corner to try to clean that."*

Mayor Moore stated: *"So the purple is the six-foot and the blue is the eight-foot."*

Mr. Spurgeon stated: *"That is correct; and then the green is just the low pipe rail fence to prevent people from driving or stealing cars and driving them off the lot."*

Mayor Moore asked if there were questions for Mr. Spurgeon.

Mayor Pro Tem Mallams stated: *"Mark, I'm curious. The vehicle deliveries on 57th, at any time are the cars unloaded during the hours of darkness?"*

Mr. Spurgeon stated: *"Generally no, they are unloaded during the operations; well this time of year they might be at 5:00; but they have to be unloaded when someone is there, while the dealership is actually open. You know, as far as numbers, they get up to six a day sometimes or six a week; it just depends on the sales; and right now I know Chryslers are behind in some of their deliveries, so you don't see a lot of cars that sit on the lots, it depends, they are at a slow time right now."*

Mayor Pro Tem Mallams stated: *"Just to get a better grasp of this; do those semi's come in off of Englewood, and then go up and turn east, or right, on 57th so the nose of the truck is pointing out towards North Oak?"*

Mr. Spurgeon stated: *"My understanding is that they come off of North Oak, unload, and then head, west, on 57th, turn on Walnut, and exit to Englewood."*

Mayor Pro Tem Mallams stated: *"So the semis are parked on the north side of 57th?"*

Mr. Spurgeon stated: *"No, actually, they are on the south side."*

Mayor Pro Tem Mallams stated: *"They park on the south side."*

Councilman Frisby stated: *"A couple of questions. How much consideration was given, or the possibility, to get the transports off the streets to unload?"*

Mr. Spurgeon stated: *"We've looked at several scenarios on how to do that and the main purpose that they were trying to do to solve, because they have had issues in the past of parking vehicles in the grass in the buffer zones; was to be able to maximize the parking. With the Jeep expansion they're looking at, when things get back to maybe what you could call normal and people go to the sales room and stuff like that; that Jeep is going to expand. They have come out, Jeep is coming out with some new vehicles that are higher-end vehicles, I guess, which is supposed to drive sales with it, if it will or not is hard to tell, but they are trying to expand that. Because of the limited amount, as I said, the darker grey areas is really what is new. All their existing asphalt is really not set up for transport or for trucks like that so they cost; #1, they didn't want to lose the parking space and #2, the cost to be able to maneuver those vehicles because of the way of their configuration is, would entail a lot of additional paving and, right or wrong, this is the way they have always had their deliveries done. I do, or have done in the past, probably over 50 car dealerships, and at least half of them deliver on roads, or the city streets as they pull in. It just seems like most places are put on properties that just aren't set up for that type of vehicle to be able to move in."*

Mayor Moore stated: *"To continue that discussion, when this transport comes in off of North Oak and turns to the west to unload, it's closer to North Oak than it is farther down 57th Street?"*

Mr. Spurgeon stated: *"Right. They unload, I kind of put an indication here, that's kind of, they've agreed to not go past this driveway in the future; if they've been doing it now, I don't know; so they can unload vehicles here and then they would pull them in here, and they would go down and still park them in the back lot."*

Mayor Moore stated: *"So the truck is technically on the wrong side of the street, on 57th Street, so it's on the south side. OK. All right."*

Mayor Moore stated: *"Other questions for Mr. Spurgeon?"*

Councilmember Spallo stated: *"Mayor, in regard to that parking plan on 57th, what you are saying is they are going to load right there but they still need to proceed down 57th to Walnut to exit?"*

Mr. Spurgeon stated: *"The trucks do, yes. They do not back out onto North Oak, that would be practically impossible during the day."*

Mayor Moore stated: *"Thank you, Mr. Spurgeon. We will now hear from anyone in the audience who is here to speak in favor of this zoning change."*

There were none.

Mayor Moore stated: *"Anyone who wishes to speak in opposition to this zoning change? Please come to the podium, state your name and address."*

(Unintelligible) I'm not speaking only for myself. I own property at 103 NE 57th Street (Unintelligible)

Mayor Moore stated: *"Can you give me your name, please."*

Dennis Clevenger approached Council and stated: *"I am speaking for several of the other neighbors and residents who could not be here"* *(Unintelligible)*

Mr. Clevenger left a petition with the City Clerk.

Mr. Clevenger stated: *"Let's talk about (Unintelligible) the neighbors have two main complaints in the expansion they want to do. The first complaint is the unloading of vehicles. They do come off of North Oak and they get on 57th and they get to Walnut and there is not room for them to get around; they're running through yards and over sidewalks. It's a residential street. As per Gladstone's Codes and Ordinances, No. 7.180.080 'loading spaces required for businesses and industries; Ordinance No. 4.414 states 'that businesses will provide loading and unloading on their property' and we want that enforced. Second problem is the noise level. During the day when they want to locate a car, they use the alarm on the car; not the horn, the alarm. The dealers use the alarm system to locate the cars on the large parking lot of Gladstone Dodge. These are not short blasts of noise, continuous alarm blasts until the employee finds that vehicle. A Car alarm is 125 decibels. Five decibels louder than a jet engine and only five decibels below the threshold of pain. One lady I talked to yesterday that lives across the street, she says she has coffee on the porch and she comes out and says it's not just that one goes off, it's four or five that go off at the same time. She says it's rather annoying. That's a very bad practice. These Ordinances should have been brought up by the Planning and Zoning. I'm going to read you the Ordinance. This Ordinance was put into effect in 2018: 'Any business or industrial building, hospital, institution or hotel hereafter erected, constructed, reconstructed or altered in any district shall provide adequate off-street facilities for the loading and unloading of merchandise and goods within or adjacent to the building, in such a manner as not to obstruct freedom of traffic movement on the public streets, alleys or sidewalks.' We want that upheld. That's all I have to say."*

Ola Thabit approached Council and stated: *"Hi, I'm Ola Thabit, a resident of 201 NE 57th Street. I had a couple of points that were discussed earlier and that haven't been brought up that I would like to shed some light on. First, I wanted to address the fence that was discussed, the six-foot and the eight-foot. At the neighborhood little meetings that we had, we have discussed the whole, we want to build a buffer to keep the commercial area in the commercial area and the residential area to the residential area. We had also discussed trees that were never mentioned in that presentation. I heard them only mention the six and eight foot fences but we had discussed trees just because it's honestly not appealing looking outside our windows and just seeing cars and buildings, and you know, if anything I urge everyone here to put yourself in our shoes and what we see and what we have to deal with every single day; but that's just to the point of the trees. Regarding the fences themselves, there is a fence right now in between us because it runs from our backyard at 201 and the other two houses along that Northeast 57th Street. Those fences are falling apart and I'm sure whenever there was an agreement to build that fence that it*

would be maintained, that there would be an agreement, you know, because right now it's a wooden fence and I understand we agreed to vinyl, but I'm almost positive, and I guarantee, it will not be maintained because there has been in the past, agreements that had been made, between them and us that there would be maintenance they would uphold with what they have said in regard to what being a good neighbor is and it just hasn't been upheld. Like, for example, I went out there a few days ago to touch that fence to make sure that what I'm saying today is accurate; that fence is falling apart. Touch it and it turns into dust. So whenever they say we have the fences and we want to make all these plans, I'm not sure they are going to uphold with that two years from now, five years from now, and so on, and that is my problem. These are all of our homes so we want to make sure that, you know, down the line, we can be assured that that's going to be upheld; whatever it said in regard to them and us. Something else I would like to address is the trucks like unloading and stuff like that, sorry, if I'm not using the appropriate language, but our roads are ruined; like residential roads are ruined. We try to avoid the many potholes, many cracks on the road just because; like, we want to take care of our cars and it's not easy, you know, driving around, trying to get inside your house; there is cracks and there is like, you know, pot holes and stuff like that; and that comes from, as the house that is right next to the two houses that are going to be demolished, we see most of what goes in and out from the trucks. Most of the time, and I have pictures I wish I could show you but I can't, but like I have proof that they come in through Walnut, like Englewood/Walnut and then onto where the nose of the truck is facing North Oak and there is a dent there right now. Not only do they make a lot of sound, but like I said the roads are completely destroyed even though, I'm sure, if you look at any other neighborhood that doesn't have commercial parking there or a commercial business there that, you know, it's upheld, you know, not pot holes or anything like that. There is a no truck parking sign there. I understand that the trucks park past it, but there are times that there are two trucks even that park right behind each other which it is in front of our house. So we see that from our window; you can see that it's visible from our house. I think that is all I have to cover, but like I said, with everything into consideration, I understand that there have been plans made, that there have been things that we agreed on but I just want to make sure that, like I said, two years from now, five years from now, ten years from now, all of this is upheld and all of this isn't just going to go to waste and even though it's written down in paper and signed an everything, I want to make sure that whatever we agree on is still being upheld. Thank you."

Doug Poole approached Council and stated: "Doug Poole, 5609 North Walnut. I own the property just north of the two residences that they just currently bought so it looks like I'm going to have, I have a stockade now because I'm going to have an eight-foot fence for the bottom half and a partial; then I'm going to have a six-foot fence that is going to come up between the two houses so that will be interesting to see how my property value drops. If you go back to the slide that has the building, I don't know if you can see it or not, but anyway with them doing the changes they are making on this Jeep building, they have limited their source of access around that building. Right now when they go around that north building, they honk their horn. They honk it when they go one direction; they honk it when they go around the other way because they need to let everybody know, it's a blind corner. You know how annoying that is to hear that horn honk for the years that I have been there, it is so, it just grinds at you. I mean the fact that we have all the lighting, my house is lit up like a Christmas tree now; and now they are wanting to put more concrete next to me; pavement, and yeah, it's not a good move. It's not a good move for the residents; it's a good move for them. I'm very unhappy with the situation and I know that you

guys would be unhappy if you had to live next door to them. So, that's all I wanted to say. And as far as the trucks go, they go both directions. I grew up in that neighborhood, I know how they work. It's convenience. If it's more convenient for them to come around and drop in, they'll do it. It's all of the convenience for the truck driver. Don't let them fool you on they only go one direction. That's not true. Thank you."

Karen Poole approached Council and stated: "Karen Poole, I'm Doug Poole's wife. I'm also one of the owners of that house since 1950 and I want to show you something. I want to show you what a good neighbor looks like. I want to show you what the buffer zone looks like. I want to show you what the fence looks like that is right beside our house. This is after promises, and promises, and promises, we won't park there. This is not commercial zoned at this time (Unintelligible) our daughter (Unintelligible) lived there four years. She attended several of these meetings (Unintelligible) this is your buffer zone. This is right...our house on a residential (Unintelligible) if you need to see more pictures, let me know. They are correct on the trucks coming both directions, test driving at the same time. I don't know if you know but there is a steep uphill coming off of North Oak going onto 57th to Walnut and when you come up the hill and you come down it's blind. You have a (Unintelligible) and maybe a neighbor parked so not only do you have that, and the potholes that she was describing, you drive there tonight, tomorrow, you'll see the indentations where the wheels are, they are there that much. Also, he was indicating that there was going to be an expanded showroom. More cars. How many trucks are we expected to have. They also found an Ordinance that he had brought up, that there is to be no loading or unloading on the street. So, I'm not (Unintelligible) blatantly they park right in front of the sign that says no trucks. I could go on, and on, and on; but I'll stop now, but I did want to just bring that to your attention. These are our good neighbors and I have no beef to pick; I just want a good neighbor. Thank you."

(Unintelligible chatter.)

Jessica Poole approached Council and stated: "Hi. My name is Jessica Poole and I own property at 5609 North Walnut. So my parents alluded to it, my family has a history specifically with the dealership. My grandfather attended City Council meetings 50 years ago, also talking about the buffer zones, trying to protect his investment, trying to protect the neighborhood, and here we are, more than 50 years later, having a similar conversation with even graver concerns and ramifications to come from it. Personally, I was there for four years. During that time, I actually did pay a visit to City Council unprompted. There was nothing on the agenda. I remember seeing a few faces in the room. I was (Unintelligible) frustrated, I was upset, I had worked with Mr. Bob Baer, I had worked with Mr. Scott Wingerson to no avail. Nothing changed. I knew it was residential zoned; I knew what was commercial zoned; I know they weren't supposed to be parking on the grass. They did not care. They were asked, the city, brought up to your attention, saying they were violating zoning, why aren't we doing something about this; please, for the residents. It's an eyesore, it's not fun to look at, I mean, frankly, it violates zoning. It is as simple as that. Cut dried. Unfortunately, we never saw compliance in the time that I lived there; even after trying to bring it up to this Council, so we did let it go for a while. And then we got a little nervous because suddenly, they were complying; and we thought, hmmm, in the last three to four months, suddenly they are complying, somethings on the hook that they stand to lose. There is something up, and we were right. We got the letter inviting us to the meeting and we knew that

we have a lot to lose now. So I just want to bring to your attention real quick. I did go on to the website and printed out the current zoning and I want to make sure that everybody does see visually that they are proposing re-zoning 56.01, right here, to be commercial so the entrance to our neighborhood street will be deemed commercial. They are wanting to split this property so that it will now be half commercial and half residential. My family property will now share two fence lines with them and we have already experienced the preview of what it will look like. We showed photos of it. So we have this that will be (Unintelligible) into residential, the entrance to our neighborhood, these (Unintelligible) our family stands a lot to lose just where our location is right now. And then, don't forget about 203, where there are two houses on that property; one of which still has a tenant. During the meeting last week, we asked, well what is going to happen with the tenant? And the lawyer carefully side-stepped that question. We don't know what is going to happen to them. It's concerning, and I think it is a clear encroachment onto our neighborhood. I don't care what they do with the land they own and it's zoned appropriately, but I certainly don't want someone encroaching into our neighborhood when there is clear commercial intent and not a good neighborly history. So I understand kind of the background. I went ahead and did a little bit of research and I pulled up your, the city's, Comprehensive Plan document because I thought it was important. I wanted to make sure that it's in line with what you all are building up there. There is two bullets in the key planning issue for future land use and I wanted to read to you if that's OK. One: new development and re-development should be compatible with the character of existing neighborhoods. Unfortunately, I don't think that is true. I don't think this is compatible with the character of our neighborhood. And then, again, another bullet: support development efforts by the private sector to revitalize and/or redevelop older residential and commercial property that includes citizen involvement process to guide development design ensuring compatibility with adjoining neighborhoods. That is quite literally in your (Unintelligible) problems and tonight I think we have made it quite clear this is not aligning with what you are putting on your Comprehensive Plan. So, with that, I wanted to bring up a couple more points then I promise I'm done (Unintelligible) that they continue during the presentation to talk about how the neighborhood has had a chance to express their opinions and talk through problems, right? So in this Request for Council Action, there is two bullets that were two main issues that we brought up as a neighborhood to the dealership. One reads: 'the unloading of vehicles on 57th Street', that was problem No. 1 (Unintelligible) it's summarized in this report. Problem No. 2. 'The demolition of two homes, etc. etc., in this entire document, neither are addressed. They said we had a meeting, these were the problems, anyway, back to our plan. There is no recognition of problems, solutions, anything. It was just a check box to say we did it. We played the public, we checked that box, we don't have to fulfill that anymore because we heard the opinion. There is just no solve and I have to disagree with that. That is simply not true. So, with that, I wanted to bring up, I think it was brought up but I wanted to hit it again. There is Section 7.180..080, 'any new development is required to be to deal with their parking on their property. That is in the Code. So any updates that we are talking about, significant construction, the city says you need to deal with it on your property and if you can't, you need to redesign. We should not pay for your desire to expand. If you don't have the spot, I'm sure there are other places you can gladly develop along the North Oak corridor or you can solve your problems elsewhere; but the neighborhood shouldn't be to solve for that. And then finally, I wanted to bring up the buffers. So, on this plan, I am seeing the zig-zag frame. My big concern is the buffer zone by properties 5605, 5607, buffer zone, I don't, from the plans it looks much thinner than the buffer zone in the rest of the area and from what I read about Code, my

understanding is that C2 Districts and different type there needs to be a buffer zone and it needs to be recognized and it needs to be consistent. I want to make sure I'm not interpreting that incorrectly but my concern is that our property will suffer the most, especially with this buffer zone being so thin in that area. So if we could address that, that would be great, to be clear, this area here. So finally, on behalf of the neighborhood, I'm asking you please, please, consider not allowing them to expand into our neighborhood. They have their property, they can do what they want, but I'm asking that there is not a re-zone from residential to commercial. Secondly, I'm asking that you ask them to solve their problems of loading. That should not be on us to deal with. It does not belong on a public street, it is not something that we should have to solve for them, they have the budget, they have the capabilities to solve their problem if they want to grow and expand. With that, I think I'm done."

Husam A. Elgousi, approached Council and stated: *"My name is Husam Elgousi, 201 NE 57th Street and I just, you know, I'm sorry first about my accent, I'll try to make it clear enough to understand what I'm going to say. The house that they talk about that they are going to broke down, I'm next door to that two houses. (Unintelligible) when I wake up, I'll wake up to that noise that come from the shop, they come from the (Unintelligible) most of that because of the siren, the alarm that come from the parking lot of the cars, you know, (Unintelligible) happens every day I wake up by the car alarm, beep, beep, beep, until somebody they come to reset it on the alarm. (Unintelligible) I want to imagine how is it going to be one day when they broke those two houses? They beep more close to my area. (Unintelligible) by the way, (Unintelligible) just try to retain my family, (Unintelligible) in the comfort of my bed, I want to sleep like you, I don't need nobody to bother me by waking up, you know, (Unintelligible) every day I have to wake up like two or three times by something, you know, when the first truck they come (Unintelligible) when the alarm, they coming up they bother me too, you know. (Unintelligible) I believe this is a bad idea when they tear this house, it's going to be a bad idea for my life and for my family. Thank you very much."*

Ola Thabit approached Council and stated: *"I recorded this December 7th, this is just one of many days and this is only, I think it's like 15 seconds. This is also right from my living room."*

Mayor Moore stated: *"What time of day was this?"*

Ms. Thabit stated: *"um, 12:00."*

(Recording was showed to Council and staff. Unintelligible chatter.)

Ms. Thabit stated: *"This is 15 seconds and it is recorded literally I was standing in my living room. I have another picture if you guys would like to see it, of the truck being parked on NE 57th Street, if you would like to see it. Um, I took this picture from my bedroom window."*

(Unintelligible chatter).

Mayor Moore closed the Public Hearing at 8:38 pm.

Item No. 17. On the Agenda. 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. **Mayor Pro Tem Mallams** moved **Bill No. 20-37** 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.

Mayor Pro Tem Mallams moved to accept the First Reading of **Bill No. 20-37**, 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.

Mayor Pro Tem Mallams moved to accept the Second and Final Reading of **Bill No. 20-36**, and enact the Bill as **Ordinance 4.537**. **Councilmember Spallo** seconded.

Councilman Garnos stated: *"I have some comments and questions. I'm not sure whether it is appropriate to have this split into two Bills; so if I have comments that spill over into the other one would you grant me some leeway. I've appreciated what Gladstone Dodge has done with their efforts to try to (Unintelligible) try to establish a buffer zone, try to improve the fence. I think that is all to their credit. When I reviewed this, I had no problem with the Site Plan revision as presented. I had no problem with the re-platting of the land that takes several pieces to put it together into one piece. I've got no problem with that. The re-zoning, I have a little bit of heartburn with but not bad since I understand what the property is and I understand the (Unintelligible) and I don't have a major problem with that. I do have a big problem with this issue of unloading vehicles on 57th Street. Unfortunately, it doesn't look like that is tied in with the two Bills that we are looking at this evening. We are looking at a re-platting, we are looking at re-zoning, and we are looking at a revised Site Plan. None of this has anything to do with unloading vehicles on 57th which I do have a big problem. I was not aware that this, this situation as its been presented to us has been ongoing for some time. There were some other comments that were raised. I know that the plans have, there is a landscape plan, I saw it in my package, and there is trees and other amenities besides just the final fence so I'm satisfied there. I am concerned about this comment of the City Code requiring loading on property and why that was not brought up at Planning Commission or before this. Maybe it's grandfathered in, maybe it doesn't apply since this is sort of an infill building; I'm not sure; but that was not an issue that I saw addressed in the packet this evening. And I know the site has some serious challenges on it but once we put all those sites together, you're looking at a space of around 9, 9.5 acres; and I have a hard time believing that with 9 to 9.5 acres, we can't get a semi on there to unload. I know that there are challenges to that but with a 9 acre lot that should not be an insurmountable problem to figure out a way to get a semi on there to unload instead of doing it on a city street and to the detriment of all the surrounding residents. Those are my concerns, Mayor."*

Councilman Frisby stated: *"I would echo a lot of what Councilman Garnos said. My concern is the parking; also the parking on 57th Street. I like that an effort was made to accommodate that part of the plan and I, too, sit confused as to when we could actually address that based on the two Bills before us tonight."*

Mayor Moore stated: " Yes, can we get some clarification on that?"

Mr. Greer approached Council and stated: *"Thank you. Ms. Poole and Mr. Clevenger, they are correct about the Ordinance 4.414 passed in 2018; however, the plan portion of the CP3 proposed zoning allows for flexibility in a matter of categories, not to be alluded to set back, parking, and loading and unloading. So the plan portion of the proposed district allows for flexibility and that is what staff has permitted at this point in time. I hope that helps, but if not..."*

Mayor Moore stated: *"Does that answer your questions?"*

Councilmember Spallo stated: *"Mayor, to go back to the semi parking on 57th Street, if I remember correctly in Mr. Spurgeon's talk, he said that one of the reasons why they didn't want to bring the semi onto their asphalt parking lot was because their parking lots weren't constructed correctly for that to hold the load. I think that needs to be addressed as a part of the problem. I know it's more expensive to add that infrastructure, but obviously it's important to the neighborhood so I think that needs to be addressed to make sure that is a part of the project."*

Mayor Moore stated: *"We are at a stage not to hear further public comments at this point in time, Mr. Clevenger."*

Mayor Moore stated: *"Mr. City Manager, do you want to weigh in here?"*

City Manager Wingerson stated: *"What Mr. Greer said is appropriate. Gladstone Dodge has been at that location for quite some time, in excess of 30 years as have the residents. The loading and unloading of vehicles at car dealerships in Gladstone and every other town is a difficult proposition. I look at this more as a little bit of a non-conforming use in that Gladstone Dodge, at this point, cannot comply with off street parking. It's because of grade and parking and the needs of the dealership, it would be extraordinarily difficult for Gladstone Dodge to comply. I think Gladstone Dodge is trying to make the best of a poor situation by moving that transport truck further to the east and I think there may be a little bit more that can be done that we would be glad to work with them on outside of the Public Hearing process; but I think Gladstone Dodge has done what Gladstone Dodge can do to get those transports trucks as far away as possible from the houses. Now the trick is going to be moving forward, obviously, this conversation being applied in reality for the next 10 or 15 years is as one of the residents said about maintenance of the fence and you know that is just one of the things we constantly struggle with, not Gladstone Dodge, but in all commercial developments where they buffer or adjoin residential properties. I understand what all of the residents are saying. I see what they are saying, I agree with what they are saying, I just don't know that there is a better solution to improve the situation than what has been presented to you tonight by Gladstone Dodge."*

Mayor Moore asked if there were other comments or questions.
There were none.

The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. Councilman Bill Garnos, "nay."(4-1)

Item No. 18. On the Agenda. 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. **Mayor Pro Tem Mallams** moved **Bill No. 20-38** 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.

Mayor Pro Tem Mallams moved to accept the First Reading of **Bill No. 20-38**, 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.

Mayor Pro Tem Mallams moved to accept the Second and Final Reading of **Bill No. 20-38**, and enact the Bill as **Ordinance 4.538**. **Councilmember Spallo** seconded.

Councilman Garnos stated: *"I'm going to support this because I (Unintelligible) it's putting together smaller pieces of land that I don't know that it causes some of our concerns here, but we have got to proceed with this, we have got to figure out a solution to the 57th Street unloading and (Unintelligible) because we wouldn't want to live within a block of that; let alone right next to it. That sounds like the things that could be fixed. This is not the first time we have had issues regarding this property and surrounding residents. I don't think there is anything wrong with putting pieces of land together but there are other things we've got to figure out some solution even if it is just operational. That's all I have."*

Mayor Moore stated: *"I, too, would encourage continued discussion on these matters. These are serious issues that the neighborhood has raised and there has to be a solution someplace here."*

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. 19. On the Agenda. Other Business.

There was none.

Item No. 20. On the Agenda. Adjournment.

Mayor Moore adjourned the December 14, 2020, Regular City Council meeting at 8:53 pm.

Mayor Pro Tem Mallams moved to adjourn back to Closed Session:

The Closed Executive Session was 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, 610.021(13) Personnel Records.

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)

Mayor Moore adjourned the Closed Session at 9:55 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Jean B. Moore, Mayor

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

RESOLUTION R-21-01

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM PRIDE CLEANERS, A BUSINESS LOCATED AT 6006 NORTH ANTIOCH ROAD, GLADSTONE, MISSOURI, FOR LAUNDRY AND DRY CLEANING SERVICES AND AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT FOR SUCH SERVICES.

WHEREAS, the City of Gladstone has a need for laundry and dry cleaning services on a regular basis, particularly for uniforms and other items used by the Public Safety Department; and

WHEREAS, a Request for Proposals (RFP) was published soliciting laundry and dry cleaning services for the uniforms of the Public Safety Department; and

WHEREAS, the proposal offered by "Pride Cleaners," a Gladstone business located at 6006 N. Antioch Road, met all the terms and specifications required and offered costs for services that was determined to be reasonable, and is recommended by Public Safety Staff.

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, be and is hereby authorized to accept the proposal from "Pride Cleaners," 6006 N. Antioch Road, and is authorized to execute a contract to that effect in substantially similar form as the contract attached hereto.

Uniform Pants	\$3.00 per item
Uniform Shirts	\$3.00 per item
Dress Shirts	\$2.19 per item
Dress Pants	\$3.00 per item
Sport Coat/Suit Jacket	\$3.00 per item
Tie	\$3.00 per item
Uniform Jacket/Coat	\$3.00 per item
Body Armor Carrier	\$3.00 per item
Bunker Gear	\$3.00 per item
Blankets	\$1.50 per pound

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 11th DAY OF JANUARY, 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-01

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 12/22/2020

Department: Public Safety

Meeting Date Requested: 1/11/2021

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

Subject: Contract for dry cleaning services with Pride Cleaners, 6006 N. Antioch Road.

Background: The Public Safety Department has a need for dry cleaning services for uniforms and other items used by department personnel on a regular basis. A request for proposals (RFP) was published and a response was received from Pride Cleaners. Pride Cleaners met all the terms of the RFP and the costs for services in proposal submitted by Pride Cleaners is reasonable. Public Safety Department staff recommend accepting the proposal submitted by Pride Cleaners

Budget Discussion: Funds are budgeted in the amount of \$ 12,000.00 from the General Fund and \$5,000.00 from the PSST Fund. Ongoing costs are estimated to be \$ annually. Previous years' funding was \$17,000.00

Public/Board/Staff Input:

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

Mike Hasty
Department Director/Administrator

JM
City Attorney

SW
City Manager

CONTRACT FOR LAUNDRY AND DRY CLEANING SERVICES

This Contract is made and entered into by and between the City of Gladstone, Missouri, a statutory Third Class City, a political subdivision, acting by its Public Safety Department, hereinafter referred to as "City," and "Pride Cleaners," a Missouri Corporation, hereinafter referred to as "Pride Cleaners." The City and Pride Cleaners may be referred to collectively as the "Parties."

WHEREAS, City made a Request for Proposals from laundry and dry cleaning businesses for the cleaning of police and fire uniforms, along with laundry services for other items used by the Public Safety Department; and,

WHEREAS, Pride Cleaners responded to the Request and was determined to be the best and lowest bid.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

TERM

The term of this Contract will be for a period of two (2) years beginning on the 1st day of January, 2021. At the City's request the Contract may be renewed for two successive years on the same terms and conditions. No action is required of City to renew but if City does not intend to renew the Contract it shall notify Pride Cleaners no later than 30 days prior to the end of the respective 12-month term that the Contract will not be renewed.

SERVICES AND PAYMENT

Uniform Pants	\$3.00 per item
Uniform Shirts	\$3.00 per item
Dress Shirts	\$2.19 per item
Dress Pants	\$3.00 per item
Sport Coat/Suit Jacket	\$3.00 per item
Tie	\$3.00 per item
Uniform Jacket/Coat	\$3.00 per item
Body Armor Carrier	\$3.00 per item
Bunker Gear	\$3.00 per item
Blankets	\$1.50 per pound

Pride Cleaners agrees to perform all cleaning within 48 to 72 hours of delivery with rush jobs available. Pride Cleaners will invoice the City the last day of each month for payment and City will submit payment for each invoice within 14 days thereafter.

A separate Invoice will be submitted for each officer. The Invoice shall include the date of each delivery, the Officer's name, the Officer's Serial Number, Ticket Number, Amount due, and the Officer's signature. City will provide a form for this information. A copy of this form is attached hereto.

INDEPENDENT CONTRACTOR

Pride Cleaners agrees to perform the services solely as an Independent Contractor. The parties agree that this Contract does not create any actual or apparent agency, partnership, franchise, or relationship of employer and employee between the parties. Pride Cleaners is not authorized to enter into or commit City to any agreements, and Pride Cleaners shall not represent itself as the agent of the City.

Pride Cleaners shall not be entitled to participate in any of the City's employee benefits, including without limitation, any health or retirement plans. Pride Cleaners shall not be entitled to any remuneration, benefits or expenses other than as provided for in this Contract.

EARLY TERMINATION

The City may early terminate this Contract based upon poor quality of service and/or if Pride Cleaners fails to turn around cleaning jobs within 72 hours. City shall provide no less than thirty (30) days' notice to Pride Cleaners for an early termination.

In the event of termination by City or non-renewal of either the second or third term, City's sole obligation shall be to pay monies due Pride Cleaners for services already acceptably performed. In no event shall City be liable for any consequential, incidental or special damages. Upon demand Pride Cleaners agrees to return all City-owned and/or City employee-owned property in its possession to City if this Contract is terminated or non-renewed.

Pride Cleaners waives any and all right to injunctive relief in the event of any dispute with City, and Pride Cleaners' sole remedy in such a dispute shall be at law.

INDEMNIFICATION

The City shall not be liable for injury or death occurring to Pride Cleaners or any of its employees or other assistants in the course of performing this Contract.

Pride Cleaners hereby agrees to indemnify and hold harmless the City, and its officers, employees, and selected officials, from any damages, claims, liabilities, and costs, including reasonable attorneys' fees, or losses of any kind or nature whatsoever which may in any way arise from the services performed by Pride Cleaners hereunder.

GENERAL TERMS

CHOICE OF LAW. This Contract shall be governed and construed in accordance with the laws of the State of Missouri applicable to public contracts made and fully performed therein. Both parties submit to the jurisdiction of said courts for purposes of any such suit or proceeding, and waive any claim that any such forum is an inconvenient forum.

SOVEREIGN IMMUNITY. City enjoys the protections of statutory and common law sovereign immunity. By entering into this Contract, City does not waive sovereign immunity. City purchases general liability insurance to protect itself from those specific statutory exceptions to sovereign immunity found in Missouri law and for claim in general. By purchasing liability insurance, City does not waive sovereign immunity. Pride Cleaners acknowledges that any judgement for damages against City is capped by Missouri statutes. In addition, no judgment for punitive damages may be entered against City.

RIGHT TO SUE. Pride Cleaners specifically waives the right to sue any individual City employee, officer or elected official.

ASSIGNMENT. Pride Cleaners may not, without the written consent of City, assign, subcontract, or delegate its obligations under this Contract or the right to receive any amounts which may be payable to it for performance under this Contract.

ENTIRE CONTRACT. This Contract represents the entire Contract between the parties. This Contract may not be amended, changed, or supplemented in any way except by written agreement signed by both parties.

INCORPORATE DOCUMENTS. All documents included the Requests for Proposals issued by the City, including, but not limited to, the Request for Proposal itself and all documents provided in response to the Request for Proposals, are hereby incorporated in this Contract as if fully set forth herein.

IN WITNESS WHEREOF, THIS CONTRACT IS EXECUTED THIS 11TH DAY OF JANUARY, 2021.

City of Gladstone, Missouri

Pride Cleaners

By: Scott Wingerson, City Manager

By:

ATTEST:

By: Ruth Bocchino, City Clerk

RESOLUTION NO. R-21-02

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM THE KANSAS CITY METROPOLITAN CRIME COMMISSION, A MISSOURI NOT-FOR-PROFIT CORPORATION, TO OPERATE THE "CRIME STOPPERS" PROGRAM AND THE "TIPS HOTLINE" PROGRAM ON BEHALF OF THE CITY OF GLADSTONE FOR AN ANNUAL FEE OF \$3,500.00.

WHEREAS, the Kansas City Metropolitan Crime Commission has run and continues to run a Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Greater Kansas City area, which includes Johnson and Wyandotte Counties in Kansas and Cass, Clay, Jackson, Lafayette, Platte, and Ray Counties in Missouri.

WHEREAS, the City of Gladstone recognizes the benefits of these programs to fighting crime and making our communities safer in the region.

WHEREAS, these programs serve the interests of the residents and visitors in the City of Gladstone.

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, be and is hereby authorized to accept the proposal from the Kansas City Metropolitan Crime Commission for an annual fee of \$3,500.00 to provide the following services:

- a) Maintain the Crime Stoppers Hotline, (currently 816-474-TIPS) which will be answered a minimum of eight hours per day;
- b) Provide publicity concerning the availability of the Crime Stoppers TIPS Hotline;
- c) Provide rewards for information leading to the arrest, issuance of a warrant or indictment, which results from calls to the Crime Stoppers TIPS Hotline;
- d) Forward information received on the Crime Stoppers TIPS Hotline regarding crimes in Gladstone, Missouri.

FURTHER, THAT, funds for such purpose are authorized from the FY 2021 General Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 11th DAY OF JANUARY 2021.

Jean B. Moore, Mayor

Attest:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-02

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/4/2021

Department: Public Safety

Meeting Date Requested: 1/11/2021

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

Subject: Kansas City Metropolitan Crime Commission Contract for Crime Stoppers and TIPS Hotline programs.

Background: The Kansas City Metropolitan Crime Commission operates and continues to operate a Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Kansas City area. The City of Gladstone benefits for contracting for Crime Stoppers programs and has participated in these efforts for several years.

Budget Discussion: Funds are budgeted in the amount of \$ 3,500.00 from the General Fund. Ongoing costs are estimated to be \$ 3,500.00 annually. Previous years' funding was \$3,500.00

Public/Board/Staff Input: The Director of Public Safety recommends approval of a resolution authorizing the City Manager to sign the contract for services with the Kansas City Metropolitan Crime Commission for the Crime Stopper and TIPS Hotline programs.

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

Mike Hasty
Department Director/Administrator

JM
City Attorney

SW
City Manager

Invoice

Name: City of Gladstone

Address: 7010 North Holmes
Gladstone, MO 64118

***Crime Stoppers Annual Contract for 816-474-TIPS Hotline Services for 2021:
\$3,500***

Please remit payment at your earliest convenience to:

Kansas City Metropolitan Crime Commission
3100 Broadway, Suite 1234
Kansas City, MO 64111

Contact: Britt Lewis

blewis@kc-crime.org or (816) 960-6800

KANSAS CITY METROPOLITAN
CRIME COMMISSION

3100 Broadway, Suite 1234
Kansas City, Missouri 64111
(816) 960-6800

January 3, 2021

City of Gladstone
7010 North Holmes
Gladstone, MO 64118

Contract Year 2021

AMOUNT DUE FOR CRIME STOPPERS ANNUAL CONTRACT FOR
816-474-TIPS HOTLINE SERVICES

Minimum Due for 2021	\$3,500.00
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Amount due and payable upon receipt.

Thank you for your support!



**The Kansas City Metropolitan
Crime Commission**

OFFICERS

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BRAD SPRONG, PAST CHAIR
DAVE JOHNSON, CHAIR-ELECT
CHRIS FISHER, VICE CHAIR
SARAH SMITH, VICE CHAIR
KARL ZOBRIST, VICE CHAIR
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NANCY CREASY, SECRETARY
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KENT SUNDERLAND

January 3, 2021

Chief Mike Hasty
City of Gladstone
7010 North Holmes
Gladstone, MO 64118

Chief Mike Hasty:

Thank you for being a loyal supporter of Crime Stoppers. Without your support Crime Stoppers, would not exist. Your support and partnership are very important to us, and we know **you are one of the reason's the TIPS Hotline is successful.**

It is time for the renewal of your contract with the Crime Stoppers TIPS Hotline. Here are just a few reasons to continue your support of Crime Stoppers:

➤ Crime Stoppers has received more than 4,000 TIPS leading to over 100 arrests through October 2020.

In cooperation with the Kansas City, Missouri Police Department and the City of Kansas City, Missouri, Crime Stoppers introduced enhanced rewards of "up to \$25,000.00" for KCMO homicides in June of 2019. Since then, 18 KCMO homicides have been solved taking our program total to 660 homicides solved since inception.

➤ Kansas City's Most Wanted Newspaper publishes 50+ local fugitives, giving area departments and citizens easy access to the wanted fugitives' listings. There have been 583 arrests from the Kansas City's Most Wanted Newspaper since 2006.

➤ Scholastic Crime Stoppers has seen success in combating school-based issues including, fifteen (15) suicide interventions and the program is in over 70 schools in the metropolitan area.

➤ Visit the newly redesigned Crime Stoppers website "www.kccrimestoppers.com" to view Unsolved Crimes, Wanted Suspects, Upcoming Events and more.

Like you, Crime Stoppers is passionate about fighting crime and making our communities safer. Thank you for being a Crime Fighter. Together we get hundreds of dangerous fugitives off our streets and out of our neighborhoods.

Sincerely,

Rick Armstrong
President

3100 Broadway Blvd, Ste 1234
Kansas City, MO 64111

816-960-6800
www.kc-crime.org

Crime Stoppers is a division of the Kansas City Metropolitan Crime Commission

CONTRACT

This Contract is entered into this year, 2021, by and between the City of Gladstone and the Kansas City Metropolitan Crime Commission a Missouri not-for-profit corporation located at 3100 Broadway, Suite #1234, Kansas City, Missouri 64111.

WHEREAS, the Crime Commission has run and continues to run a Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Greater Kansas City area, which includes Johnson and Wyandotte Counties in Kansas and Cass, Clay, Jackson, Lafayette, Platte and Ray Counties in Missouri.

WHEREAS, the City of Gladstone wishes to contract with the Crime Commission to provide this service in Gladstone.

NOW, THEREFORE, the parties agree as follows:

1. The City of Gladstone will pay the Crime Commission an annual fee of \$3,500.00 dollars, payable on the date hereof and on each anniversary date of the date hereof during the term of this contract. Such annual fee may be adjusted each year as the parties hereto may agree.

2. The Crime Commission will provide its Crime Stoppers Program in Gladstone which program shall include, at a minimum, the following services:

- a) Maintain the Crime Stoppers Hotline, (currently 816-474-TIPS) which will be answered a minimum of eight hours per day;
- b) Provide publicity concerning the availability of the Crime Stoppers TIPS Hotline;
- c) Provide rewards for information leading to the arrest, issuance of a warrant or indictment, which results from calls to the Crime Stoppers TIPS Hotline;
- d) Forward information received on the Crime Stoppers TIPS Hotline regarding crimes in Gladstone, MO.

3. The parties agree, that the services to be provided by the Crime Commission are being provided strictly on a contract basis and that the Crime Commission is not and shall not be considered a part of Gladstone, MO or the City of Gladstone. The Crime Commission shall not be subject to any control by the City of Gladstone.

4. This contract shall be for an initial term of one year, commencing on the date hereof. Upon expiration of the initial term of this Contract, and upon expiration of each additional one year period thereafter, the term of this Contract shall be extended automatically for a period of one year, unless and until either party hereto gives written notice to the other party hereto of its intent not to extend the term of this Contract for an additional one year period.

5. This Contract shall not be assignable without the prior written consent of both parties. Any purported assignment without such written consent shall be void.

IN WITNESS WHEREOF, the parties have executed this Contract the year and date first above written.

City of Gladstone

By _____

ATTEST: _____

KANSAS CITY METROPOLITAN CRIME COMMISSION

By 
Rick Armstrong

ATTEST: _____

CONTRACT

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1. The City of Gladstone will pay the Crime Commission an annual fee of \$3,500.00 dollars, payable on the date hereof and on each anniversary date of the date hereof during the term of this contract. Such annual fee may be adjusted each year as the parties hereto may agree.

2. The Crime Commission will provide its Crime Stoppers Program in Gladstone which program shall include, at a minimum, the following services:

- e) Maintain the Crime Stoppers Hotline, (currently 816-474-TIPS) which will be answered a minimum of eight hours per day;
- f) Provide publicity concerning the availability of the Crime Stoppers TIPS Hotline;
- g) Provide rewards for information leading to the arrest, issuance of a warrant or indictment, which results from calls to the Crime Stoppers TIPS Hotline;
- h) Forward information received on the Crime Stoppers TIPS Hotline regarding crimes in Gladstone, MO.

4. The parties agree, that the services to be provided by the Crime Commission are being provided strictly on a contract basis and that the Crime Commission is not and shall not be considered a part of Gladstone, MO or the City of Gladstone. The Crime Commission shall not be subject to any control by the City of Gladstone.

4. This contract shall be for an initial term of one year, commencing on the date hereof. Upon expiration of the initial term of this Contract, and upon expiration of each additional one year period thereafter, the term of this Contract shall be extended automatically for a period of one year, unless and until either party hereto gives written notice to the other party hereto of its intent not to extend the term of this Contract for an additional one year period.

5. This Contract shall not be assignable without the prior written consent of both parties. Any purported assignment without such written consent shall be void.

IN WITNESS WHEREOF, the parties have executed this Contract the year and date first above written.

City of Gladstone .

By _____

ATTEST: _____

KANSAS CITY METROPOLITAN CRIME COMMISSION

By 
Rick Armstrong

ATTEST: _____

RESOLUTION NO. R-21-03

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH RICHARDS CONSTRUCTION COMPANY, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$199,327.50 FOR THE DISPOSAL OF WATER TREATMENT PLANT LIME SLUDGE, PROJECT WP2185.

WHEREAS, three proposals were received for the Disposal of Water Treatment Plant Lime Sludge Project; WP2185, and the proposal of Richards Construction Company, Incorporated, in the amount of \$199,327.50 has been determined by the Director of Public Works to be the lowest and best proposal.

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 Richards Construction Company, Incorporated for work as outlined in the contract for a total amount not to exceed \$199,327.50.

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 11th DAY OF JANUARY 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-03

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/4/2021

Department: Public Works

Meeting Date Requested: 1/11/2021

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

Subject: Contract award, Project WP2185, Disposal of Water Treatment Plant Lime Sludge.

Background: Three bids were received for this project. Richards Construction Company, Incorporated, was the low bidder with a bid of \$199,327.50. This project involves the removal and disposal of 1,280 dry tons of lime sludge from the City's wash basin (base bid), and another 1,965 dry tons of lime sludge from the lime storage basin (bid alternates 1 & 2).

Richards Construction Co.	\$199,327.50
Hodges Farms & Dredging	\$303,455.00
Denali Water Solutions LLC	\$386,429.00

Budget Discussion: Funds are available in the amount of \$ 220,000.00 from the CWSS Fund balance and will be included in a mid-year budget amendment. Ongoing costs are estimated to be \$N.A. annually. Previous years' funding was \$N.A.

Public/Board/Staff Input: City staff contacted references for Richards Construction Company and all were positive. Staff recommends awarding this project, including bid alternates 1 and 2, to Richards Construction Company.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-21-04

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

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

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

THAT, the easements from the property owners attached hereto as Exhibits “SS” through “TT” are hereby accepted. Easement labeling is a continuation of the easements submitted and accepted under resolutions R-19-35, R-19-36, R-19-44, 19-55, R-20-02, R-20-07, R-20-10, R-20-15, R-20-33, and R-20-56.

Temporary Construction Easement

“UU” – Glenn J. and Janice K. Hochstatter

1402 NE 76th Street

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

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

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 11th DAY OF JANUARY, 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # 21-04

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/6/2021

Department: Public Works

Meeting Date Requested: 1/11/2021

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, R-20-33 and R-20-56. 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

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-21-05

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH BKM CONSTRUCTION LLC, FOR THE 2020 CURB, GUTTER, SIDEWALK, AND TRAIL – PHASE 1 PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$14,706.18 FOR PROJECT TP2004.

WHEREAS, work under the contract with BKM Construction LLC, for the 2020 Curb, Gutter, Sidewalk, and Trail – Phase 1, Project TP2004, 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:	\$ 190,645.00
Change Order(s):	<u>103,478.55</u>
Revised Contract Amount:	\$ 294,123.55
Amount Paid to Date:	<u>279,417.37</u>
Total Amount Due Final Pay:	<u>\$ 14,706.18</u>

FURTHER, THAT, funds for such purpose are authorized from the Capital Improvement Sales Tax Fund and the Transportation Sales Tax Fund.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF JANUARY 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # 21-05

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/6/2021

Department: Public Works

Meeting Date Requested: 1/11/2021

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

Subject: Final payment approval, Project TP2004, 2020 Curb, Gutter and Sidewalk and Trail - Phase 1 Project.

Background: Work has been completed on the referenced project and the contractor, BKM Construction, has made application for final pay. Change Orders included the addition of FY21 Trail Replacement in Happy Rock Park and additional sidewalk replacement on NE 72nd Street. 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 curb, gutter, and sidewalk portion of this contract were budgeted in the TST Fund. Funds for the replacement of trail in Happy Rock Park were budgeted in the CIST Fund.

Original Contract Amount:	\$ 190,645.00
Change Order(s):	103,478.55
Revised Contract Amount:	\$ 294,123.55
Amount Paid to Date:	279,417.37
Total Amount Due Final Pay:	\$ 14,706.18

Public/Board/Staff Input:

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager



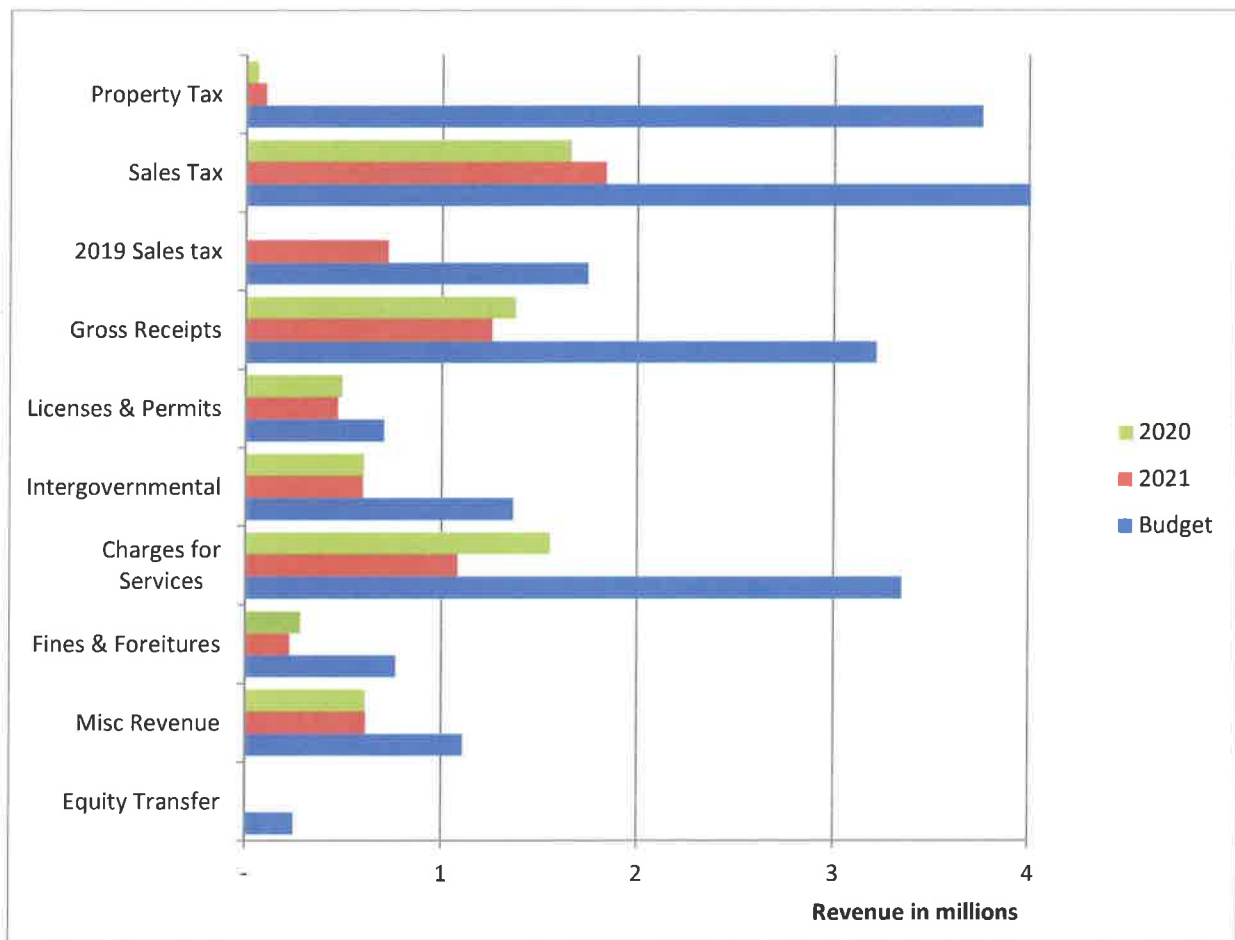
CITY OF GLADSTONE MISSOURI

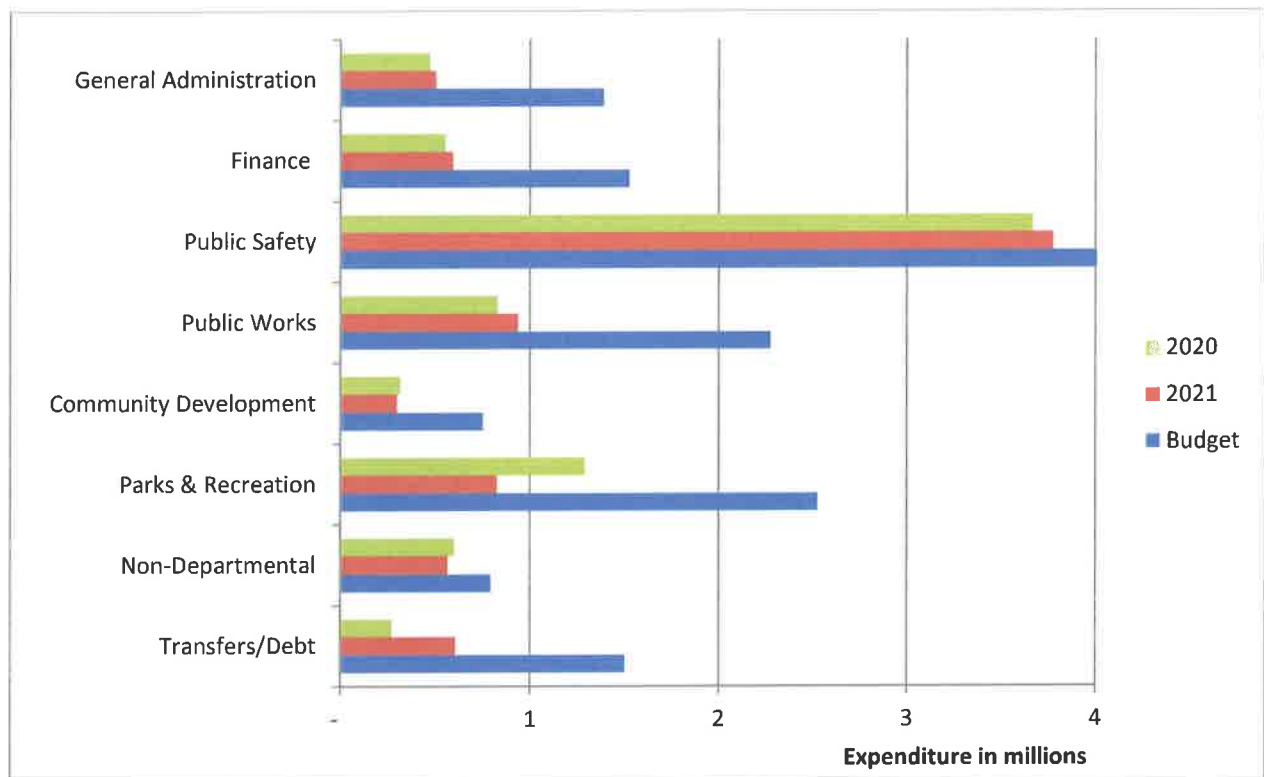
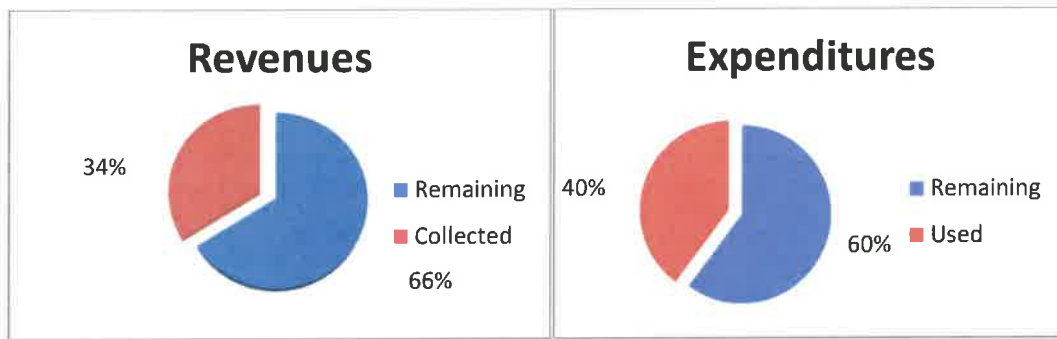
Financial Report for 1 Month Ending
November 30, 2020

GENERAL FUND

General Fund Revenues

Total revenues for the General Fund through 5 months or 42% of this fiscal year are \$6,940,365 compared to total budgeted revenues for the year of \$20,423,596 or 34% of budgeted revenue. Property tax receipts are \$106,601. Sales tax on a cash basis is \$1,840,356 or \$177,744 (11%) over last year. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$726,998. Gross receipts taxes are \$1,257,881, down 9% from last year mostly due to a decrease in electric gross receipts. License and Permits revenues are \$473,876, down 5% or \$22,520. Intergovernmental revenue is comparable to the previous year at \$602,128. Charges for Services are \$1,086,266, down 30% or \$473,717 compared to the previous year due to senior and recreation activities. Fines and Forfeitures have decreased 18% from the same time last year to \$231,028. Miscellaneous Revenue is \$615,231, comparable to the previous year.

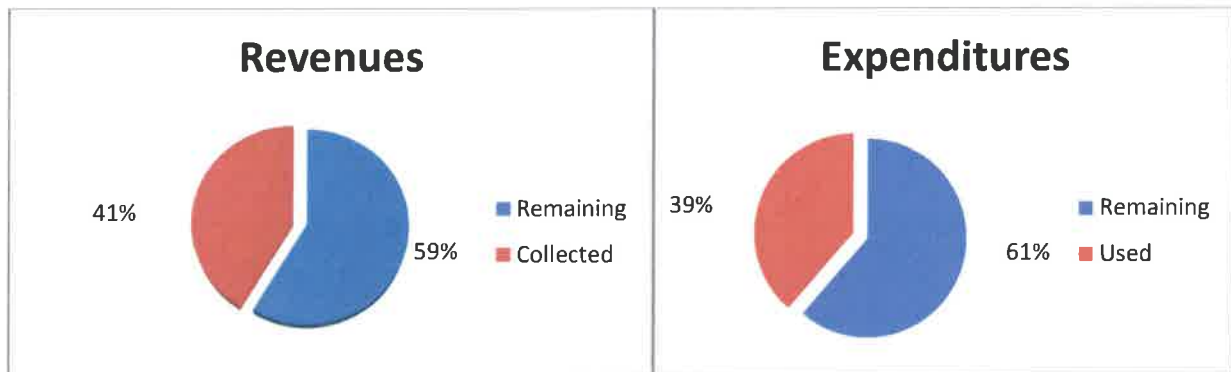
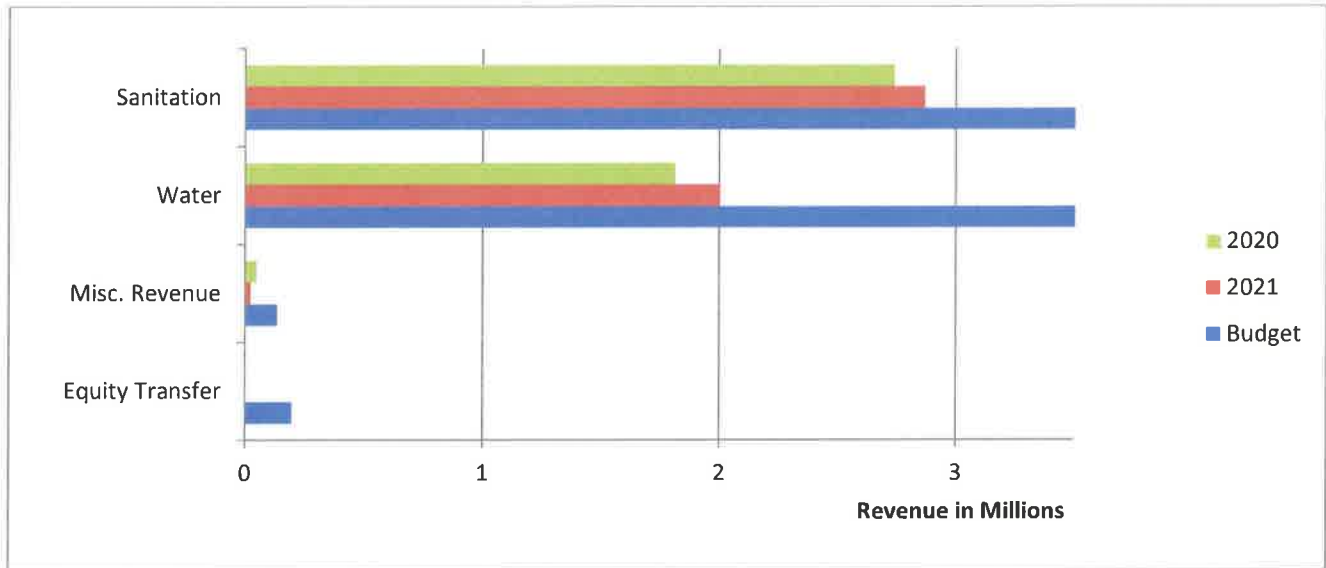




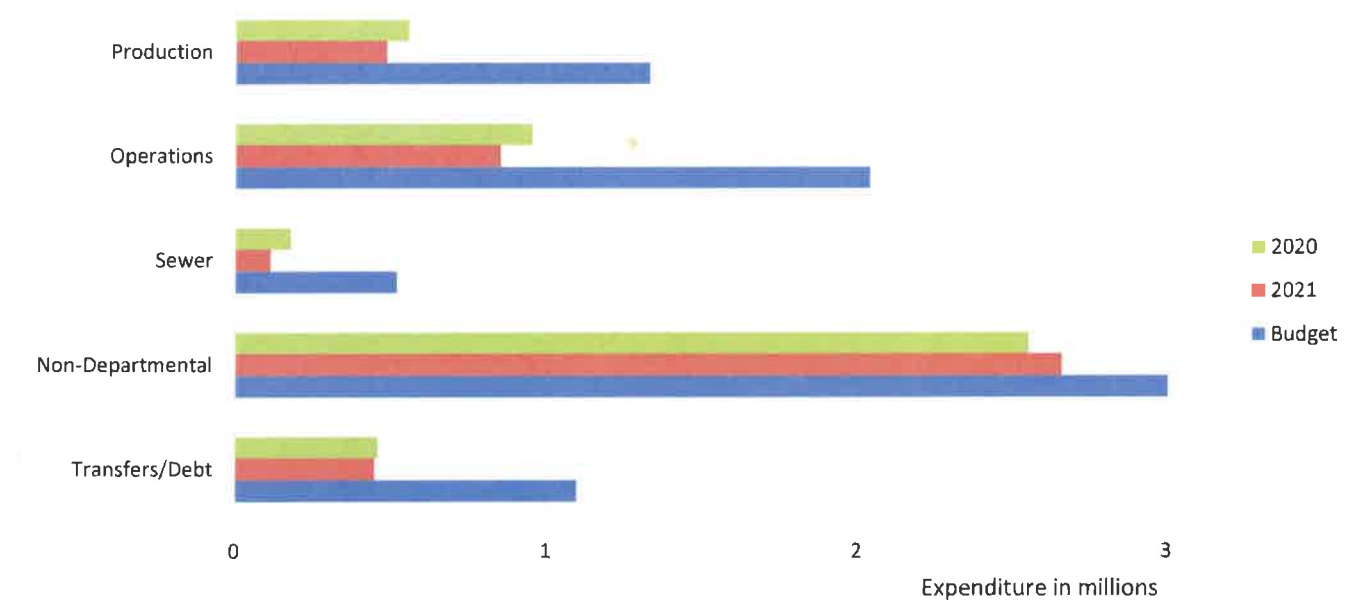
Expenditures through 5 months or 42% of this fiscal year amounted to \$8,118,042 or 40% of FY21 budgeted expenditures of \$20,373,273. This indicates that actual expenditures are 1% or \$105,389 more than last year's expenditures of \$8,012,653. General Administration expenditures increased \$30,442 or 6% over last year for a total of \$412,646 due to contractual payments. Finance expenditures have increased \$40,551 to \$593,867 due to the purchase of new tough books for the patrol vehicles and personnel changes. Public Safety expenditures are \$3,780,548, an increase of \$110,247 due to the timing of the purchase of a new vehicle and increased personnel costs. Public Works expenditures are \$938,614 or 13% more than the prior year due to increases in personnel costs and the timing of road salt purchases. Community Development expenditures are \$298,703, a decrease of \$16,953 due to the timing of contractual obligations and staffing changes. Parks & Recreation expenditures are \$827,481, down 36% or \$469,389 from the same time last year due to decreases in Senior Activities and staffing changes. Non-Departmental expenses are \$566,067 or 6% less than the previous year. Transfers and debt have increased \$337,815 to \$608,192 due to the sales tax transfer for the fire station renovation and new Public Safety Headquarters and the 2019 lease purchase (new ambulance and software). Current expenditures exceed current revenues in the amount of \$1,177,677. 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

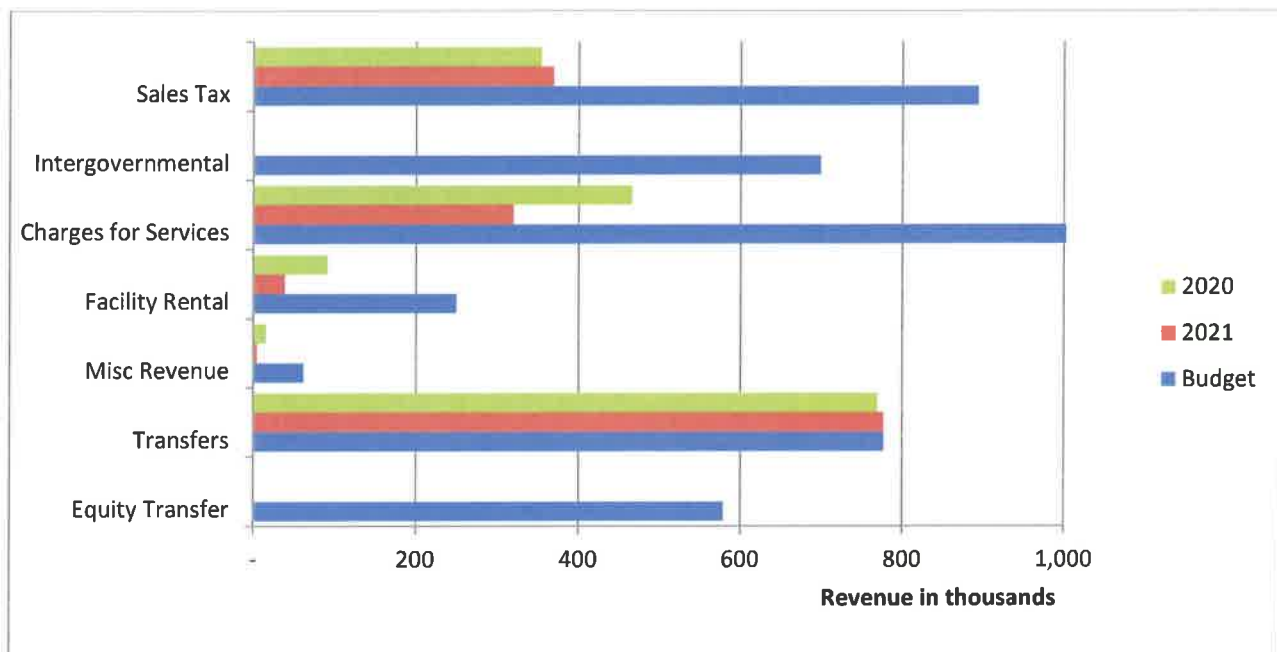
Total budgeted revenues for the fiscal year are \$11,845,216. Total revenues through 5 months or 42% of this fiscal year, amounted to \$4,904,660 or 41% of FY21 budgeted revenues. Revenues are up \$290,176 (.06%) from last year due to increased water and sewer consumption.

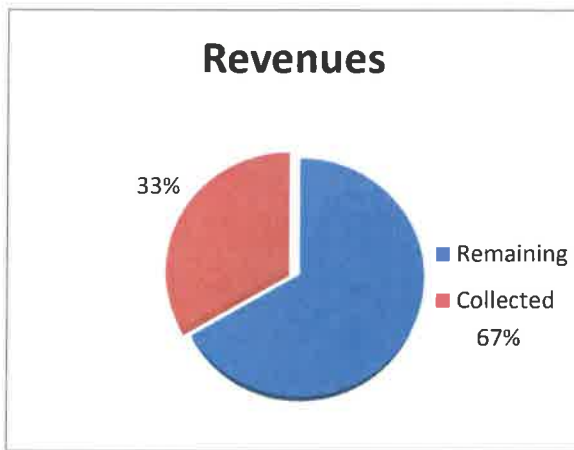


Total budgeted expenses for the fiscal year are \$11,839,095. Total expenses through 5 months or 42% of this fiscal year amounted to \$4,575,933 or 39% of FY21 budgeted expenses. Production expenditures are down \$71,196 to \$488,984 due to the timing of contractual payments (lime sludge). Operations division expenditures are \$854,099, a decrease of \$102,484 due to the timing of water line replacements. Sewer division expenditures have decreased \$66,044 to \$116,538 due to the timing of sewer line maintenance and changes in personnel. Non-departmental expenditures are \$2,663,702, up 4% due to the increase in water and sewage consumption. Transfers and debt are comparable to last year at \$452,610. Current revenues exceed current expenditures by \$328,727.



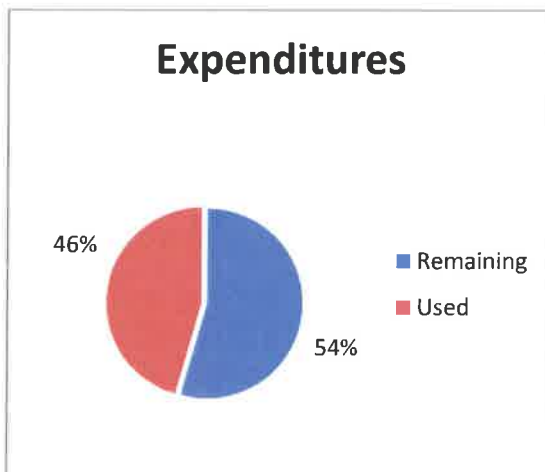
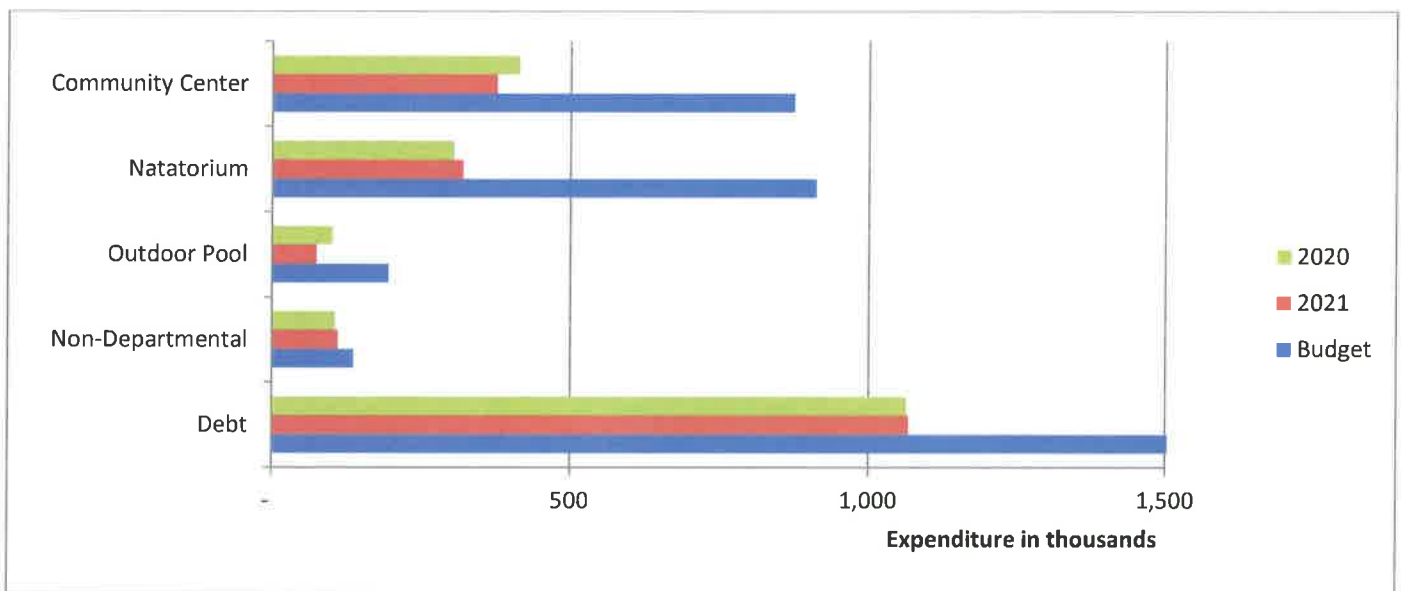
COMMUNITY CENTER AND PARKS TAX FUND





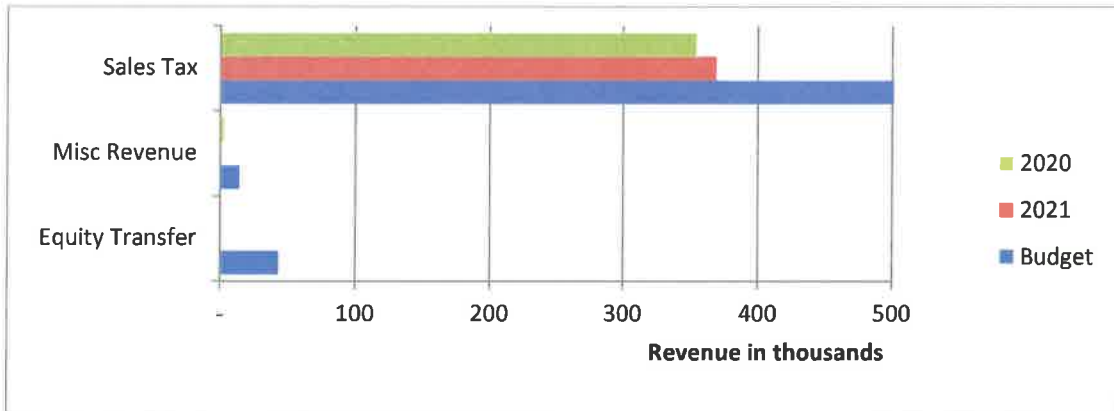
Total budgeted revenues for the fiscal year are \$4,519,630. Total revenues through 5 months or 42% of this fiscal year, amounted to \$1,511,573 or 33% of FY21 budgeted revenues. Sales tax received is \$369,461, up 4% from the previous year. Intergovernmental revenue (Charge to the North Kansas City School District for the natatorium) is usually received in January. Charges for Services are \$320,412, down 31% or \$146,833. Revenue from facility rental is \$39,141, down 58%. Miscellaneous revenue is \$34,859, down \$11,008 from prior year. Budgeted transfers to the fund are \$777,700, an increase of \$7,800 over the previous year. Equity transfer budgeted for the fiscal year is \$579,306 to offset the anticipated revenue

loss.

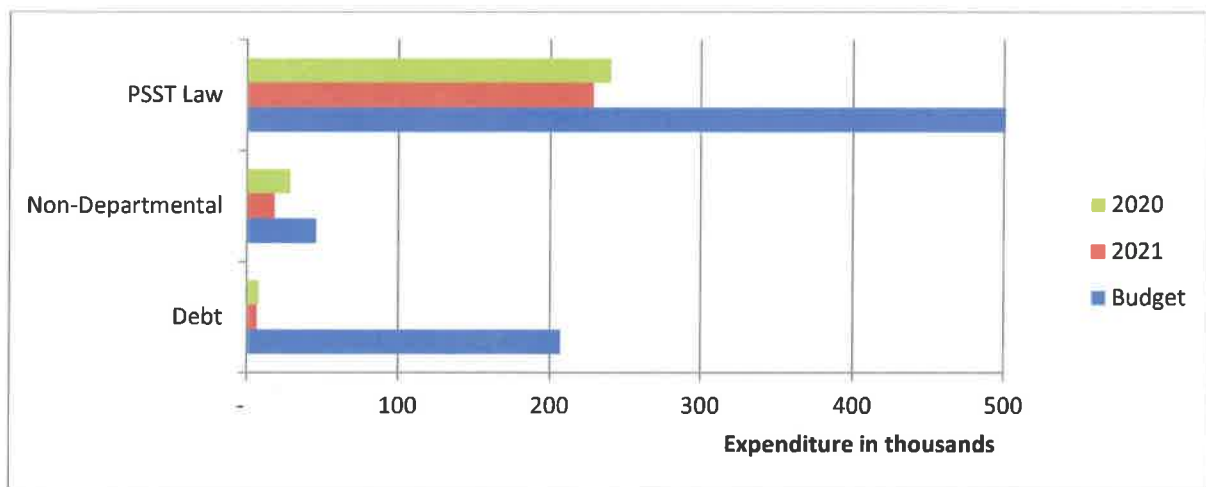
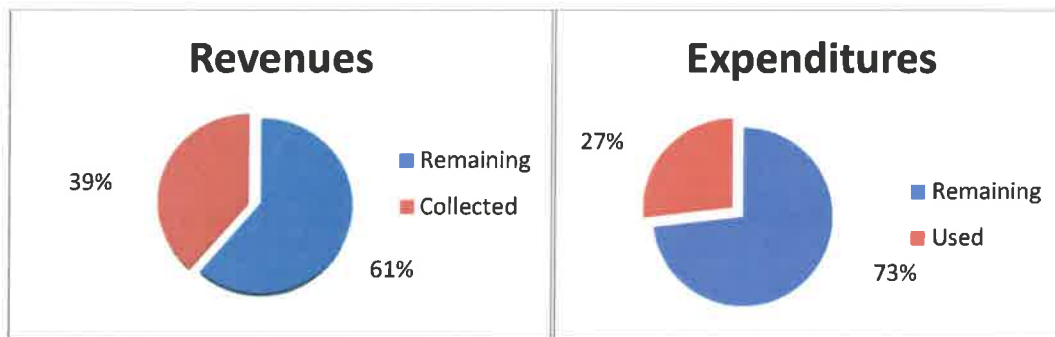


Total budgeted expenditures for the fiscal year are \$4,293,764. Total expenses through 5 months or 42% of this fiscal year amounted to \$1,956,087 or 46% of FY21 budgeted expenses. Community Center expenses have decreased 9% from the same time last year to \$377,643 due to capital purchases in the previous year. The Natatorium expenses are \$76,089, an increase of \$15,384 from the same time last year due to increased personnel costs. Outdoor Pool expenses are \$76,089, \$26,933 below the previous year. Non-departmental is \$112,478, an increase from last year of \$4,953. Debt is comparable to the prior year. Current expenses exceed current revenues by \$444,513.

PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$952,675. Total revenues through 5 months or 42% of this fiscal year amounted to \$370,191 or 39% 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 5 months or 42% of this fiscal year are \$255,034 or 27% of the FY21 budgeted expenses. Law division is \$228,922, down 5% from the same time last year due to the timing of capital purchases. Non-Departmental is 18,813, compared to \$29,388 during the previous year. The increase is due to the timing of equipment maintenance. Debt is comparable to the previous year. Current revenue over expense for the fund is \$115,157.

Respectfully submitted,

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

Dominic Accurso
Director of Finance

AN ORDINANCE AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE SALE OF A PROJECT PREVIOUSLY FINANCED BY THE CITY UNDER THE PROVISIONS OF ARTICLE VI, SECTION 27 OF THE MISSOURI CONSTITUTION, AS AMENDED, AND SECTIONS 100.010 TO 100.200, INCLUSIVE, OF THE REVISED STATUTES OF MISSOURI, AS AMENDED; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND TAKING OF CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Gladstone, Missouri (the "City") is a third class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the City is authorized under the provisions of Article VI, Section 27 of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the "Act"), to purchase, construct, extend and improve certain projects (as defined in the Act) for the purposes set forth in the Act and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

WHEREAS, in order for STKC Properties LLC, a Missouri limited liability company (together with any successors or assigns, the "Company"), to construct and renovate improvements to certain commercial facilities (collectively, the "Project"), the City did previously issue its Taxable Industrial Development Revenue Bonds (Royal Park Apartment Homes Project), Series 2019, in an aggregate principal amount not to exceed \$4,070,000 (the "Bonds"); and

WHEREAS, the Project has been completed and the Company desires to sell the Project; and

WHEREAS, the City has and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City facilitate the sale of the Project.

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

Section 1. Execution of Documents. The Mayor or the City Manager of the City is hereby authorized and directed to execute an Amendment to Lease Agreement and Consent and Fee Joinder Rider (collectively the "City Documents") in substantially the forms presented to the City Council at this meeting, copies of which shall be filed in the records of the City. The Mayor or the City Manager of the City is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of

this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City to the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 2. Approval of Assignment. In connection with the execution of the City Documents, the City Council consents to the assignment of the Lease Agreement dated March 1, 2019, related to the Bonds from the Company to Oak Ridge, MFT, LLC and Apex Oak Ridge, LLC, both Missouri limited liability companies.

Section 3. Further Authority. The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the City Documents.

Section 4. Severability. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 6. Effective Date. This Ordinance shall be approved and shall take effect and be in full force from and after its passage by the City Council and this Ordinance is signed by the Mayor.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF JANUARY, 2021.

Jean B. Moore, Mayor

(SEAL)
ATTEST:

Ruth E. Bocchino, City Clerk

First Reading: January 11, 2021

Second Reading: January 11, 2021



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 21-01

ORD # 4.539

Date: 1/5/2021

Department: General Administration

Meeting Date Requested: 1/11/2021

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

Subject: An Ordinance authorizing the execution of certain documents in connection with the sale of a project previously financed by the City under the provisions of Article VI, Section 27 of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended; and authorizing the execution of certain documents and taking of certain other actions in connection therewith.

Background: On March 25, 2019, the City Council approved the issuance of its Taxable Industrial Development Revenue Bonds (Chapter 100 Tax Abatement Incentive) for STKC Properties, LLC to assist in the renovation of Royal Park Apartments (formerly French Riviera Apartments). The quality of the renovation and the tax advantages attached to the property has made the project appealing to other investors. Juan Toban, the owner of STKC Properties, has made arrangements for the sale of the property to Apex Capital Properties. In order for the tax abatement agreement to remain in place, the City Council must amend the original agreement to reflect Arcadian Properties as the new lease holder and recipient of the Chapter 100 bonds. There are no further changes to the agreement and the amendment will allow the new lender to protect themselves in the event of default. Although the new owners live in California, the group has been investing exclusively in the Kansas City area market for over four years. The new owners will be contracting with Asset Management Group (AMR), a local property management firm, to maintain the high quality of the complex established by Mr. Toban. Information pertaining to the new ownership and AMR property management is attached to the proposed Ordinance.

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

Public/Board/Staff Input: Staff recommends passage of the Ordinance

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

Bob Baer
Department Director/Administrator

JM
City Attorney

SW
City Manager

Royal Park Narrative

The Royal Park Apartments have been beautifully updated and now present an excellent opportunity for an investor and operator with a long-term plan to maintain the quality of the apartments and luxury amenities. The managers of Arcadian Properties, Josh Dale, Adam Ottke, and David Ponce, have created a new entity called Apex Capital Properties whose goal is to provide stable cash flows to its shareholders through the long-term ownership and operation of the Royal Park Apartments. Our primary investors, the Merli family, recently sold their 19-unit apartment complex in Anaheim, CA in order to exchange into Royal Park. This investment represents their primary source of retirement income. This means our goal is well-aligned with the city to continue to operate the Royal Park Apartments to a level that attracts a strong, desirable tenant. Our intention is to hold this asset indefinitely and continue to invest the capital needed to maintain the existing luxury apartments and amenities, as well as, improve the property over time.

Although the managing partners of Apex Capital Properties live in California, we have been exclusively investing in the Kansas City area for over four years. Additionally, we have contracted AMG (Asset Management Group) to be the property managers of Royal Park. AMG brings a wealth of experience managing multifamily real estate and is well-equipped to handle the management of this property.

We look forward to being a partner with the City of Gladstone and to continue to provide an exceptional place for the residents of the Royal Park Apartments to live.

Investor Bios

MANAGING PARTNERS

Josh Dale, Adam Ottke, and David Ponce founded Arcadian Properties in 2016 as a real estate investment group in Kansas City, Missouri. Over the last four years we have acquired 18 properties, and we currently operate 40 doors across 15 properties in the KCMO area. The portfolio is made up of single-family residences, duplexes, a four-plex, and a 19-unit multifamily apartment building.

Our investment philosophy is to purchase value-add assets with strong cash flow potential. Many of our projects have required complete renovations of the properties where we replace all major systems and finishes or even add bedrooms and bathrooms. In virtually all of the projects we have completed we still own the property today. Our goal is to develop long term, sustainable cash flows from each of our investments.

In the case of the 19-unit multifamily building, we acquired the property in 2018. We have renovated the majority of the units and have been able to increase revenues by 50% since we took ownership, with very little turnover. The property has always remained above 90% occupancy since we took ownership, and the most common reason that people have moved out was because they were buying a home.

WHO WE ARE

Arcadian Properties' founding partners work in concert with one another every day to tackle the variety of challenges of managing a rental portfolio and identifying opportunities, internal and external, necessary to improve and grow the business.

Josh Dale | Founding Partner

Josh was born to be a real estate investor. Growing up, he had personal experience working on rental properties that his family owned. In college, Josh's business education was complemented with an emphasis in Marketing and Real Estate. In his professional career, Josh is a Senior Analyst on the Data Analytics team at First American Title. This gives Josh a strong background in real estate finance, data analysis, and process automation. Josh has outstanding financial modeling and forecasting skills that he uses to develop and maintain the analyses that support Arcadian Properties' investment process.

Josh also manages the company's day-to-day financial operations, which includes accounting, rent collection, accounts payable, contractor management, and quarterly reporting. Josh's strategic vision, coupled with his entrepreneurial spirit, leads and sets Arcadian Properties' financial goals.

Adam Ottke | Founding Partner

Adam graduated from Chapman University and is a natural entrepreneur. Adam created his own niche marketing and photography company, which has taken him all over the globe. Adam's design expertise and technical talents have directly transitioned to key areas of Arcadian Properties. Adam has become a subject matter expert in the leasing process, which includes marketing units, utility accounts, landlord compliance, business filings, and tenant placement. Additionally, Adam supports the renovation efforts with rendering designs used in adding or removing walls to add or redesign kitchens, bedrooms, or bathrooms.

In addition, Adam designed, created, and manages the company website, arcadiancapital.org, along with the company email server. Adam utilizes his extensive Adobe experience to create professional quality marketing materials. He has also championed the initiative to transition all company documents, tenant applications, profiles, and maintenance requests to the cloud.

David Ponce | Founding Partner

As a CPA, David brings invaluable corporate accounting and strategic tax planning experience. As a Chartered Property and Casualty Underwriter (CPCU), David handles most risk management duties including risk assessment and insurance placement of property and liability coverage. David is pursuing the Chartered Financial Analyst (CFA) designation, which will continue to support the overall successes of Arcadian Properties in the dynamic environment of real estate investment. In addition, David has been fundamental in developing business relationships with local realtors, contractors, and bankers. David's business acumen and networking skills have been instrumental in developing our local team of contacts that allow Arcadian's operations to work seamlessly.

INVESTORS**Merli Family Trust | Investor**

Now in their mid-70s, Hans and Elke Merli have invested in real estate for over 40 years. In 1990, they moved their investments from a minority share in a property with around 50 units into the largest shareholder of a 19-unit property in Anaheim, CA. After 30 years of managing the property the Merli's recently sold it for the exchange to Royal Park. In the three decades they owned the Anaheim property, the Merli's turned it into one of the city's most respected C-Class properties, just across from Disneyland and the Anaheim Convention center, and earned multiple commendation letters from city council for its upkeep. The Merli's enjoy and take pride in their responsibilities of providing safe and comfortable homes for their tenants. Most tenants have lived at the property for over 14 years. The longest having stayed for 26 years, made the property their permanent home and raised their first children there until they saw them off to college. They look forward to continuing with real estate investments to provide cashflows that may better support their retirement.



Arcadian Capital <contact@arcadiancapital.org>

Stoneside Loan Assumption

Jared Kenealy <jkenealy@assetmgmtgrp.com>
To: Arcadian Capital <contact@arcadiancapital.org>

Fri, Nov 13, 2020 at 12:16 PM

Management History:

Asset Management Group has been a management company since 2008, with leadership that has been in management for over 20 years. AMG currently manages slightly less than 5.5 MM square feet of property in the Kansas City Area across all asset types. The AMG portfolio consists of roughly 25% industrial, 25% retail, 25% office, and 25% residential properties. AMG acts as an asset manager, property manager, facilities manager for all properties. Additionally, AMG can offer leasing and other services that support the needs of an asset.

Management Resources:

The AMG team is built on an office of 53 employee across managers, accountants, facilities managers, support staff and executives. AMG uses industry leading software, Yardi, to manage all accounting and processes. AMG prides itself on established processes and policies that encourage strong tenant relationships and collections. The size of the AMG portfolio gives properties additional advantages, such as the possibility of providing insurance through our captive, HVAC services through our ancillary companies, commercial leasing services and more.

Residential Management Experience:

AMG currently manages 687 residential doors across 17 properties with greater than 91% occupancy throughout the entire Kansas City metro. AMG has managed as many as 1200 doors and has the operational capacity for significant growth already in place. AMG is currently a manager for institutional (Freddie/Fannie) capital for 4 properties and many past properties. The AMG Residential management team includes 5 managers, a leasing team, and supporting facilities and accounting personnel.



Jared Kenealy | Chief Development Officer

ASSET MANAGEMENT GROUP

D: 816.666.8662 | M: 816.6998554

5600 W. 95th St Ste. 307 Overland Park, KS 66207

LINKEDIN ASSETMGMTGRP.COM

From: Arcadian Capital <contact@arcadiancapital.org>

Sent: Friday, November 6, 2020 9:36 AM

To: Jared Kenealy <jkenealy@assetmgmtgrp.com>

Subject: Stoneside Loan Assumption

[Quoted text hidden]

Renovation Experience Deck

Before/After Complete Rehab Historical Samples

Prepared December 2020

Duplex Rehab (Photos)

Before



After



Duplex Rehab (Results)

Before

- Defunct
- Vacant
- Unpleasant neighborhood presence

After

- Income-producing (Over \$2k/mo. in rent)
- Joined surrounding, recently rehabbed properties to increase area appeal
- Attracted high-quality tenants to the area

Apartment Complex Rehab (Photos)

Before



After



Apartment Complex Rehab (Results)

Before

- Far below-market rents as little as \$425/mo.
- Ongoing plumbing, waste management, and storage issues
- Both interior and exterior severely lacking in visual appeal
- Tenant population did not match surrounding, quiet neighborhood

After

- Increased average property rent 50% over 2 years
- Increased property value by over 50% with additional cost savings and improved NOI due to improved management
- Improved interior appearance attracted more reliable market tenants
- Improved exterior appreciated by tenants, neighbors, and HOA
- Identified and solved waste management issues with new trash collection contract and more frequent pickups
- Identified and solved outstanding plumbing issues
- Installed new laundry machines and refinished laundry room

Additional After Photos (SFR Properties)



AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A SURFACE TRANSPORTATION PROGRAM FUNDING AGREEMENT BETWEEN THE CITY OF GLADSTONE AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR IMPROVEMENTS TO NORTHEAST 76th STREET FROM NORTH OAK TRAFFICWAY TO NORTH BROOKLYN AVENUE.

Legislative Findings

1. The Fixing America Surface Transportation Act (FAST) 23 U.S.C. §133, authorizes a Surface Transportation Program (STP) to fund transportation related projects; and
2. The City of Gladstone desires to improve Northeast 76th Street from North Oak Trafficway to North Brooklyn Avenue; and
3. The improvements are to be designed and constructed in compliance with the provisions of this agreement; and
4. It is in the best interest of the citizens of Gladstone to execute this agreement with the Missouri Highways and Transportation Commission.

NOW, THEREFORE, BE IT ORDAINED 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 Surface Transportation Program Funding Agreement with the Missouri Highways and Transportation Commission for improvements to Northeast 76th Street from North Oak Trafficway to North Brooklyn Avenue.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF JANUARY, 2021.

Jean B. Moore, Mayor

Attest:

Ruth E. Bocchino, City Clerk

1st Reading: January 11, 2021

2nd Reading: January 11, 2021



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 21-02

ORD # 4.540

Date: 1/5/2021

Department: Public Works

Meeting Date Requested: 1/11/2021

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

Subject: Funding Agreement for NE 76th Street Improvements, Federal Project STP-3323(411)

Background: The City of Gladstone was awarded a maximum of \$1,200,000 through the Surface Transportation Program (STP) for improvements to NE 76th Street from N. Oak Trafficway to N. Brooklyn Avenue. The project includes full road reconstruction from N. Troost to N. Wayne and ADA sidewalk and pavement improvements at other locations. The existing 8" water main between N. Troost and N. Woodland will also be replaced. Federal funds cannot be used for the majority of the water main replacement work.

Budget Discussion: Funds are budgeted in the amount of \$ 2,400,000 in the TST Fund for road improvements and \$ 400,000 in the CWSS Fund for water main replacement. Ongoing costs are estimated to be \$5,000 annually. Previous years' funding was \$N/A

Public/Board/Staff Input: The City is required to execute the program agreement with the Missouri Highways and Transportation Commission to secure the funding. City staff recommends execution of this agreement. The project's total estimated construction cost is \$2,400,000.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager

BILL NO. 21-03

ORDINANCE NO. 4.541

AN ORDINANCE AMENDING SCHEDULE V OF THE MODEL TRAFFIC CODE (GLADSTONE MUNICIPAL CODE SECTION 4.100.020), TO ESTABLISH A “NO PARKING” ZONE ALONG THE SOUTH SIDE OF NORTHEAST 66TH STREET FROM APPROXIMATELY NORTH HOLMES STREET TO NORTH CHARLOTTE STREET.

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

SECTION 1. NEW “NO PARKING” LOCATION ADDED. SCHEDULE V OF THE MODEL TRAFFIC ORDINANCE (CODE SECTION 4.100.020) IS HEREBY AMENDED BY THE ADDITION OF THE FOLLOWING LOCATION:

SCHEDULE V - PARKING PROHIBITED (AT ALL TIMES)

No. 134 **NORTHEAST 66TH STREET**, south side, from west dead end past North Holmes Street to east dead end past North Charlotte Street.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective from and after its passage.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF JANUARY 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk

1st Reading: January 11, 2021

2nd Reading: January 11, 2021



Request for Council Action

☐ RESOLUTION # ☒ BILL # 21-03 ORDINANCE # 4.541

Date: 1/6/2021

Department/Office: Public Works

Meeting Date Requested: 1/11/2021

Public Hearing: ☐ Yes ☒ No Date: Click here to enter a date.

Subject: Establishing a “No Parking” zone on the south side of NE 66th Street from approximately N. Holmes to N. Charlotte.

Requested Action: Amend Schedule V of the Model Traffic Ordinance (Code section 4.100.020) to include the above “No Parking” zone.

Background: The City of Gladstone received a request from property owners in the Santerra subdivision to establish a “No Parking” zone on the south side of NE 66th Street from the west dead end past N. Holmes to the east dead end past N. Charlotte. The City received 22 responses in favor in favor of the “No Parking” zone and 1 opposed.

Budget Discussion: Funds are available in the amount of \$250 in FY21 from the General Fund. Ongoing costs are estimated to be \$N/A

Public/Board/Staff Input:

Recommendation: Staff recommends the establishment of the “No Parking” area as previously described.

Distribute Original Contracts to: ☐ City Clerk

Tim Nebergall

Legal JM

City Manager SW

RCA DUE TO CITY CLERK WEDNESDAY 2:00 PM

Revised 1/10/2018