



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 25, 2021**

The City Council will meet in Closed Executive Session at 6:10 pm Monday, January 25, 2021, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021(2) Real Estate, and 610.021(3) Personnel.

OPEN STUDY SESSION: 6:30 PM

1. Mid-Year Budget: Finance Director Accurso will present the Fiscal Year 2021 Mid-Year Budget.
2. Community Center Fitness: Director Merkey will discuss proposed Community Center upgrades as part of the 2020 COP Project funds.

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 January 11, 2021, Closed City Council Meeting Minutes.
6. Approval of the January 11, 2021, Regular City Council Meeting Minutes.

7. CONSENT AGENDA.

RESOLUTION R-21-06 A Resolution authorizing acceptance of a proposal from Mac's Sportswear, a business located at 8445 North Main Street, Kansas City, Missouri, for uniforms and pro-shop items to assist the Parks, Recreation, and Cultural Arts Department in conducting recreational programming and authorizing the City Manager to sign a contract for such services.

RESOLUTION R-21-07 A Resolution authorizing acceptance of a proposal from Central Square and MULES for the purchase of software to provide network and database access for Law Enforcement Systems for the total purchase amount of \$28,000.00.

CONSIDER FINANCIAL REPORT FOR 1 MONTH ENDING DECEMBER 31, 2020.

REGULAR AGENDA.

8. Communications from the Audience.

Members of the public are invited to speak about any topic not listed on the agenda. When speaking, please state your name and address for the record and limit comments to 5 minutes.

9. Communications from the City Council.

10. Appoint Comprehensive Plan Task Force Members.

11. Communications from the City Manager.

12. RESOLUTION R-21-08 A Resolution authorizing the City Manager to enter into a purchasing agreement with Conrad Fire Equipment, 19922 West 162nd Street, Olathe, Kansas, for one 2021 Pierce Saber 1500 GPM Pumper Fire Engine and specified fire/rescue equipment, for a total cost of \$532,903.06.

13. PUBLIC HEARING: Site Plan Revision for 6221 North Chestnut Avenue-DaVita Kidney Dialysis Medical Clinic.

14. FIRST READING BILL NO. 21-04 An Ordinance approving a Site Plan Revision for property at 6221 North Chestnut Avenue, Gladstone, Missouri.

15. CONSIDER BUILDING PERMIT: DaVita Dialysis Center, 6221 North Chestnut Avenue.

16. FIRST READING BILL NO. 21-05 An Ordinance calling a General Election for the election of two positions to the Gladstone City Council on Tuesday, April 6, 2021; describing the form of the ballot and directing the City Clerk to submit certification of such election to the Clay County Board of Election Commissioners pursuant to RSMo. 115.125.

17. Other Business.

18. Adjournment.

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

City Clerk Ruth Bocchino	Posted at 4:15 pm
City of Gladstone	January 21, 2021
7010 North Holmes	
Gladstone, MO 64118	
816-423-4096	



Department of Finance

Memorandum

DATE: January 21, 2021

TO: Scott Wingerson, City Manager

FROM: Dominic Accurso, Director of Finance

RE: 2021 Fiscal Year Midyear Budget

With the 2021 fiscal year 50% complete and the 2020 fiscal year closed, we have a better understanding of how recent events have and will continue to affect city operations. COVID-19 brought both financial and operational uncertainty for 2020 and 2021. Staff has managed to continue offering high levels of services to the public while keeping all facilities open to the public throughout the majority of the pandemic. Staff was also able to obtain the same AA- bond rating for the 2020 Certificates of Participation (COP) during these trying economic times.

For the 2020 Midyear budget review and even the 2021 budget, uncertainty and conservatism drove the budget process. Sales and use tax have continued to steadily increase for the 2021 fiscal year, as it has in previous fiscal years, benefiting most of the budgeted funds. Intergovernmental revenues and property tax collections have also increased due to available CARES Act funding and increased property valuations. Charges for services and fines and forfeitures revenue streams have been affected the most with the inability to have gatherings, while gross receipts taxes continue to decline.

The midyear budget review for fiscal year 2021 is hereby submitted to the City Council for review. This memorandum and exhibits will provide information on the General Fund, Community Center and Parks Tax Fund (CCPT), Public Safety Sales Tax Fund (PSST), Combined Water and Sewerage System Fund (CWSS), Capital Improvements Sales Tax Fund (CIST), Transportation Sales Tax Fund (TST) and Capital Equipment Replacement Fund (CERF). The comparisons referencing budgeted revenues and expenditures in the narrative are based on the December interim financial report.

GENERAL FUND (Exhibit A)

During the first six months of the fiscal year, the General Fund has experienced multiple events that have called for adjustments in both revenue and expense. Based on information in the December Interim Financial Statement, operating revenue is trending \$500,000 higher than the previous year. Property tax, sales, and use taxes collections have all increased from the same time

last year by \$200,000. The majority of the additional ½ cent sales tax will be transferred (\$1,000,000) to CIST for debt service for the new Public Safety Headquarters and renovation of the fire station. Intergovernmental revenue has increased due to CARES Act funding passed through to the City by Clay County and the State of Missouri.

Revenue from gross receipts taxes, licenses & permits, charges for services, fines & forfeitures, and miscellaneous revenue have all declined during the 2021 fiscal year. Wireless and telecom gross receipts have continued to decline over the past five years. Gross receipts from electricity and natural gas have decreased over the past year as pandemic relief continues to affect the collection of payments. Licenses and permits are showing a small decrease in all classes of licensing. The pandemic has caused revenue from charges for services to decrease by 23%. Revenues streams most affected have been emergency medical services, recreation, and senior activities. The pandemic has also affected fines & forfeitures, decreasing revenue by 20%.

Increases in non-operating revenues include debt proceeds and an increase in the equity transfer. With proceeds from the 2020A COP, the City will purchase a new fire truck. The equity transfer was also increased to provide for additional “one-time” expenses such as retirement accruals to long time City employees, a legal review of the City’s ordinances, pay down of debt, a portion of a new snow plow, and additional supplemental requests.

Corresponding changes have been made in budgeted expenditures to address the changes in revenue and the needs of the City. The increase in Public Safety is due to the purchase of the fire truck. The change between Community Development and Public Works is mainly due the allocation of leased vehicles. Expenditures in Parks and Recreation decreased due to the unfilled part time positions during the first half of the fiscal year and a reduction in senior activities. Increases in non-departmental are due mostly to “one-time” expenditures such as retirement benefits, the General Fund’s portion of debt issuance costs, additional pay down of debt, and an additional transfer to the Community Center Fund.

Total changes in revenue are \$793,298 for total revenue for the General Fund of \$21,216,894. Total expenditures increased \$834,394 to \$21,207,667. This will result in revenues over expenditures of \$9,227 and ending fund balance of \$3,629,956.

COMMUNITY CENTER AND PARK TAX FUND (Exhibit B)

The Community Center and Parks Tax Fund has been and continues to be affected by the pandemic as 30% of the funds revenues are derived from charges for service and facility rental. The community center and natatorium division are projecting a revenue decrease of \$300,000 from charges for services and facility rental while the outdoor pool division is expecting a decrease of an additional \$50,000 in operating revenues. The Community Center will receive debt proceeds from the 2020A COP in the amount of \$930,000 for renovations to the outdoor pool and other improvements to the center. Other non-operating revenue increases are transfers and equity transfer to offset revenue shortfalls. Staff will continue working on strategies to ensure the continuity of programming and services for the fund.

Due to the decreased revenue projections, staff examined strategies to reduce budgeted expenditures for the CCPT fund. Staff managed to find cost savings in the areas of staffing, programing, and supplies (\$28,000 in the Community Center division, \$31,000 in the Natatorium

division, and an additional \$20,000 in the Outdoor Pool division) in the amount of \$79,000. Increases in the Community Center, Natatorium, Outdoor Pool divisions and debt requirements are due to projects from the 2020A COP in the amount of \$930,000 (\$700,000 for the outdoor pool renovation, \$100,000 in fitness equipment, \$40,000 to replace the carpet in the banquet rooms, \$60,000 to paint the natatorium, and \$30,000 for pool deck repairs). The net change from expenditure reduction and projects from the 2020A COP are an additional \$857,200 in budgeted expenditures. Staff is recommending total budgeted expenditures for the CCPT fund to increase to \$5,150,964. Revenue over expenditures for the year is projected to be \$620 with an ending fund balance of \$356,336.

PUBLIC SAFETY SALES TAX FUND (Exhibit C)

Total revenue for the PSST Fund is in line with expected budgeted revenue. Sales tax is up 3% from the previous year. Total revenues are projected to increase over original projections by \$4,925 to \$957,600. Actual expenditures are below expected expenditures due to staffing levels throughout the fiscal year. Additional funding is being recommended to convert an existing City vehicle into a tactical vehicle in the amount of \$5,000. Total budgeted expenditures are estimated to be \$955,769. Projected ending fund balance for PSST is \$177,565.

COMBINED WATERWORKS AND SEWERAGE SYSTEM (CWSS) FUND (Exhibit D)

Actual revenues for the CWSS Fund are in line with projected revenues. Water and sewer demand has been higher since the start of the pandemic. Major revenue changes to the CWSS fund include debt proceeds of \$2.5 million and an increase of the equity transfer of \$200,000 to fund maintenance on the City's lime sludge lagoons. Total revenues for the CWSS fund are projected to be \$14,557,595.

Expenditures for the CWSS Fund are slightly under the previous year due to the timing of water and sewer line replacements and changes in personnel. Staff is recommending increases in the Water Production division of \$200,000 for the lime sludge lagoon maintenance, an increase of \$1,646,000 in water operations for water main replacements from the 2020A COP, \$20,000 in non-departmental to increase the senior discount, and \$852,500 in additional debt service and debt issuance cost for the 2020A COP. Total expenditures for the CWSS fund are projected to be \$14,557,595. Projected ending fund balance for the fund will be \$216,550

CAPITAL IMPROVEMENT SALES TAX FUND (Exhibit E)

Changes for the CIST Fund are mainly due to the 2020A COP. An adjustment has been made for sales tax, an increase of \$35,000. The transfer of \$1,000,000 from the General Fund's additional ½ cent sales tax has also been added. CIST also received \$2,745,000 in debt proceeds for the renovation of the fire station and work at the Atkins-Johnson Farm.

Corresponding changes have been made for the budgeted expenditures of the 2020A COP. Debt service for the fund has increased by \$1,000,000 and projects in the amount of \$2,745,000 have been added to the fund (\$2,545,000 for the fire station renovation and \$200,000 for work at the

Atkins Johnson Farm). Budgeted expenditures for projects to be completed from previous years of \$47,787 have also been added for total budget expenditures of \$6,121,037. Projected ending fund balance for the fund is \$169,431.

TRANSPORTATION SALES TAX FUND (Exhibit F)

Adjustments needed for the Transportation Sales Tax Fund include 2020A COP projects and funding for prior year's projects cost to complete. Revenue adjustments in the fund are sales tax (to bring sales tax receipts in line with CIST) and debt proceeds of \$1,000,000. Adjustments for budget expenditures include the addition of debt service for the 2020A COP (\$50,000), additional mill and overlay (\$500,000), and the downtown parking project (\$500,000). Funding for projects to complete from previous years is \$265,331 and has also been added. Total budgeted expenditures for the TST Fund are 5,202,031. Projected ending fund balance for the fund is \$100,364.

CAPITAL EQUIPMENT REPLACEMENT FUND (Exhibit G)

Budget adjustments in the CERF fund are to assist in funding supplemental General Fund requests. Total revenue for the fund is projected to be \$601,000. Total budgeted expenditures are projected to be \$598,960

CONCLUSION

In conclusion, the General Fund, the Community Center Park Tax Fund, the Public Safety Sales Tax Fund, Combined Water and Sewer System Fund, Capital Improvement Sales Tax Fund, Transportation Sales Tax Fund and Capital Equipment Replacement Fund will end the fiscal year with a positive fund balance and within policy. These adjustments will assist staff in carrying out council goals and give the City the flexibility needed to continue and improve operations at the City.

Staff recommends changing budget authority for the General Fund to 21,207,667, CCPT Fund to \$5,150,964, PSST Fund to \$955,769, CWSS Fund to \$14,557,595, CIST Fund to \$6,121,037, TST Fund to \$5,202,031, and CERF Fund to \$598,960. A resolution to amend the 2021 Budget based on recommended budgets will be placed on the Council agenda for consideration on February 8, 2021. If you have any questions, please contact me at your convenience.

GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES

	2020 <u>Actual</u>	2021 <u>Original</u>	2021 <u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Property Tax	3,609,023	3,764,050	3,782,050	18,000
Sales Tax	4,305,103	4,125,550	4,240,275	114,725
2019 Sales Tax	822,054	1,750,000	1,750,000	-
Gross Receipts Tax	3,021,831	3,221,500	3,191,500	(30,000)
Licenses & Permits	642,929	707,550	658,050	(49,500)
Intergovernmental	1,342,677	1,367,800	1,472,800	105,000
Charges for Services	2,997,669	3,353,646	2,988,719	(364,927)
Fines & Forfeitures	565,426	770,000	660,000	(110,000)
Misc. Revenue & Transfers	<u>1,139,059</u>	<u>1,113,500</u>	<u>1,293,500</u>	<u>180,000</u>
Operating Revenue	18,445,772	20,173,596	20,036,894	(136,702)
Debt Proceeds	1,000,000	-	570,000	570,000
Equity Transfer	<u>-</u>	<u>250,000</u>	<u>610,000</u>	<u>360,000</u>
Total Revenue	19,445,772	20,423,596	21,216,894	793,298

Expenditures				
General Administration	1,175,841	1,397,271	1,409,571	12,300
Finance	1,387,154	1,533,819	1,523,319	(10,500)
Public Safety	9,103,361	9,581,327	10,067,377	486,050
Public Works	2,208,632	2,279,232	2,295,707	16,475
Community Development	760,153	753,281	738,700	(14,581)
Parks & Recreation	2,196,668	2,526,789	2,316,289	(210,500)
2019 Sales Tax Transfer	-	1,000,000	1,000,000	-
Non Departmental & Transfers	<u>2,088,234</u>	<u>1,301,554</u>	<u>1,856,704</u>	<u>555,150</u>
Total Expenditures	18,920,043	20,373,273	21,207,667	834,394

Analysis of Funds Available

	2020 <u>Actual</u>	2021 <u>Original</u>	2021 <u>Midyear</u>
Beginning Funds Available	3,705,000	4,230,729	4,230,729
Revenues	19,445,772	20,423,596	21,216,894
Equity Adjustment	<u>-</u>	<u>(250,000)</u>	<u>(610,000)</u>
Net Funds Available	23,150,772	24,404,325	24,837,623
Expenditures	<u>(18,920,043)</u>	<u>(20,373,273)</u>	<u>(21,207,667)</u>
Ending Funds Available	4,230,729	4,031,052	3,629,956
20% Fund Balance Requirement			3,621,821
Over/(Under)			8,134
Revenue Over(Under) Expenditures		50,323	9,227

COMMUNITY CENTER PARKS SALES TAX FUND
STATEMENT OF REVENUES & EXPENDITURES

	2020 <u>Actual</u>	2021 <u>Original</u>	2021 <u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Community Center/Natatorium				
Sales Tax	892,469	894,075	899,000	4,925
Charges for Services	869,628	907,947	702,587	(205,361)
Facility Rental	133,965	161,440	63,605	(97,835)
Intergovernmental	175,000	175,000	175,000	-
Total Community Center/Natatorium	<u>2,071,062</u>	<u>2,138,462</u>	<u>1,840,192</u>	<u>(298,271)</u>
Outdoor Pool				
Charges for Services	121,332	159,279	117,388	(41,891)
Facility Rental	<u>50,927</u>	<u>51,244</u>	<u>40,287</u>	<u>(10,957)</u>
Total Outdoor Pool	<u>172,259</u>	<u>210,523</u>	<u>157,675</u>	<u>(52,848)</u>
Total Operating Revenue	<u>2,243,321</u>	<u>2,348,985</u>	<u>1,997,867</u>	<u>(351,119)</u>
Intergovernmental	525,000	525,000	525,000	-
Misc. Revenue	31,033	62,773	57,773	(5,000)
Transfers in	769,900	777,700	877,700	100,000
Debt Proceeds	-	-	930,000	930,000
Equity Transfer	<u>-</u>	<u>579,306</u>	<u>763,244</u>	<u>183,938.00</u>
Total Non-Operating Revenue	<u>1,325,933</u>	<u>1,944,779</u>	<u>3,153,717</u>	<u>1,208,938</u>
Total Revenue	<u>3,569,254</u>	<u>4,293,764</u>	<u>5,151,584</u>	<u>857,819</u>
Expenditures				
Community Center	938,368	876,829	975,529	98,700
Natatorium	725,914	912,969	963,419	50,450
Outdoor Pool	106,120	197,302	810,802	613,500
Non-Departmental	118,346	138,549	138,549	-
Debt Requirements	<u>2,160,994</u>	<u>2,168,115</u>	<u>2,262,665</u>	<u>94,550</u>
Total Expenditures	<u>4,049,742</u>	<u>4,293,764</u>	<u>5,150,964</u>	<u>857,200</u>

Analysis of Funds Available

	2020 <u>Actual</u>	2021 <u>Actual</u>	2021 <u>Midyear</u>
Beginning Funds Available	1,599,448	1,118,960	1,118,960
Revenues	3,569,254	4,293,764	5,151,584
Equity Adjustment	<u>-</u>	<u>(579,306)</u>	<u>(763,244)</u>
Net Funds Available	5,168,702	4,833,418	5,507,300
Expenditures	<u>(4,049,742)</u>	<u>(4,293,764)</u>	<u>(5,150,964)</u>
Ending Funds Available	1,118,960	539,654	356,336

Revenue Over(Under) Expenditures

-

620

PUBLIC SAFETY SALES TAX FUND
STATEMENT OF REVENUES & EXPENDITURES

	2020	2021	2021	
	<u>Actual</u>	<u>Original</u>	<u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Sales Tax	892,304	894,075	899,000	4,925
Misc. Revenue & Transfers	4,936	14,600	14,600	-
Equity Transfer	-	44,000	44,000	-
Total Revenue	<u>897,240</u>	<u>952,675</u>	<u>957,600</u>	<u>4,925</u>
Expenditures				
PSST Law	612,250	696,942	701,942	5,000
Non Departmental & Transfers	<u>241,149</u>	<u>253,827</u>	<u>253,827</u>	<u>-</u>
Total Expenditures	<u>853,399</u>	<u>950,769</u>	<u>955,769</u>	<u>5,000</u>

Analysis of Funds Available

	2020	2021	2021
	<u>Actual</u>	<u>Actual</u>	<u>Midyear</u>
Beginning Funds Available	222,912	266,753	224,659
Revenues	897,240	952,675	952,675
Equity Adjustment	<u>-</u>	<u>(44,000)</u>	<u>(44,000)</u>
Net Funds Available	1,120,152	1,175,428	1,133,334
Expenditures	<u>(853,399)</u>	<u>(950,769)</u>	<u>(955,769)</u>
Ending Funds Available	266,753	224,659	177,565

Revenue Over(Under) Expenditures	1,906	1,831
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COMBINED WATERWORKS & SEWER SYSTEM FUND
STATEMENT OF REVENUES & EXPENDITURES

	2020 <u>Actual</u>	2021 <u>Original</u>	2021 <u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Water	4,103,882	4,403,600	4,428,600	25,000
Sanitation	6,699,556	7,101,872	7,116,872	15,000
Misc. Revenue	92,250	139,744	108,744	(31,000)
Operating Revenue	10,895,687	11,645,216	11,654,216	9,000
Debt Proceeds	-	-	2,500,000	2,500,000
Equity Transfer	-	200,000	403,379	203,379
Total Revenue	10,895,687	11,845,216	14,557,595	2,712,379
Expenditures				
Water Production	1,294,574	1,335,560	1,535,560	200,000
Water Operations & Maintenance	1,889,157	2,043,811	3,689,811	1,646,000
Sewer Collection	374,674	523,967	523,967	-
Non Departmental & Transfers	6,569,398	6,884,822	6,904,822	20,000
Debt Requirements	1,059,341	1,050,935	1,903,435	852,500
Total Expenditures	11,187,144	11,839,095	14,557,595	2,718,500

Analysis of Funds Available

	2020 <u>Actual</u>	2021 <u>Original</u>	2021 <u>Midyear</u>
Beginning Funds Available	3,260,204	2,968,748	2,968,748
Revenues	10,895,687	11,845,216	14,557,595
Equity Adjustment	-	(403,379)	(403,379)
Net Funds Available	14,155,891	14,410,585	17,122,964
Expenditures	(11,187,144)	(11,839,095)	(14,557,595)
Ending Funds Available	2,968,748	2,571,490	2,565,369
20% Fund Balance Requirement		2,134,319	2,348,819
Over/(Under)		437,171	216,550
Revenue Over(Under) Expenditures		6,121	-

CAPITAL IMPROVEMENT SALES TAX FUND
STATEMENT OF REVENUES & EXPENDITURES

	2021	2021	
Revenue Sources	<u>Original</u>	<u>Midyear</u>	<u>Variance</u>
Sales Tax	1,715,000	1,750,000	35,000
Interest & Misc. Revenue	2,500	2,500	-
Intergovernmental	132,360	132,360	-
Transfers	-	1,000,000	1,000,000
Debt Proceeds	-	2,745,000	2,745,000
Total Revenue	<u>1,849,860</u>	<u>5,629,860</u>	<u>3,780,000</u>
Expenditures			
Debt Service/Transfer			
2017 Lease Purchase (Ends 6/1/32)	93,000	93,000	-
2011 COP - Refinanced 2017 (Ends 6/1/23)	356,200	356,200	-
2016 Lease Purchase (Ends 1/22/30)	97,000	97,000	-
2015 COP - Refinanced 2017 (Ends 6/1/26)	678,000	678,000	-
2015 COP (Ends 6/1/30)	114,000	114,000	-
The Heights - (Ends 7/1/36)	136,900	136,900	-
2020A COP	-	1,000,000	1,000,000
Engineering Transfer	100,000	100,000	-
Arts Council	17,150	17,150	-
Stormwater Projects			
Stormwater Master Plan Impementation			
Stormwater Master Plan - Carriage Commons Box Culvert	150,000	150,000	-
Stormwater Master Plan - NE 76th St & N. Tracy	150,000	150,000	-
Stormwater Master Plan - Phase I NE 68th & N. Bellefontaine	120,000	120,000	-
Misc. Stormwater Projects	75,000	75,000	-
Park Projects			
Parks Master Plan Implementation			
Hamilton Heights Park Play Surface	16,000	16,000	-
Oak Grove Park Concessions	200,000	200,000	-
Parks Trail Replacement Program - Happy Rock	25,000	25,000	-
Facility Projects			
Atkins-Johnson Farm Project	-	200,000	200,000
Shaping Our Future - Police Station/Fire Station Improvements	-	2,545,000	2,545,000
Projects to Complete	-	47,787	
Total Budgeted Expenditures	<u>2,328,250</u>	<u>6,121,037</u>	<u>3,792,787</u>
Est Funds Available at 6/30	<u>182,218</u>	<u>169,431</u>	

TRANSPORTATION SALES TAX FUND

STATEMENT OF REVENUES & EXPENDITURES

	2021	2021	
Revenue Sources	<u>Original</u>	<u>Midyear</u>	<u>Variance</u>
Sales Tax	1,715,000	1,750,000	35,000
Interest & Misc. Revenue	2,500	2,500	-
Intergovernmental	1,989,324	1,989,324	-
Transfers	150,000	150,000	-
Debt Proceeds	-	1,000,000	1,000,000
Total Revenue	3,856,824	4,891,824	1,035,000
Expenditures			
Debt Service/Transfer			
2017 Lease Purchase (Ends 6/1/32)	111,000	111,000	-
2011 COP - Refinanced 2017 (Ends 6/1/23)	55,000	55,000	-
2015 COP (Ends 6/1/30)	34,000	34,000	-
2015 COP - Refinanced 2017 (Ends 6/1/26)	100,000	100,000	-
2010 GO (Ends 3/1/23)	226,700	226,700	-
The Heights - (Ends 7/1/36)	115,000	115,000	-
2020 COP	-	50,000	50,000
Engineering Transfer	100,000	100,000	-
Local transit	50,000	50,000	-
KCATA & Stop Improvements	75,000	75,000	-
Road Projects			
Street Mill & Overlay Program	450,000	950,000	500,000
Intermediate Maintenance	150,000	150,000	-
City Intermediate Maintenance - Community Center	20,000	20,000	-
NE 76th Street Construction	1,100,000	1,100,000	-
Road District Project - TBD	325,000	350,000	25,000
Downtown Parking	-	500,000	500,000
Sidewalk/Trail Projects			
Curb, Gutter, Sidewalk Replacement	100,000	100,000	-
ADA/Curbcut Sidewalks	50,000	50,000	-
Traffic/Ped Signal Upgrades - N. Oak & NE 72nd St	50,000	50,000	-
Rock Creek Greenway Trail - Phase 2	750,000	750,000	-
Projects to Complete	-	265,331	
Total Budgeted Expenditures	3,861,700	5,202,031	1,340,331
Est Funds Available at 6/30**	655,732	100,364	

CAPITAL EQUIPMENT REPLACEMENT FUND
STATEMENT OF REVENUES & EXPENDITURES

	2020 <u>Actual</u>	2021 <u>Original</u>	2021 <u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Taxes/Transfers	475,095	475,000	500,000	25,000
Misc. Revenue	78,054	101,000	101,000	-
Equity Transfer	-	-	-	-
Total Revenue	<u>553,148</u>	<u>576,000</u>	<u>601,000</u>	<u>25,000</u>
Expenditures				
Capital Expenditures	127,151	300,000	260,000	(40,000)
Debt Requirements	57,354	88,960	88,960	-
Transfers out	<u>200,000</u>	<u>150,000</u>	<u>250,000</u>	<u>100,000</u>
Total Expenditures	<u>384,506</u>	<u>538,960</u>	<u>598,960</u>	<u>60,000</u>

Analysis of Funds Available

	2020 <u>Actual</u>	2021 <u>Original</u>	2021 <u>Midyear</u>
Beginning Funds Available	169,705	338,348	338,348
Revenues	553,148	576,000	601,000
Equity Adjustment	<u>-</u>	<u>-</u>	<u>-</u>
Net Funds Available	722,853	914,348	939,348
Expenditures	<u>(384,506)</u>	<u>(538,960)</u>	<u>(598,960)</u>
Ending Funds Available	338,348	375,388	340,388
Revenue Over(Under) Expenditures		37,040	2,040



Department of Parks, Recreation & Cultural Arts

Memorandum

DATE: January 19, 2021
TO: Scott Wingerson, City Manager
FROM: Justin Merkey, Director of Parks, Recreation, and Cultural Arts
RE: Fitness Center Upgrades

The onset of COVID-19 has negatively impacted the Community Center's membership. Since reopening the center in May, staff has worked tirelessly to keep the center clean and provide activities that facilitate appropriate social distancing. However, many have not returned to the center which can be due to general safety concerns related to the virus, loss of job, etc.

Staff feels that the banquet room rentals will return to where they were "pre-COVID-19", but that fitness membership sales will be much more of a challenge. To address this decrease in memberships, staff has developed a plan to reduce expenses with minimal impacts to members of the center. As the vaccine is rolled out and life returns to "normal", staff has also developed a plan to attract new and past members along with a retention program to assist in getting the center back on financial track.

To reduce expenses, staff is proposing a reduction to part-time payroll, a reduction of center hours (where minimal impact will occur), and temporarily freezing the recently vacated Aquatics Supervisor position. These reductions, if fully implemented, are estimated to generate approximately \$50,000/year.

Next, staff is concentrating on positive revenue growth. This includes creative ideas such as call center marketing, Groupon advertising, upselling programs/services, introducing an ambassador program (similar to refer-a-friend), and a retention program targeting current members.

Finally, as part of the 2020 COP Project funds, \$90,500 was earmarked to boost the Gladstone Community Center's Fitness Area. Staff proposes to continue with this investment as it will have a positive impact on membership sales/retention. Staff worked with fitness professionals to design a plan that would bring more vibrancy to the facility. The recommended plan calls for new paint, new LED color-enhanced lighting, new fitness equipment, new TV monitors and a dedicated high intensity workout space.

Equipment that is designated to be replaced is 8+ years old (some 12+ years old and original to the opening of the center in 2008). This include recumbent bikes and incline trainers (treadmills with an incline of 30 degrees). Additionally, new equipment will be introduced into the smaller Studio B and will include an assortment of equipment to be used individually or for personal training sessions..

To bring more excitement to the main floor, staff is recommending a brighter orange color in place of some of the walls/columns that are currently a pale yellow. In addition, new TV monitors will be introduced in high traffic areas to allow staff to market programs and services similar to the ones installed at the customer service desk last year.

If the above recommendations are accepted, staff will begin to work on the plan and hope to have it complete by early spring at which time, we are hopeful, some normalcy will return and membership numbers will be on an incline. Community Center Administrator, Linda Borders and myself will present the plan at Monday Night's City Council Study Session. Should you have any questions, please let me know.



2021 - CCPT RECOVERY PLAN

Covid-19 has negatively impacted the community center.

- Areas that will recover quickly (6-18 months)
 - Outdoor Pool
 - Event Rentals
 - Daily Passes
- Areas that will require more time to recover
 - Community Center Memberships



2021 – CCPT RECOVERY PLAN

Cost Reductions

- Adjustment of part-time hours resulting in a payroll reduction of \$12,000 annually.
- Reduction to one part-time staff person at Welcome Desk during the day, Monday-Friday, and replacing with fulltime staff.
- Modify center closing hours that will have a minimal impact to members and will result in a payroll reduction of \$6,450 for FY21 and an annual payroll reduction of \$15,000
 - Proposed hours
 - Friday at 7:00 p.m.
 - Saturday at 6:00 p.m.
 - Sunday at 5:00 p.m.
 - Close on Easter Sunday
- Temporarily freeze Aquatics Supervisor position until June 1, 2021 resulting in a payroll reduction of \$23,000



2021 – CCPT RECOVERY PLAN

Revenue Generators

- Additional Staff Training
 - Customer Service, Cleanliness & Cross-Selling
- Mystery Shopper Standards
- Ambassador Program
- Groupon
 - 75% Off First Month



2021 – CCPT RECOVERY PLAN

Revenue Generators

- Membership Retention
 - New Members
 - Reminder postcard with 2 free guest passes
 - Welcome letter from staff
 - Follow-up phone calls and emails
 - Usage evaluations
 - On-Going
 - Expired quarterly / annual membership
 - Letters
 - Email offer of 10% off
 - Declined credit cards
 - Call and email



2021 – CCPT RECOVERY PLAN

Revenue Generators

- Membership Retention
 - On-Going
 - Member Appreciation
 - Check-in on Facebook
 - Thursday and / or Saturday Coffee Bar
 - Taco Wednesday
 - Get to know your Fitness Center
 - Fitness Center Improvements
 - 2020 COP Project Funding



2021 – CCPT RECOVERY PLAN

➤ 2020 COP Project Funding – Fitness Center

- Competition has increased during the past 5 years as a number of fitness facilities have opened, i.e. Planet Fitness, 9 Round Fitness, Orange Theory, etc.
- Facility has seen a large decline in memberships since COVID.
- Most members join the Gladstone Community Center to utilize the Fitness Center.
- Create excitement and a fresh look for new customers looking to join the facility and to retain current customers.
- Replacement of aging equipment, repurpose underutilized spaces and refresh facility with updated paint/graphics.



2021 – CCPT RECOVERY PLAN

~ Proposed Equipment/Costs

Matrix H7xe Hybrid Cycle with Seat
(Previously Owned)

➤ Quantity – 5



2021 – CCPT RECOVERY PLAN

~ Proposed Equipment/Costs



FreeMotion i10.9b Incline Trainer

➤ Quantity – 8



2021 – CCPT RECOVERY PLAN

~ Proposed Equipment/Costs



Studio B – Double Bay Rax System

➤ Quantity – 2

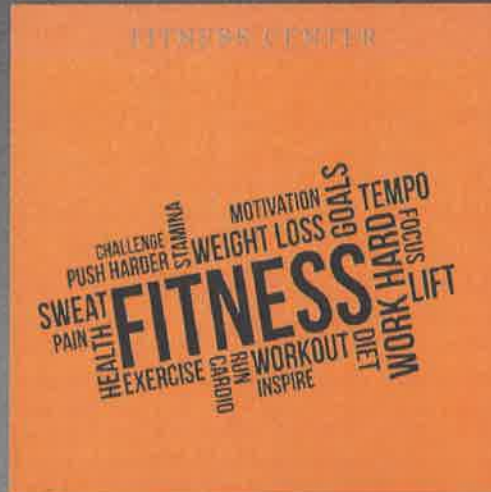


2021 – CCPT RECOVERY PLAN

~ Proposed Enhancements

Inspirational Quotes

- Southeast wall leading up to Fitness Center
 - Wellness
 - Lifestyle
 - Energy
 - Inspire
 - Focus
 - Dedication
 - Strength
- Columns on Fitness Floor
 - FEEL the ENERGY
- East wall going into Studio B
 - FEEL the ENERGY



2021 – CCPT RECOVERY PLAN

~ Proposed Enhancements

West Wall

- Change paint color to be more vibrant (*Suggested color same as SE stairwell*)
- Addition of (4)-50" televisions



2020 COP PROJECT FUNDING – FITNESS CENTER

~ Proposed Enhancements

Southwest End of Track



Addition of (3)-60" televisions each with a Raspberry Pi for center and department promotions

Southeast End of Track



East Wall Outside of Studio A



2021 – CCPT RECOVERY PLAN

~ Proposed Enhancements

Studio B

- Replacement of can lights with Phillips Hue Lighting
- Installation of (3)-60" televisions on the North, East & South walls
- 14'x14' of portable floor matting

South open area of fitness floor (*looking down to Lobby*)

- Replacement of current (4)-32" televisions with (4)-43" televisions

Fitness Floor Columns

- Change paint color to be more vibrant (*Suggested color same as SE stairwell*)





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

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, January 11, 2021, at 7:30 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 December 14, 2020, Closed City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the December 14, 2020, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 6. On the Agenda. Approval of the December 14, 2020, Regular City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the December 14, 2020, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 7. On the Agenda. CONSENT AGENDA.

Following the Clerk's reading:

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

Councilmember Spallo moved to approve **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. **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)

Councilmember Spallo moved to approve **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. **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)

Councilmember Spallo moved to approve **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. **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)

Councilmember Spallo moved to approve **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. **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)

Councilmember Spallo moved to approve **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. **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. (part of Consent Agenda). **Councilmember Spallo** moved to approve **FINANCIAL MONTH END NOVEMBER 2020**. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

REGULAR AGENDA.

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

There were none.

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

There were none.

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

City Manager Scott Wingerson stated: *"Mayor, just two items. The first is to thank each of you, and the public, for being flexible with this technology as we do our first ever Regular Zoom meeting. I think we have done Study Session in the past, but this is our first Zoom meeting under the circumstances, so we feel good about that and appreciate everybody's flexibility and staff's help in making that happen. Second, last week we updated our website to include information about the vaccine distribution for COVID-19. There is a lot of questions being asked and we don't have all the answers yet, but the most current question information can be found on our website at Gladstone.mo.us. That's it for now."*

Mayor Moore stated: *"Thank you. I also would like to add my appreciation to staff for organizing this meeting. I know it's not a small task, so we appreciate it very much in order for us to make this accommodation and stick with COVID protocol."*

Item No. 12. On the Agenda. **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.

Mayor Pro Tem Mallams moved **Bill No. 21-01** 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.

Mayor Pro Tem Mallams moved to accept the First Reading of **Bill No. 21-01**, 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.

Mayor Pro Tem Mallams moved to accept the Second and Final Reading of **Bill No. 21-01**, and enact the Bill as **Ordinance 4.539**. **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. 13. On the Agenda. 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.

Councilman Garnos moved **Bill No. 21-02** be placed on its First Reading. **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). The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of **Bill No. 21-02**, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of **Bill No. 21-02**, and enact the Bill as **Ordinance 4.540**. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 14. On the Agenda. FIRST READING BILL NO. 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.

Councilman Frisby moved **Bill No. 21-03** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the First Reading of **Bill No. 21-03**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the Second and Final Reading of **Bill No. 21-03**, and enact the Bill as **Ordinance 4.541**. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 15. On the Agenda. Other Business.

There was none.

Item No. 16. On the Agenda. Adjournment.

Mayor Moore adjourned the January 11, 2021, Regular City Council meeting at 7:48 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Jean B. Moore, Mayor

RESOLUTION R-21-06

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM MAC'S SPORTSWEAR, A BUSINESS LOCATED AT 8445 NORTH MAIN STREET, KANSAS CITY, MISSOURI, FOR UNIFORMS AND PRO-SHOP ITEMS TO ASSIST THE PARKS, RECREATION, AND CULTURAL ARTS DEPARTMENT IN CONDUCTING RECREATIONAL PROGRAMMING AND AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT FOR SUCH SERVICES.

WHEREAS, the City of Gladstone has a need for uniforms and pro-shop items throughout the year for participants in a variety of City sponsored programs; and

WHEREAS, a Request for Proposal (RFP) was published soliciting uniform and pro-shop vendors; and

WHEREAS, the proposal offered by "Mac's Sportswear" met all the terms and specifications required and offered costs for items that was determined to be reasonable and is recommended by Parks, Recreation, and Cultural Arts Department staff.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to enter into a contract with Mac's Sportswear, 8445 North Main Street, Kansas City, Missouri, not to exceed \$22,500.

FURTHER, THAT, funds for such purpose are authorized from General Fund and Community Center Park Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25TH DAY OF JANUARY 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-06

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/15/2021

Department: Parks & Recreation

Meeting Date Requested: 1/25/2021

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

Subject: Parks, Recreation, and Cultural Apparel and Proshop Supplies

Background: The Gladstone Parks, Recreation, and Cultural Arts Department provides a variety of programming that requires apparel and pro-shop related items. This includes items such as uniforms for youth sports, T-shirts for special events, and Pro-shop items for the community center and staff uniforms.

Budget Discussion: Funds are budgeted in the amount of \$ 22,500 from the General Fund. Ongoing costs are estimated to be \$ 22,500 annually. Previous years' funding was \$22,500

Public/Board/Staff Input: City Staff advertised, evaluated, and have determined that Mac's Sportswear has met all criteria and is determined by the Parks, Recreation, and Cultural Arts Department Director to be the best value for apparel and pro-shop items to carry out the duties set forth for the Department of Parks, Recreation, and Cultural Arts. Funds are budgeted in both the General Fund and CCPT Funds.

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

Justin Merkey
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-21-07

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM CENTRAL SQUARE AND MULES FOR THE PURCHASE OF SOFTWARE TO PROVIDE NETWORK AND DATABASE ACCESS FOR LAW ENFORCEMENT SYSTEMS FOR THE TOTAL PURCHASE AMOUNT OF \$28,000.00.

WHEREAS, additional system requirements are needed that were not included on the original purchase agreement with Central Square and Missouri Uniform Law Enforcement System (MULES) which are necessary to access law enforcement databases and networks in order to compliment the Report Management System (Zuercher). It is recommended that the City accept the contract price and purchase the interface system in the amount of \$22,000.00 with an annual re-occurring cost of \$6,000.00; and

WHEREAS, the 2021 Fiscal Year Budget included funds for the purchase of software from Central Square and its subsidiary Zuercher.

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 Central Square/MULES for the purchase amount of \$22,000.00 for the interface system with a re-occurring annual cost of \$6,000.00.

- 1- Central Square Interface System \$22,000.00
- 2- Central Square Annual subscription \$4,800.00
- 3- Mules Interface System Annual Subscription \$1,200.00

TOTAL COST: \$28,000.00

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 25th DAY OF JANUARY 2021.

Jean B. Moore, Mayor

Attest:

Ruth Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-07

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/20/2021

Department: Public Safety

Meeting Date Requested: 1/25/2021

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

Subject: Public Safety Records Management Software.

Background: Implementation of Zuercher Law Enforcement Management system requires access to other law enforcement databases and networks was not included in the original package. This software purchase will provide the needed access to compliment the RMS system.

Budget Discussion: Funds are budgeted in the amount of \$22,000 from the General Fund. Ongoing costs are estimated to be \$6,000 annually.

Public/Board/Staff Input: Memo, contracts, and ordinance to follow
Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Mike Hasty
Department Director/Administrator

JM
City Attorney

SW
City Manager



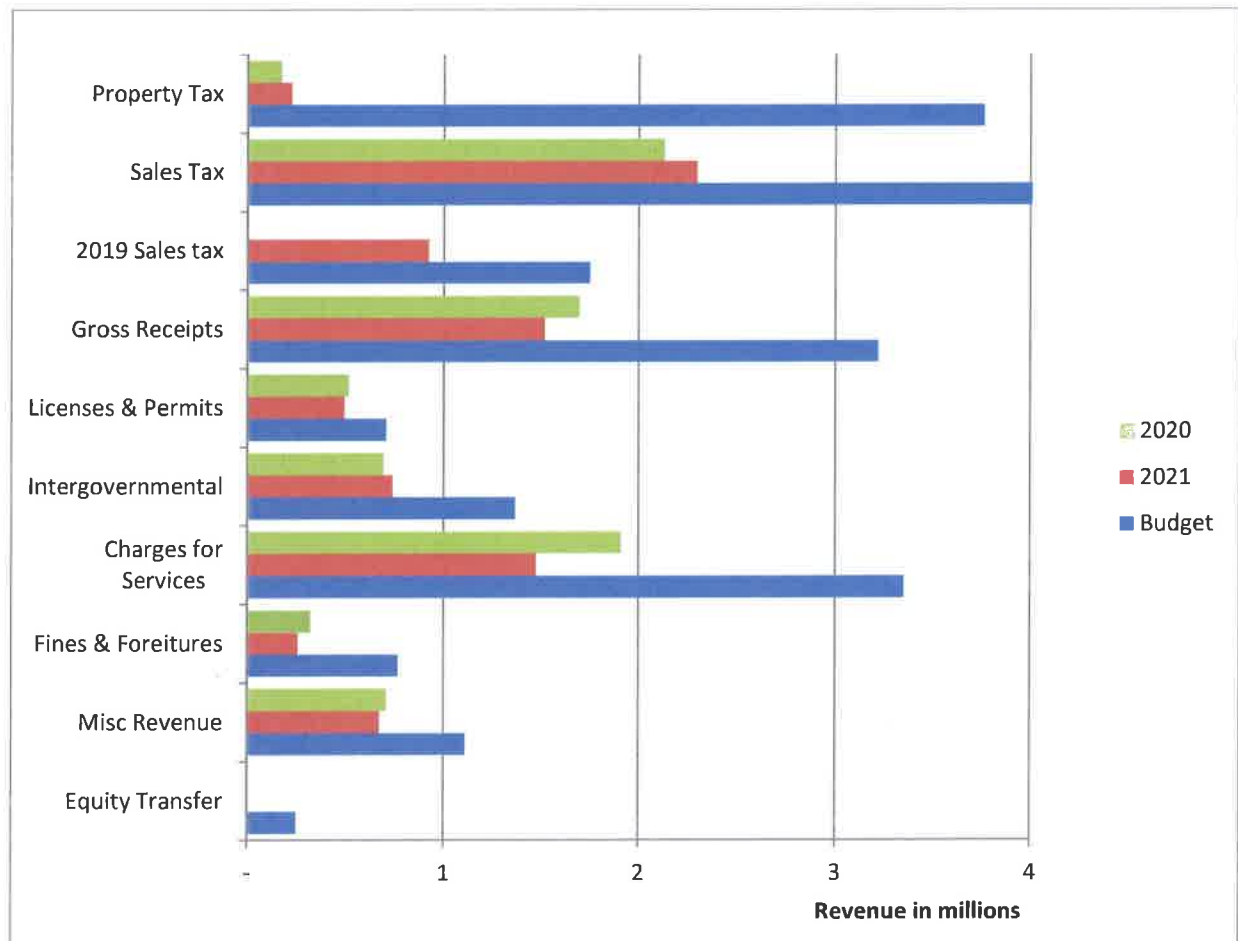
CITY OF GLADSTONE MISSOURI

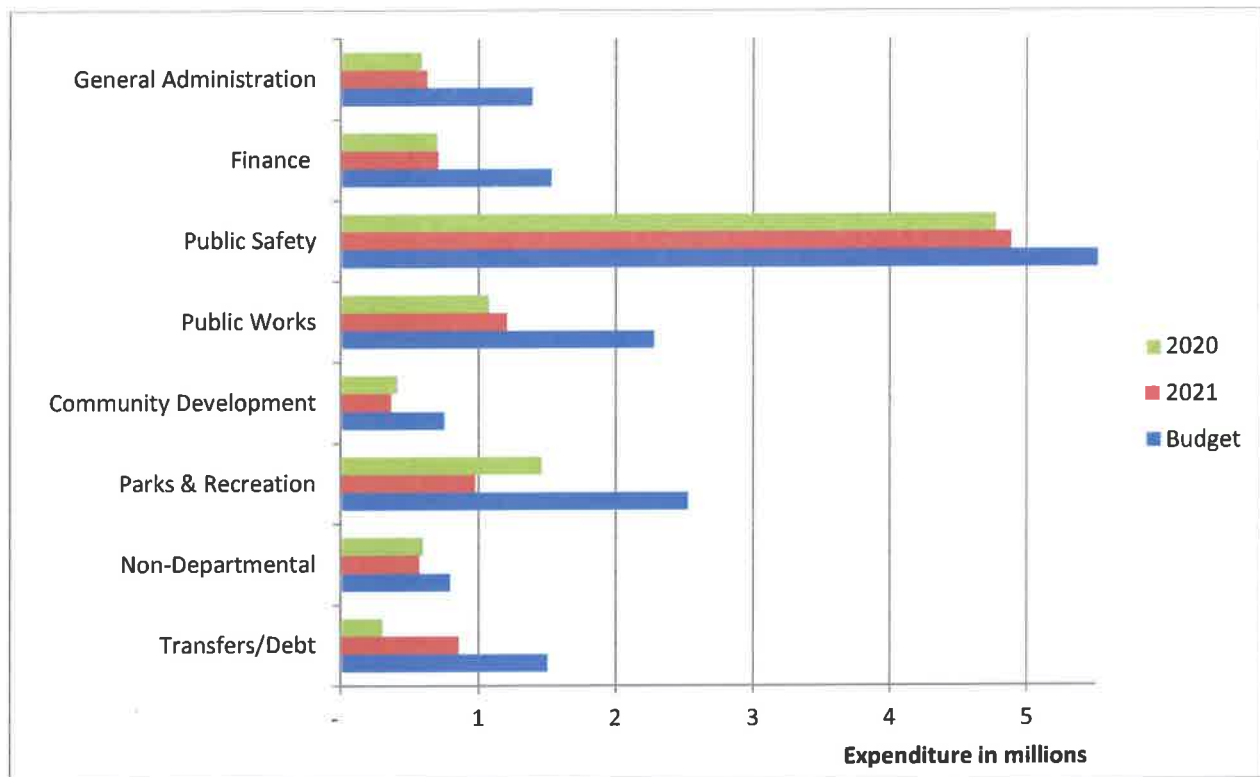
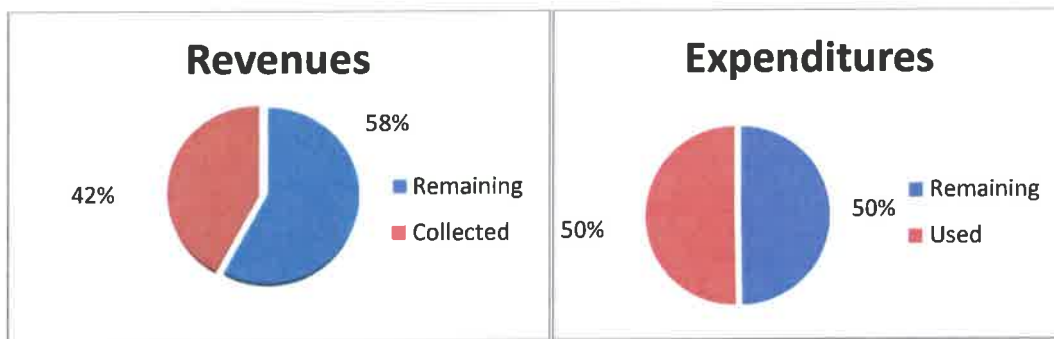
Financial Report for 1 Month Ending
December 31, 2020

GENERAL FUND

General Fund Revenues

Total revenues for the General Fund through 6 months or 50% of this fiscal year are \$8,621,859 compared to total budgeted revenues for the year of \$20,423,596 or 42% of budgeted revenue. Property tax receipts are \$228,468, \$54,015 over amounts received at the same time as the previous year. Sales tax on a cash basis is \$2,298,996 or \$168,104 over last year. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$924,671. Gross receipts taxes are \$1,519,705, down 10% from last year mostly due to a decrease in electric gross receipts. License and Permits revenues are \$496,904, down 3% or \$17,902. Intergovernmental revenue is \$740,687, or \$45,891 more than the previous year. Charges for Services are \$1,477,223, down 23% or \$431,697 compared to the previous year due to senior and recreation activities. Fines and Forfeitures have decreased 20% from the same time last year to \$261,572. Miscellaneous Revenue is \$673,633, down \$34,241 mainly due to a decrease in interest income.

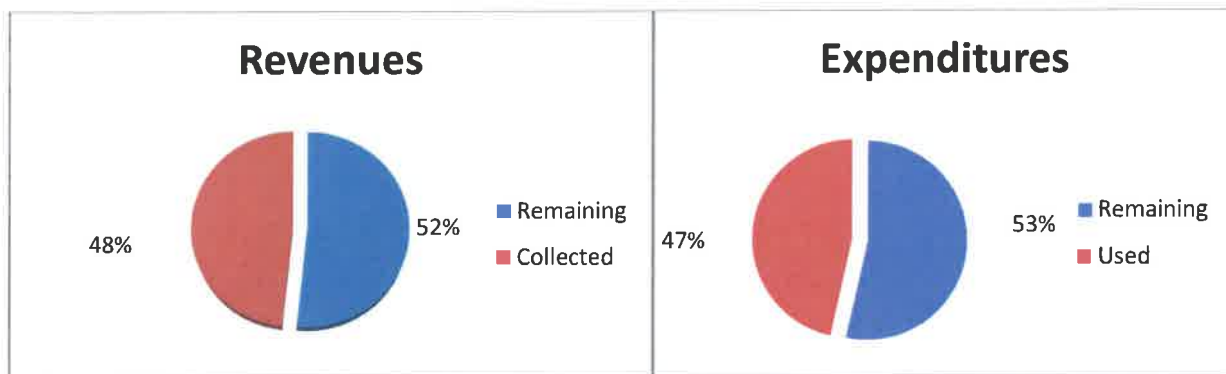
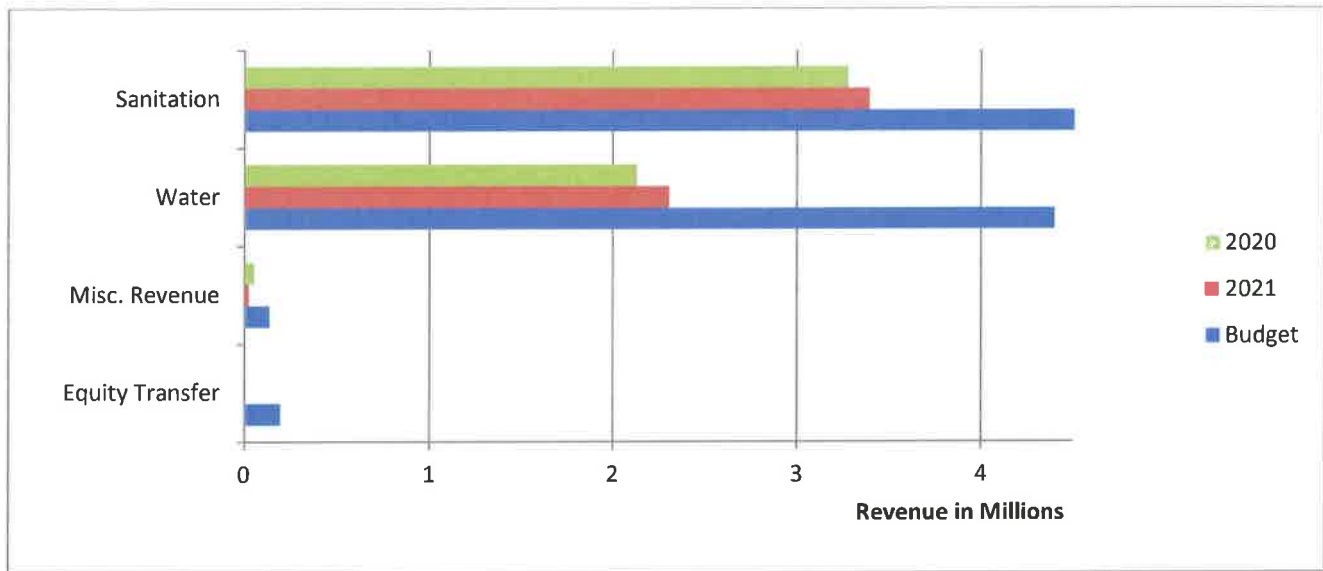




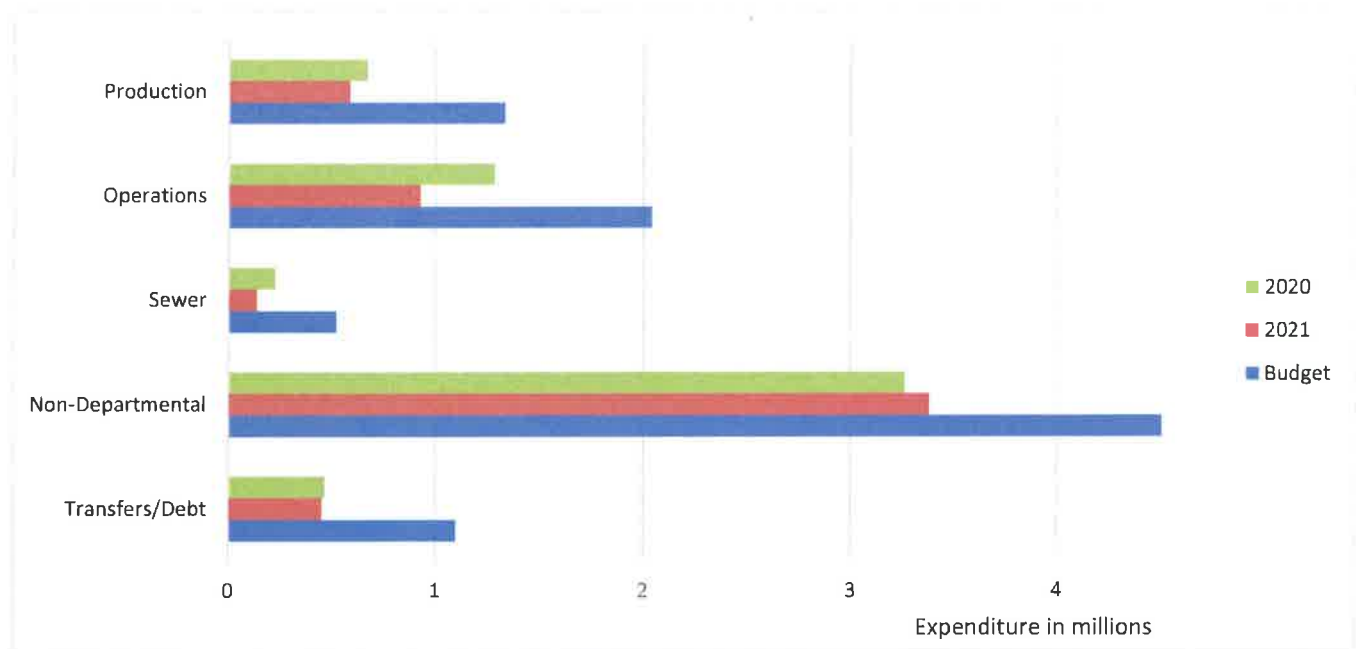
Expenditures through 6 months or 50% of this fiscal year amounted to \$10,237,671 or 50% of FY21 budgeted expenditures of \$20,373,273. This indicates that actual expenditures are 3% or \$319,502 more than last year's expenditures of \$9,918,169. General Administration expenditures are \$630,937, an increase of \$42,279 or 7% due to contractual payments. Finance expenditures have increased \$11,158 to \$712,342 due to the purchase of new equipment and changes in personnel. Public Safety expenditures are \$4,890,260, an increase of \$113,797 due to the timing of capital purchases and increased personnel costs. Public Works expenditures are \$1,213,752 or 13% more than the prior year due to increases in personnel costs and the contractual obligations. Community Development expenditures are \$369,931, a decrease of \$42,211 due to the timing of contractual obligations and staffing changes. Parks & Recreation expenditures are \$983,436, down 33% or \$479,429 from the same time last year due to decreases in Senior Activities and staffing changes. Non-Departmental expenses are \$575,527 or 4% less than the previous year. Transfers and debt have increased \$559,636 to \$861,486 due to the sales tax transfer for the 2020A COP debt service and the 2019 lease purchase (new ambulance and software). Current expenditures exceed current revenues in the amount of \$1,615,812. 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

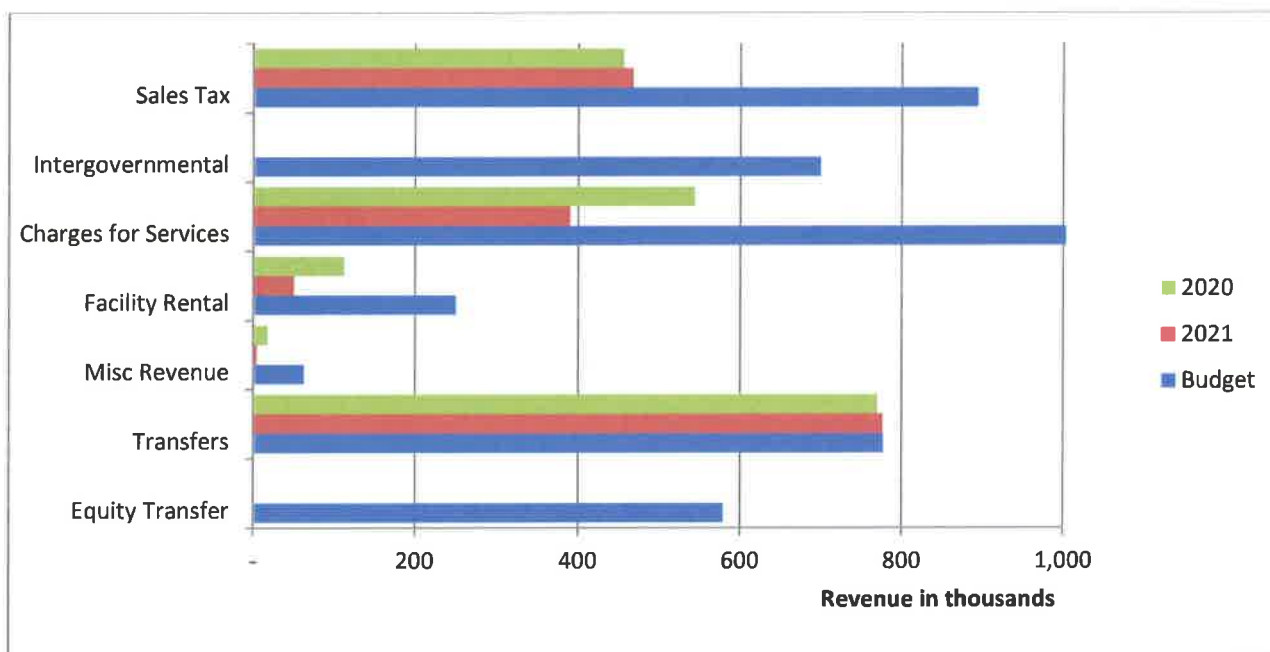
Total budgeted revenues for the fiscal year are \$11,845,216. Total revenues through 6 months or 50% of this fiscal year, amounted to \$5,734,064 or 48% of FY21 budgeted revenues. Revenues are up \$268,817 (.05%) from last year due to increased water and sewer consumption.

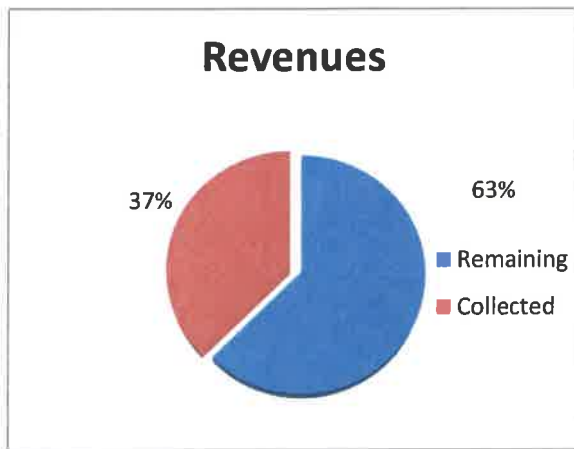


Total budgeted expenses for the fiscal year are \$11,839,095. Total expenses through 6 months or 50% of this fiscal year amounted to \$5,507,024 or 47% of FY21 budgeted expenses. Production expenditures are down \$83,830 to \$589,078 due to the timing of contractual payments (lime sludge). Operations division expenditures are \$930,442, a decrease of \$355,243 due to the timing of water line replacements. Sewer division expenditures have decreased \$85,625 to \$114,599 due to the timing of sewer line maintenance and changes in personnel. Non-departmental expenditures are \$3,387,906, up 4% due to the increase in water and sewage consumption. Transfers and debt are comparable to last year at \$457,999. Current revenues exceed current expenditures by \$227,040.



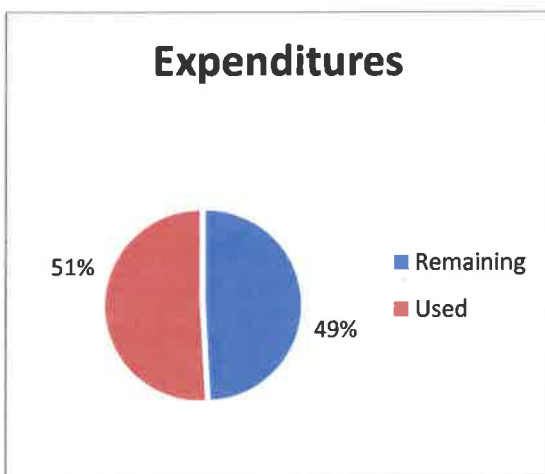
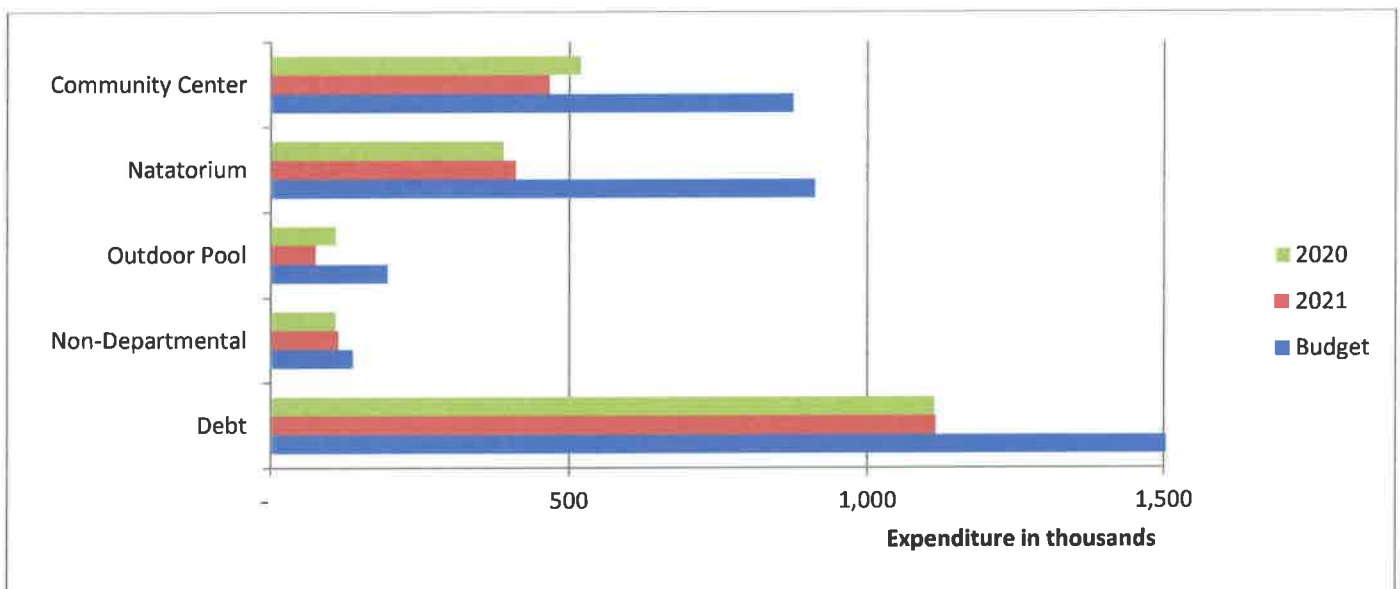
COMMUNITY CENTER AND PARKS TAX FUND





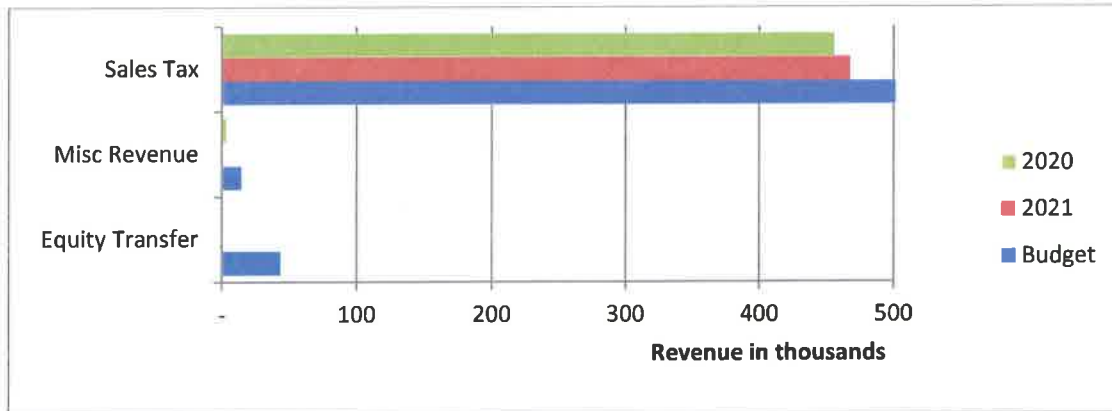
Total budgeted revenues for the fiscal year are \$4,519,630. Total revenues through 6 months or 50% of this fiscal year, amounted to \$1,693,127 or 37% of FY21 budgeted revenues. Sales tax received is \$68,531, up 3% from the previous year. Intergovernmental revenue (Charge to the North Kansas City School District for the natatorium) is usually received in January. Charges for Services are \$390,601, down 28% or \$153,122. Revenue from facility rental is \$51,436, down 54%. Miscellaneous revenue is \$4,859, down \$13,171 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.

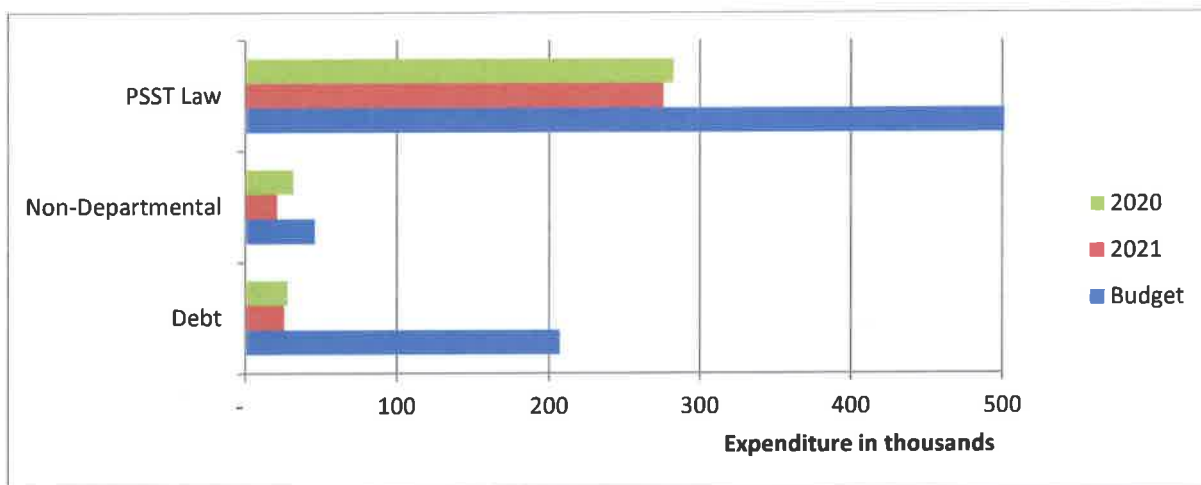
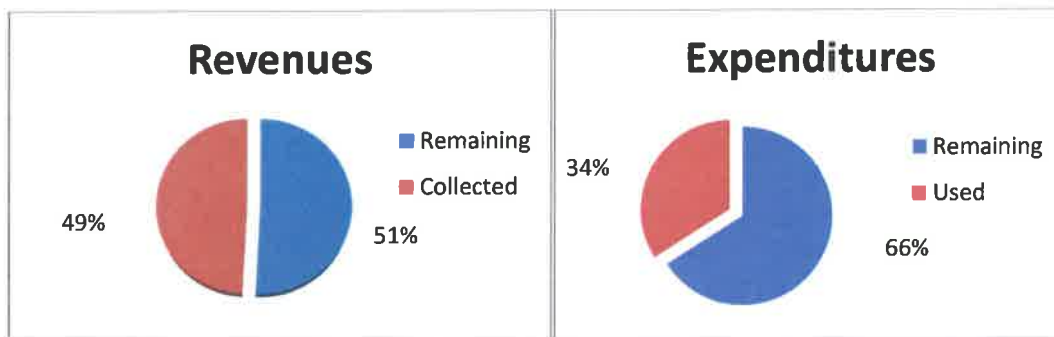


Total budgeted expenditures for the fiscal year are \$4,293,764. Total expenses through 6 months or 50% of this fiscal year amounted to \$2,185,783 or 51% of FY21 budgeted expenses. Community Center expenses have decreased 10% from the same time last year to \$467,672 due to capital purchases in the previous year. The Natatorium expenses are \$410,980, an increase of \$20,630 from the same time last year due to increased personnel costs. Outdoor Pool expenses are \$76,649, \$32,775 below the previous year. Non-departmental is \$114,609, an increase from last year of \$4,867. Debt is comparable to the prior year. Current expenses exceed current revenues by \$492,656.

PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$952,675. Total revenues through 6 months or 50% of this fiscal year amounted to \$469,074 or 49% of FY21 budgeted revenues. Sales tax on a cash basis is up 3%. Miscellaneous revenue is comparable to the prior year.



Total budgeted expenditures for the fiscal year are \$950,769. Total expenses through 6 months or 50% of this fiscal year are \$323,683 or 34% of the FY21 budgeted expenses. Law division is \$275,989, down 2% from the same time last year due to the timing of capital purchases. Non-Departmental is \$21,484, compared to \$32,041 during the previous year. The decrease is due to the timing of equipment maintenance. Debt is comparable to the previous year. Current revenue over expense for the fund is \$149,391.

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

AGENDA ITEM #10
BOARD & COMMISSION APPOINTMENT RECOMMENDATIONS
FOR CITY COUNCIL ACTION JANUARY 25, 2021

COMPREHENSIVE PLAN TASK FORCE

New Appointment	Mike Ebenroth & Bill Turnage (Planning Commission (2)
New Appointment	Brenda Lowe & Ron Guglielmino (Capital Improvements (2)
New Appointment	Jason Sharpsteen & Jim Olshefski (Parks & Recreation Advisory Board (2)
New Appointment	Dallas Ascencio (Environmental Mgmt. Advisory Committee (1)
New Appointment	D.D. Zimmerman (Neighborhood Commission (1)
New Appointment	Dave Stanley (TIF/CDC (1)
New Appointment	Tina Spallo (Non-voting Council Liaison (1)

Previously Appointed- December 2020

New Appointment Cameron Nave (At-large)

New Appointment Maitland Mehlhaff (At-large)

RESOLUTION NO. R-21-08

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASING AGREEMENT WITH CONRAD FIRE EQUIPMENT, 19922 WEST 162nd STREET, OLATHE KANSAS, FOR ONE 2021 PIERCE SABER 1500 GPM PUMPER FIRE ENGINE AND SPECIFIED FIRE/RESCUE EQUIPMENT, FOR A TOTAL COST OF \$532,903.06.

WHEREAS, the Kansas City Regional Purchasing Cooperative (KCRPC), in cooperation with the Mid-America Regional Council (MARC) and Mid-America Council of Public Procurement (MACPP) identifies, develops, and coordinates regional local government procurement opportunities to reduce costs; and

WHEREAS, MARC is a member of Sourcewell (Agency), a community of government agencies that solicit competitive contracts; and

WHEREAS, Agency issued a request for proposals for the procurement of firefighting apparatus, with related equipment, accessories, and supplies agreement with proposer, identified as NJPA Contract #022818-PMI; and

WHEREAS, On April 18, 2018, based on the results of the competitive process, Agency awarded a contract with Pierce Manufacturing (Proposer); and executed the firefighting apparatus, with related equipment, accessories, and supplies agreement with Proposer, identified as Sourcewell contract # NJPA Contract #022818-PMI (Agency Agreement); and

WHEREAS, The City Council for the City of Gladstone authorized a Revised Purchasing Policy that authorizes acquisitions through purchasing contracts of other governmental agencies where it is advantageous to the City (Resolution R-16-69); and

WHEREAS, the staff in the Public Safety Department recommends purchasing a Pierce Saber 1500 GPM Pumper with the firefighting/rescue equipment listed in Exhibit "A" (attached) under the prices identified in the Agency Agreement through Conrad Fire Equipment, 19922 W. 162nd St. Olathe, Kansas, an authorized dealer for Pierce Manufacturing, as it is believed this is advantageous to the City of Gladstone; and

WHEREAS, the staff in the Public Safety Department has determined once the City has taken delivery of the new 2021 Pierce Saber 1500 GPM Pumper, the department will have no further service required from the 2012 Spartan Gladiator Pumper currently in inventory and recommends accepting the quote from Conrad Fire Equipment to receive \$60,000.00 credit as "Trade-In Value" for the fire apparatus; and

WHEREAS, Funds for the purchase of a fire apparatus have been included in the Fiscal Year 2021 General Fund Budget as amended.

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

THAT, the City Manager be and is hereby authorized to accept the proposal from Conrad Fire Equipment, Olathe, Kansas, including a discount for a "pre-paid discount" if it is in the best interests of the City, for the purchase of one (1) 2021 Pierce Saber 1500 GPM Pumper and specified firefighting/rescue equipment as listed in Exhibit "A" attached hereto for a total cost as follows:

2121 Pierce Saber 1500 GPM Pumper & Equipment Listed in "Exhibit A" - \$532,903.06

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 25TH DAY OF JANUARY 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-08

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/21/2021

Department: Public Safety

Meeting Date Requested: 1/25/2021

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

Subject: Purchase of Pierce Saber Pumper Fire Apparatus from Conrad Fire Equipment

Background: Financing for the purchase of a new fire apparatus was secured through Certificates of Participation (COP) in the amount of \$570,000 (Bill 20-30; Ordinance #4.529 – approved September 28, 2020). Public Safety Department staff recommends the purchase of a Pierce Saber 1500 GPM Pumper with listed firefighting/rescue equipment from Conrad Fire Equipment and accepting an offer of \$60,000.00 credit for “trade-in value” of the 2012 Spartan Gladiator Pumper (Fire Apparatus) in inventory once the new fire apparatus is delivered. The total cost for the fire apparatus and listed equipment after credits for trade-in is \$532,903.06. The City Manager may accept a “pre-paid discount” in the amount of \$18,577.62 if it is in the best interests of the City and Conrad Fire Equipment produces a bond that protects the City from default. If the City Manager accepts the “pre-paid discount the final cost is \$514,325.44.

Budget Discussion: Funds are budgeted in the amount of \$ \$570,000 from the General Fund. Ongoing costs are estimated to be \$ annually. Previous years’ funding was \$N/A

Public/Board/Staff Input: Public Safety Department staff recommends the purchase of a Pierce Saber 1500 GPM Pumper and listed equipment through a regional cooperative purchasing contract to secure the best price.

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

Mike Hasty
Department Director/Administrator

JM
City Attorney

SW
City Manager

EXHIBIT "A"

DETAILS	QTY	Unit price	Extended Price
Pierce Saber Pumper	1	\$533,037.63	\$533,037.63
Decals & Striped	1	\$2,500.00	\$2,500.00
Pumper Subtotal			\$535,537.63
EQUIPMENT			
100' Large Diameter Hose	10	\$490.40	\$4,904.00
1 3/4 " Hose 50'	12	\$130.51	\$1,566.12
Pentheon Cutter (Holmatro)	1	\$12,356.00	\$12,356.00
Pentheon Spreader (Holmatro)	1	\$12,763.00	\$12,763.00
Pentheon Battery Charger	2	\$567.00	\$1,134.00
Pentheon Battery	4	\$713.00	\$2,852.00
SCBA Bottles	12	\$1,045.00	\$12,540.00
18" Valor PPV Fan	2	\$2,833.90	\$5,667.80
24' 2-section Ladder	1	\$529.09	\$529.09
14' Roof Ladder	1	\$246.67	\$246.67
10' Attic Ladder (Folding)	1	\$178.03	\$178.03
6' Pike Pole	1	\$53.62	\$53.62
8' Pike Pole	1	\$58.63	\$58.63
12 ' Pike Pole	1	\$85.08	\$85.08
Apollo Deck Gun	1	\$1,326.59	\$1,326.59
Deluge Tips	1	\$404.80	\$404.80
Freight	1	\$700.00	\$700.00
Equipment Subtotal			\$57,365.43
TOTAL PUMPER & EQUIPMENT			\$592,903.06
Trade-In (E-1) Credit	1	-\$60,000.00	-\$60,000.00
			\$532,903.06
Pre-Payment Discount Credit	1	-\$18,577.62	-\$18,577.62
FINAL COST WITH DISCOUNTS			\$514,325.44



Apparatus Proposal

Customer Name: **GLADSTONE, MO**Sales Rep: **ADAM PAYNE**Submitted Date: **1/12/21**Expiration Date: **1/31/21**

Apparatus Detail

Qty.	Description	Price
1	PIERCE SABER PUMPER	\$ 533,037.63

Proposal Bid No.: **427**Proposal Doc Date: **1/12/21**Performance Bond: **YES**Warranty Period: **Standard**Estimated Build Time: **11MO**

Payment Options

OPTION 1 (with Pre-Payment Discount)

Apparatus Purchase Price	\$ 533,037.63
Trade-in Value	-\$ 60,000.00
Price After Trade-in	\$ 473,037.63
Pre-Payment Discount	-\$ 18,577.62
Extrication Rescue Tools	\$ 0.00
Loose Equipment	\$ 3,282.51
Options	\$ 0.00
Due Upon Order	\$ 457,742.52

OPTION 2 (w/o Pre-Payment Discount)

Apparatus Purchase Price	\$ 533,037.63
Trade-in Value	-\$ 60,000.00
Price After Trade-in	\$ 473,037.63
Pre-Payment Discount	N/A
Extrication Rescue Tools	\$ 0.00
Loose Equipment	\$ 3,282.51
Options	\$ 0.00
Due Upon Delivery	\$ 476,320.14

Payment Terms

OPTION 1 PRICING IS BASED ON FULL PAYMENT BEING MADE AT TIME OF ORDER. OPTION 2 PRICING IS BASED ON FULL PAYMENT BEING MADE AT TIME OF DELIVERY.

Notes

A 3% PRICE INCREASE WILL BE ADDED IF PURCHASE IS NOT MADE ON OR BEFORE THE 1/31/21 EXPIRATION DATE. ATTACHED QUOTE 140458 TO BE INCLUDED IN THIS SALE. TRADE-IN VALUE IS BASED ON THE ATTACHED THIRD PARTY TRADE-IN OFFER AND IS SUBJECT TO CHANGE AT TIME OF DELIVERY.

NOTE: Pre-payment discounts quoted may vary based on final purchase price, prevailing interest rates, and manufacturing build time and are subject to change up to the time an order is placed. If deferred payment arrangements are required, the Customer must make such financial arrangements through a financial institution acceptable to Company.] All taxes, excises and levies that Company may be required to pay or collect by reason of any present or future law or by any governmental authority based upon the sale, purchase, delivery, storage, processing, use, consumption, or transportation of the Product sold by Company to the Customer shall be for the account of the Customer and shall be added to the Purchase Price. All delivery prices or prices with freight allowance are based upon prevailing freight rates and, in the event of any increase or decrease in such rates, the prices on all unshipped Product will be increased or decreased accordingly. Delinquent payments shall be subject to a carrying charge of 1.5 percent per month or such lesser amount permitted by law. Company will not be required to accept payment other than as set forth in this Agreement. Company shall have and retain a purchase money security interest in all goods and products now or hereafter sold to the Customer by Company or any of its affiliated companies to secure payment of the Purchase Price for all such goods and products. In the event of nonpayment by the Customer of any debt, obligation or liability now or hereafter incurred or owing by the Customer to Company, Company shall have and may exercise all rights and remedies of a secured party under Article 9 of the Uniform Commercial Code (UCC) as adopted by the state of [KANSAS].

19922 W 162nd Street Olathe, KS 66062
www.CONRADFIRE.com
(913) 780-5521
(913) 780-5251 Fax

CUSTOMER NO.
1258

SHIP TO:

GLADSTONE FIRE DEPARTMENT
6118 N OAK
GLADSTONE, MO 64118

PAGE 1

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Proposal Option List

1/12/2021

Customer:	Gladstone Missouri Public Safety	Bid Number:	427
Representative:	Payne, Adam	Job Number:	
Organization:	Conrad Fire Equipment	Number of Units:	1
Requirements Manager:		Bid Date:	02/01/2021
Description:	Gladstone Pumper	Stock Number:	
Body:	Pumper, Medium, Aluminum, 2nd Gen, Saber/Commercial	Price Level:	39 (Current: 39)
Chassis:	Saber FR Chassis	Lane:	

Line	Option	Type	Option Description	Qty
1	0074080		Build-to-Order, Pierce Florida Product - 2nd Gen Pumper	1
2	0766611		Boiler Plates, Pumper	1
			Fire Department/Customer - Gladstone Public Safety	
			Operating/In conjunction W-Service Center - Operating	
			Miles - 50 Miles	
			Number of Fire Dept/Municipalities - 2	
			Bidder/Sales Organization - Conrad Fire Equipment	
			Delivery - Delivery representative	
			Dealership/Sales Organization, Service - Conrad Fire Equipment	
3	0661794		Single Source Compliance	1
4	0584455		Manufacture Location, Bradenton, Florida	1
5	0584453		RFP Location: Bradenton, Florida	1
6	0588609		Vehicle Destination, US	1
7	0610784		Comply NFPA 1901 Changes Effective Jan 1, 2016, With Exceptions	1
8	0533347		Pumper/Pumper with Aerial Device Fire Apparatus	1
9	0588611		Vehicle Certification, Pumper	1
10	0568412		Agency, Apparatus Certification, Pumper/Tanker, Third Party, PMFD	1
11	0620362		Consortium, HGAC	1
12	0537375		Unit of Measure, US Gallons	1
13	0529326		Bid Bond, 10%, Pierce Built Chassis	1
14	0050066		Performance Bond, 100% Req'd (Statement by Rep)	1
15	0000007		Approval Drawing	1
16	0002928		Electrical Diagrams	1
17	0632451		Saber FR Chassis	1
18	0629024		Chassis Discount, Saber FR	1
19	0000110		Wheelbase	1
			Wheelbase - 208.00	
20	0000070		GVW Rating	1
			GVW rating - 42,000	
21	0649713		Frame Rails, 10.25" x 3.50" x .375", Saber FR/Enf	1
22	0620712		Frame Liner, Internal "C", 9.38" x 3.13" x .25", w/Reinforcement, 67" Qval, SFR/Enf	1
23	0635815		Axle, Front, Dana, D-2000F, 18,000 lb Saber FR/Enforcer	1
24	0637879		Suspension, Front, Standens, Taper Leaf, 18,000 lb, Saber FR/Enforcer	1
25	0000321		Shock Absorbers on Front Axle, Monroe Magnum 65, Saber/Enforcer	1
26	0000322		Oil Seals, Front Axle	1
27	0011637		Tires, Front, Goodyear, G291, 315/80R22.50, 20 ply	1
28	0019575		Wheels, Front, Alcoa, 22.50" x 9.00", Aluminum, Hub Pilot	1
29	0728303		Axle, Rear, Dana S23-172, 24,000 lb, Saber/Enforcer	1
30	0544253		Top Speed of Vehicle, 68 MPH	1
31	0565379		Suspen, Rear, Single Slipper Spring, 24,000 lb, Saber/Enforcer	1
32	0000485		Oil Seals, Rear Axle	1
33	0587216		Tires, Rear, Goodyear, G622 RSD, 12R22.50, 16 ply, Single	1
34	0019625		Wheels, Rear, Alcoa, 22.50" x 8.25", Aluminum, Hub Pilot, Single	1
35	0568081		Tire Balancing, Counteract Beads	1
36	0620570		Tire Pressure Monitoring, RealWheels, AirSecure, Valve Cap, Single Axle	1
			Qty, Tire Pressure Ind - 6	
37	0003245		Axle Hub Covers w/center hole, S/S, Front Axle	1
38	0057936		Covers, Lug Nut, Chrome	1
39	0002045		Mud Flap, Front and Rear, Pierce Logo	1
40	0544802		Chocks, Wheel, SAC-44-E, Folding	1
			Qty, Pair - 01	

Line	Option	Type	Option Description	Qty
41	0544806		Mounting Brackets, Chocks, SAC-44-E, Folding, Horizontal Qty, Pair - 01 Location, Wheel Chocks - Left Side Rear Compt	1
42	0010670		ABS Wabco Brake System, Single rear axle	1
43	0690932		Brakes, Bendix, ADB22X, 17" Disc, Front	1
44	0581433		Brakes, Bendix, Cam, Rear, 16.50 x 7.00"	1
45	0020784		Air Compressor, Brake, Cummins/Wabco 18.7 CFM	1
46	0644232		Brake Reservoirs, 4,272 Cubic Inch Minimum Capacity, Saber FR/Enforcer	1
47	0644228		Air Dryer, Wabco System Saver 1200 IWT, Heated, Saber FR/Enforcer	1
48	0000790		Brake Lines, Nylon	1
49	0000854		Air Inlet, w/Disconnect Coupling Location, Air Coupling(s) - a) DS Step Well, Forward Qty, Air Coupling (s) - 1	1
50	0736437		Engine, Cummins L9, 450 hp, 1250 lb-ft, W/OBD, EPA 2021, Saber FR/Enforcer	1
51	0001244		High Idle w/Electronic Engine, Custom	1
52	0687994		Engine Brake, Jacobs Compression Brake, Cummins Engine Switch, Engine Brake - e) ISC/ISM/ISL9/ISX Hi Med Lo	1
53	0644227		Clutch, Fan, Air Actuated, Saber FR/Enforcer	1
54	0640477		Air Intake, Metal Screen, Saber FR/Enforcer	1
55	0794761		Exhaust System, 4", 2017 L9 Engine, Horizontal, Right Side	1
56	0788765		Radiator, Saber FR/Enforcer	1
57	0001090		Cooling Hoses, Rubber	1
58	0001125		Fuel Tank, 65 Gallon, Left Side Fill	1
59	0001129		Lines, Fuel	1
60	0595087		DEF Tank, 4.5 Gallon, DS Fill, Forward of Rear Axle Door, Material & Finish, DEF Tank - Polished Stainless	1
61	0552793		Not Required, Fuel Priming Pump	1
62	0552712		Not Required, Shutoff Valve, Fuel Line	1
63	0699437		Cooler, Chassis Fuel, Not Req'd.	1
64	0642572		Trans, Allison 5th Gen, 3000 EVS P, w/Prognostics, Imp/Vel/DCF/SFR/Enf	1
65	0625329		Transmission, Shifter, 5-Spd, Push Button, 3000 EVS	1
66	0684459		Transmission Oil Cooler, Modine, External	1
67	0001370		Driveline, Spicer 1710	1
68	0635294		Steering, Single Gear, TRW TAS-85, w/tilt, Pump w/ Cooler, Saber FR/Enforcer	1
69	0605356		Steering Wheel, 4 Spoke without Controls, Saber FR/Enforcer	1
70	0690274		Logo/Emblem, on Dash Text, Row (1) One - * Text, Row (2) Two - * Text, Row (3) Three - *	1
71	0012245		Bumper, 19" Extended, Saber FR/Enforcer	1
72	0640197		Tray, Hose, Center, 19" Bumper, Outside Air Horns Grating, Bumper extension - Grating, Rubber Capacity, Bumper Tray - 20) 125' of 1.75"	1
73	0633479		Hose Restraint, Bumper Tray, Velcro Straps, Pair Qty, Pair - 01	1
74	0614646		No Lift & Tow Package, Imp/Vel, AXT, SFR/Enf	1
75	0002270		Tow Hooks, Chrome	1
76	0625651		Cab, Saber FR, 7000	1
77	0647919		Engine Tunnel, ISL, Saber FR/Enforcer	1
78	0633594		Rear Wall, Interior, Adjustable Seating	1
79	0632103		Rear Wall, Exterior, Cab, Saber FR/Enforcer Material, Exterior Rear Wall - Aluminum Treadplate	1
80	0644201		Cab Lift, Elec/Hyd, Saber FR/Enforcer	1
81	0636939		Grille, Polished Stainless Steel, Front of Cab, Saber	1
82	0002224		Scuffplates, S/S At Cab Door Jamb, 4-Door Cab Material Trim/Scuffplate - c) S/S, Polished	1
83	0647932		Not Required, Trim, S/S Band, Across Cab Face, AXT/Dash CF/Saber/Enforcer	1
84	0087357		Molding, Chrome on Side of Cab	1
85	0521669		Mirrors, Retractable, West Coast Style, Htd/Rmt, w/Htd/Rmt Convex	1
86	0648171		Door, Half-Height, Saber FR/Enforcer 4-Door Cab, Level Roof Key Model, Cab Doors - 751	1
87	0655543		Door Panel, Brushed Stainless Steel, Saber/Enforcer 4-Door Cab	1

Line	Option	Type	Option Description	Qty
88	0528958		Not Required, Controls, Electric Window, AXT, Quantum, Saber, Enforcer, Dash CF	1
89	0638310		Steps, 4-Door Cab, Saber FR/Enforcer	1
			Step Well Material - Aluminum Treadplate	
90	0770194		Handrail, Exterior, Knurled, Alum, 4-Door Cab	1
91	0634786		Lights, Cab & Crw Cab Acs Stps, P25, LED w/Bezel, 1Lt Per Step 6lts	1
92	0002141		Fenders, s/s on cab - Saber/Enforcer	1
93	0637984		Window, Side of C/C, Fixed, Saber FR/Enforcer	1
94	0734681		Compt, Storage, 12.75 W x 24 H x 15 D, (1) Ea Side C/C, Single Pan, 70" SFR/Enf	1
			Light, Aux Cab Compartments - Pierce, Hinged Side	
			Finish, Exterior Cab Compt - Spatter Gray	
			Door, Cab Exterior Cabinet - Single Pan, (2), Rev. Hinge, D-Ring, Non-Locking	
			Door, Exterior Stop - 2-Stay Arm	
95	0750824		Cab Interior, Vinyl Headliner, Saber FR/Enforcer, CARE	1
			Color, Cab Interior Vinyl/Fabric - Endure Vinyl - Silver/Gray	
			Engine Tunnel Cover - Painted	
			Cab Interior Rear Wall Material - Painted Aluminum	
96	0753903		Cab Interior, Paint Color, Saber FR/Enforcer	1
			Color, Cab Interior Paint - i) fire smoke gray	
97	0052100		Floor, Rubber Padded, Cab & Crew Cab, Saber/Enforcer	1
98	0741237		HVAC, Saber/Enforcer, CARE	1
			HVAC System, Filter Access - Removable Panel	
			Auxiliary Cab Heater - Both	
			HVAC System, Control Loc. - Panel Position #12	
99	0639675		Sun Visor, Smoked Lexan, AXT, Dash CF, Imp/Vel, Saber FR/Enforcer	1
			Sun Visor Retention - No Retention	
100	0634328		Grab Handles, Driver and Officer Door Posts, Saber FR/Enforcer	1
101	0583938		Lights, Engine Compt, Custom, Auto Sw, Wln 3SC0CDCR, 3" LED, Trim	1
			Qty, - 01	
102	0631830		Fluid Check Access, Saber FR/Enforcer, Arrow XT	1
103	0583042		Side Roll and Frontal Impact Protection	1
104	0622617		Seating Capacity, 6 Seats	1
105	0636955		Seat, Driver, Pierce PSV, Air Ride, High Back, Safety, Saber FR/Enforcer	1
106	0636942		Seat, Officer, Pierce PSV, Fixed, SCBA, Safety, Saber FR/Enforcer	1
107	0620420		Radio Compartment, Below Non-Air Ride Seat, Saber FR/Enforcer	1
108	0635973		Seat, Rear Facing C/C, DS Outboard, Pierce PSV, SCBA, Safety, Saber FR/Enforcer	1
109	0102783		Not Required, Seat, Rr Facing C/C, Center	1
110	0635969		Seat, Rear Facing C/C, PS Outboard, Pierce PSV, SCBA, Safety, Saber FR/Enforcer	1
111	0108189		Not Required, Seat, Forward Facing C/C, DS Outboard	1
112	0785367		Cabinet, Forward Facing, Center, 38.50 W x 50 H x 18 D, Roll, SFR/Enf	1
			Material Finish, Shelf - DA Finish	
			Shelf/Tray, Cabinet - (1) Shelf, Adjustable, 0.75" Up-Turned Lip	
			Door, Cab Interior Cabinet - Rollup, ROM Series IV, Int Painted, Non-Locking	
			Light, Tall Cabinet - Amdor H2O, Interior, Left Side	
			Louvers, Cabinet - 0-No Louvers	
113	0108190		Not Required, Seat, Forward Facing C/C, PS Outboard	1
114	0566653		Upholstery, Seats In Cab, Turnout Tuff	1
			Color, Cab Interior Vinyl/Fabric - c) Black	
115	0543991		Bracket, Air Bottle, Hands-Free II, Cab Seats	5
			Qty, - 05	
116	0603866		Seat Belt, Dual Retractor, ReadyReach, Saber FR/Enforcer	1
			Seat Belt Color - Red	
117	0602464		Helmet Storage, Provided by Fire Department, NFPA 2016	1
118	0647647		Lights, Dome, FRP Dual LED 4 Lts	1
			Color, Dome Lt - Red & White	
			Color, Dome Lt Bzl - Black	
			Control, Dome Lt White - Door Switches and Lens Switch	
			Control, Dome Lt Color - Lens Switch	
119	0555813		Handlts, (4) Streamlight, Fire Vulcan, 44451, C4 LED, Tail Lts, 12v, Orange	1
			Location, Portable Hand Light - Engine Tunnel Area	

Line	Option	Type	Option Description	Qty
120	0644187		Cab Instruments, Black Gauges, Black Bezels, Saber FR/Enforcer	1
			Emergency Switching - Individual Switches	
121	0002544		Air Restriction Indicator - Pierce Chassis	1
122	0543751		Light, Do Not Move Apparatus	1
			Alarm, Do Not Move Truck - Pulsing Alarm	
123	0621756		Lights, Door Open Indicator Truck-Lite 30286 2", Enf/Saber FR 2Lts, Red	1
			Color, Lens, LED's - c)clear	
124	0754774		Switching, Cab Instrument Lower Console & Overhead, Rocker, Saber	1
125	0644179		Wiper Control, 2-Speed with Intermittent, Saber FR/Enforcer	1
126	0548004		Wiring, Spare, 15 A 12V DC 1st	2
			Qty, - 02	
			12vdc power from - Battery direct	
			Wire termination - Butt Splice	
			Location, Spare Wiring - Officer Dash	
127	0763646		Vehicle Information Center, LCD On Gauge Cluster Only, Sab/Enf	1
			System Of Measurement - US Customary	
128	0734857		Collision Mitigation, HAAS Alert (R2V), HA5	1
			Subscription, HAAS R2V - R2V - 5 Year Data Plan Subscription	
129	0610240		Vehicle Data Recorder w/Seat Belt Monitor	1
130	0696439		Antenna Mount, Custom Chassis, Cable Routed to Instrument Panel Area	1
			Qty, - 01	
			Location, Antenna Mount - Right Side	
131	0624249		Electrical Power/Signal Protection & Control, Saber FR	1
132	0624260		Electrical System, Saber FR	1
133	0079166		Batteries, (4) Exide Grp 31, 950 CCA ea, Threaded Stud	1
134	0008621		Battery System, Single Start, All Custom Chassis	1
135	0002698		Battery Compartment, Saber/Enforcer	1
136	0531315		Charger, Sngl Sys, IOTA, DSL-75, 75 Amp, Kussmaul 091-94-12 Ind, Qtm/Enf/SFR	1
137	0012782		Location, Charger, Front Left Side Body Compartment	1
			Location, Battery Chrgr/Cmpr - High On Left Wall	
138	0530949		Location, Bat Chrg Ind, Driver's Seat Riser	1
139	0016857		Shoreline, 20A 120V, Kussmaul Auto Eject, 091-55-20-120, Super	1
			Qty, - 01	
			Color, Kussmaul Cover - b) red	
			Shoreline Connection - Battery Charger	
140	0020168		Shoreline Cab Loc, Cab, Saber FR	1
			Location, Shoreline(s) - DS Cab Side	
141	0647729		Alternator, 320 amp, Delco Remy 40SI	1
142	0644176		Load Manager, Integrated In Electrical System, Saber FR/Enforcer	1
143	0783153		Headlights, Rect LED, JW Spkr Evo 2, AXT/DCF/Enf/Imp/Sab/Vel	1
			Color, Headlight Bez - Chrome Bezel	
144	0775055		Light, Directional, Wln C6T* LED Arrow, Common Bzl, Above Headlts, Sab/Enf	1
			Color, Lens, LED's - Clear	
145	0620054		Light, Directional/Marker, Intermediate, Weldon 9186-8580-29 LED 2lts	1
146	0647802		Lights, Clearance/Marker/ID, Front, P25 LED 5 Lts, Saber FR/Enforcer	1
147	0647899		Lights, Directional/Marker, Cab Front Side, Weldon 9186-8580-29 LED, Sab/Enf	1
148	0627282		Lights, Clearance/Marker/ID, Rear, FRP LED Bar & P25 LED 4Lts	1
149	0564683		Lights, Tail, Wln M6BTT* Red LED Stop/Tail & M6T* Amber LED Dir Arw For Hsg	1
			Color, Lens - Clear	
150	0561471		Lights, Backup, Wln M6BUW, LED, For Tail Lt Housing	1
151	0664481		Bracket, License Plate & Light, P25 LED	1
152	0556842		Bezels, Wln, (2) M6 Chrome Pierce, For mtg (4) Wln M6 lights	1
153	0589905		Alarm, Back-up Warning, PRECO 1040	1
154	0769420		Lights, Perimeter Cab, Amdor AY-LB-12HW020 LED 4Dr	1
155	0769557		Lights, Perimeter Pump House, Amdor AY-LB-12HW0** LED 4lts	1
156	0770056		Lights, Perimeter Body, Amdor AY-LB-12HW020 LED 2lts, Rear Step	1
			Control, Perimeter Lts - Parking Brake Applied	
157	0556360		Lights, Step, P25 LED 4lts, Pump Pnl Sw	1
158	0598966		Lights, Side Scene, FRC SPA900-Q70 Surface Mt, 2nd	1
			Location, Lights - Passengers side above RS4	
			Qty, - 1	
			Switch, Lt Control 1 DC, 1 - f) PS Switch Panel	

Line	Option	Type	Option Description	Qty
158			Switch, Lt Control 2 DC,2 - i) PS Rear of Apparatus Switch, Lt Control 3 DC,3 - d) No Control Switch, Lt Control 4 DC,4 - d) No Control	
159	0598967		Lights, Side Scene, FRC SPA900-Q70 Surface Mt, 1st Location, Lights - Drivers side above LS4 Qty, - 01 Switch, Lt Control 1 DC,1 - a) DS Switch Panel Switch, Lt Control 2 DC,2 - c) DS Rear of Apparatus Switch, Lt Control 3 DC,3 - d) No Control Switch, Lt Control 4 DC,4 - d) No Control	1
160	0776357		Light, Visor, Wln, 12V P*H2* Pioneer, Cnt Feature, 1st Qty, - 01 Location, driver's/passenger's/center - Centered Color, Wln Lt Housing - White Paint Control, Scene Lts - Cab Sw Panel DS and Cab Sw Panel PS Scene Light Optics - Flood/Spot	1
161	0749014		Lights, FRC, FCA210-V15, 15,000 Lum, Recessed 12 VDC, 1st Location - forward facing on each side of the cab. Qty, - 02 Color, FRC/Rom Lt Housing - FRC White Lts Control, Scene Lts - Cab Sw Panel DS and Cab Sw Panel PS	2
162	0689891		Lights, Deck, Wln (2) PFBP12C LED Rear Flood Lights Switch, Scene Lt Cntrl - h)switch at rear	1
163	0645877		Lights, Hose Bed, Sides, Dual LED Light Strips Control, Hose Bed Lts - Fill Dome Sw and Cup Switch At Rear	1
164	0645681		Lights, Not Required, Rear Work, Deck Lights At Rear	1
165	0709438		Light, Walking Surf, FRP Flood, LED	1
166	0693709		Pumper, Medium, Aluminum, 2nd Gen, Saber/Commercial	1
167	0632361		No Additional Florida Discount - w/Saber FR Chassis	1
168	0554271		Body Skirt Height, 20"	1
169	0028245		Tank, Water, 750 Gallon, Poly, Med	1
170	0003405		Overflow, 4.00" Water Tank, Poly	1
171	0028107		Not Required, Foam Cell Modification	1
172	0633066		Sleeve, Through Tank Qty, Sleeve - 1 Water Tank Sleeve - Plumbing/Hydraulic Diameter - 3" Plumbing	1
173	0553729		Not Required, Restraint, Water Tank, Heavy Duty	1
174	0003429		Not Required, Direct Tank Fill	1
175	0003424		Not Required, Dump Valve	1
176	0048710		Not Required, Jet Assist	1
177	0030007		Not Required, Dump Valve Chute	1
178	0514778		Not Required, Switch, Tank Dump Master	1
179	0689065		Hose Bed, Aluminum, Saber/Commercial	1
180	0003481		Finish, Inside of Hose Bed - Painted Finish, Inside of Cargo Area - Painted Hose Bed Capacity, Special Capacity, Hosebed - 1000' of 4" and 1000' of 2.5"	1
181	0083488		Divider, Hose Bed, .25" Unpainted Qty, Hosebed Dividers - 2	2
182	0589278		Hose Restraint, Hose Bed, Velcro Strap on Top, 2" Heavy Nylon Web at Rear Type of fastener - seat belt buckle Nylon Web Color - Black Type of fastener, Rear - seat belt buckle - bottom of hosebed	1
183	0010133		Cross-Divider, Hose Bed	1
184	0013512		Running Boards, 12.75" Deep	1
185	0689621		Tailboard, 16" Deep	1
186	0690037		Wall, Rear, Smooth Aluminum/Body Material Material, Rear Wall Inboard Facing Surfaces - Aluminum Diamondplate	1
187	0003531		Tow Bar, Under Tailboard	1
188	0003561		Construction, Compt, Alum, Pumper	1
189	0023650		LS 152" Rollup, Full Height Front & Rear, FDLER	1
190	0063658		RS 152" Rollup, Full Height Front & Rear, FDLER	1

Line	Option	Type	Option Description	Qty
191	0692733		Doors, Rollup, Gortite, Side Compartments	6
			Qty, Door Accessory - 06	
			Color, Roll-up Door, Gortite - Painted to Match Lower Body	
			Latch, Roll-up Door, Gortite - Non-Locking Liftbar	
192	0083700		Compt, Rear, Rollup, 37.75" FF, 25.88" D	1
193	0692746		Door, Gortite, Rollup, Rear Compartment	1
			Color, Roll-up Door, Gortite - Satin finish	
			Latch, Roll-up Door, Gortite - Non-Locking Liftbar	
194	0554995		No Body Modification Required	1
195	0625184		Guard, Drip Pan, S/S, Rollup Door, Pumper	7
			Qty, Door Accessory - 07	
			Location, Door Guard/Drip Pan - LS1, LS2, LS3, RS1, RS2, RS3 and B1	
196	0616670		Lights, Compt, Pierce LED, Dual Light Strips, Each Side of Door, Pumper/Tanker	7
			Qty, - 07	
			Location, Compartment Lights - All Body Compts	
197	0739915		Hatch, (2) Liftup, Pumper	2
			Location, Hatch Compt - Both Sides	
			Qty, Hatch Compt - 2	
			Trim, Body/Hatch Compt Seam, Horizontal - Molding	
			Hatch Compt, Width - 14"	
			Latch, Hatch Compt - D-Handle Latch	
198	0730092		Not Required	1
199	0687146		Shelf Tracks, Painted	7
			Qty, Shelf Track - 07	
			Location, Shelf Track - LS1, LS2, LS3, RS1, RS2, RS3 and B1	
200	0600350		Shelves, Adj, 500 lb Capacity, Full Width/Depth, Predefined Locations	7
			Qty, Shelf - 07	
			Material Finish, Shelf - Painted - Spatter Gray	
			Location, Shelves/Trays, Predefined - .Location To Be Determined	
201	0647091		Tray, Floor Mounted, Slide-Out, 500lb, 2.00" Sides	2
			Qty, - 02	
			Location, Tray Slide-Out, Floor Mounted - B1	
			Material Finish, Tray - Painted - Spatter Gray	
202	0024016		Rub Rail, Aluminum Extruded, Side & Rear of Body	1
203	0784811		Fender Crowns, Rear, Stainless, w/Removable Liner	1
			Material Finish, Fender Liner - Painted	
204	0519849		Not Required, Hose, Hard Suction	1
205	0625546		Handrails, Top Mount Pump Panel, Per Print	1
206	0004126		Handrails, Beavertail, Standard	1
207	0004146		Handrail, Rear, Below Hose Bed, Full Width	1
208	0657651		Compt, Air Bottle, Double, Full Width Door, Fender Panel	4
			Qty, Air Bottle Comp - 4	
			Door Finish, Fender Compt - Polished	
			Location, Fender Compt - Double - LS Fwd, Double - LS Rear, Double - RS Fwd and Double - RS Rear	
			Latch, Air Bottle Compt - Southco C2 Chrome Raised	
			Insert, Air Bottle Compt - Rubber Matting	
209	0602955		Ladder, Extension, Provided by Dealer, Pumper, NFPA 2016, PMFD	1
			Qty, - 01	
			Ext Ladder, Make/Model - 24' Duo-Safety 900-A	
210	0602890		Ladder, Roof, Provided by Dealer, Pumper/Pumper w/Aerial, NFPA 2016	1
			Qty, - 1	
			Roof Ladder, Make/Model - 14' Duo-Safety 775-A	
211	0049958		Ladders Btwn Tank & S.Sht, RS, Ext'd Rr, Encl'd Complete, RPH	1
			Door, Material & Finish, Ladder Storage - smooth aluminum	
			Latch, Door Ladder Storage - D-Handle latch	
			Hinge Location - Left Side	
212	0552065		Enclosure, Step Ladder Storage in Hose Bed, Polished S/S, Tapered	1
			Location - Hose bed	
			Fill in Blank - little giant ladder model	
213	0602898		Ladder, 10' Duo-Safety Folding 585A, w/Mtg,Prov by Dealer,Pumper NFPA 2016 Class	1
			Location, Folding Ladder - Ladder Compartment	

Line	Option	Type	Option Description	Qty
214	0636772		Pike Pole, Pumper, Provided by Dealer, Additional Location - Ladder Storage Qty, Pike Poles - 1 Pike Pole Make and Model - Duo Safety 12'	1
215	0602690		Pike Pole, Pumper, Provided by Dealer, NFPA 2016 Pike Pole Make/Model - Duo-Safety 8' Pike Pole	1
216	0733148		Tube, Pike Pole 8' or Longer, Btwn Tank & S.Sht Long Tool Storage Qty, Pike Poles - 2 Location, Left Side, Right Side - Right Side Width, Notch, Pike Pole Tube - .75", Standard Notch	2
217	0602868		Pike Pole, 6', Pumper, Provided by Dealer, NFPA 2016 Pike Pole Make/Model - Duo-Safety 6' Pike Pole	1
218	0760247		Tube, Pike Pole 6', Btwn Tank & S.Sht Ladder Storage Qty, Pike Poles - 1 Location, Left Side, Right Side - Right Side Width, Notch, Pike Pole Tube - .75", Standard Notch	1
219	0024388		No Steps Required, Front Of Body	1
220	0592994		Steps, Folding, Rear of Body, w/LED, Trident Coating, Step - black	1
221	0004425		Pump, Waterous, CSU, 1500 GPM, Single Stage	1
222	0004481		Seal, Grafoil, Waterous	1
223	0559769		Trans, Pump, Waterous C20 Series	1
224	0635600		Pumping Mode, Stationary Only	1
225	0605126		Pump Shift, Air Mnl Override, Split Shaft, Interlocked, Waterous	1
226	0003148		Transmission Lock-up, EVS	1
227	0004547		Auxiliary Cooling System	1
228	0014486		Not Required, Transfer Valve, Stage Pump	1
229	0746501		Valve, Relief Intake, Elkhart Qty - 1 Pressure Setting - 125 psig Intake Relief Valve Control - Behind Right Side Pump Panel	1
230	0794959		Controller, Pressure, Pierce, Pump Boss, PBA300	1
231	0072153		Primer, Trident, Air Prime, Air Operated	1
232	0780364		Manuals, Pump, (2) Total, Electronic Copies	1
233	0602512		Plumbing, Stainless Steel and Hose, Single Stage Pump, Control Zone	1
234	0089437		Plumbing Without Foam System	1
235	0004645		Inlets, 6.00" - 1250 GPM or Larger Pump	1
236	0004646		Cap, Main Pump Inlet, Long Handle, NST, VLH	1
237	0014650		Pump Suction Tube(s), Short, All	1
238	0084610		Valves, Akron 8000 series- All	1
239	0004660		Inlet, Left Side, 2.50"	1
240	0029147		Not Required, Inlet, Right Side	1
241	0004687		Valve, Inlet(s) Recess, Top Mount	1
242	0004710		Control, Inlet, at Top Mount Panel Qty, Inlets - 1	1
243	0092569		No Rear Inlet (Large Dia) Requested	1
244	0092696		Not Required, Cap, Rear Inlet	1
245	0064116		No Rear Inlet Actuation Required	1
246	0009648		No Rear Intake Relief Valve Required on Rear Inlet	1
247	0092568		No Rear Auxiliary Inlet Requested	1
248	0563738		Valve, .75" Bleeder, Aux. Side Inlet, Swing Handle	1
249	0029043		Tank to Pump, (1) 3.00" Valve, 3.00" Plumbing	1
250	0004905		Outlet, Tank Fill, 1.50"	1
251	0004940		Outlet, Left Side, 2.50" Qty, Discharges - 02	2
252	0092570		Not Required, Outlets, Left Side Additional	1
253	0004945		Outlet, Right Side, 2.50" Qty, Discharges - 01	1
254	0092571		Not Required, Outlets, Right Side Additional	1
255	0005047		Outlet, 4" w/4" Right, Handwheel Valve, Brand - Akron	1

Line	Option	Type	Option Description	Qty
256	0649939		Outlet, Front, 1.50" w/2" Plumbing	1
			Fitting, Outlet - 1.50" NST with 90 degree swivel	
			Drain, Front Outlet - Automatic	
			Location, Front, Single - in center bumper tray	
257	0004995		Outlet, Rear, 2.50"	1
			Qty, Discharges - 01	
			Location, Outlet - b) left side	
258	0092574		Not Required, Outlet, Rear, Additional	1
259	0092573		Not Required, Outlet, Hose Bed/Running Board Tray	1
260	0752097		Caps/Plugs for 1.00" to 3.00" Discharges/Inlets, Chain	1
261	0563739		Valve, 0.75" Bleeder, Discharges, Swing Handle	1
262	0005091		Elbow, Left Side Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1
263	0035094		Not Required, Elbow, Left Side Outlets, Additional	1
264	0025091		Elbow, Right Side Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1
265	0089584		Not Required, Elbow, Right Side Outlets, Additional	1
266	0045091		Elbow, Rear Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1
267	0085695		Not Required, Elbow, Rear Outlets, Large, Additional	1
268	0005097		Elbow, Large Dia Outlet, 30 Deg, 4.00" FNST x 5.00" Storz	1
			Qty, - 01	
269	0062133		Control, Outlets, Manual, Pierce HW if applicable	1
270	0005065		Outlet, 3.00" Deluge Riser	1
271	0770359		No Monitor Requested, Customer/Dealer Furnished and Installed	1
			Fill in Blank - Akron 3423	
272	0029304		No Nozzle Req'd	1
273	0005070		Deluge Mount, NPT	1
274	0025140		Not Required, 1.50" Crosslays	1
275	0090442		Crosslays Sngl Sheet Unpainted, (1) 2.50" Std Cap	1
276	0500535		Not Required, Hose Restraint, Crosslay	1
277	0064896		Speed, (2) 1.50" W/ Poly Tray, Top Mt/Side Cntrl, Std. Cap.	1
278	0752403		Hose Restr, Spdly, 2"Nylon Web, Bottom Anchored	1
			Fastener, Hose Restraint - 2.00" Cam Buckle	
279	0015216		Reel, Booster, Aluminum - Over Pump, Right Side	1
280	0007666		Switch, Reel Rewind - One at Reel, Location	1
			Location -	
281	0075300		Hose, Booster - 100' of 1.00"/800 PSI	1
282	0005244		Capacity, Hose Reel 200' of 1"	1
283	0007428		Nozzle for Booster Reel Not Req'd	1
284	0044333		Not Required, Foam System	1
285	0012126		Not Required, CAF Compressor	1
286	0552517		Not Required, Refill, Foam Tank	1
287	0042573		Not Required, Foam System Demonstration	1
288	0045465		Not Required, Foam Tanks	1
289	0091110		Not Required, Foam Tank Drain	1
290	0091079		Not Required, Foam Tank #2	1
291	0091112		Not Required, Foam Tank #2 Drain	1
292	0018624		Pump House, Top Mount, 45", w/19" Walkway, Control Zone	1
			Light, Walkway Compt - P25 LED	
			Light, Walkway - P25 LED, 6lts	
			Location, Walkway Lights - Front Of Pump House	
293	0738072		Approval Dwg, Pump Panel(s), Not Required	1
294	0032479		Pump Panel Configuration, Control Zone	1
295	0629253		Material, Pump Panels, Top Control Black Vinyl, Side Panels Black Vinyl	1
			Material Finish, Pump Panel, Side Control - Black Vinyl	
			Material, Pump Panel, Side Control - Aluminum	
			Material, Pump Panel, Top Control - Aluminum	
			Material Finish, Pump Panel, Top Control - Black Vinyl	
296	0035574		Panel, Pump Access - Both Sides	1
297	0037731		Pump House Structure, Raised, Included with Ladder Storage	1
298	0583824		Light, Pump Compt, WIn 3SC0CDCR LED White	1
			Qty, - 01	
299	0586382		Gauges, Engine, Included With Pressure Controller	1
300	0005601		Throttle, Engine, Incl'd w/Press Controller	1

Line	Option	Type	Option Description	Qty
301	0739224		Indicator Light @ Pump Panel, Throttle Ready, Incl w/Pressure Gov/Throttle, Green	1
302	0549333		Indicators, Engine, Included with Pressure Controller	1
303	0745568		Indicator Light, Pump Panel, Ok To Pump, Green	1
304	0511078		Gauges, 4.00" Master, Class 1, 30"-0-600psi	1
305	0511100		Gauge, 2.00" Pressure, Class 1, 30"-0-400psi	1
306	0062586		Gauge, Water Level, Class 1, Pierce Std	1
307	0006774		Not Required, Foam Level Gauge	1
308	0648885		Light Shield, Top Mt, LED Strip Lights	1
309	0606697		Air Horns, (2) Grover, In Bumper	1
310	0606835		Location, Air Horns, Bumper, Each Side, Outside Frame, Outboard (Pos #1 & #7)	1
311	0016065		Control, Air Horn, Horn Ring, PS Chrome Push Button	1
312	0525667		Siren, Wln 295SLSA1, 100 or 200 Watt	1
313	0790527		Location, Electronic Siren, Center Dash Switch Panel, Saber FR	1
			Location, Electronic Siren - switch panel # 7	
314	0076156		Control, Elec Siren, Head Only	1
315	0601306		Speaker, (1) Wln, SA315P, w/Pierce Polished Stainless Steel Grille, 100 watt	1
			Connection, Speaker - siren head	
316	0601565		Location, Speaker, Frt Bumper, Recessed, Center (Pos 4)	1
317	0016080		Siren, Federal Q2B	1
318	0006095		Siren, Mechanical, Mounted Above Deckplate	1
			Location, Siren, Mech - a) Left	
319	0026163		Control, Mech Siren, DS & PS Foot Sw	1
320	0740391		Sw, Siren Brake, Momentary Chrome Push Button, RS	1
321	0679751	SP	Lightbar, Wln, Justice, LED, 2-R, 2-B, 2-RC, 2-BC LED, Clear Lens	1
322	0540384		Lights, Front Zone, Wln M6*C LED, Clear Lens, in Common Bzl	1
			Color, Lt DS Front - Red	
			Color, Lt PS Front - Blue	
323	0653937		Flasher, Headlight Alternating	1
			Headlt flash deactivation - a)w/high beam	
324	0643834		Lights, Side Zone Lower, Wln M4*C Frnt & M6* C Rear LED, Clear Lens 2pr	1
			Location, Lights Front Side - b)each side bumper	
			Color, Lt Side Front - Blue	
			Color, Lt Side Rear - Red	
			Location, Lights Rear Side - Over Rear Wheels	
325	0564655		Lights, Rear Zone Lower, Wln M6*C LED, Clear Lens, For Tail Lt Housing	1
			Color, Lt DS Rear - b) DS Rear Lt Blue	
			Color, Lt PS Rear - r) PS Rear Lt Red	
326	0088745		Light, Rear Zone Upper, Wln L31HRFN LED Beacon, Red LED	1
			Color, Dome, Rear Warning - j) both domes clear	
327	0006551		Not Required, Lights, Rear Upper Zone Blocking	1
328	0006615		Mtg, Rear Warn Lts, On Top of Compt	1
329	0006646		Electrical System, 120/240VAC, General Design	1
330	0696646		Generator, Onan Diesel, 6.0kW, 120V, 6.0 HDKAV/41934 (6,000W Cont. Rating)	1
331	0026725		Mounting, Diesel Generator Stationary in Compt	1
			Location, Generator - *	
332	0006750		Electric Start, Generator	1
333	0016757		Not Required, Remote Start, Generator	1
334	0006745		Pump, Fuel, w/Pick-Up Tube for Generator	1
335	0006765		Drain, Oil, Routed Through the Floor	1
336	0006770		Exhaust, Generator, Routing	1
			Location, Generator Exhau - a) thru floor	
337	0006738		Circuit Breaker Panel w/Generator	1
			Location, CB Panel - *	
338	0519934		Not Required, Brand, Hydraulic Tool System	1
339	0649753		Not Required, PTO Driven Hydraulic Tool System	1
340	0007150		Bag of Nuts and Bolts	1
			Qty, Bag Nuts and Bolts - 1	
341	0602516		NFPA Required Loose Equipment, Pumper, NFPA 2016, Provided by Fire Department	1
342	0602407		Soft Suction Hose, Provided by Fire Department, Pumper NFPA 2016 Classification	1
343	0027023		No Strainer Required	1

Line	Option	Type	Option Description	Qty
344	0602538		Extinguisher, Dry Chemical, Pumper NFPA 2016 Class, Provided by Fire Department	1
345	0602360		Extinguisher, 2.5 Gal. Pressurized Water, Pumper NFPA 2016, Provided by Fire Dept	1
346	0602679		Axe, Flathead, Pumper NFPA 2016 Classification, Provided by Fire Department	1
347	0602667		Axe, Pickhead, Pumper NFPA 2016 Classification, Provided by Fire Department	1
348	0607712		Paint Process / Environmental Requirements	1
349	0568517		Paint, Two Tone, Cab, Special Colors, Saber PMFD	1
			Paint, Color - Blue	
			Paint Color, Upper Area - Black	
350	0646901		Paint Chassis Frame Assy, With Liner, E-Coat, Standard	1
			Paint Color, Frame Assembly, Predefined - Standard Black	
351	0693797		No Paint Required, Aluminum Front Wheels	1
352	0693792		No Paint Required, Aluminum Rear Wheels	1
353	0733739		Paint, Axle Hubs	1
			Paint, Axle Hub - Black #101	
354	0007230		Compartment, Painted, Spatter Gray	1
355	0544129		Reflective Band, 1"-6"-1"	1
			Color, Reflect Band - A - a) white	
			Color, Reflect Band - B - l) white	
			Color, Reflect Band - C - w) white	
356	0007356		Reflective across Cab Face	1
357	0536954		Stripe, Chevron, Rear, Diamond Grade, Pumper	1
			Color, Rear Chevron DG - fluorescent yellow green	
358	0065687		Stripe, Reflective, Cab Doors Interior	1
			Color, Reflective - a) white	
359	0027372		Lettering Specifications, (GOLD STAR Process)	1
360	0686428		Lettering, Gold Leaf, 3.00", (41-60)	1
			Outline, Lettering - Outline and Shade	
361	0772003		Manual, Fire Apparatus Parts, USB Flash Drive, Custom	1
			Qty, - 01	
362	0772037		Manual, Chassis Service, USB Flash Drive, Custom	1
			Qty, - 01	
363	0773381		Manual, Chassis Operation, (1) USB Flash Drive, Custom	1
364	0030008		Warranty, Basic, 1 Year, Apparatus, WA0008	1
365	0696698		Warranty, Engine, Cummins, 5 Year, WA0181	1
366	0684952		Warranty, Steering Gear, TRW Ross TAS, 1 Year WA0202	1
367	0596017		Warranty, Frame, 50 Year, Custom Chassis, WA0013	1
368	0610471		Warranty, Axle, Eaton/Dana, 5 Year/100,000 Mile, Parts and Labor	1
369	0610485		Warranty, Axle, Eaton/Dana, 5 Year/100,000 Mile, Parts and Labor	1
370	0652758		Warranty, ABS Brake System, 3 Year, Meritor Wabco, WA0232	1
371	0019914		Warranty, Structure, 10 Year, Custom Cab, WA0012	1
372	0595813		Warranty, Paint, 10 Year, Cab, Pro-Rate, WA0055	1
373	0647720		Warranty, Pierce LED Strip Lights, WA0203	1
374	0046369		Warranty, 5-year EVS Transmission, Standard Custom, WA0187	1
375	0685945		Warranty, Transmission Cooler, WA0216	1
376	0688798		Warranty, Water Tank, Lifetime, UPF, Poly Tank, WA0195	1
377	0596025		Warranty, Structure, 10 Year, Body, WA0009	1
378	0693127		Warranty, Gortite, Roll-up Door, 6 Year, WA0190	1
379	0734463		Warranty, Pump, Waterous, 7 Year Parts, WA0382	1
380	0648675		Warranty, 10 Year S/S Pumping, WA0035	1
381	0641372		Warranty, Foam System, Not Available	1
382	0766804		Warranty, Onan Generator, 2 Year, Commercial Mobile	1
383	0595820		Warranty, Paint, 10 Year, Body, Pro-Rate, WA0057	1
384	0595421		Warranty, Goldstar, 3 Year, Apparatus, WA0018	1
385	0596307		Warranty, Extended, 2 Year, Pierce Body, Class H, WA0096	1
386	0596346		Warranty, Extended, 2 Year, Custom Chassis, Class M, WA0060	1
387	0683627		Certification, Vehicle Stability, CD0156	1
388	0736238		Certification, Engine Installation, Saber FR/Enf, Cummins L9, 2021	1
389	0686786		Certification, Power Steering, CD0098	1
390	0631980		Certification, Cab Integrity, Saber FR/Enforcer, CD0130	1
391	0631973		Certification, Cab Door Durability, Saber FR/Enforcer, CD0137	1

Line	Option	Type	Option Description	Qty
392	0631978		Certification, Windshield Wiper Durability, Saber FR/Enforcer, CD0132	1
393	0556828		Certification, Electric Window, Not Available	1
394	0631977		Certification, Seat Belt Anchors and Mounting, Saber FR/Enforcer, CD0134	1
395	0735949		Certification, Cab HVAC System Performance, SFR/Enf, CD0165/CD0167/CD0174/CD0175	1
396	0545073		Amp Draw Report, NFPA Current Edition	1
397	0002758		Amp Draw, NFPA/ULC Radio Allowance	1
398	0799248		Appleton/Florida BTO	1
399	0000017		FLORIDA DIVISION BODY	1
400	0000012		PIERCE CHASSIS	1
401	0004713		ENGINE; OTHER	1
402	0046395		EVS 3000 Series TRANSMISSION	1
403	0020011		WATEROUS PUMP	1
404	0020009		POLY TANK	1
405	0028047		NO FOAM SYSTEM	1
406	0020005		TOP MOUNT	1
407	0020007		AKRON VALVES	1
408	0020015		ABS SYSTEM	1
409	0755450		PIERCE MFG BODY	1

Purchase Quote from Brindlee Mountain Fire Apparatus

noreply@salesforce.com <noreply@salesforce.com>

on behalf of

Jonathon Watts <jwatts@firetruckmall.com>

Mon 1/4/2021 11:04 AM

To: Adam Payne <AdamP@conradfire.com>



Reference: 2012 Spartan Gladiator Pumper from Gladstone VFD - MO (the "Apparatus")

Date Quoted: 1/4/2021

Adam Payne,

Thank you for allowing Brindlee Mountain Fire Apparatus, LLC ("BMFA") the opportunity to provide an offer to purchase the Apparatus. We are pleased to offer Conrad Fire Equipment, Inc. ("Seller") \$60,000 for the purchase of the Apparatus, subject to the terms and conditions set forth herein.

The offer is valid for acceptance by Seller until 1/22/2021. **Seller must communicate acceptance of this offer to BMFA via email or otherwise in writing on or before 1/22/2021.** If Seller accepts this offer on or before the date set forth above, this offer becomes a contract of purchase and sale of the Apparatus.

Seller shall release the Apparatus to BMFA on or before 2/4/2022. All ground ladders, discharge caps, intake plugs, generators (permanently mounted and portable), cascade systems and cascade bottles, and permanently mounted items such as light towers, shall remain with the Apparatus and shall be released to BMFA.; The apparatus tires shall not be older than 7 years, and shall have a minimum tread depth of 4/32 on steering axles, 2/32 on non-steering axles, and no punctures, cuts to the cord, bulges or sidewall separation.

BMFA shall pay Seller the full purchase price via Check or Wire Transfer at the time of or prior to the release of the Apparatus.

Seller shall provide a pump test certificate for the Apparatus dated within 30 days prior to the release date with results satisfactory to BMFA, including proper operation of the pressure governor, relief valve, primer, and foam system if applicable.

Seller represents and warrants that the description, condition, and specifications of the Apparatus provided to BMFA are true and correct. Any Apparatus with a light tower must be fully functional unless other provisions are agreed upon with BMFA.

Seller represents and warrants that all prior damage of any type (including but not limited to collision, fire, and flood) has been disclosed to BMFA prior to Seller's acceptance of this offer. Seller shall immediately disclose to BMFA any damage to the Apparatus occurring after Seller's acceptance of this offer. In the event of such damage, at BMFA's option the purchase price of the Apparatus shall be adjusted downward to

account for such damage and Seller and BMFA shall negotiate in good faith to determine the amount of such purchase price adjustment.

Prior to payment of the purchase price by BMFA, Seller shall provide BMFA with a copy of the title (or in the circumstance set forth below the manufacturer's statement of origin or certificate of origin ("MSO or MCO") of the Apparatus reflecting the Seller as the owner of the Apparatus. Seller represents and warrants that the Apparatus will be sold to BMFA free and clear of any liens or other encumbrances. Seller shall deliver the vehicle title for the Apparatus, free of all liens, to BMFA within ten (10) days after final payment by BMFA. An MSO or MCO is acceptable only from original vehicle manufacturer and is not considered as proof of ownership from the Seller except when the state in which the purchaser is located does not require registration or title on emergency vehicles and a copy of that state's current law or statute clearly stating the exemption is provided by Seller with the MSO or MCO.

The apparatus must be completely drained of water prior to shipment or being stored outside prior to shipment. To effectively drain the truck of water, remove all caps and plugs (store on the truck in a compartment), open all intake/discharge valves halfway, and open all drain valves to include the pump cooler and auxiliary cooler. Failure to drain all water from the truck prior to shipment could result in damage to the fire apparatus and corresponding repairs will be performed at the expense of the seller.

BMFA's obligation to purchase the Apparatus is contingent upon Seller's representations and warranties hereunder being true and correct and Seller's performance of its obligations hereunder. In the event Seller's representations and warranties hereunder are not true and correct or Seller does not perform its obligations hereunder, at BMFA's option the purchase price of the Apparatus shall be adjusted downward to account for such matters and Seller and BMFA shall negotiate in good faith to determine the amount of such purchase price adjustment. BMFA's remedies set forth herein are in addition to any and all other rights and remedies that may be available to BMFA at law, at equity or otherwise.

This offer shall be governed by, construed, and enforced in accordance with the laws of Alabama. The undersigned by execution and delivery of this Agreement do hereby submit to the exclusive jurisdiction and venue of the state and federal courts of Marshall County, Alabama.



AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 6221 NORTH CHESTNUT AVENUE, GLADSTONE, MISSOURI.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 6221 North Chestnut Avenue; and

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

WHEREAS, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

WHEREAS, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein.

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

SECTION 1. SITE PLAN APPROVAL.

The Site Plan for 6221 North Chestnut Avenue is hereby approved subject to the terms and conditions set forth herein:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
4. Relocate the trash dumpster to the NW corner of the parking lot away from adjacent residential properties to the east.
5. The trash dumpster shall be enclosed with materials consistent with the primary building. Specific construction materials and colors shall be submitted and approved as part of the building permit.
6. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining residential properties.
7. Trash service and medical clinic deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.

8. Tractor trailers, RV's, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
9. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25th DAY OF JANUARY, 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk

First Reading: January 25, 2021

Second Reading: January 25, 2021

File # 2020-014



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 21-04

ORD # 4.542

Date: 1/19/2021

Department: Community Development

Meeting Date Requested: 1/25/2021

Public Hearing: Yes ☒ Date: 1/25/2021

Subject: Site Plan Revision, 6221 North Chestnut Avenue – DaVita Dialysis Medical Clinic

Background: Mr. Mark Kinney, the applicant, is seeking site plan approval for the purpose of renovating the building located at 6221 North Chestnut Avenue in order to operate a DaVita Kidney Dialysis Medical Clinic. Their plan is to significantly remodel the interior and exterior of the building, replace the pavement on the property and improve the landscaping. The construction material being used on the exterior of the building will be brick and EIFS.

The Applicant is proposing two additions to the existing building:

- 351 SQ. FT. to the North East side of the building.
- 1,871 SQ. FT. to the West side of the building.

In the BMP analysis conducted by Kaw Valley Engineering, impervious surface will be reduced by 2,760 SQ. FT. and therefore BMPs and detention are not required per APWA standards. However, the developer has agreed to provide BMPs via increased landscaping. Also, the analysis indicates that runoff drains towards the southwest corner of the property. The landscape plan shows additional trees and landscaping being planted on the western side of the property along North Chestnut Avenue.

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

Public/Staff Input/Commission: Public: Members of the public did not attend the Planning Commission public hearing and therefore no comments were made. Staff: City Staff recommends approval of this proposed project. Planning Commission: The Planning Commission unanimously approved this proposed project at the January 4th Planning Commission meeting.

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

Austin Greer, Assistant To the City Manager & Planning Administrator

City Attorney JM City Manager SW



Community Development Department

Staff Report

Date: December 31, 2020

File #: 2020-014

Requested Action: Site Plan Revision, 6221 N. Chestnut Avenue

Date of PC Consideration: January 4, 2021

Date of Council Consideration: January 25, 2021

Applicant: Mark Kinney
Genesis KC Development, LLC
2000 16th Street, Denver, CO 80202

Owner: Cascone Land Co.
3737 N Oak Trfwy
Gladstone, MO 64116

Architect/ Tom Watson
Engineer: Kaw Valley Engineering, Inc.
8040 N. Oak Trafficway, Kansas City, MO 64118

Address of Property: 6221 N. Chestnut Avenue

Planning Information

- Current Zoning: CP – 3; Planned District, Commercial
- Zoning History: CP – 3; Planned District, Commercial
- Planned Land Use: Commercial (Comprehensive Plan)
- Surrounding Uses: North – Commercial; South – Commercial; East – Residential (Woodlands Community); West - Commercial/N. Antioch Rd.
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Adequate traffic movement is provided via two existing access points on N. Chestnut Ave.
- Traffic Impacts: None
- Total Parking Spaces Provided: 73
- Proposed On-Site Improvements: See site plan
- Proposed Landscaping: See landscape plan

Analysis

Mr. Mark Kinney, the Applicant, is seeking site plan approval for the purpose of renovating the building located at 6221 N. Chestnut Avenue in order to operate a DaVita Kidney Dialysis Medical Clinic. Their plan is to significantly remodel the interior and exterior of the building, replace the pavement on the property and improve the landscaping. The construction material being used on the exterior of the building will be brick and EIFS.

The Applicant is proposing two additions to the existing building:

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In the BMP analysis conducted by Kaw Valley Engineering, impervious surface will be reduced by 2,760 SQ. FT. and therefore BMPs and detention are not required per APWA standards. However, the developer has agreed to provide BMPs via increased landscaping. Also, the analysis indicates that runoff drains towards the southwest corner of the property.

The landscape plan shows additional trees and landscaping being planted on the western side of the property along N. Chestnut Avenue.

Recommended Conditions

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

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
4. Relocate the trash dumpster to the NW corner of the parking lot away from adjacent residential properties to the east.
5. The trash dumpster shall be enclosed with materials consistent with the primary building. Specific construction materials and colors shall be submitted and approved as part of the building permit.
6. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining residential properties.
7. Trash service and medical clinic deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
8. Tractor trailers, RV's, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
9. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

Recommendation

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

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Commission members joined via Zoom
Monday, January 4th, 2021
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson
Mike Ebenroth
JN Hernandez
Alicia Hommon
Brenda Lowe
Kim Murch
James New
Bill Turnage
Jennifer McGee, Chair

Absent: Gary Markenson
Katie Middleton, Vice-Chair*
Larry Whitton
*entered after roll call

Council & Staff Present:

Bob Baer, Asst. City Manager (via Zoom)
Alan Napoli CD Administrator/Building Official (via Zoom)
Austin Greer, Planning Administrator
Angie Daugherty, Admin. Assistant

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the December 7th, 2020 minutes.

MOTION: By Ms. Lowe, second by Ms. Hommon to approve the December 7th, 2020 meeting minutes. All said Aye. The motion carried. (9 Yes- 0 No)

Item 4 on the Agenda: Public Hearing: on a request for a Site Plan Revision at 6221 N Chestnut Ave. Applicant/Owner DaVita Kidney Dialysis Medical Clinic #2020-014

Mr. Greer read the staff report. The applicant Mark Kinney is seeking site plan approval for the purpose of renovating the building located at 6221 N Chestnut Avenue in order to operate a DaVita Kidney Dialysis Medical Clinic. Their plan is to significantly remodel the interior and exterior of the building, replace the pavement on the property and improve the landscaping. The construction material being used on the exterior of the building will be brick and EFIS.

The applicant is proposing two additions to the existing building.

351 square feet to the Northeast side of the building

1,871 square feet to the Westside of the building.

In the BMP analysis conducted by Kaw Valley Engineering impervious surface will be reduced by 2,760 square feet. and therefore BMP and detention are not required per APWA standards.

The developer has agreed to provide BMP's via increased landscaping. The analysis indicates that runoff drains toward the southwest corner of the property.

The landscape plan shows additional trees and landscaping being planted on the western side of the property along N. Chestnut Avenue.

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

- 1) Any and all disturbed areas shall be sodded.
- 2) All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
- 3) All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
- 4) Relocate the trash dumpster to the NW Corner of the parking lot away from adjacent residential properties to the East.
- 5) The trash dumpster shall be enclosed with materials consistent with the primary building. Specific construction materials and colors shall be submitted and approved as part of the building permit.
- 6) All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining residential properties.
- 7) Trash service and medical clinic deliveries shall occur between the hours of 7 a.m. to 10 p.m.
- 8) Tractor trailers, RV's storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 9) Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

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

Mr. Greer stated that Mr. Mark Kinney and Mr. Tom Watson are here at City Hall if any Planning Commissioners have questions for them.

Chairperson McGee asked if the applicant would like to speak.

The applicant did not have anything to add.

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

Mr. Greer stated that no members of the public are in the audience tonight or via Zoom.

Chairperson McGee asked for discussion from the Planning Commission.

Mr. Turnage asked if this property used to be Tommy's or Tanners.

Mr. Greer answered yes.

Mr. New asked what the estimated time of construction is.

Mr. Mark Kinney stated that if they can obtain their building permit by this February, then they could be open for business by this Fall.

Mr. Ebenroth asked if the neighboring property owners were notified via letters.

Mr. Greer stated yes. Staff has not received any communication from the Woodlands Neighborhood regarding this proposed project.

Mr. Mark Kinney also stated that he tried to contact the Woodlands Home Association; however, he did not receive any communications back.

Mr. Murch asked what the hours of operation would be.

Mr. Mark Kinney answered that the hours would likely be 7:00 a.m. to 7:00 p.m.

Mr. Murch asked about patients receiving dialysis overnight.

Mr. Mark Kinney stated that there are not overnight services at this location.

Ms. Lowe stated that she thought this project is certainly a good thing for Northland residents to have additional access to medical care. Kidney dialysis is one of those services that is really hitting a large segment of the population. They have medical centers all over the metro and although we have good medical facilities up North, this will be a great addition for our residents. She is happy that this project is being proposed.

Chairperson McGee closed the public hearing.

MOTION: By Ms. Hommon, second by Mr. Ebenroth to approve Site Plan Revision at 6221 N Chestnt Avenue.

Vote: Mr. Cookson	Yes
Mr. Ebenroth	Yes
Mix Hernandez	Yes
Ms. Hommon	Yes
Ms. Lowe	Yes
Mr. Murch	Yes
Mr. New	Yes
Mr. Turnage	Yes

Chairperson McGee Yes

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

Item 5 on the Agenda: Election of Officers.

Mr. Chase nominated Ms. McGee as Chair. All said aye, the motion carried.

Mx. Hernandez nominated Mike Ebenroth as Vice Chair. All said aye, the motion carried.

Mr. New nominated Mr. Cookson as Secretary. All said aye, the motion carried.

Capital Improvements Appointments-Mr. Greer stated that Chase Cookson, Katie Middleton and Bill Turnage are currently serving on the Capital Improvements Committee as the Planning Commission's representatives.

*Ms. Middleton entered the meeting.

Discussion ensued regarding the representatives to the Capital Improvements Committee. It was agreed upon that Ms. Hommon, Ms. Lowe and Ms. Middleton would serve for the 2021 year.

Item 6 on the Agenda: Communications from the City Council.

Mayor Pro Tem Mallams said he agreed with Ms. Lowe regarding the Dialysis Center. It is definitely a need for our older population here in Gladstone. He congratulated the new officers and thanked everyone for their service to the community.

Item 7 on the Agenda: Communications from City Staff.

Mr. Greer thanked the Commissioners for their willingness to adapt and try new things with the Planning Commission Zoom meetings.

Item 8 on the Agenda: Communications from the Planning Commission Members.

Ms. Middleton apologized for missing a part of the Planning Commission meeting.

Mr. Turnage commented on the most recent snow removal and how great of a job Public Works continues to do on the streets.

Mr. Ebenroth commented that he was very glad to see that we have a proposed project for a vacant building, which has been vacant for quite some time now. We have had issues with this property in the past. He is really happy to see things are progressing in our community.

Ms. Lowe stated that she is excited about these next four years. She thinks it will be transformational not just for Gladstone but for the State and Country. It certainly is her pleasure to serve on the Planning Commission with this group of people and with the Capital Improvements Committee. She appreciates the work Mr. Greer and his staff puts into each

**CITY OF GLADSTONE
COMMUNITY DEVELOPMENT DEPARTMENT
7010 N. HOLMES
GLADSTONE, MO 64118-2646**

**RE: HAPPY ROCK DIALYSIS
STORMWATER LETTER
6221 N CHESTNUT AVENUE
GLADSTONE, MISSOURI**

At the request of Genesis KC Development, LLC, Kaw Valley Engineering has reviewed the proposed site improvements associated with construction of the dialysis clinic at the 6221 N Chestnut Avenue in Gladstone, Missouri and determined that the site will be exempt of stormwater detention and treatment requirements outlined in the KC Metro APWA Section 5600. This letter will summarize existing and proposed conditions and provide calculations that support the site's exemption in accordance with APWA standards.

The existing site is 1.25 acres and consists of a building and associated parking. In total, approximately 50,780 square feet of the project site can be classified as impervious area. The existing downspouts direct roof drainage onto the parking lot. Stormwater runoff discharges by overland flow to the southwest. A vicinity map and existing site conditions drawing are provided as attachments to this letter.

Site improvements will include a building addition, a porte cochere and removal of some asphalt to allow for the installation of landscaping. Most of the remaining pavement will be removed and replaced. After construction, the amount of impervious area will be reduced to 48,020 square feet.

Per APWA Section 5601.3(A)2 states "*Remodeling, repair, replacement or other improvements to any existing structure or facility and appurtenances that does not cause an increased area of impervious surface on the site*" are exempt from stormwater detention and treatment requirements. The impervious area of the site will decrease from the existing condition by 2,760 square feet. Therefore, detention and BMPs are not required per APWA. However, as discussed with city staff, the developer has agreed to make a good faith effort to provide some measure of storm water treatment by utilizing BMPs.

Drainage patterns within the project area will generally remain the same except for the roof drainage. Roof drains are planned to be collected on the northwest and southeast sides of the building in separate headers directed to an area landscaped with native vegetation. Outflow from the headers and a small area of pavement will be directed via overland flow to N. Chestnut Avenue together with the rest of the site drainage. Per the APWA/MARC BMP Manual, Table 4.4, native vegetation provides a value rating of 9.25. The treatment area is equal to the roof area which is 8,437 square feet (0.19 acres). Therefore, the weighted value rating is 1.8. Proposed improvements and site grading drawings are provided as attachments to this letter.

In conclusion, it is in the opinion of Kaw Valley Engineering that the proposed Happy Rock Dialysis clinic site will not require stormwater detention or treatment facilities as indicated by APWA Section 5601.3(A)2 because the impervious area on the site will be decreased. However, the addition of native vegetation to treat the runoff for the roof will improve the quality of the storm water leaving the site.

This letter and attached exhibits are the "Stormwater - Additional Required Document" to support the submitted "Site Plan Revision" for the Happy Rock Dialysis clinic project.

Respectfully submitted,
Kaw Valley Engineering, Inc.

Martin T. Arling, P.E.
Project Manager

MA/tw

HAPPY ROCK DIALYSIS GLADSTONE, CLAY COUNTY, MISSOURI SITE PLAN REVISION



DEVELOPER:
HAPPY ROCK DIALYSIS, LLC
2000 N. 2ND ST.
GLADSTONE, MO 64119
PHONE: 816-271-8246
E-MAIL: hrd@happyrockdialysis.com

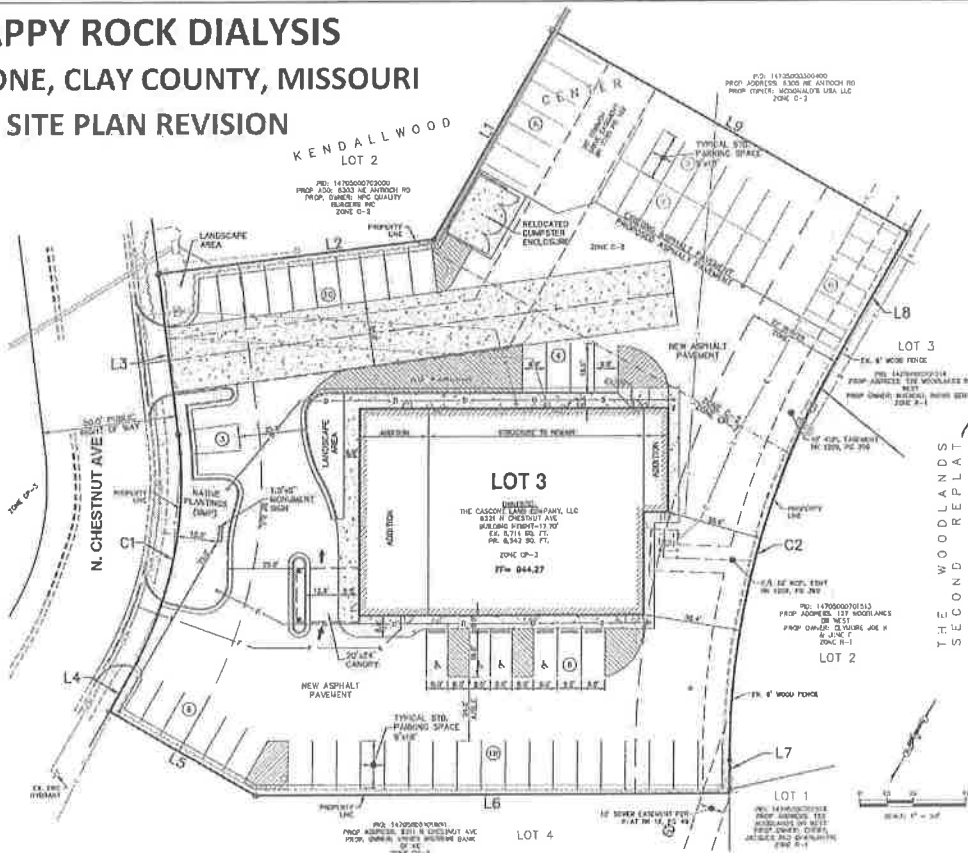
PREPARED BY:
KAW VALLEY ENGINEERING
2000 N. 2ND ST.
GLADSTONE, MO 64119
PHONE: 816-271-8246
E-MAIL: kawvalley@earthlink.net

PROPERTY ADDRESS:
8221 N. CHESTNUT AVE
GLADSTONE, MO 64119

PROPERTY DESCRIPTION:
LOT 3, HIGHLAND CENTER, A SUBDIVISION BY GLADSTONE, CLAY COUNTY, MISSOURI, EXCEPT THAT PART COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE NORTH 89°54'12" EAST, 44.53 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°54'12" EAST, 12.20 FEET TO A POINT BEING 14.00 FEET NORTHERLY OF THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 89°54'12" WEST, 12.20 FEET ALONG THE EAST LINE OF SAID LOT 3 AND THE EXTENSION THEREOF, THENCE NORTH 89°54'12" WEST, 10.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, THENCE NORTH 89°54'12" WEST, 78.33 FEET ALONG THE WEST LINE OF SAID LOT 3, AND THE EXTENSION THEREOF TO THE POINT OF BEGINNING.

DEVELOPMENT SUMMARY

- EXISTING ZONING OF PROPERTY AND ANY PROPOSED ZONING, INCLUDING TYPE OF ANY PLANNED SUBJECT REVISIONS.
EXISTING: CP-3 AND C-2
PROPOSED: CP-3 AND C-2
- TOTAL LAND AREA: 54,239 S.F. / 1.25 ACRES
- LAND AREA ON ACRES (ON EXISTING AND PROPOSED SHEET) 18017 OF MAY, 0 (2020)
- NET LAND AREA: 54,239 S.F. / 1.25 ACRES
- PROPOSED USE OR USES OF EACH BUILDING AND STRUCTURE.
MEDICAL DIALYSIS CLINIC
- HEIGHT ABOVE GRADE OF BUILDING AND STRUCTURES AND NUMBER OF FLOORS OF EACH BUILDING.
HEIGHT OF BUILDING = 10.0
NUMBER OF FLOORS = 1 (ONE)
- ONCE FLOOR AREA PER FLOOR: 54,239 S.F.
BUILDING COVERAGE: 0.642 / 54,239 = 0.18
- RATIO OF REQUIRED NUMBER OF PARKING SPACES FOR EACH USE AND ANY OTHER REQUIRED, PROPOSED PARKING SPACES.
REQ. 7,105,040 HOSPITAL OR INSTITUTIONS
1 SPACE PER 3 BEDS (STATIONS) AND 1 SPACE FOR EACH STAFF MEMBER/EMPLOYEE ON DUTY AT ANY GIVEN TIME.
30 STATIONS / 3 = 10 SPACES
11 STAFF/EMPLOYEES = 11 SPACES
TOTAL SPACES REQUIRED = 18
TOTAL SPACES PROVIDED = 73
ADA ACCESSIBLE SPACES PROVIDED = 4



LEGEND	
+	HIGH-MARK SEE
-	STREET COR
+	UTILITY POLE
+	CANOPY SUPPORT
+	UTILITY POLE W/ ELECTRIC METER
+	YARD LIGHT
+	ELECTRIC PIEDISTAL
+	ELECTRIC METER
+	TELEPHONE PEDISTAL
+	GAS SIGN
+	GAS METER
+	WATER LINE GATE VALVE
+	WATER METER
+	IRIG MONUMENT
+	WALLS (ON UNIFORM)
+	SAFETY STAIR CLEAN-OUT
+	HANDICAP PARK
+	WIND FENCE
+	GUARDRAIL
+	GPS LINE
+	UNDERGROUND ELECTRIC LINE
+	UNDERGROUND TELEPHONE SERVICE LINE
+	WATERLINE (RECORDED)
+	PROPOSED FIRE LINE
+	UNDERGROUND COLLECTION
+	PARKING STALL COUNT
+	HANDICAP PARKING SPACES
+	BOUNDARY LINE
+	EXISTING FULLY BOUNDING DISTRICT
+	PLANNED DISTRICT, COMMERCIAL
+	CONCRETE PAVEMENT

FLOOD STATEMENT

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREIN IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP. THE SURVEY PARTIAL LIES WITHIN FLOOD HAZARD ZONE "ZONE A AREA NOT INSURABLE" AS SHOWN THEREON. FLOODS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR LOT 3, HIGHLAND CENTER, GLADSTONE, CLAY COUNTY, MISSOURI, 2020-01-01 (DATE: 8/23/2020).

ZONING

FOR RECORD LETTER 10204 CITY OF GLADSTONE, PLANNING ADMINISTRATION, AUTHORIZED BY PLANNING COMMISSION, DATED AUGUST 15, 2020, PROPOSED TO CHANGE (EXIST. ZONING: CP-3) TO NEW ZONING: CP-3 AND C-2. THE PLANNING COMMISSION HAS REVIEWED THE PROPOSED ZONING CHANGE AND HAS DETERMINED THAT THE PROPOSED ZONING IS APPROPRIATE FOR THE PROJECT.

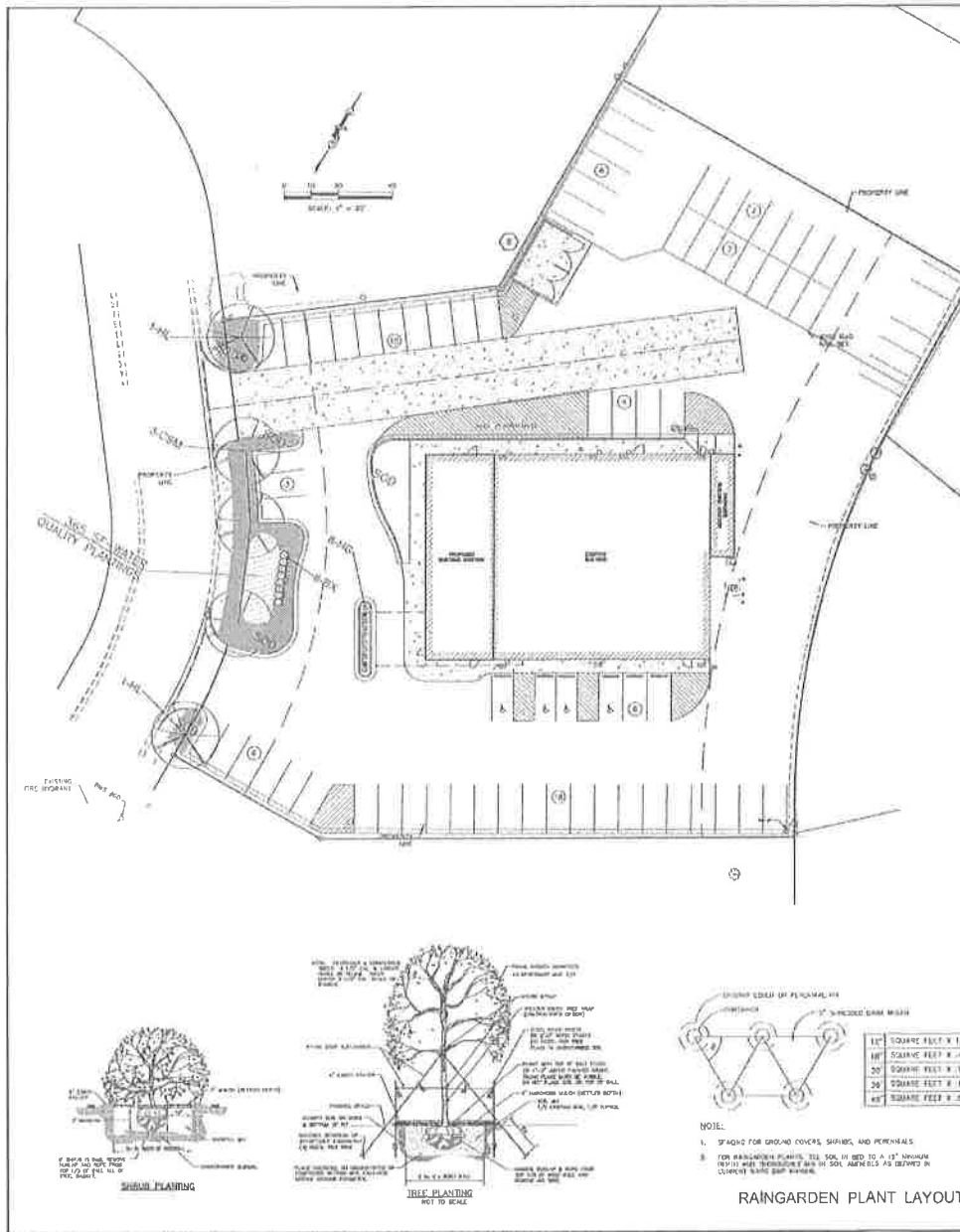
THE PROPERTY LOCATED AT 8221 N. CHESTNUT AVE, GLADSTONE, MO 64119 IS CURRENTLY ZONED CP-3. IT IS PROPOSED TO CHANGE (EXIST. ZONING: CP-3) TO NEW ZONING: CP-3 AND C-2. THE PLANNING COMMISSION HAS REVIEWED THE PROPOSED ZONING CHANGE AND HAS DETERMINED THAT THE PROPOSED ZONING IS APPROPRIATE FOR THE PROJECT.

UNDERGROUND UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES AND/OR THE RECORDS AND PLANNING OF EXISTING UTILITIES. THE SURVEY PARTIAL LIES WITHIN FLOOD HAZARD ZONE "ZONE A AREA NOT INSURABLE" AS SHOWN THEREON. FLOODS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR LOT 3, HIGHLAND CENTER, GLADSTONE, CLAY COUNTY, MISSOURI, 2020-01-01 (DATE: 8/23/2020).

INDEX OF SHEETS	
1 OF 5	TITLE SHEET / GENERAL SITE PLAN
2 OF 5	DETAILED STE PLAN
3 OF 5	DIMENSION PLAN
4 OF 5	GRADING PLAN
5 OF 5	UTILITY PLAN
1 OF 1	ALTA SURVEY

PROPERTY LINE TABLE			
LINE	BEARING	LENGTH	REMARKS
1	N 89°54'12" E	44.53	TO CORNER OF LOT 3
2	S 89°54'12" E	12.20	TO CORNER OF LOT 3
3	S 89°54'12" E	12.20	TO CORNER OF LOT 3
4	S 89°54'12" E	12.20	TO CORNER OF LOT 3
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200	S 89°54'12" E	12.20	TO CORNER OF LOT 3



PLANT SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	DZE/REMARKS
SHRUBS & TREES				
1	2	ACER SACCHARINUM "CADDIS"	CADDIS SWEET MAPLE	3 1/2" DBH. BAR
2	2	GLEDETIA THACANTHUS "SKYLARK"	SKYLARK HONEYLOCUST	2 1/2" DBH. BAR
SHRUBS & GRASSES				
3	8	BURUS "GREEN DEV"	GREEN DEV SCORCHER	1 1/2" DBH.
4	8	PINNUS PALM ALONZOUDES "HAWAIIAN"	HAWAIIAN PALM	1 1/2" DBH.
WATER QUALITY BASIN PLANTING				
<p>1. 1" SQUARE FEET x 1.00</p> <p>2. 2" SQUARE FEET x 1.00</p> <p>3. 3" SQUARE FEET x 1.00</p> <p>4. 4" SQUARE FEET x 1.00</p> <p>5. 5" SQUARE FEET x 1.00</p> <p>6. 6" SQUARE FEET x 1.00</p> <p>7. 7" SQUARE FEET x 1.00</p> <p>8. 8" SQUARE FEET x 1.00</p> <p>9. 9" SQUARE FEET x 1.00</p> <p>10. 10" SQUARE FEET x 1.00</p> <p>11. 11" SQUARE FEET x 1.00</p> <p>12. 12" SQUARE FEET x 1.00</p> <p>13. 13" SQUARE FEET x 1.00</p> <p>14. 14" SQUARE FEET x 1.00</p> <p>15. 15" SQUARE FEET x 1.00</p> <p>16. 16" SQUARE FEET x 1.00</p> <p>17. 17" SQUARE FEET x 1.00</p> <p>18. 18" SQUARE FEET x 1.00</p> <p>19. 19" SQUARE FEET x 1.00</p> <p>20. 20" SQUARE FEET x 1.00</p> <p>21. 21" SQUARE FEET x 1.00</p> <p>22. 22" SQUARE FEET x 1.00</p> <p>23. 23" SQUARE FEET x 1.00</p> <p>24. 24" SQUARE FEET x 1.00</p> <p>25. 25" SQUARE FEET x 1.00</p> <p>26. 26" SQUARE FEET x 1.00</p> <p>27. 27" SQUARE FEET x 1.00</p> <p>28. 28" SQUARE FEET x 1.00</p> <p>29. 29" SQUARE FEET x 1.00</p> <p>30. 30" SQUARE FEET x 1.00</p> <p>31. 31" SQUARE FEET x 1.00</p> <p>32. 32" SQUARE FEET x 1.00</p> <p>33. 33" SQUARE FEET x 1.00</p> <p>34. 34" SQUARE FEET x 1.00</p> <p>35. 35" SQUARE FEET x 1.00</p> <p>36. 36" SQUARE FEET x 1.00</p> <p>37. 37" SQUARE FEET x 1.00</p> <p>38. 38" SQUARE FEET x 1.00</p> <p>39. 39" SQUARE FEET x 1.00</p> <p>40. 40" SQUARE FEET x 1.00</p> <p>41. 41" SQUARE FEET x 1.00</p> <p>42. 42" SQUARE FEET x 1.00</p> <p>43. 43" SQUARE FEET x 1.00</p> <p>44. 44" SQUARE FEET x 1.00</p> <p>45. 45" SQUARE FEET x 1.00</p> <p>46. 46" SQUARE FEET x 1.00</p> <p>47. 47" SQUARE FEET x 1.00</p> <p>48. 48" SQUARE FEET x 1.00</p> <p>49. 49" SQUARE FEET x 1.00</p> <p>50. 50" SQUARE FEET x 1.00</p> <p>51. 51" SQUARE FEET x 1.00</p> <p>52. 52" SQUARE FEET x 1.00</p> <p>53. 53" SQUARE FEET x 1.00</p> <p>54. 54" SQUARE FEET x 1.00</p> <p>55. 55" SQUARE FEET x 1.00</p> <p>56. 56" SQUARE FEET x 1.00</p> <p>57. 57" SQUARE FEET x 1.00</p> <p>58. 58" SQUARE FEET x 1.00</p> <p>59. 59" SQUARE FEET x 1.00</p> <p>60. 60" SQUARE FEET x 1.00</p> <p>61. 61" SQUARE FEET x 1.00</p> <p>62. 62" SQUARE FEET x 1.00</p> <p>63. 63" SQUARE FEET x 1.00</p> <p>64. 64" SQUARE FEET x 1.00</p> <p>65. 65" SQUARE FEET x 1.00</p> <p>66. 66" SQUARE FEET x 1.00</p> <p>67. 67" SQUARE FEET x 1.00</p> <p>68. 68" SQUARE FEET x 1.00</p> <p>69. 69" SQUARE FEET x 1.00</p> <p>70. 70" SQUARE FEET x 1.00</p> <p>71. 71" SQUARE FEET x 1.00</p> <p>72. 72" SQUARE FEET x 1.00</p> <p>73. 73" SQUARE FEET x 1.00</p> <p>74. 74" SQUARE FEET x 1.00</p> <p>75. 75" SQUARE FEET x 1.00</p> <p>76. 76" SQUARE FEET x 1.00</p> <p>77. 77" SQUARE FEET x 1.00</p> <p>78. 78" SQUARE FEET x 1.00</p> <p>79. 79" SQUARE FEET x 1.00</p> <p>80. 80" SQUARE FEET x 1.00</p> <p>81. 81" SQUARE FEET x 1.00</p> <p>82. 82" SQUARE FEET x 1.00</p> <p>83. 83" SQUARE FEET x 1.00</p> <p>84. 84" SQUARE FEET x 1.00</p> <p>85. 85" SQUARE FEET x 1.00</p> <p>86. 86" SQUARE FEET x 1.00</p> <p>87. 87" SQUARE FEET x 1.00</p> <p>88. 88" SQUARE FEET x 1.00</p> <p>89. 89" SQUARE FEET x 1.00</p> <p>90. 90" SQUARE FEET x 1.00</p> <p>91. 91" SQUARE FEET x 1.00</p> <p>92. 92" SQUARE FEET x 1.00</p> <p>93. 93" SQUARE FEET x 1.00</p> <p>94. 94" SQUARE FEET x 1.00</p> <p>95. 95" SQUARE FEET x 1.00</p> <p>96. 96" SQUARE FEET x 1.00</p> <p>97. 97" SQUARE FEET x 1.00</p> <p>98. 98" SQUARE FEET x 1.00</p> <p>99. 99" SQUARE FEET x 1.00</p> <p>100. 100" SQUARE FEET x 1.00</p>				

- LANDSCAPING NOTES:**
1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT REVISIONS.
 3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AND UNDISTURBED, SHALL BE FILLED WITH 18" INCHES (18") OF TOPSOIL.
 4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SOILED. SOIL SHALL CONSIST OF 90% TOP TYPE TALL FESCUE TOE HILLGRASS.
 5. WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SOILED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.
 6. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
 7. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY EQUIPMENT HOUSING DURING CONSTRUCTION. PLANT MATERIALS MUST BE MOVED/MAILED TO SCREEN FROM VIEW REQUIREMENTS.
 8. SHREDDER HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
 9. PLACE STEEL EDGING AROUND ALL LANDSCAPE BEDS.
 10. STEEL EDGING SHALL BE 1/2" x 4" WITH CHISEL AND STAKES 1/2" FEET ON CENTER MIN.
 11. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER (3-4 SLOW-RELEASE TABLETS/PALLETS) AND APPLY MYCORRHIZAL TREATMENT TO EACH ROOT BALL.
 12. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
 13. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. HIGHLY ARCHITECT/ENGINEER/DRAWER AT ONCE. IF ANY CONFLICTS OCCUR, CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
 14. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOIL UNTIL ROOTS HAVE ESTABLISHED INTO SOIL. AND GARDNER HAS OCCUPIED THE BUILDING.
 15. PROVIDE "GARDEN BAGS ON ALL TREES" (SEE PLANTING DETAILS). OWNER OCCUPIES THE BUILDING, BAGS TO REMAIN FOR USE BY OWNER.

DATE: 12/15/21	REV: 01	DESCRIPTION: RAINGARDEN PLANT LAYOUT	DESIGN: DWN/CHK
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DaVita Dialysis
HAPPY ROCK (GLADSTONE)
(FACILITY #02204)
5221 N CHESTNUT AVE
KANSAAS CITY, MO 64119

Davita
Davita Healthcare Partners, Inc.
2000 19th Street
Denver, CO 80202

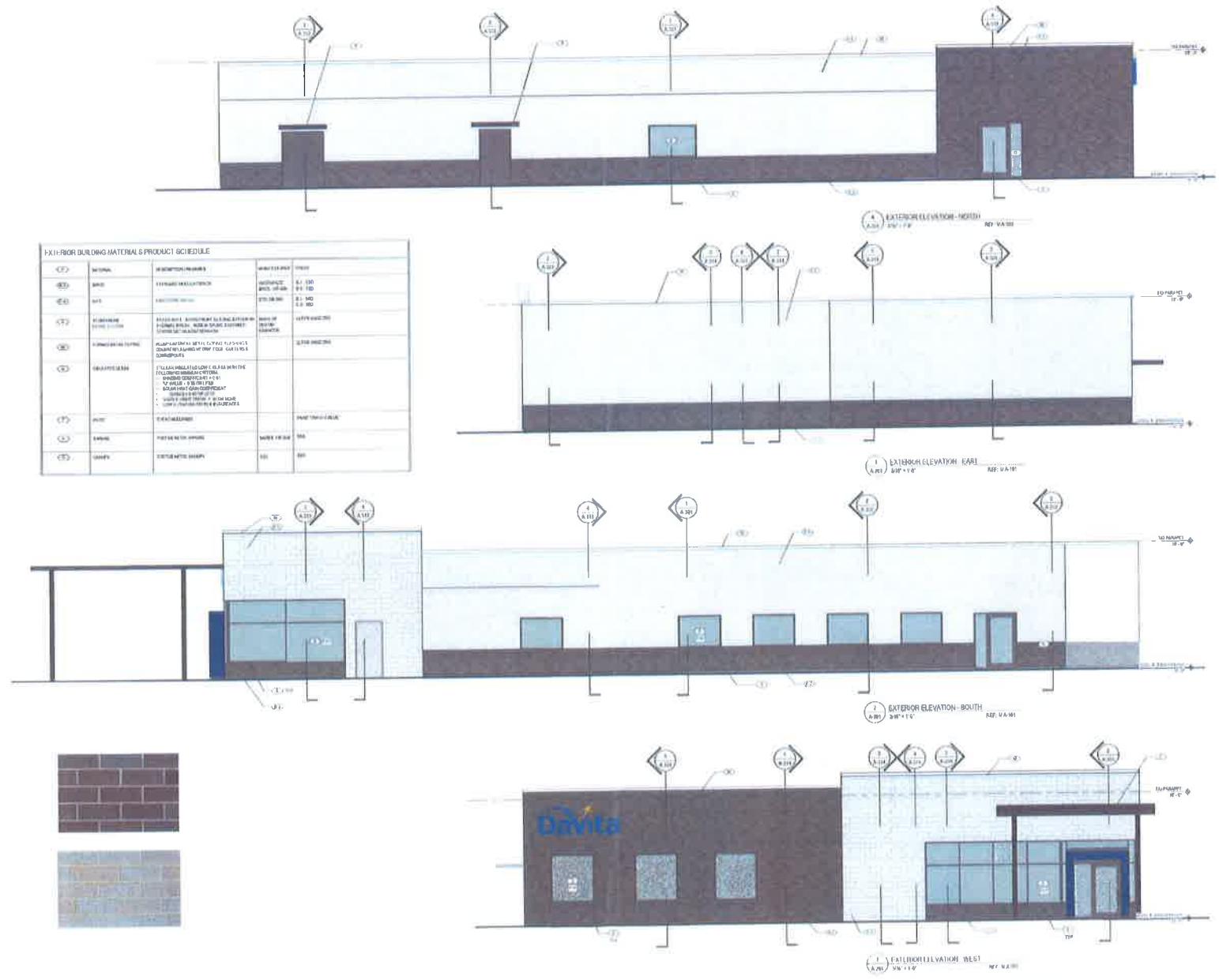
inFORM

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DAVIDA HEALTHCARE PARTNERS, INC.

COMPILED AND DRAWN BY: JAMES J. JAMES, ARCHITECT, INC. 10/15/2014



NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-201

DAVIDA
DAVIDA HEALTHCARE PARTNERS, INC.
200 N. 10TH STREET
DENVER, CO 80202

inFORM
225 S. MAIN STREET
DENVER, CO 80202
303.440.2244
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CLIENT NAME
DAVIDA HEALTHCARE PARTNERS, INC.
200 N. 10TH STREET
DENVER, CO 80202

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PROJECT DATE
10/15/2014

PROJECT DRAWN BY
JAMES J. JAMES

PROJECT CHECKED BY
JAMES J. JAMES

PROJECT APPROVED BY
JAMES J. JAMES

AN ORDINANCE CALLING A GENERAL ELECTION FOR THE ELECTION OF TWO POSITIONS TO THE GLADSTONE CITY COUNCIL ON TUESDAY, APRIL 6, 2021; DESCRIBING THE FORM OF THE BALLOT AND DIRECTING THE CITY CLERK TO SUBMIT CERTIFICATION OF SUCH ELECTION TO THE CLAY COUNTY BOARD OF ELECTION COMMISSIONERS PURSUANT TO RSMo. 115.125.

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

Section 1. General Election Called.

A General Councilmanic Election shall be, and the same is hereby ordered to be held in the City of Gladstone, Missouri, on Tuesday, April 6, 2021, and the following candidate names shall be printed on the ballot in the order of the filing as the nominee for two Gladstone City Council positions as indicated:

FOR COUNCILMEMBER

Three Year Term

(Vote for Two)

R.D. Mallams
Sarita Graham
Jean B. Moore

Section 2. Notification.

The City Clerk is hereby directed to notify the Board of Election Commissioners of Clay County, Missouri, of the enactment of this Ordinance pursuant to RSMo 115.125.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 25th DAY OF JANUARY, 2021.

Jean B. Moore, Mayor

Attest:

Ruth E. Bocchino, City Clerk

First Reading: January 25, 2021

Second Reading: January 25, 2021