



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MARCH 8, 2021**

The City Council will meet in Closed Executive Session at 6:40 pm Monday, March 8, 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: 7:00 PM

1. Outdoor Pool Bathhouse Renovation Plans: Representatives from SFS Architecture will be present to review the final recommended plan and answer questions.
2. Engaging Patients in Care Coordination (EIPCC): Battalion Chief Tracey Cheney will provide the Council with a presentation on this program which seeks to increase access to treatment for opioid overdose survivors.

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 February 22, 2021, Closed City Council Meeting Minutes.

6. Approval of the February 22, 2021, Regular City Council Meeting Minutes.

REGULAR AGENDA.

7. Communications from the Audience.

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

8. Communications from the City Council.

9. Communications from the City Manager.

10. RESOLUTION R-21-16 A Resolution authorizing the City Manager to execute a contract with Ace Pipe Cleaning, Incorporated, in the total amount not to exceed \$81,975.00 for sewer cleaning, televising, and related work; Project #SP2189.

11. RESOLUTION R-21-17 A Resolution authorizing acceptance of a proposal from Victor L. Phillips Company for the acquisition of a Midi Excavator for a net purchase price of \$69,710.00.

12. PUBLIC HEARING: Adopting new Chapter 200 Site Plan, Section 7.200.010; Site Plan expiration to Title VII-Zoning & Planning, of the Code of the City of Gladstone, Missouri.

13. FIRST READING BILL NO. 21-11 An Ordinance adopting new Chapter 200 Site Plan, Section 7.200.010; Site Plan expiration to Title VII-Zoning & Planning, of the Code of the City of Gladstone, Missouri.

14. Other Business.

15. Adjournment.

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

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

Posted at 4:00 pm
March 4, 2021



Department of Parks, Recreation & Cultural Arts

Memorandum

DATE: March 3, 2021
TO: Scott Wingerson, City Manager
FROM: Justin Merkey, Director of Parks, Recreation, and Cultural Arts
RE: Outdoor Pool Bathhouse Renovation Plans

Staff presented conceptual renovation plans for the municipal outdoor pool bathhouse in February of 2020. Due to Covid-19, the project was placed on hold for approximately nine months until funding could be secured through the 2020 COP. Funding is now in place and staff have continued to meet with SFS Architects to finalize a recommended plan for renovating the bathhouse.

With very few exceptions, the majority of the bathhouse is in its original state since being constructed in 1979. Staff is recommending a reduction in the size of locker rooms due to lack of use by pool patrons. This reduction could then accommodate a revenue generating party room. In addition, staff is recommending the orientation of the main entrance be placed back in the facility's original location on the west side directly across from City Hall with steps to Holmes Street. This will make the pool appear more inviting from the street and further enhance the City's downtown efforts. Finally, by switching the men's and women's changing rooms, more showers, restroom stalls, and additional space to change was created for women.

Funding for the project through the 2020 COP proceeds is set at \$633,500. The following is what staff along with input from SFS Architecture is forecasting for project costs:

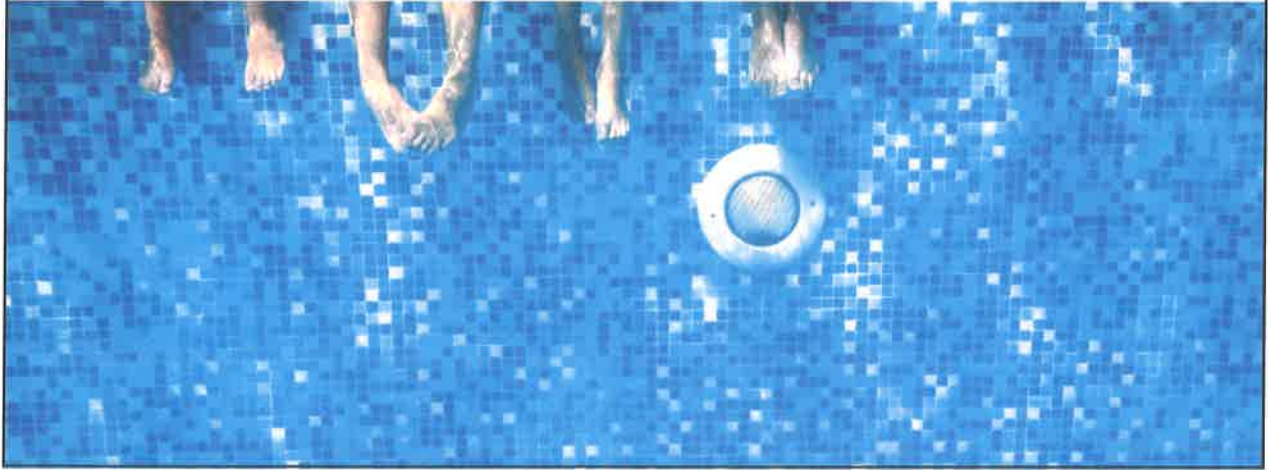
15% Design Fees (\$95,025)
10% Contingency (\$63,350)
10% Furniture, Fixtures, and Equipment (\$63,350)
65% Construction Costs (\$411,775)

Representatives from SFS Architecture will be at Monday Night's City Council Meeting to review the final recommended plan and answer any questions that may arise. If these plans are accepted by City Council, the next phase will be to finalize the drawings and bid/award the project this spring with work commencing at the close of the outdoor pool season in late August. Please let me know should you have any questions.

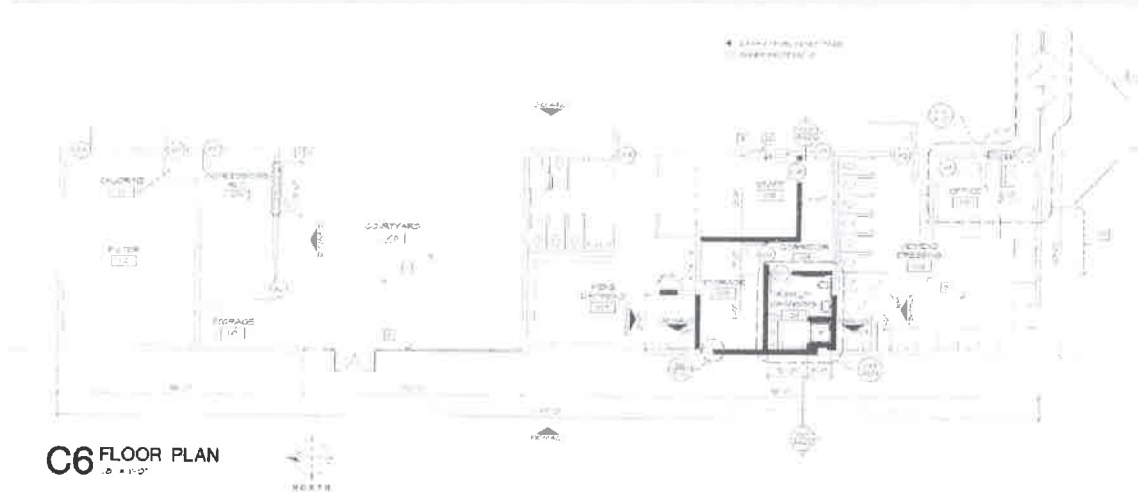
Gladstone Municipal Pool Bath House Improvements

Gladstone Parks, Recreation and Cultural Arts

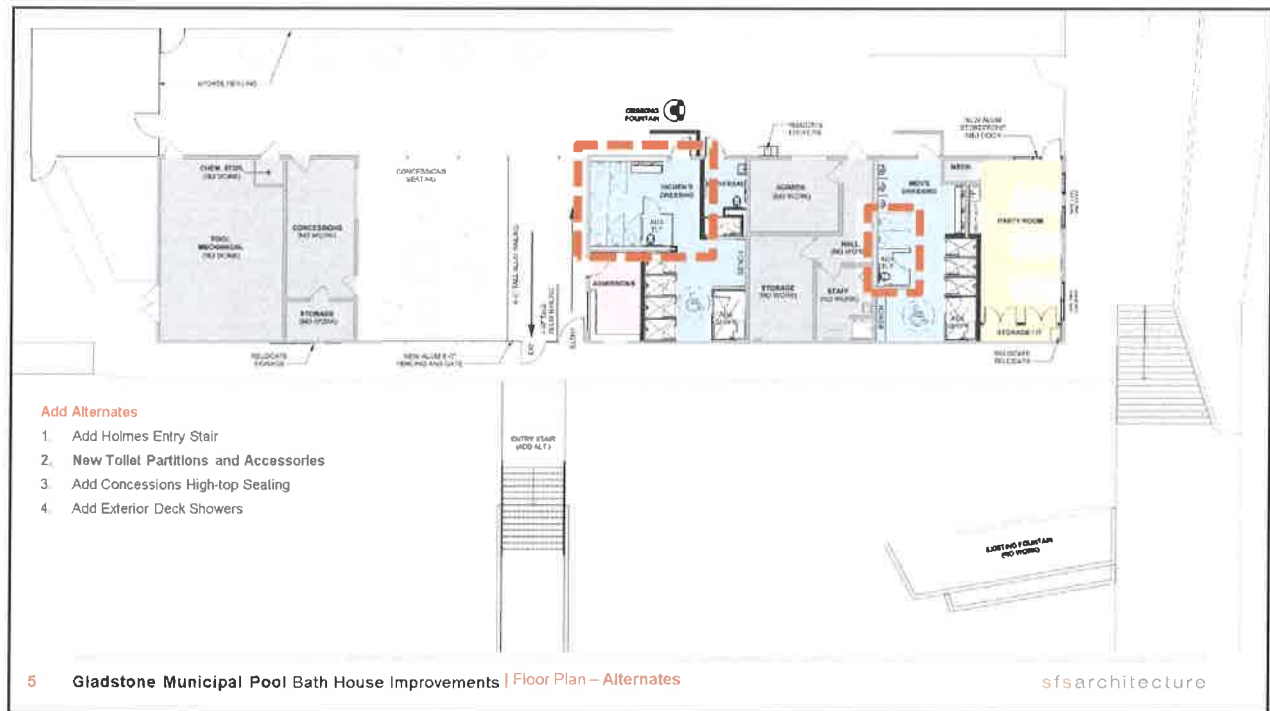
March 08, 2021

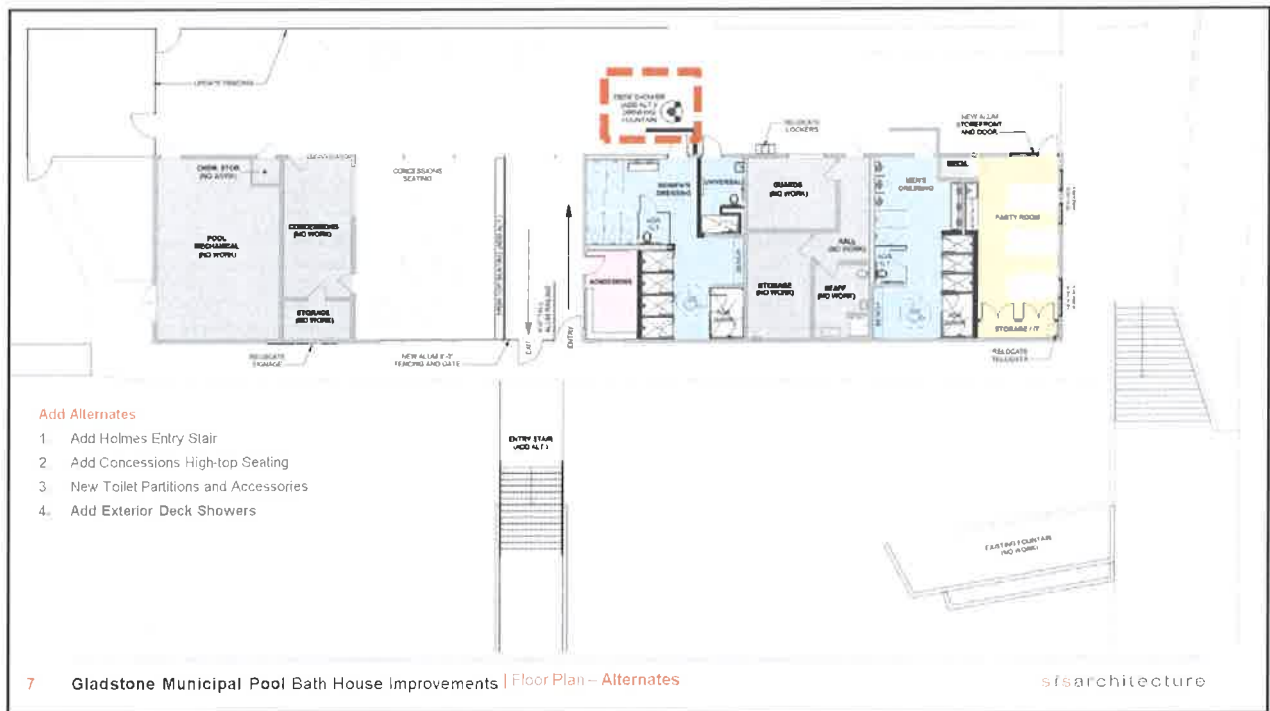


Existing Floor Plan – 2006 Renovation











Cost and Next Steps

\$350,000 - \$400,000 Construction Budget

Established in 2019-2020

Budget estimating feedback provided in January 2021 by

Philco Construction
Turner Construction

Comments: Budget is going to be tight, COVID Market Impact/Timing

Cost Control: Bid Alternates

1. ADD Holmes Entry Stair
2. ADD Replace Toilet Partitions and Accessories
3. ADD Concessions High-top Seating
4. ADD Exterior Deck Showers

Next Steps

March - April 2021

April - May 2021

September 2021 - April 2022

Complete Bid Documents

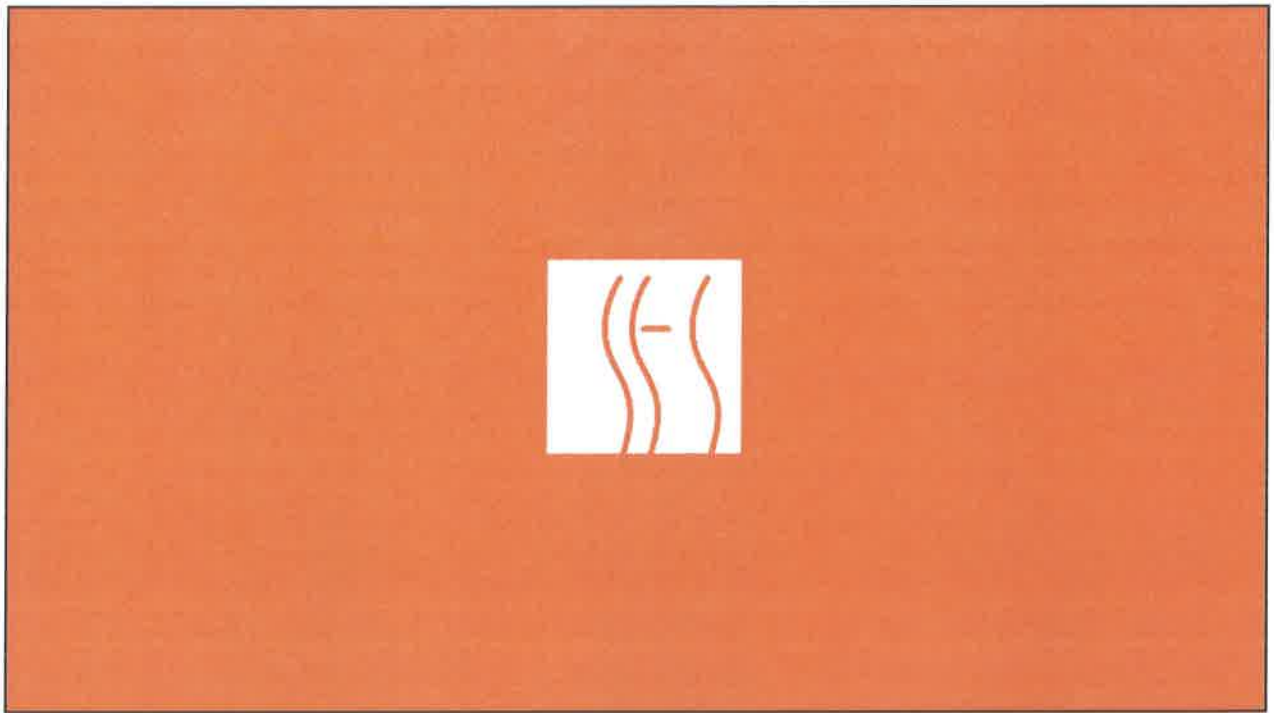
Bidding

Construction Phase



10 Gladstone Municipal Pool Bath House Improvements

sfsarchitecture





***Department of Public Safety
Administration
Memorandum MJH 21-12***

DATE: March 3, 2021

TO: Scott C. Wingerson, City Manager

FROM: Chief Michael J. Hasty, Director of Public Safety *mk*

CC: Division Chief Sean Daugherty, Fire/EMS Division Commander
Battalion Chief Tracey Cheney, EMS Chief

RE: EPICC PROGRAM

In 2016, the Behavioral Health Network of Greater St. Louis initiated a nine-month pilot project entitled *Engaging Patients in Care Coordination* (EPICC) to connect patients from hospitals to evidence-based substance use treatment and grassroots recovery support for people in St. Louis and surrounding counties. In 2017 the Missouri Department of Mental Health moved to expand the project to additional health care systems and substance use treatment providers in the eastern region of Missouri.

The purpose of the project is to link opioid overdose survivors at a point of crisis to community-based care via peer outreach (certified peer specialists/recovery coaches) across institutional and community settings. The intent is to increase access to recovery support services, provide rapid patient engagement across multiple access (referral) points (e.g. hospitals, emergency medical services etc.), provide admissions to Department of Mental Health-funded treatment programs, reduce emergency department utilization, reduce repeat overdose victims, and increase patient access to pharmacotherapy services.

The EPICC program was introduced to the western region of Missouri in April, 2019. Several hospitals in the region participate in the EPICC program including Liberty Hospital, North Kansas City Hospital, St. Luke's North, and Truman Medical Center. Emergency medical services providers are encouraged to participate in the EPICC program to engage these services when patients are identified who may have a substance use problem or has experienced a drug overdose requiring medical treatment.

First responders in the Public Safety Department have responded to an increasing number of calls for service involving individuals experiencing a narcotics overdose. Since January, 2018 Gladstone EMS responded to the following number of narcotics overdose incidents: 2018 – 26; 2019 – 37; and 2020 – 48. This indicates an increase of 42% in 2019 and 30% in 2020. During

the first two months of 2021, Gladstone EMS has responded to seven narcotics overdose incidents. Information received from law enforcement sources also indicate the use of illegal narcotics is increasing at a significant rate in our community. A proactive, collaborative response on several fronts is needed to address this emerging problem.

Emergency medical personnel can become a meaningful affiliate in the EPICC program to reach community members struggling with opioid use disorder (OUD). The EPICC project seeks to increase access to treatment for opioid overdose survivors by connecting them to treatment and a recovery support system. Peer recovery coaches work with individuals to prevent overdose and reduce harm. All aspects of this program are voluntary and I believe Gladstone Department of Public Safety should seek to be an active partner in this project.

Battalion Chief Tracey Cheney has prepared information on this project to present to the City Council at their Study Session on Monday, March 8, 2021. Division Chief Sean Daugherty has prepared a draft policy (attached) that outlines the process for implementation. Please advise if you have any questions or require additional information.



***Department of Public Safety
Fire/EMS
Memorandum - TLC***

DATE: 10/28/2020

TO: Public Safety Director Mike Hasty

FROM: EMS Chief Tracey Cheney

CC: DC Sean Daugherty

RE: EPICC Program Details

Through a recent MARCER Meeting I was informed of a free program called EPICC, Engaging Patients in Care Coordination. This program is specifically for those patients that overdose or have a substance abuse problem and would like help in the recovery process. The program's mission statement is, EPICC is a model that utilizes evidence-based strategies to reduce opioid use disorder, advocates for FDA-approved medication-based treatment and implements recovery coaching to provide peer support and resources to assist the patient with navigating a complex system of care.

How it works is that EMS would identify a patient who has overdosed or has a substance abuse problem that would like help. EMS Paramedic would call a phone number that is monitored 24/7 and give some basic information about the patient and the problem. EPICC would then have a coach contact that patient within 60 minutes. The coach would then help to identify what the patient needs are and the best program to address those needs. EMS would contact EPICC in both cases in which a patient was transported or if appropriate the patient refused transport.

EPICC utilizes an innovative collaborative effort between six local hospitals, six community mental health centers with substance use programs, the Missouri Hospital Association, and the Missouri Department of Mental Health.

How it could be beneficial to us as an EMS organization is to develop additional points of connection for people who overdose (and particularly for those who refuse transport) to access services, reduce the workload on EMS providers by reducing repeated responses to the same individuals. Please let me know if you have any further questions.



OUR MISSION AND VISION

Saving Lives;
Reclaiming Futures
by Increasing
Access to Opioid
Use Disorder
Treatment.

HOW TO REFER

EMS call the 24/7 hotline:
816-412-9417

Questions EMS will be asked:

- Referring agency
- Client phone number
- Client Address
- If overdose:
 - Date of OD?
 - Was OD opioid related?
 - Type of opioid?
 - Admission to hospital?
- If NO overdose:
 - Was Opioid Use Disorder identified?
- Reason for referral?
- Client medically stable?
- Any safety concerns?
- May be asked additional information

This process is the same for all referrals, whether they are on the street, in a facility, or at the hospital



WHAT DOES A PEER RECOVERY COACH DO?

- Motivate and encourage
- Provide harm reduction resources
- Create individualized recovery plan
- Broker supportive services and resources
- Expedite access to treatment
- Connect client and families with support and education

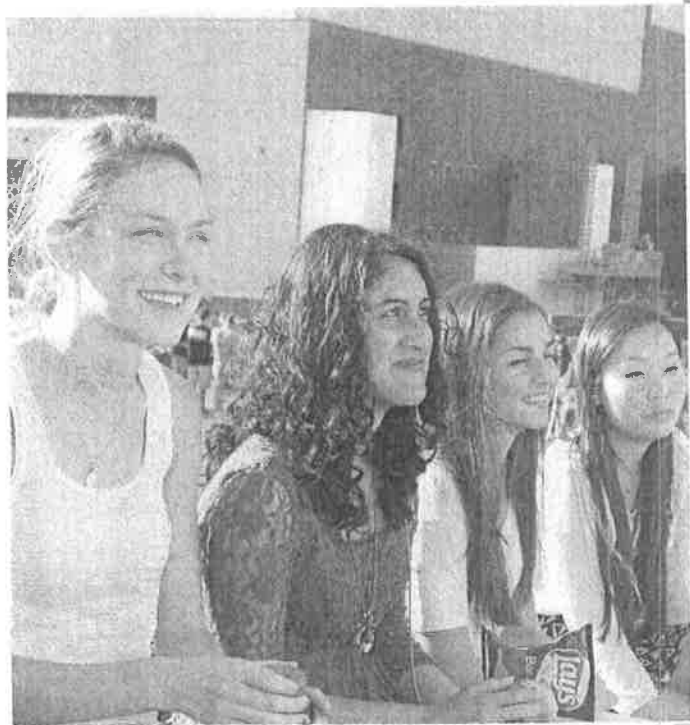
TARGET POPULATION

- Age 16 years or older
- Resident of Clay, Platte, Ray, Jackson Counties
- Individuals who are experiencing negative health and well-being as a result of opiate use

CALL THE
EPICC CRISIS LINE
AVAILABLE
24/7/365



816-412-9417



DOTS Project
Drug Overdose Trust and Safety

Engaging Patients In
Care Coordination



Increasing Access to
Treatment for Opioid Use
Survivors

Consent for Engaging Patients in Care Coordination



I Click here to enter text. consent and authorize for Certified Peer Recovery Services
(Client and/or Guardian) to be provided by CommCARE.

I understand that these services may include sharing lived or recovery experience, helping me recognize my own resiliency, helping connect with other peers and my community, developing a network of support for behavioral health disorders, advocating for treatment services, assisting in identifying strengths, and help me set and achieve recovery goals.

I Click here to enter text. understand:
(Client and/or Guardian)

1. I have a right to be informed of and participate in the selection of any of the above services provided.
2. I have a right to receive any of the above services (as long as eligible) without being required to receive other services from CommCARE or other agencies.
3. All of the above services are voluntary and I have the right to request a change in service provider (agency or staff) or withdraw this consent at any time.
4. All personnel of the agency, as a condition of their employment, annually sign an agreement of confidentiality which prohibits them from sharing client information except as allowed under Federal, State, and Department confidentiality laws, policies, and procedures.
5. Any information disclosed to staff which is determined by them to be important to care, will be recorded in the clinical record to ensure treatment staff have available to them the most complete information about the client when deciding on treatment appropriate to the client's needs and for quality of care.
6. All client names are entered into a computer-based system that identifies the program(s) that is/are providing services to the client. This information is available without client authorization to the Missouri Department of Mental Health, Missouri Hospital Network, and Hospital Industry Data Institute (HIDI), as is consistent with program data requirements.
7. Information from a client's clinical record relative to service delivery needs may be shared within this agency and within the Missouri Hospital Association and Hospital Industry Data Institute (HIDI) without obtaining the authorization of the client.

Click here to enter text.
Signature of Client/Guardian

Click here to enter text.
Date

Consent was obtained verbally: ☐

Click here to enter text.
Signature of Witness

Click here to enter text.
Date

GLADSTONE DEPARTMENT OF PUBLIC SAFETY
Fire/EMS Division Policy Manual

F212

EPICC Program

F 212.1 PURPOSE

To provide a guideline that outlines the process of how to utilize the EPICC program, (Engaging Patients in Care Coordination). This program is specifically for those patients that overdose or have a substance abuse problem and would like help in the recovery process.

F 212.2 POLICY

FF/Paramedic would identify a patient during patient assessment and treatment who has overdosed or has a substance abuse problem that would like help. The Paramedic would call a phone number that is monitored 24/7 and give some basic information about the patient and the problem. EPICC would then have a coach contact that patient within 60 minutes. The coach would then help to identify what the patient needs are and the best program to address those needs. The Paramedic would then contact EPICC in both cases in which a patient was transported or if appropriate the patient refused transport.

F 212.4 PROCEDURE

The Paramedic will identify a patient that would like help through assessment and treatment. **The patient will then sign a consent form approving giving the following information to the EPICC dispatch.**

The process is the same for all referrals, whether they are on the street, in a facility, or being transported to the hospital – EPICC coaches have an hour to attempt contact. Call the 24/7 hotline at 816-412-9417. The Paramedic will be asked the following questions about the patient that is seeking the referral.

- *Who is the referring agency?
- *Patient phone number
- *Was there an Overdose? If yes:
 - * Date of Overdose
 - * Was overdose opioid-related?
 - *What type of opioid?

- *Are they being admitted to the hospital?
- *If no overdose-was opioid use identified?
 - *Reason for referral
 - *Any safety concerns
- *Is the patient medically stable?
- *Any additional information
- *May also be asked the patients address

***Remember that the patient must sign and agree to the referral before the referral taking place.**

This policy will assist Gladstone Fire/EMS Division to develop additional points of connection for people who overdose (and particularly for those who refuse transport) to access services; reduce the workload on EMS providers by reducing repeated responses to the same individuals.



Sean C. Daugherty
Fire / EMS Division Chief



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, FEBRUARY 22, 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, February 22, 2021, at 7:32 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 February 8, 2021, Closed City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the February 8, 2021, 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 February 8, 2021, Regular City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the February 8, 2021, 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. **MAYOR'S CHRISTMAS TREE FUND PRESENTATION.**

Mayor Moore stated: *"I have to say that the annual presentation of checks for the Mayor's Christmas Tree is without doubt one of the most fun events for the Mayor. I am pleased and honored to announce that the total raised this year for the Mayor's Christmas Tree was \$40,168.99. Once again, Gladstone has demonstrated what an enormous heart the city has. In the midst of the chaos and uncertainty that each of us have gone through for the past months living with the COVID pandemic, the residents, business leaders, and faith leaders of this community have dug deep to raise a record setting amount for these deserving charities. I hope that each of you received a written thank you from me. Since I believe that there is not enough thank you's in the world, I wanted to take the opportunity in this venue this evening to express my deepest gratitude to the city staff; for their personal contributions; and to the unanimous help from each member of the City Council. The generosity that all of you have shown is deeply humbling to me. I am touched beyond words by your kindness and your generosity. These funds will go such a long way to make a positive difference in the lives of the families and children who need the amazing assistance provided by Feed Northland Kids and the Northland Christmas Store. At this time, I would like to ask Ikey Harris and Chris Evans to come forward."*

Mayor Moore presented the checks to Ikey Harris from the Northland Christmas Store and to Chris Evans from Feed Northland Kids.

"Ikey, Chairman Emeritus, Northland Christmas Store, has been a driving force for the Northland Christmas store for decades. Northland Christmas Store and Ikey are synonymous. Her energy and passion for this organization is unrivaled!"

"Chris has served tirelessly in her capacity as Executive Director of Feed Northland Kids for 11 years. In addition to the Backsnack program and the in-school food pantries that Feed Northland Kids supports, when the pandemic hit, she and the Board developed a brand new Community Food Kit that provides shelf stable foods and produce for northland hungry families."

Mayor Moore thanked them for all they do.

Mayor Moore stated: *"This year it is my honor to make three special presentations on behalf of the Mayor's Christmas Tree. I'd like to ask Andy Foster, the General Manager of Gladstone Dodge to come forward. When the pandemic made it impossible to gather together for annual holiday celebrations, the employees at Gladstone Dodge were given the opportunity to donate*

the funds that would have been spent on their party to a charity of their choice. I can hardly express the excitement I felt when Andy emailed me in response to my letter about the Mayor's Christmas Tree. He let me know that the staff had chosen Feed Northland Kids as their charity of choice and they were donating \$7,500.00. This check has been presented separately to Feed Northland Kids. Andy, please accept this plaque in recognition of Gladstone Dodge's long relationship with the City of Gladstone and for this generous donation from your leadership team and employees to the Mayor's Christmas Tree this year."

Mayor Moore read the plaque.

Mayor Moore stated: *"This year represents the third year that I have had the opportunity to raise funds for the Mayor's Christmas Tree. I recognize that each and every contribution is important regardless of the amount. It is such a joy to see a positive response to a letter that I sent out as Mayor asking for donations. Tonight, I would like to recognize 2 very special individuals and their organizations they serve who have always been generous supporters of this City and the Mayor's Christmas Tree. At this time I would like to ask Pastor Bob Baier and Ken Hollander to come forward. Bob Baier is the Senior Pastor for Antioch Bible Baptist Church and Mr. Hollander is the Regional President for Security Bank, Kansas City. Whether it's the Mayor's Christmas Tree or something else, Mr. Hollander and Pastor Bob constantly answer the call to give help when the City asks. I tried to go back and track how many years the Church and the Bank have given to the Mayor's Christmas Tree, and quite honestly, it's been so long that I don't think the records even exist. On behalf of the Mayor's Christmas Tree, I would like to present these plaques to each of you."*

Mayor Moore presented and read the plaques to Pastor Bob Baier and Ken Hollander.

Mayor Moore stated: *"The success of the Mayor's Christmas Tree depends entirely on the support from this great community. Both of you have contributed greatly to this success of the city and we honor and thank you!"*

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

Following the Clerk's reading:

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

Mayor Pro Tem Mallams moved to approve **RESOLUTION R-21-14** A Resolution accepting an easement from a certain property owner 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)

Mayor Pro Tem Mallams moved to approve **RESOLUTION R-21-15** A Resolution authorizing acceptance of a proposal from Kansas Golf and Turf, for the acquisition of a

Jacobsen HR600 Batwing Mower in the total amount of \$40,000.00. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Mayor Pro Tem Mallams moved to approve the **SPECIAL EVENT PERMIT**: Flashlight Easter Egg Hunt, 7600 NE Antioch Road, Happy Rock Park West, Thursday, March 25, 2021, Friday, March 26, 2021, 5:00 pm-9:00 pm. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Mayor Pro Tem Mallams moved to approve the **SPECIAL EVENT PERMIT**: Good Shepherd Easter Worship, 7600 N. Troost Avenue, Oak Grove Park, Sunday, April 4, 2021, 9:30-11:00 am. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Mayor Pro Tem Mallams moved to approve the **SPECIAL EVENT PERMIT**: Walk-N-Wag, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm Grounds, Saturday, April 10, 2021, 8:00 am-12:00 pm. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Mayor Pro Tem Mallams moved to approve the **SPECIAL EVENT PERMIT**: Touch-A-Truck, 7600 NE Antioch Road, Happy Rock Park West, Saturday, May 22, 2021, 10:00 am-12:00 pm. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Mayor Pro Tem Mallams moved to approve the **FINANCIAL REPORT MONTH END JANUARY 31, 2021**. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Mayor Pro Tem Mallams moved to approve the **SEMI-ANNUAL FINANCIAL STATEMENT**. **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.

Councilman Garnos stated: *"I wanted to thank staff for the 211 page packet for us to read this weekend. I also wanted to note that the first Resolution on the Consent Agenda that we passed tonight is the last easement needed for the 76th Street Improvements. It's hard to feel like that's a milestone but I think it actually is for us since we have been trying to get that done for I know at least nine years. I'll take the milestone when we can get it. Last, I just wanted to mention that we had a Parks and Rec Advisory Board meeting last week. Tammy McFerran was elected the Chairman of the Advisory Board and Jason Sharpsteen was elected Vice Chairman. Both very active members and they will be great in those roles. We got a brief update on the swim lesson grant that we were briefed on at our last Council meeting. We received an update on the bathhouse renovations from the architect. The Community Center Recovery Plan, which we were also briefed at the last Council meeting, and then the upcoming Spring Recreation Programs and their developments; so a good meeting last week on that."*

Mayor Moore stated: *"I just have a couple of items. First of all, KUDOS again to our Public Works staff. Oh, my goodness! What they have dealt with in the temperatures that we have experienced, we can't say enough thank you; for their unbelievable attention to keeping the city safe with our streets and snow and ice removal. Many thanks to Tim and his crew. I attended a virtual Mayor's Prayer Breakfast this past week. The speaker was Dayton Moore whom some of you remember we had the opportunity to hear him speak before. He had a great speech again. It's with great sadness that I acknowledge that we have now reached the milestone of 500,000 deaths from the COVID Pandemic which doesn't seem possible. I want to thank the residents of this city for their continued diligence in mask wearing, and social distancing so we can finally get on the other side of this."*

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

City Manager Scott Wingerson stated: *"Madam Mayor thank you very much. Just one thing; to let the public know that there is a Fire Station #2 renovation open house to be held at the Community Center for COVID reasons. The first one is February 24 from 6:00-8:00 pm and the second one is Saturday, February 27 from 1:00-3:00 pm. Both at the Community Center if you are looking for input on the plans that you saw two weeks ago from the public. Thank you very much."*

Item No. 12. On the Agenda. **PUBLIC HEARING:** Petition for the creation of the 58 North Oak Community Improvement District.

Mayor Moore opened the Public Hearing at 7:52.

City Manager Wingerson stated: *"Mayor, Padraic Corcoran, City Attorney, will make that presentation on behalf of staff tonight."*

Attorney Corcoran stated: *"Mayor and members of Council, right in front of you I already made the joke; I killed a tree and a half printing all this stuff out; I didn't want to kill two so, we are going to do a little bit of sharing. Tonight I'm just going to go through some of the CID formation basics, and explain how the city met all of the requirements the CID Act for the formation of this CID. Before we go through that, let's run through this Exhibit List really*

quickly and then I'll go back and talk about each one and what role it plays. The first thing is Exhibit 1. The Petition to the City of Gladstone, Missouri, for the creation of the 58 North Oak Community Improvement District which was filed on February 4, 2021. We do have representatives of the Petitioner here tonight so if there are any questions specifically related to the Petition, I'd save that for them. They know more about exactly what they have done. The second one is the City Clerk verification stating that the Petition substantially complies with the CID Act. Exhibit 3 is the affidavit of publication of notice of this public hearing. It was published on February 11 and February 18, 2021. Exhibit 4 is the mailed notice to the property owners within the proposed District. Exhibit 1, the Petition for the creation of the CID, is our first foundational document. To form a CID, a certain number of property owners per capita and per assessed value have to submit a Petition to the City Clerk, then, Exhibit 2, the City Clerk, reviews that Petition to ensure that it substantially complies with the CID Act. Once that is done, the City Clerk signs the verification saying that it does comply. Next, Exhibit 3, the City Clerk has a notice that meets the requirements of the CID Act published in the paper for two consecutive weeks, the week before the public hearing. In this case, that would have been February 11 and February 18 and then this week. The final thing is the mailed notice to the property owners within the CID. That is supposed to be sent not less than 15 days prior to the meeting; that was sent on February 5, 17 days before today's date. Those are our first four things and our last formational step is the public hearing that we are having right now. Once this public hearing is complete, the city has completed all of the requirements to form a CID under the CID Act. I'll stand for any questions you might have about any of these steps. Thank you, very much."

Bill Moore approached Council and stated: "My name is Bill Moore, I am an attorney with Rouse Frets White Goss Gentile Rhodes. Our offices are located in the City of Kansas City, Missouri. I'm here this evening on behalf of the applicant and you have the Petition and I thank Padraic for going through the details of the Petition. I do have a Power Point. Without waiting for it, just to orient you to the location, I think you all are aware of where this location is. It is located at 58th and Oak. It's where an old abandoned filling station and another building, that you have all declared dangerous, exists. So the idea, again this is the CID boundary and giving you the location. It's a little over an acre right there at the hard corner of 58th and Oak. So the idea of the Community Improvement District is to demolish the existing buildings and then once these two buildings are demolished, clear the site and make it ready for future development. That future development is planned to be another gas station with another approximately 5,000 square feet of retail that would be in linear manner and I've got a slide for you that I'll show you here in a minute; a linear manner on the site so it would have a different, little bit different orientation than what you are seeing. I think, as you have already heard, this CID has been requested to help facilitate the investment of \$5,000,000.00 in the redevelopment of this dilapidated site and with that, again, I apologize for the tree. The blight study that has been submitted, in addition to your declaration of dangerous building on the two buildings, more than adequately qualifies that as a blighted area. I'm going to show you for the benefit of the public, and a little bit later, some slides that will be of the existing building, so everyone can see the condition that they are in. We are requesting a CID for a period of 30 years based on our analysis which we anticipate that would generate approximately \$718,000.00 total, so that would be the total amount that my clients could get reimbursed for their investment into the property which includes the demolition and construction and construction of public

improvements. So, this next slide is showing you kind of a black and white of the site plan. As I mentioned earlier, it's going to be a little bit different orientation of what the existing site is, because it has a 10,400 square foot building that will be attached that will run in a linear manner with the fuel fields being out front. In addition, down on the bottom of this, you will see there is a notation that there is going to be like a rain garden that's going to be in there, there is going to be landscaping, and there is going to be enhanced construction of materials that are going to be used when the buildings are completed. This is just, again, kind of another notation of that same site plan with a little bit of detail of the 10,400 square foot building that is going to be constructed. The next page is right out of the Petition that was filed and this would be the required five-year budget, and as you can see, the intent here is to expend all the dollars right up front in order to construct the improvements and get the blight removed and beautify that corner for the entire city. These aren't coming through as nicely as I hoped they would, but these are some elevations of the proposed development. Again, you will see the building and the kind of the front of it and the linear manner, a couple of side views and then the back view of the structure. I've got another slide, maybe it will come through a little bit nicer. Again, this is the architect's rendering of what that site would look like once it's completed. I'm just going to go through quickly some of these slides. These are the, as you all know, these are just the conditions of the building as they currently exist. These are just some of the slides that the consultant did when the blight analysis was prepared. As you can see, there is no question of the bad condition that the property is in and it needs to be demoed. So this next slide is the blight analysis that was done at the time, and I'm just going to make a note here that it has four parcels in there, there is really only 2+ part of a third one, not the entire tract that is in there, just that little 5 acre piece, but the way it was laid out when it was originally developed was in kind of a hap-hazard manner so there is pieces of tracts that are in the whole thing; that is why you've got the number of parcels that you see in this analysis. Initially, there was going to be a larger development, but in discussions with staff, it's been cut down so it is just going to be that hard corner of that five acres. So with that, I will just close to say that we would respectfully request your support for the formation of the CID so that my client can get going. He is ready, willing and able to tear the property down and get started with construction as quickly as possible. Thank you."

Councilmember Spallo stated: "Mayor, in regard to the demolition of the site, the owner is prepared to complete that project by March 10?"

Mr. Moore stated: "Yes, ma'am. They are fully aware of their requirements."

Mayor Moore stated: "Mr. Moore, how many pumps, is that drawing, is that four? Or is it more than that?"

Mr. Moore stated: "Six. It's not a large Quik-Trip style station. It's a smaller station."

Mayor Moore stated: "And the retail behind is 10,000 square feet?"

Mr. Moore stated: "Yes. Again, I should maybe also point out when we are talking, when we did the analysis on the CID and the amount of Sales Tax that would be generated from that; the only thing to keep in mind when you are talking about a Community Improvement District and that \$.01 cent Sales Tax, that Sales Tax does not apply to the sale of gas. So, the only thing that is

generating any revenue from this development is going to be sales that are inside the convenience store and then whatever my clients are able to put in on the adjacent field."

Mayor Moore stated: *"So the plan is for a convenience store and then in addition to that, the rest of the retail space would be whatever might be in that area?"*

Mr. Moore stated: *"Like a sandwich shop, the coffee shop..."*

Mayor Moore stated: *"Any other questions for the applicant?"*

Councilman Frisby stated: *"Does your client plan on occupying that whole space or is he going to lease or sub-lease part of that for the sandwich shop or whichever he decides?"*

Mr. Moore stated: *"More than likely, it would have tenants for the one or two spaces next to the convenience store. They would probably not be the owners of that; they would own the building but they would lease it."*

There were no other questions or comments from the Council.

Mayor Moore asked if there was anyone in the audience to speak in favor of the Petition.

There were none.

Mayor Moore asked if there was anyone to speak in opposition of the Petition.

There were none.

Mayor Moore closed the Public Hearing at 8:05 pm.

Item No. 13. On the Agenda. FIRST READING BILL NO. 21-09 An Ordinance approving the petition for the creation of the 58 North Oak Community Improvement District.

Councilmember Spallo moved **Bill No. 21-09** be placed on its First Reading. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **Bill No. 21-09**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **Bill No. 21-09**, and enact the Bill as **Ordinance 4.547**. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 14. On the Agenda. **FIRST READING BILL NO. 21-10** An Ordinance authorizing the City Manager to execute agreements between the City of Gladstone, Missouri, and the Kansas City Area Transportation Authority to provide public transportation services and property management assistance for the period of January 1, 2021, through June 30, 2021.

Councilman Garnos moved **Bill No. 21-10** 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. 21-10**, 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. 21-10**, and enact the Bill as **Ordinance 4.548**. **Councilman Frisby** seconded.

Councilman Garnos stated: “*Mayor Moore, I’d just like to carry on all the things I usually whine about during the KCATA presentation every year.*”

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 February 22, 2021, Regular City Council meeting at 8:10 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Jean B. Moore, Mayor

RESOLUTION NO. R-21-16

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ACE PIPE CLEANING, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$81,975.00 FOR SEWER CLEANING, TELEVISIONING AND RELATED WORK; PROJECT #SP2189.

WHEREAS, Kansas City, Missouri, awarded a contract to Ace Pipe Cleaning, Incorporated, titled "Sewer System Maintenance and Sludge Hauling Wastewater" that included cooperative language and pricing; and

WHEREAS, the City of Gladstone wishes to enter into a contract with Ace Pipe Cleaning, Incorporated, for sewer cleaning, televising and related work under the terms and conditions of the Kansas City, Missouri, contract in accordance with Section 67.330, et seq. of the Revised Statutes of Missouri, known as the "State-Local Technical Services Act."

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Ace Pipe Cleaning, Incorporated, for work as outlined in the contract for a total amount not to exceed \$81,975.00.

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

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8th DAY OF MARCH 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-16

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/2/2021

Department: Public Works

Meeting Date Requested: 3/8/2021

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

Subject: FY21 Sewer Cleaning, Televising & Related Work; Project #SP2189

Background: The City of Gladstone cleans approximately 25% of the sanitary sewer collection system (150,000-linear feet) each year using a combination of contractors and in-house staff. Kansas City, Missouri recently awarded a contract to Ace Pipe Cleaning, Incorporated titled "Sewer System Maintenance and Sludge Hauling Wastewater" that included cooperative language and pricing for sewer cleaning, televising, and related work.

Budget Discussion: Funds are budgeted in the amount of \$120,000 from the CWSS Fund. Ongoing costs are estimated to be \$ 120,000 annually. Previous years' funding was \$120,000

Public/Board/Staff Input: Staff recommends that the City of Gladstone execute a contract with Ace Pipe Cleaning, Incorporated in the total amount not to exceed \$81,975.00 for this work. The work will be performed under the terms and conditions of the Kansas City, Missouri contract in accordance with Section 67.330, et seq. of the Revised Statutes of Missouri, known as the "State-Local Technical Services Act." The proposed project includes the cleaning and televising of approximately 36,000 linear feet of sanitary sewer.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R- 21-17

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM VICTOR L. PHILLIPS COMPANY FOR THE ACQUISITION OF A MIDI EXCAVATOR FOR A NET PURCHASE PRICE OF \$69,710.00.

WHEREAS, staff reviewed several cooperative purchasing agreements including Sourcewell for the purchase of a Midi Excavator; and

WHEREAS, the Department of Public Works recommends the acceptance of the Sourcewell bid from Victor L. Phillips Company for the purchase of a Midi Excavator for a net purchase price of \$69,710.00.

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 of Victor L. Phillips Company in the amount of \$69,710.00.

FURTHER, THAT, funds for such purpose are authorized from the CWSS Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 8th DAY OF MARCH 2021.

Jean B. Moore, Mayor

Ruth E. Bocchino, City Clerk



Request for Council Action

☒ RESOLUTION # R-21-17

☐ BILL #

ORDINANCE #

Date: 3/2/2021

Department/Office: Public Works

Meeting Date Requested: 3/8/2021

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

Subject: Midi Excavator Purchase

Requested Action: Award the purchase of a new 2019 Case CX80c Midi Excavator

Background: Staff reviewed several cooperative purchasing agreements including Sourcewell (formerly known as the National Joint Powers Alliance) for the purchase of a new midi excavator. Midi excavators are generally considered mid-size class machines and are used by the City to maintain all types of buried utilities including water, sanitary sewer, and storm sewer.

Budget Discussion: Funds are available in the amount of \$70,000.00 in FY21 from the CWSS Fund. Ongoing costs are estimated to be \$500 annually.

Public/Board/Staff Input:

Recommendation: It is the recommendation of the Department of Public Works to accept the Sourcewell bid of Victor L. Phillips Company in the amount of \$84,710.00 for the purchase of a Case CX80c Midi Excavator. This equipment will replace the current 2008 Takeuchi TB150 Mini Excavator, Asset# 1397. The trade-in allowance for the current excavator is \$15,000.00 for a net purchase price of \$69,710.00.

Distribute Original Contracts to: ☐ City Clerk

Tim Nebergall

Legal JM

City Manager SW

BILL NO. 21-11

ORDINANCE NO. 4.549

AN ORDINANCE ADOPTING NEW CHAPTER 200 SITE PLAN, SECTION 7.200.010; SITE PLAN EXPIRATION TO TITLE VII-ZONING & PLANNING, OF THE CODE OF THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, the City needs to adopt local ordinances to address the expiration of site plans, particularly with regard to planning, zoning and land use regulations; and

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

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

SECTION 1. ADOPTING NEW CHAPTER 200. – SITE PLAN, SECTION 7.200.010 SITE PLAN EXPIRATION.

- a. The approval of a site plan shall expire three (3) years following the date of the approval, unless a building permit has been issued and construction is diligently pursued.
- b. Extension. Site plan approval may be extended once for a total of not more than an additional two (2) years by the Community Development Director. Application for an extension shall be made to the Community Development Director not more than sixty (60) days before the expiration of the original approval. The Community Development Director may extend a site plan approval if the site plan remains consistent with the purpose and intent of the original plan approved.
- c. New application. If the approval of a site plan expires and an extension to the approval is not, or cannot be granted, a new application for the site plan must be filed and approved prior to issuance of a building permit for construction on that property.
- d. Existing approved site plans. Any existing site plan that has received approval will have one (1) year to start construction starting March 15, 2021. If construction has not started within one (1) year of March 15, 2021, a new application and site plan will need to be submitted and undergo the appropriate processes.

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 the ordinance.

INTRODUCED, READ, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8th DAY OF MARCH 2021.

Jean B. Moore, Mayor

ATTEST:

Ruth Bocchino, City Clerk

1st Reading: March 8, 2021

2nd Reading: March 8, 2021



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 21-11

ORD # 4.549

Date: 3/3/2021

Department: Community Development

Meeting Date Requested: 3/8/2021

Public Hearing: Yes ☒ Date: 3/8/2021

Subject: The Expiration of Site Plans

Background: As the City Code is currently written, once site plans are approved, they are approved indefinitely, even without projects being actively pursued or without building permits being applied for. Currently, there are a handful of approved site plans throughout the City that are 10+ years old and have not been actively pursued. Technically, developers could still implement those approved projects from 10+ years ago without input of the current Planning Commission, City Council and neighborhoods. As we all know, the world is a rapidly changing place and that residential neighborhoods and commercial corridors can look and feel much differently over the span of just a couple of years. City Staff believes that it is important to protect the health and safety of our neighborhoods and commercial corridors by passing an ordinance addressing the expiration of site plans that allow for modern and up-to-date input by the Planning Commission, City Council, and neighborhoods.

Add Chapter 200. – Site Plan

Add Section. 7.200.010. – Site Plan Expiration

- a. The approval of a site plan shall expire three (3) years following the date of the approval, unless a building permit has been issued and construction is diligently pursued.
- b. Extension. Site plan approval may be extended once for a total of not more than an additional two (2) years by the Community Development Director. Application for an extension shall be made to the Community Development Director not more than sixty (60) days before the expiration of the original approval. The Community Development Director may extend a site plan approval if the site plan remains consistent with the purpose and intent of the original plan approved.
- c. New application. If the approval of a site plan expires and an extension to the approval is not, or cannot be granted, a new application for the site plan must be filed and approved prior to issuance of a building permit for construction on that property.
- d. Existing approved site plans. Any existing site plan that has received approval will have one (1) year to start construction starting March 15, 2021. If construction has not started within one (1) year of March 15, 2021, a new application and site plan will need to be submitted and undergo the appropriate processes.

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 – No input

Staff – Recommends approval as written.

Planning Commission – Voted unanimously (11-0) to approve the ordinance as written.

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: February 9, 2021

File #: 2021-001

Requested Action: Planning & Zoning Ordinance for the Expiration of Site Plans

Date of PC Consideration:

Date of Council Consideration:

Applicant: City of Gladstone, Community Development Department

Analysis

As the City Code is currently written, once site plans are approved, they are approved indefinitely, even without projects being actively pursued or without building permits being applied for.

Currently, there are a handful of approved site plans throughout the City that are 10+ years old and have not been actively pursued. Technically, developers could still implement those approved projects from 10+ years ago without input of the current Planning Commission, City Council and neighborhoods.

As we all know, the world is a rapidly changing place and that residential neighborhoods and commercial corridors can look and feel much differently over the span of just a couple of years. City Staff believes that it is important to protect the health and safety of our neighborhoods and commercial corridors by passing an ordinance addressing the expiration of site plans that allow for modern and up-to-date input by the Planning Commission, City Council and neighborhoods.

Below, is the recommended Ordinance.

Add Chapter 200. – Site Plan

Add Section. 7.200.010. – Site Plan Expiration

- a. The approval of a site plan shall expire three (3) years following the date of the approval, unless a building permit has been issued and construction is diligently pursued.
- b. Extension. Site plan approval may be extended once for a total of not more than an additional two (2) years by the Community Development Director. Application for an extension shall be made to the Community Development Director not more than sixty (60) days before the expiration of the original approval. The Community Development Director may extend a site plan approval if the site plan remains consistent with the purpose and intent of the original plan approved.
- c. New application. If the approval of a site plan expires and an extension to the approval is not, or cannot be granted, a new application for the site plan must be filed and approved prior to issuance of a building permit for construction on that property.

- d. Existing approved site plans. Any existing site plan that has received approval will have one (1) year to start construction starting March 15, 2021. If construction has not started within one (1) year of March 15, 2021, a new application and site plan will need to be submitted and undergo the appropriate processes.

Recommended Conditions

N/A

Recommendation

City Staff recommends that the request be **APPROVED.**

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Commission members joined via Zoom
Tuesday, February 16th, 2021
7:00 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Larry Whitton

Council & Staff Present:

Bob Baer, Asst. City Manager (via Zoom)
Austin Greer, Planning Administrator
Angie Daugherty, Admin. Assistant (via Zoom)

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 January 4th, 2021 minutes.

The minutes were mistakenly not included in the packet. The commission moved on to Item 4 on the Agenda.

Item 4 on the Agenda: Public Hearing: City of Gladstone request to Add Chapter 200. – Site Plan and add section 7.200.010 – Site Plan Expiration to Title VII – Zoning and Planning Ordinance. File #2021-001

Mr. Greer read the staff report. As the City Code is currently written, once site plans are approved, they are approved indefinitely, even without projects being actively pursued or without building permits being applied for.

Currently, there are a handful of approved site plans throughout the City that are 10+ years old and have not been actively pursued. Technically, developers could still implement those

approved projects from 10+ years ago without input of the current Planning Commission, City Council and neighborhoods.

As we all know, the world is a rapidly changing place and that residential neighborhoods and commercial corridors can look and feel much differently over the span of just a couple of years. City Staff believes that it is important to protect the health and safety of our neighborhoods and commercial corridors by passing an ordinance addressing the expiration of site plans that allow for modern and up-to-date input by the Planning Commission, City Council, and neighborhoods.

Chairperson McGee opened the Public Hearing and asked if there were any members in the audience that wish to speak.

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

Chairperson McGee asked for discussion from the Planning Commission.

Ms. Middleton asked which projects are already on the books and have not been completed? Will this ordinance apply to them as well?

Mr. Greer answered that he does not want to single out specific projects in the community but will be more than happy to give a broad overview. One of the projects happens to be a townhome project and then the second one is a mixture of townhomes and apartments. These are just two projects that come to mind. This particular ordinance is not specifically directed towards those projects but the communities around them have certainly changed over the last 10 to 15 years and it would be more appropriate to go through the right processes again if they wanted to implement those projects that were approved many years ago.

Ms. Middleton asked if this would apply to those projects as well?

Mr. Greer said yes, that is correct. This would apply to any project that has been approved in the past. In the amendment that City Staff wrote, if that project was passed they would have a year from March 15th to pull building permits and start that project. If not, it will expire and then it will go through the normal processes.

Ms. Middleton asked if there was a way to let them know that they need to do this?

Mr. Greer said at this time, it is not a significant concern for City Staff to notify these developers. If those projects were approved 10 to 15 years ago and they have not been pursued at this point, then I believe it would be the developer's responsibility to follow-up.

Mr. Markenson stated that section A says for future site revisions they would have three years following the date of approval?

Mr. Greer said yes. For example, if a project were approved by the City Council tonight, the developer's three-year clock would start. They would ultimately have three years to get their financing in place, start pulling building permits, and actively pursuing that project.

Mr. Markenson asked if a site plan we approved earlier this year would only have one year to complete?

Mr. Greer said no. All of the projects that have been approved by the Planning Commission are actively being pursued and are under construction.

Mr. Cookson wanted to be clear that a project would not expire as long as the developer is pulling building permits and construction is being diligently pursued. Once they start, it will provide them some time, is that correct?

Mr. Greer said yes. Once the developer begins pulling building permits and actively pursues the project, this ordinance does not really apply to them. This ordinance primarily targets projects that have been approved many years ago, but have never started. City Staff believes that as quickly as neighborhoods and commercial corridors can change, if a project is pursued in their neighborhood, the project should go through the appropriate processes with current neighborhood, Planning Commission, and City Council input.

Chairperson McGee closed the public hearing.

MOTION: By Mr. Cookson, second by Ms. Middleton to approve the City of Gladstone request to Add Chapter 200. – Site Plan and add section 7.200.010. – Sit Plan Expiration to Title VII – Zoning and Planning Ordinance.

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

All said Aye. The motion carried. (11-Yes, 0-No)

Item 5 on the Agenda: Communication from the City Council.

No communication from the City Council.

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

No Communication from the City Staff.

Item 7 on the Agenda: Communications from the Planning Commission Members.

Mr. Turnage spoke about an email he received regarding Shari Poindexter who used to be a member of the Planning Commission. He mentioned that she and her father passed away in a house fire in Arkansas. I remember Shari being on the quite side and friendly. She was a fellow commissioner and I considered her a friend. I was sad to hear of her and her father's passing.

Mr. Markenson stated that Gladstone was participating with the Clay County Health Department in the major vaccine effort at Cerner. I was there last week and it was amazing and fast. It was nice to see our very own Austin Greer there directing traffic and pedestrians into the facility.

Item 8 on the Agenda: Adjournment.

Chairperson McGee adjourned the meeting at 7:14 pm.

Respectfully submitted:

Jennifer McGee, Chairperson

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____