



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JUNE 28, 2021**

The City Council will meet in Closed Executive Session at 7:00 pm Monday, June 28, 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 and 610.021(3) Personnel.

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 June 14, 2021, Closed City Council Meeting Minutes.**
- 6. Approval of the June 14, 2021, Regular City Council Meeting Minutes.**
- 7. PROCLAMATION: National Parks and Recreation Month**

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. Communications from the City Manager.

11. RESOLUTION R-21-34 A Resolution authorizing the City Manager to enter into an agreement with American Response Vehicles to purchase one (1) 2021 Chevrolet G4500 Ambulance Chassis and to remount an ambulance body/module onto the chassis, with specified equipment for the total of \$152,781.00.

12. RESOLUTION R-21-35 A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2021 Ford Police Interceptor SUV vehicles for the total purchase amount of \$133,972.00.

13. RESOLUTION R-21-36 A Resolution authorizing acceptance of work under contract with Richards Construction Company, Incorporated, for the disposal of water treatment plant lime sludge project, and authorizing final payment in the amount of \$9,691.38 for Project WP2185.

14. APPROVE FINANCIAL MONTH END MAY 2021

15. CONSIDER APPROVAL OF MEADOWBROOK COMMUNITY IMPROVEMENT DISTRICT BUDGET JULY 1, 2021, TO JUNE 30, 2022.

16. FIRST READING BILL NO. 21-21 An Ordinance authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri, and Northland Neighborhoods, Incorporated, to provide consulting services to assist in the ongoing development and revitalization of neighborhoods for the period of July 1, 2021, through June 30, 2022.

17. PUBLIC HEARING: Right of Way vacation for property located at 7212 North Prospect/William Mann. *(The application has been withdrawn by the applicant. This hearing will be opened and immediately closed).*

18. Other Business.

19. Adjournment.

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

City Clerk Ruth Bocchino, 7010 N. Holmes
City of Gladstone, 64118

Posted at 3:15 pm
June 24, 2021



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JUNE 14, 2021**

PRESENT: Mayor R.D. Mallams
Mayor Pro Tem Bill Garnos
Councilmember Jean Moore
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 Mallams opened the Regular City Council Meeting Monday, June 14, 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 Mallams asked all to join in the Pledge of Allegiance to the Flag of the United States of America.

Mayor Mallams stated: *"June 14 is a very special day. Jim (Oldebeken) has been over to the Elks Lodge; we had a Flag Day Ceremony. Unbelievable; the history of the American Flag. Thank you."*

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the May 24, 2021, Closed City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the May 24, 2021, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 6. On the Agenda. Approval of the May 24, 2021, Regular City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the May 24, 2021, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 7. On the Agenda. **PROCLAMATION:** World Elder Abuse Prevention Day.

Mayor Mallams read the Proclamation and presented to Ed O’Herin from the Clay County Senior Citizens Board.

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

Following the Clerk’s reading:

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

Councilmember Moore moved to approve **RESOLUTION R-21-30** A Resolution accepting Easements from certain property owners in conjunction with the 8 Northwest 61st Terrace Storm Drain Improvement Project. **Councilman Frisby** seconded.

Mayor Mallams stated: *“I’m going to interject here, Resolution R-21-30; if you recall, we had Paula Coleman who came to speak at our City Council meeting and Director Nebergall, you did a wonderful job addressing the needs of that run-off and making improvements in several of the yards around there. That’s one of the reasons we are looking at this.”*

The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Moore moved to approve **RESOLUTION R-21-31** A Resolution declaring certain city property surplus and authorizing the sale and/or disposal of such property held by the city to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Moore moved to approve **RESOLUTION R-21-32** A Resolution authorizing acceptance of work under contract with Metro Asphalt, Incorporated, for the 2019 Mill and Overlay Program, and authorizing final payment in the amount of \$55,630.94 for Project TP2006. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Moore moved to approve the **OUTDOOR SPECIAL EVENTS:**

Independence Day Celebration, 7600 N. Troost Avenue, Oak Grove Park, Sunday, July 4, 2021, 5:00-11:30 pm.

Theater in the Park, 7600 N. Troost Avenue, Oak Grove Park, Friday, July 9, Saturday, July 10, Sunday, July 11; Friday, August 13, Saturday, August 14, Sunday, August 15, 5:00-11:30 pm.

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

Councilmember Moore moved to approve the **BUILDING PERMIT:** Gladstone Chrysler, Dodge, Ram & Jeep addition, 5610 N. Oak Trafficway. **Councilman Frisby** seconded.

Mayor Mallams stated: *“The Chrysler, Dodge, Ram & Jeep addition; do any of our Councilmembers want to ask questions or seek any further input?”*

There was none.

The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

REGULAR AGENDA.

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

Jim Oldebeken approached Council and stated: *“Good evening. My name is Jim Oldebeken, 7402 N. Highland Avenue. I want, as a citizen of Gladstone, I want to say thank you to our City Council members for your involvement in the community. It was an absolute pleasure; two of my highlights this year will be two events that I participated in, where I saw our Councilmembers. One was the ceremony at the Faubion Cemetery on 72nd Street and Troost, where I found out at that event that not just one but probably several Veterans of the War of Independence are buried. There is one that has a marker, the others that are speculated obviously do not. That was in a book published by the Faubion United Methodist Church. And then also tonight was my absolute pleasure and thrill to participate in the Flag Day ceremony of a really fine organization, and that was just right over here and it was so wonderful; the flag as big as can be was lifted up by a crane and then a very formal ceremony that goes back to 1919. The words and the narration was incredible and making it true America; the Color Guard consisted of these flags starting from*

1776 to present and the Color Guard was literally a team in uniform. It was great, and thank you all for what you have done, are doing, will do, you have done too much. Thank you for all you have done in our community."

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

Councilmember Moore stated: "Thank you, Mayor. I had the pleasure of attending the MARC Annual meeting. It was via Zoom. It is always really enlightening to see what is going on in the region. I just encourage that we stay involved in MARC because it is obviously a great organization and has many, many resources. That is always a good event. I also went to the retirement event for Sheila Tracy who just retired as the Northland Regional Chamber of Commerce President. It was nice to see people from all over the communities in the area."

Mayor Mallams stated: "I know we had the architect that was here for the Gladstone Dodge permit, and the addition really does look good. I thought maybe we would want to extend our appreciation for what they had done and I felt bad that he was here but he didn't have an opportunity to speak; what we have displayed here really looks nice."

City Manager Scott Wingerson said he would pass it along to Mr. Spurgeon.

Mayor Mallams stated: "I received a letter, and I believe Sean (Daugherty) received it also, that I'd like to share: 'On June 4, my sister and I were involved in an accident on 72nd by Hy Vee and Wal Mart. We pulled into the parking lot and called the police who came and made the report. My sister and I still had shakes from the accident and the heat wasn't pleasant. The back tire was destroyed but the car seemed to be able to be driven. I went into the gas station to ask if anyone could help change the tire. Inside was Mike Rogers who knew me from working at Oak Park High School. The young man working behind the counter went out with me to change the tire. I turned around and there were three Firefighters who came out to help the young man with the tire and there was a problem getting it off. The Firemen helped with the tire and even made sure it had air. We were so appreciative of their help and the Police Officers. They worked in the heat and the helped two old women in their 70's make it home on a spare tire. They went above and beyond that evening. You have excellent Firefighters. I am so sorry that I did not know the other two young people; one was a young man and another was a young lady. I know Mike, and that is the only name that I know. I just want you to know what outstanding people you have representing our city. I thank them again. Just wanted to let you know you have kind and caring Firefighters which our world needs more now than ever.' A very nice letter from Patty and Karen Warren. Please extend our appreciation to those folks that were involved. Thank you."

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

City Manager Scott Wingerson stated: "I don't know if I can top that, but two good bits of information: first of all, we have talked recently in the last month about the difficulty in hiring people, especially in the Parks and Recreation function; young people coming back out of COVID and coming back from college and finding other positions and things like that; the good news is the Parks and Recreation Department is killing it. They have brought in over \$18,000.00 this last weekend and I think that, if not a record, is pretty close to a record. Outdoor pool,

Community Center, indoor pool, Senior Services, all those things seem to be coming back which is fantastic to see the community take advantage of those things. The city bid underwriting servicers for some bonds we have been talking about for a few years; the winning bid was R.W. Baird Company with a principal amount of \$15,430,000.00 which is what we asked for and a net interest rate of 1.9% and a term of 23 years. Very successful. The bonds are expected to close on June 24 and my thanks and compliments to the Council for their support of the parameter concept at your last meeting and the Finance Department for doing the nuts and bolts work to make it happen. Thanks to everybody involved. Thank you, Mayor."

Mayor Mallams stated: *"Also, this coming Friday and Saturday is Bluesfest at Oak Grove Park. Make sure you get out there and enjoy the wonderful two evenings of music."*

Item No. 12. On the Agenda. RESOLUTION R-21-33 A Resolution adopting the 2022 Annual Operating Budget for the City of Gladstone, Missouri, and authorizing the expenditures of funds for municipal services.

Councilmember Moore moved to approve **RESOLUTION R-21-33** A Resolution adopting the 2022 Annual Operating Budget for the City of Gladstone, Missouri, and authorizing the expenditures of funds for municipal services. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 13. On the Agenda. FIRST READING BILL NO. 21-19 An Ordinance authorizing the City Manager to enter into an agreement with Clay County for the collection of property tax.

Councilmember Spallo moved **Bill No. 21-19** be placed on its First Reading. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **Bill No. 21-19**, 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, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **Bill No. 21-19**, and enact the Bill as **Ordinance 4.557**. **Councilman Frisby** seconded.

Councilmember Moore stated: *"Mayor Mallams, I just wanted to point out for anyone who is listening who is not aware that we have not always, the city has not always had the county collect its property tax but since we have done it, our collections have certainly gone up; so that is why we continue to do this."*

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

Item No. 14. On the Agenda. FIRST READING BILL NO. 21-20 An Ordinance amending the Code of Ordinances of the City of Gladstone, Missouri, to establish the Police Department, the Fire Department, and create the positions of Chief of Police and Fire Chief.

Councilman Frisby moved **Bill No. 21-20** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the First Reading of **Bill No. 21-20**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the Second and Final Reading of **Bill No. 21-20**, and enact the Bill as **Ordinance 4.558**. **Councilmember Moore** seconded.

Mayor Mallams stated: *“It’s interesting to note that the specialized training, not only in the Police Force but also with the enforcement of Fire and our EMT’s resulting then in the creation of two separate Chiefs and then with the Ordinances that we have gone through to look at the changes and then have them meet the needs for those two new positions.”*

The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

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

There was no other business.

Item No. 16. On the Agenda. Adjournment.

Mayor Mallams adjourned the June 14, 2021, Regular City Council meeting at 7:55 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor R.D. Mallams

PROCLAMATION OF THE MAYOR

A PROCLAMATION RECOGNIZING THE BENEFITS OF PARKS AND RECREATION AND DECLARING THE MONTH OF JULY 2021 AS NATIONAL PARKS AND RECREATION MONTH IN THE CITY OF GLADSTONE.

WHEREAS, parks and recreation activities enhance the physical health and mental well-being of individuals, work forces, and communities; and

WHEREAS, participation in recreation programs builds self-esteem and provides positive and constructive alternatives to anti-social behavior; and

WHEREAS, parks and recreation opportunities and open spaces enhance the desirability of communities as locations for business, industry, and residential housing; and

WHEREAS, parks and recreation stimulates tourism revenues and the economic development of communities; and

WHEREAS, parks and open spaces are vital to the appearance and livability of communities; protect our air and water, and balance our ecosystem; and

WHEREAS, it is the right of everyone regardless of age, race, color, religion, sexual orientation, gender identity, national origin or ability to participate in parks and recreation programs and activities and enjoy parks and open spaces.

NOW, THEREFORE, I, R.D. Mallams, Mayor of the City of Gladstone, Missouri, on behalf of the Gladstone City Council and all Gladstone residents do hereby proclaim July, 2021 as:

NATIONAL PARKS AND RECREATION MONTH

in Gladstone, Missouri, and urge all residents of this community to join with citizens of other communities throughout this great state in recognizing that parks and recreation services are essential to the quality of life not only in the month of July but all through the year.

RESOLUTION NO. 21-34

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH AMERICAN RESPONSE VEHICLES TO PURCHASE ONE (1) 2021 CHEVROLET G4500 AMBULANCE CHASSIS AND TO REMOUNT AN AMBULANCE BODY/MODULE ONTO THE CHASSIS, WITH SPECIFIED EQUIPMENT FOR THE TOTAL OF \$152,781.00.

WHEREAS, proposals were solicited for the purchase of one 2021 Chevrolet G4500 ambulance chassis and remount of an ambulance body/module with specified equipment, and the proposal from American Response Vehicles is recommended.

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

THAT, the City Manager is hereby authorized to enter into a purchasing agreement with American Response Vehicles for the purchase of one (1) 2021 Chevrolet G4500 ambulance chassis and the remounting of our current ambulance body/module onto the chassis including specified loose equipment for the purchase price as indicated.

FURTHER, THAT, that funds for such purpose are authorized in the General Fund.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28nd DAY OF JUNE 2021.

R.D. Mallams, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-34

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/22/2021

Department: Public Safety

Meeting Date Requested: 6/28/2021

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

Subject: A Resolution authorizing the City Manager to enter into an agreement with American Response Vehicles for the purchase of a 2021 Chevrolet G4500 Ambulance chassis and to remount our current patient care module/body onto the new chassis.

Background: Typically the chassis is the part of the ambulance that wears over time and contributes to the majority of maintenance expenses. The current configuration of our ambulances allows for the patient care module/body to be removed from the chassis and remounted onto a new chassis at a far reduced expense over full ambulance replacement. This remount process includes upgrades to the patient compartment area as well, including replacement of the flooring and cabinets. Utilizing the Kansas City Regional Purchasing Cooperative Agreement, it has been determined that American Response Vehicles is the most suited vendor and provides the most cost-effective option for the City.

Budget Discussion: Funds are budgeted in the amount of \$ 152,781.00 from the General Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$NA

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

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

Bob Baer
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-21-35

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM SHAWNEE MISSION FORD, SHAWNEE, KANSAS, FOR THE PURCHASE OF FOUR (4) 2021 FORD POLICE INTERCEPTOR SUV VEHICLES FOR THE TOTAL PURCHASE AMOUNT OF \$133,972.00.

WHEREAS, the Mid America Regional Council of Public Procurement (MACPP), has published notification of bids ("Metropolitan Joint Vehicle Bid") and Shawnee Mission Ford, Shawnee, Kansas, submitted a bid with the lowest cost for purchasing of police vehicles, and it is recommended that the City accept the contract price and purchase four (4) 2021 Ford Police Interceptor SUV Police Vehicles from Shawnee Mission Ford, Shawnee, Kansas.

WHEREAS, the 2022 Fiscal Year Budget included funds for the purchase of four (4) police vehicles in the General Fund (two vehicles) and the Public Safety Sales Tax Fund (two vehicles).

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to accept the proposal through the MACPP Metropolitan Joint Vehicle Bid from Shawnee Mission Ford for the purchase amount of \$33,493.00 for each vehicle and a total purchase amount of \$133,972.00.

4 – 2021 Ford Police Interceptor SUV Police Vehicles TOTAL COST: \$133,972.00

FURTHER, THAT, funds for such purpose are authorized from the FY 2022 General Fund and Public Safety Sales Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 28TH DAY OF JUNE 2021.

R.D. Mallams, Mayor

Attest:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-35

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/22/2021

Department: Public Safety

Meeting Date Requested: 6/28/2021

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

Subject: A Resolution authorizing the City Manager to accept a proposal from Shawnee Mission Ford for the purchase of four (4) 2021 Ford Police Interceptor SUV vehicles for the total purchase amount of \$133,972.00.

Background: The current replacement cycle of Police vehicles has typically been scheduled at a rate of four (4) per year. The FY 22 budget allows for the same replacement cycle with two (2) of the vehicles paid from the General Fund (\$66,986.00) and two (2) paid from the Public Safety Sales Tax (PSST) fund (\$66,986.00). As in previous years, the City of Gladstone will utilize the Metropolitan Joint Vehicle bid negotiated through Mid America Regional Council of Public Procurement to purchase the vehicles from Shawnee Mission Ford, Shawnee, Kansas, which won the bid at a cooperative cost of \$33,493.00 per vehicle. This bid is incidentally \$2,075.00 per vehicle lower than the State of Missouri negotiated cooperative bid for the same vehicle. Due to current manufacturer delays, the expected delivery period will be October 2021– January 2022. If delays exceed the manufacture date of the 2021 models, 2022 models will be furnished at the same negotiated price.

Budget Discussion: Funds are budgeted in the amount of \$ 66,986.00 from the General Fund and \$66,986.00 from the PSST Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$133,016.00 collectively from both funds.

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

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

Bob Baer
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-21-36

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH RICHARDS CONSTRUCTION COMPANY, INCORPORATED, FOR THE DISPOSAL OF WATER TREATMENT PLANT LIME SLUDGE PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$9,691.38 FOR PROJECT WP2185.

WHEREAS, work under the contract with Richards Construction Company, Incorporated, for the Disposal of Water Treatment Plant Lime Sludge, Project WP2185, has been completed to the satisfaction of the Director of Public Works.

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

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

Original Contract Amount:	\$ 199,327.50
Change Order(s):	<u>(5,500.00)</u>
Revised Contract Amount:	\$ 193,827.50
Amount Paid to Date:	<u>184,136.12</u>
Total Amount Due Final Pay:	<u>\$ 9,691.38</u>

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 28th DAY OF JUNE 2021.

R.D. Mallams, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-21-36

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/22/2021

Department: Public Works

Meeting Date Requested: 6/28/2021

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

Subject: Final payment approval, Project WP2185, Disposal of Water Treatment Plant Lime Sludge Project

Background: Work has been completed on the referenced project and the contractor, Richards Construction Company, has made application for final pay. The single Change Order on this project was the result of deducting an additional mobilization (which was not required) from the scope of work.

Budget Discussion: Funds for this project were budgeted in the CWSS Fund.

Original Contract Amount:	\$ 199,327.50
Change Order(s):	<u>(5,500.00)</u>
Revised Contract Amount:	\$ 193,827.50
Amount Paid to Date:	<u>184,136.12</u>
Total Amount Due Final Pay:	<u>\$ 9,691.38</u>

Public/Board/Staff Input:

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager



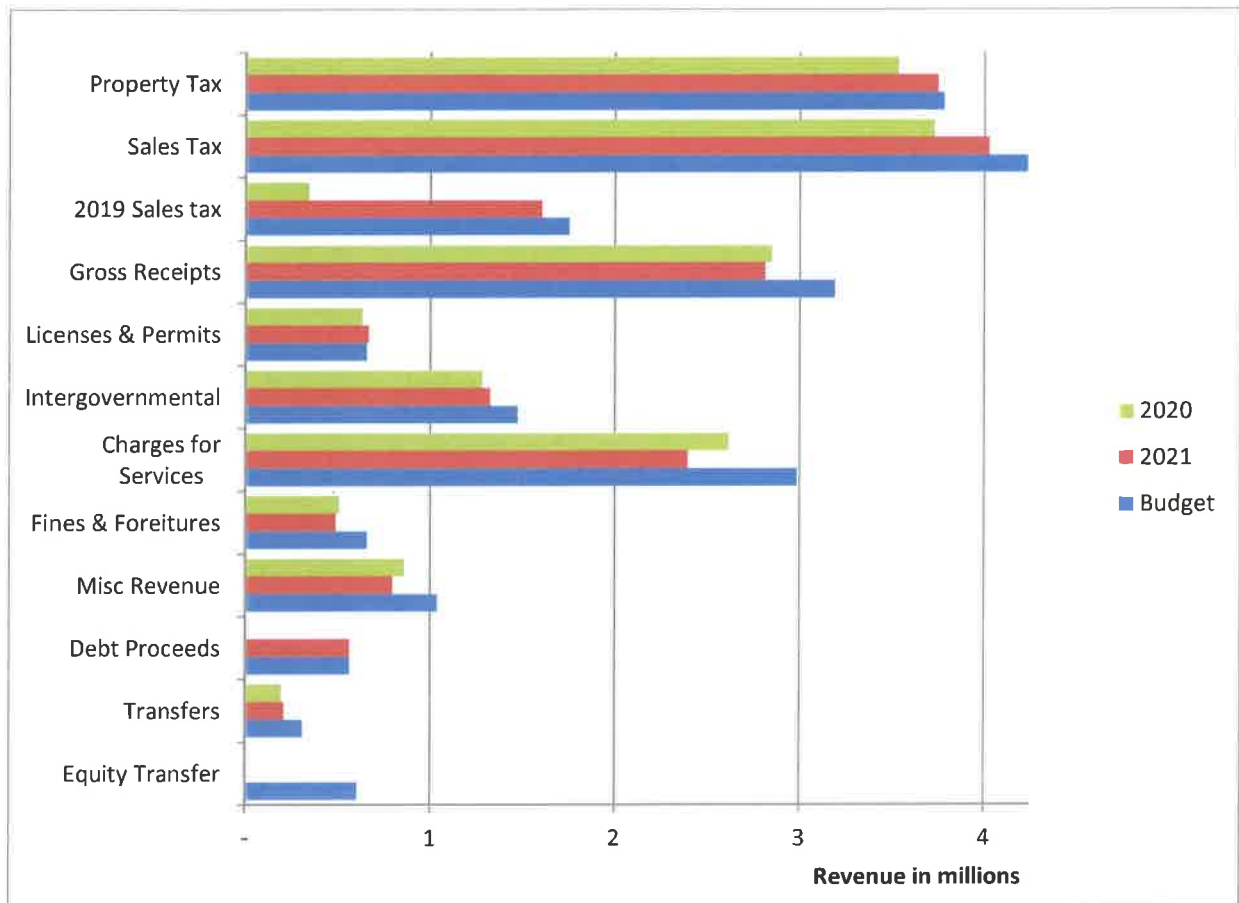
CITY OF GLADSTONE MISSOURI

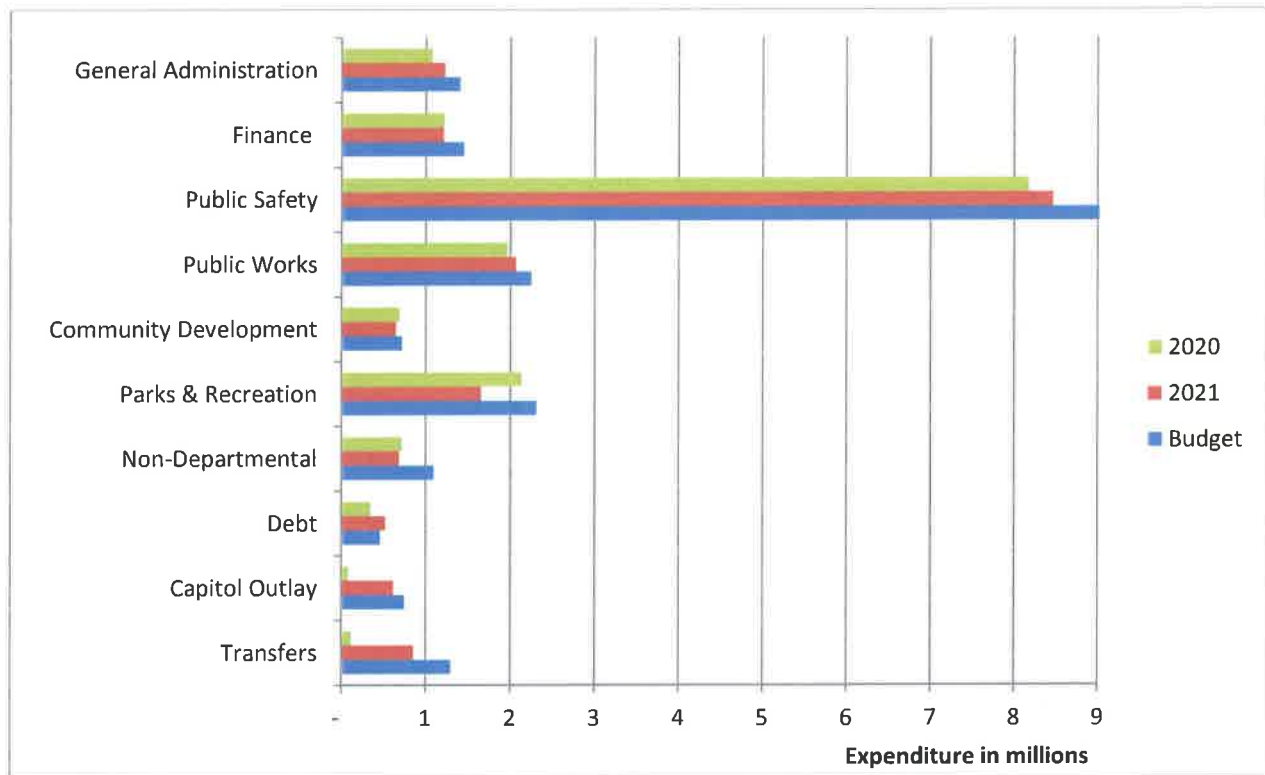
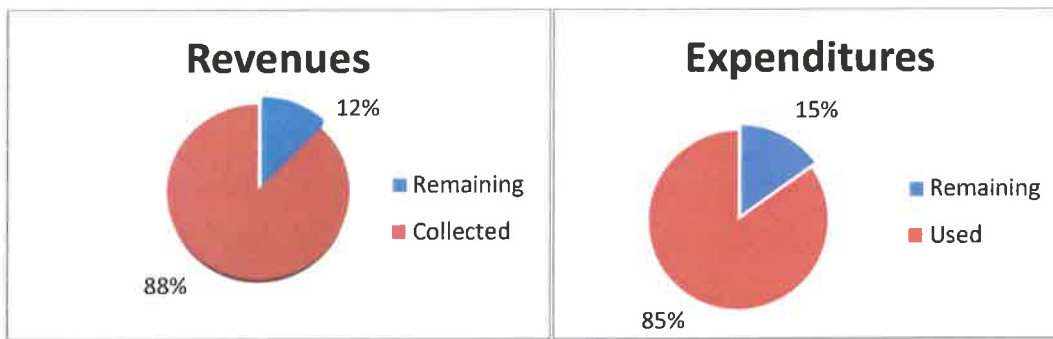
Financial Report for 10 Months Ending
May 31, 2021

GENERAL FUND

General Fund Revenues

Total revenues for the General Fund through 11 months or 92% of this fiscal year are \$18,670,930 compared to total budgeted revenues for the year of \$21,276,894 or 88% of budgeted revenue. Property tax receipts are \$3,751,496, \$217,819 or 6% over amounts received during the previous year. Sales tax on a cash basis is \$4,029,184 or \$298,432 (8%) over last year. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$1,603,597. Gross receipts taxes are \$2,816,532, down \$34,513 from last year. License and Permits revenues are \$669,558, 5% or \$33,958 over FY20. Intergovernmental revenue is \$1,325,127, or \$44,637 over the previous year. Charges for Services are \$2,397,395 down 8% or \$222,705 compared to the previous year due to senior activities. Fines and Forfeitures have decreased 4% from the same time last year to \$494,055. Miscellaneous Revenue is \$799,486, down \$64,240 mainly due to a decrease in interest and rental income. The General Fund received debt proceeds from the 2020 COP in the amount of \$570,000 for the purchase of a new fire truck. Transfers for the year have totaled \$214,500 and are comparable to the previous year.

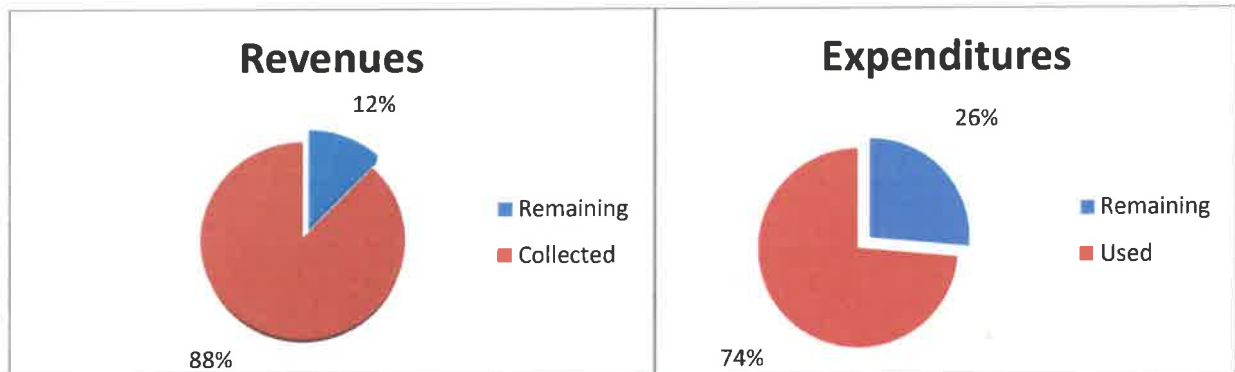
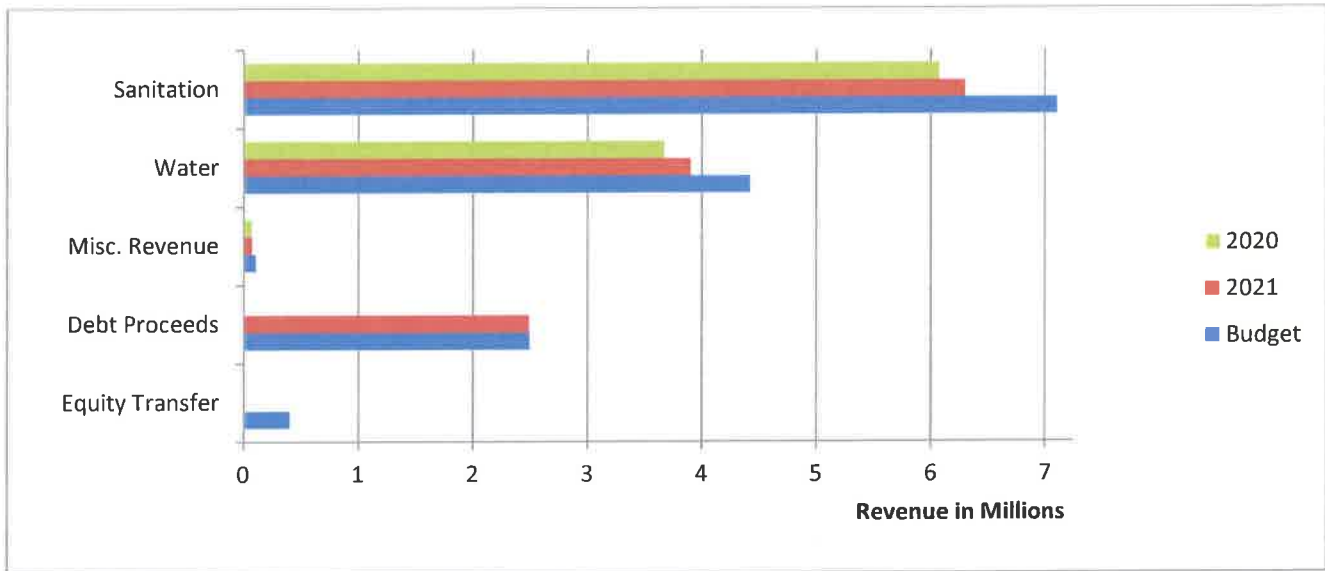




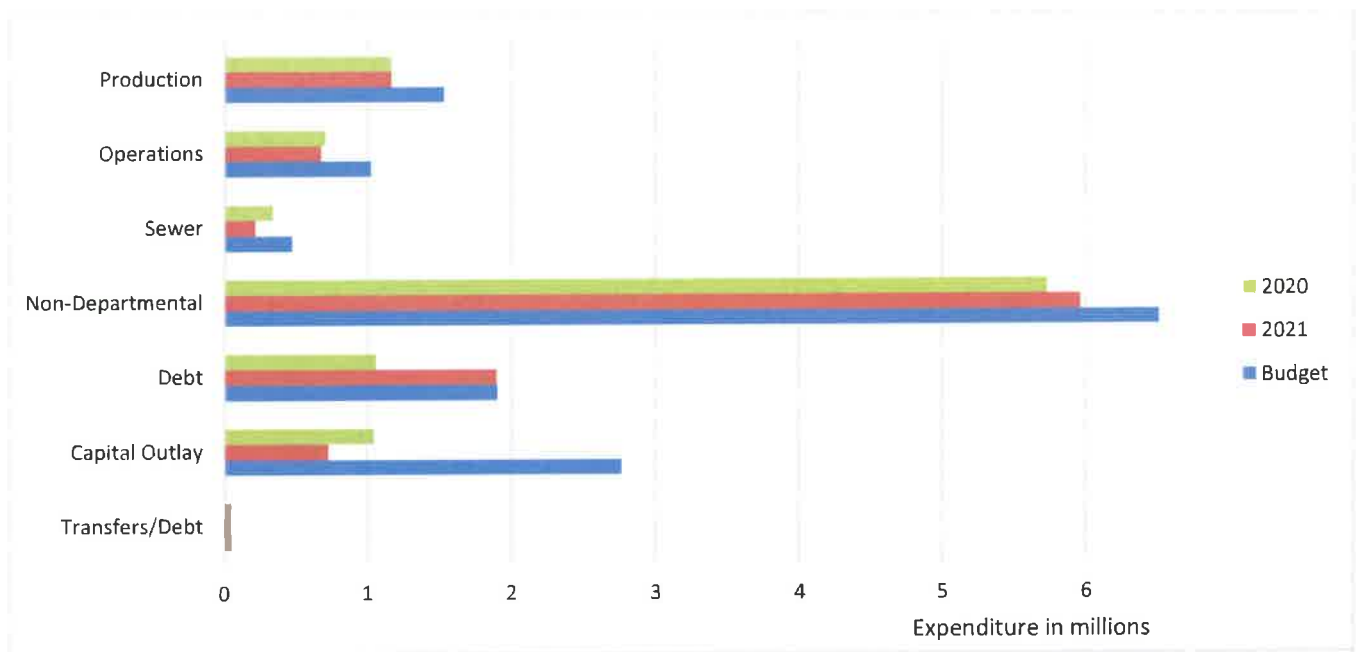
Expenditures through 11 months or 92% of this fiscal year amounted to \$18,043,264 or 85% of FY21 budgeted expenditures of \$21,266,143. This indicates that actual expenditures are 9% or \$1,490,139 more than last year's expenditures of \$16,553,125. General Administration expenditures are \$1,234,656, an increase of \$153,843 or 14% due to contractual payments and personnel. Finance expenditures have decreased \$4,107 to \$1,219,485. Public Safety expenditures are \$8,480,342, an increase of \$474,391 due to personnel costs. Public Works expenditures are \$2,074,332 or 6% more than the prior year due to increases in personnel costs, contractual obligations, and road salt. Community Development expenditures are \$654,993, a decrease of \$37,165 due to the timing of contractual obligations and staffing changes. Parks & Recreation expenditures are \$1,665,998, down 22% or \$474,391 from the same time last year due to decreases in Senior Activities, changes in programing, and staffing changes. Non-Departmental expenditures are \$694,242 and are comparable to FY20 amounts. Payments for debt are \$529,191 or \$180,717 more than last year due to the 2020 COP. Capital Outlay is \$623,532, mainly due to the purchase of a new fire truck. Transfers have increased \$743,752 to \$866,493 due to the sales tax transfer for the 2020A COP debt service. Current revenues exceed current expenditures in the amount of \$627,665.

COMBINED WATER AND SEWERAGE SYSTEM FUND

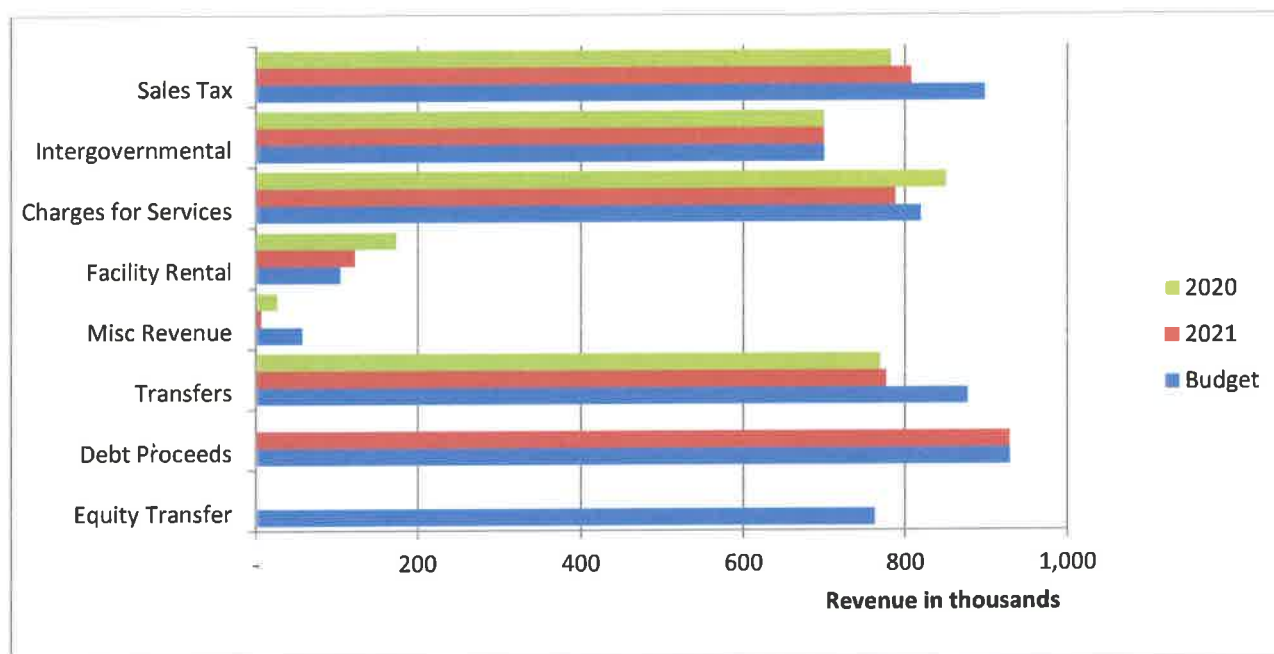
Total budgeted revenues for the fiscal year are \$14,557,595. Total revenues through 11 months or 92% of this fiscal year, amounted to \$12,790,297 or 88% of FY21 budgeted revenues. Operating revenues are up \$467,214 (5%) from last year due to increased water and sewer consumption. The Fund received \$2.5 million in lease proceeds from the 2020 COP.

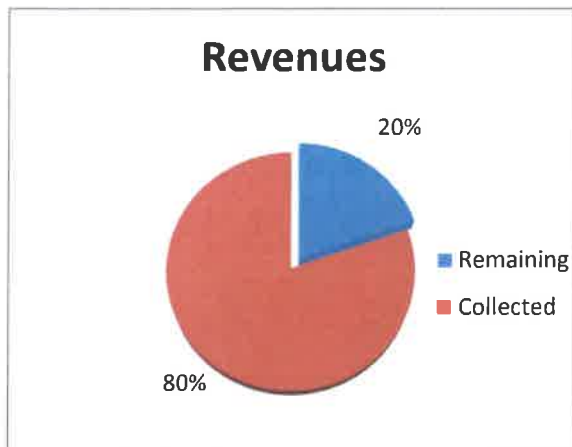


Total budgeted expenditures for the fiscal year are \$14,557,595. Total expenditures through 11 months or 92% of this fiscal year amounted to \$10,715,685 or 74% of FY21 budgeted expenditures. Production expenditures are comparable to the previous year at \$1,170,230. Operations division expenditures are \$678,177, a decrease of \$28,697. Sewer division expenditures have decreased \$117,658 to \$221,431 due to the timing of sewer line maintenance and changes in personnel. Non-departmental expenditures are \$5,968,108, up \$235,639 due to the increase in water and sewage consumption. Payments for debt are \$1,899,060, an increase of \$839,719 due to the 2020 COP. Capital outlay is \$728,679, a decrease of \$318,231 due to the timing of water line replacements. Current revenues exceed current expenditures by \$2,074,613 (larger revenue over expenditures is due to lease proceeds of \$2,500,000).

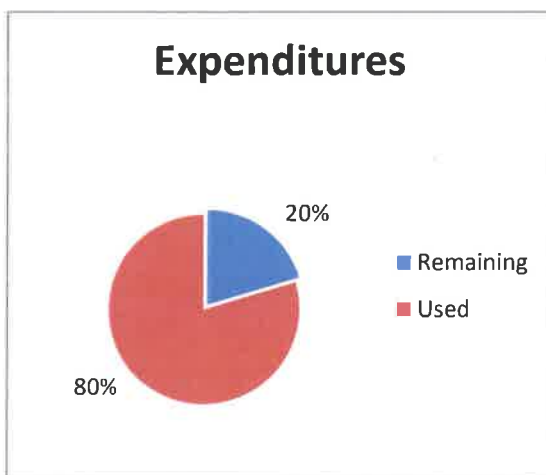
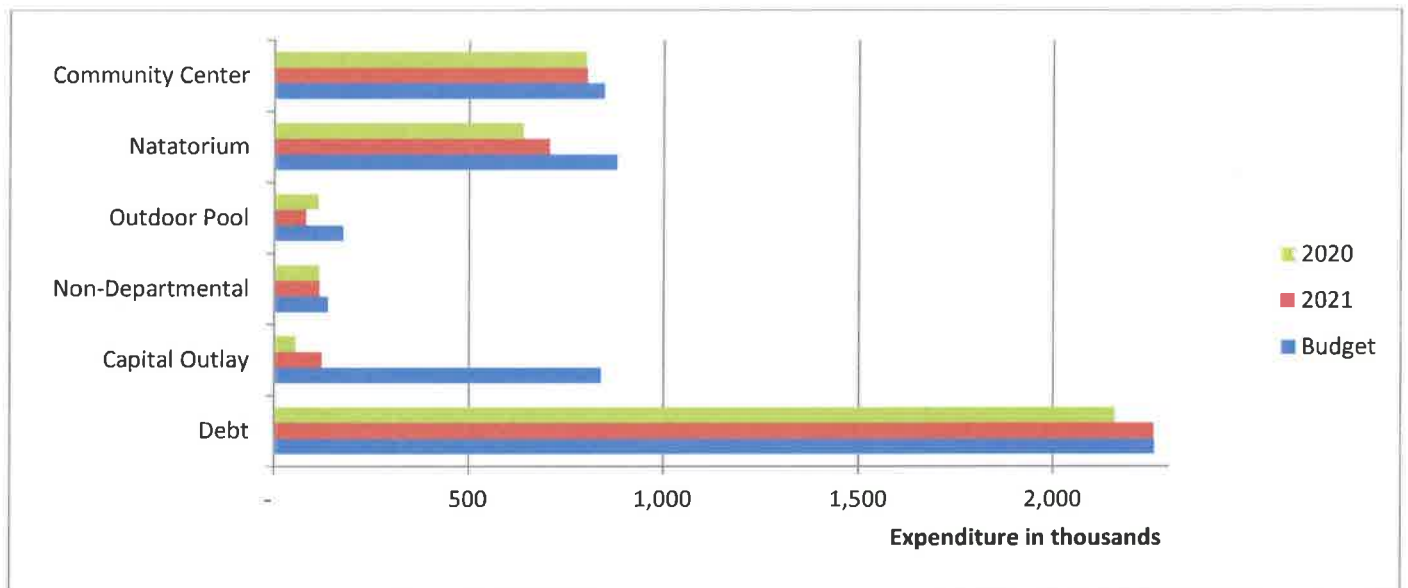


COMMUNITY CENTER AND PARKS TAX FUND





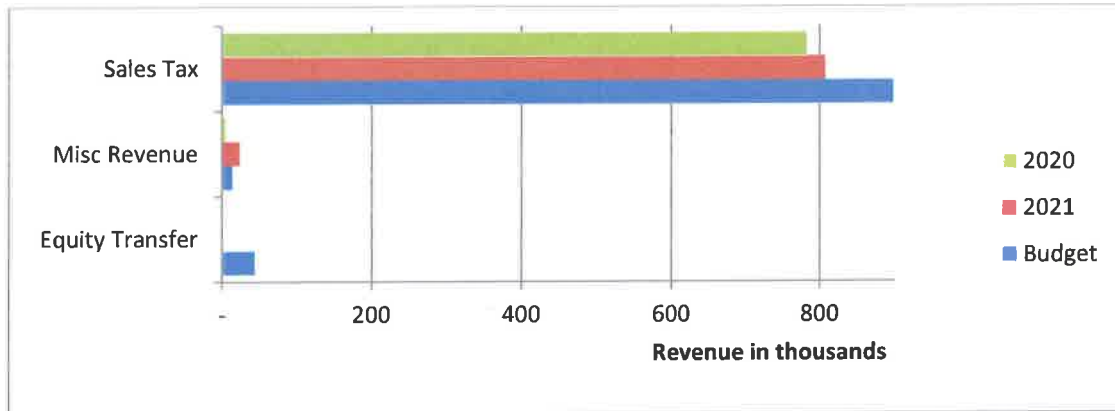
Total budgeted revenues for the fiscal year are \$5,151,584. Total revenues through 11 months or 92% of this fiscal year, amounted to \$4,135,862 or 80% of FY21 budgeted revenues. Sales tax received is \$809,179, up 3% from the previous year. Intergovernmental revenue (Charge to the North Kansas City School District for the natatorium) is \$700,000. Charges for Services are \$788,894, down 7% or \$62,224. Revenue from facility rental is \$122,900, down 29%. Miscellaneous revenue is \$7,189. Transfers to the fund are \$777,700 with \$877,700 budgeted. Debt proceeds for the fund are \$930,000. Equity transfer budgeted for the fiscal year is \$763,244 to offset the anticipated revenue loss.



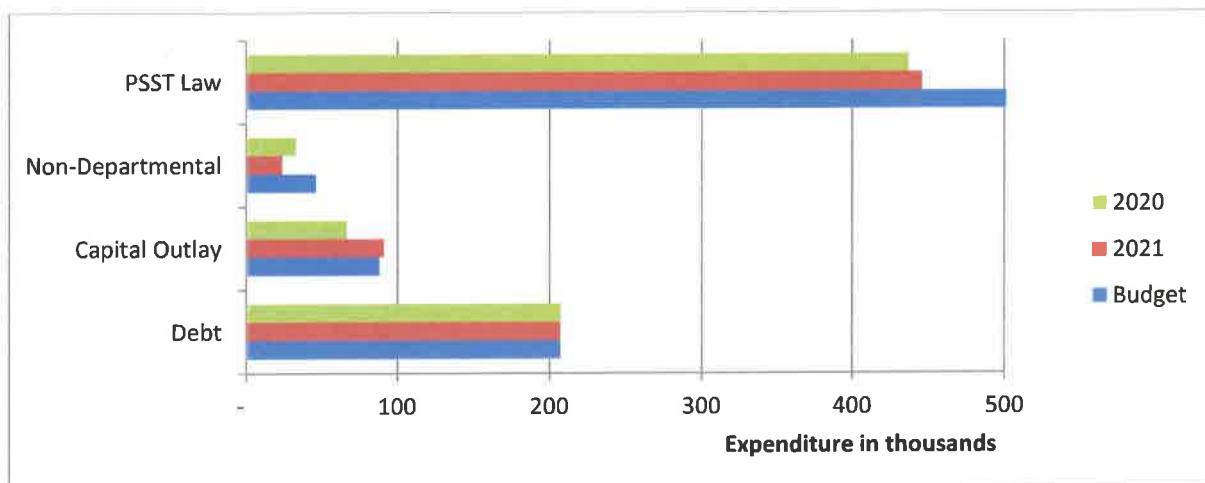
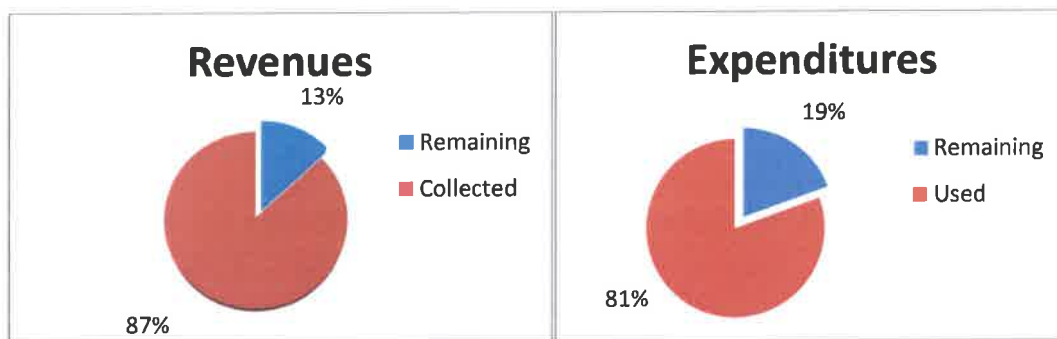
Total budgeted expenditures for the fiscal year are \$5,150,964. Total expenditures through 11 months or 92% of this fiscal year amounted to \$4,101,284 or 80% of FY21 budgeted expenditures. Community Center expenditures are comparable to the same time as last year to \$805,761. The Natatorium expenditures are \$708,637, an increase of \$68,180 from the same time last year due to increased personnel costs. Outdoor Pool expenditures are \$82,516, \$31,468 below the previous year. Non-departmental expenditures are comparable to the previous year at \$118,272. Capital outlay is \$123,543 or \$67,194 more than the same time last year. Debt is 2,262,555, 101,561 over the previous year due to the 2020 COP. Current revenues exceed current expenditures by

\$24,705.

PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$957,600. Total revenues through 11 months or 92% of this fiscal year amounted to \$833,551 or 87% of FY21 budgeted revenues. Sales tax on a cash basis is \$808,846, or an increase of 3%. Miscellaneous revenue is \$24,705, \$19,507 more than the prior year due to the sale of assets.



Total budgeted expenditures for the fiscal year are \$955,769. Total expenditures through 11 months or 92% of this fiscal year are \$769,624 or 81% of the FY21 budgeted expenditures. Law division is \$446,581, up 2% from the same time last year due to increased personnel cost. Non-Departmental is \$24,473, compared to \$33,433 during the previous year. The decrease is due to the timing of equipment maintenance. Capital outlay is \$91,242 compared to \$66,668 during the previous year. Debt is comparable to the previous year. Current revenue over expense for the fund is \$63,926.

Respectfully submitted,

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

Dominic Accurso
Director of Finance



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/24/2021

Department: General Administration

Meeting Date Requested: 6/28/2021

Public Hearing: Yes ☐ Date:

Subject: Consideration of the Meadowbrook Shopping Center Community Improvement District budget and five year plan.

Background: Meadowbrook Shopping Center went through a major update approximately five years ago. The city supported that renovation by allowing the creation of a Community Improvement District (CID). The CID levies a one-cent sales tax to help offset redevelopment costs.

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: The CID is required to seek city approval of a 5 year plan. The attached 5 year plan complies with that requirement and is substantially the same as the previous 5 year plan.

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

Scott Wingerson
Department Head

JM
City Attorney

SW
City Manager

Meadowbrook
CID Forecast, July 1 - June 30
Prepared: June 17, 2021

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	5 YEAR TOTAL
Receipts						
CID Deposits from MO DOR	65,000	70,000	70,000	70,000	70,000	345,000
Total Receipts - CID Project	65,000	70,000	70,000	70,000	70,000	345,000
Expenditures						
Interest Expense - General Construction Loan	16,900	15,900	14,900	13,900	12,900	74,500
Interest Expense - Dunkin Donuts	21,550	21,150	20,750	20,350	19,950	103,750
Interest Expense - Popeye's Loan	25,409	25,009	24,609	24,209	23,809	123,045
Interest Expense - Add'l Meadowbrook Improvements	1,945	1,920	1,895	1,870	1,845	9,475
Professional Fees	1,000	1,000	1,000	1,000	1,000	5,000
CID Budget Meeting	500	500	500	500	500	2,500
CID Payments, City of Gladstone 1.5% of receipts	975	1,050	1,050	1,050	1,050	5,175
Total Expenditures	68,279	66,529	64,704	62,879	61,054	323,445
Receipts in Excess of Expenditures / (Expenditures in Excess of Receipts)	(3,279)	3,471	5,296	7,121	8,946	21,555

BILL NO. 21-21

ORDINANCE NO. 4.559

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF GLADSTONE, MISSOURI, AND NORTHLAND NEIGHBORHOODS, INCORPORATED, TO PROVIDE CONSULTING SERVICES TO ASSIST IN THE ONGOING DEVELOPMENT AND REVITALIZATION OF NEIGHBORHOODS FOR THE PERIOD OF JULY 1, 2021 THROUGH JUNE 30, 2022.

WHEREAS, the City Council of the City of Gladstone, Missouri, has determined the advisability of entering into an agreement with Northland Neighborhoods, Incorporated, (NNI) for Neighborhood Home Organization (NHO) consulting services for the period of July 1, 2021 through June 30, 2022; and

WHEREAS, the cost of ongoing neighborhood organization and development consulting services to be provided to the City and NHO's is not to exceed \$31,146.00; and

WHEREAS, the City Council feels it is in the best interest of the residents of the NHO's and the City to provide consulting services to assist in the ongoing organization, development, revitalization, and preservation of neighborhoods.

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

THAT, The City Manager is hereby authorized to execute the agreement with Northland Neighborhoods, Incorporated for neighborhood consulting services at a cost not to exceed \$31,146.00.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28th DAY OF JUNE 2021.

R.D. Mallams, Mayor

Attest:

Ruth E. Bocchino, City Clerk

1st Reading: June 28, 2021

2nd Reading: June 28, 2021



Request for Council Action

RES ☐#

BILL ☒# Bill No. 21-21

ORD # 4.559

Date: June 10, 2021

Department: Community Development

Meeting Date Requested: June 28, 2021

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

Subject: Bill / Ordinance for neighborhood consulting

Background: For the past eight (8) years Northland Neighborhoods, Incorporated, (NNI) has assisted the City with forming and developing Neighborhood Home Organizations (NHO's) and assisting the organization of the specific NHO. This year, staff, with the assistance from NNI, will continue the ongoing organization of development of the neighborhoods as provided for in the Agreement.

Due to COVID-19, last year's work was somewhat limited as most of the NHO's and even HOA's meetings were limited, or not even meeting. Staff and NNI did meet with some of the neighborhoods virtually and held quarterly meetings with the presidents of some of the NHO's and HOA's. This year we are hoping to reconnect with neighborhoods within Gladstone, preferable in-person if they so desire; otherwise virtually. We want to help provide a customized service with each neighborhood and provide them with support from Community Development, Northland Neighborhoods, Inc. and the Police Department.

The work NNI will do with neighborhoods this year should lead to Gladstone having vibrant neighborhoods who are working together with their residents and partners to make their communities safer and better connected.

Budget Discussion: Funds are budgeted in the amount of \$ 32,000 from the General Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$31,000.

Public/Board/Staff Input: See attached

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

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

JM

Attorney

SW

City Manager

**AGREEMENT BETWEEN
NORTHLAND NEIGHBORHOODS, INCORPORATED AND
THE CITY OF GLADSTONE**

Provide consulting services to assist in the ongoing
development and revitalization of neighborhoods

AGREEMENT FOR PROVISIONS OF THE FOLLOWING SERVICES

THIS AGREEMENT between Northland Neighborhoods, Inc. an entity organized and existing under the laws of the State of Missouri, with its principal office located at 5340 NE Chouteau Trafficway, Kansas City, Missouri 64119, hereafter referred to as the “consultant” and the City of Gladstone, Clay County, Missouri, a Third Class City organized and existing under the laws of the State of Missouri with its principal office located at 7010 N. Holmes Street, Gladstone, Missouri 64118, hereafter referred to as the “city”.

This agreement represents the entire understanding and agreement between the parties. No amendments to the agreement will be binding on the parties, unless in writing and signed by the parties hereto. This agreement shall be binding upon the heirs, successors, administrators, executors and assignees of the parties hereto.

In the event there are any inconsistencies in the provisions of this agreement they will be resolved in accordance with the terms of this agreement.

**ARTICLE I
FEES AND PAYMENT**

The consultant agrees to perform all work, pay any sub-consultant, and provide all materials as specified in Article IV for a period of twelve (12) months, starting July 1, 2021 through June 30, 2022; for a fee of \$31,146.00 paid equally on a monthly basis for services rendered. In consideration of such payment, the consultant agrees to provide, time and service as generally outline in Article IV Scope of Services.

The consultant will submit an invoice for services rendered as specified in Article IV of this agreement to:

Alan D. Napoli C.B.O.
City of Gladstone
7010 N. Holmes Street
Gladstone, Missouri 64118

Payment will be made within thirty (30) days of receipt of invoice, by the Finance Department of the City of Gladstone, Missouri.

The consultant retains the right to perform services for other clients. Nothing contained within this agreement shall be deemed to create any association, partnership, joint venture, or relationship or principal and agent or master and servant between the parties. Northland Neighborhoods Inc., is an independent consultant and reserves the means and methods of accomplishing the Scope of Services as specified in Article IV of this agreement.

Postage, printing and such other equipment, tools and supplies necessary to perform the Scope of Services as specified in Article IV of this agreement will be the responsibility of the consultant.

ARTICLE II

CANCELLATION OF AGREEMENT

The city reserves the right to cancel and terminate this agreement in part or whole without penalty upon thirty (30) days written notice to the consultant. Any agreement cancellation notice shall not relieve the consultant of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation, nor shall it relieve the city of its obligation for payment of fees for documented work within the scope of services as specified in Article IV of this agreement prior to the effective date of cancellation.

The consultant reserves the right to cancel and terminate this agreement in part or whole without penalty upon thirty (30) days written notice to the city. Any agreement cancellation notice shall not relieve the consultant of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation, nor shall it relieve the city of its obligation for payment of fees for documented work within the scope of services as specified in Article IV of this agreement prior to the effective date of cancellation.

ARTICLE III

DRUG/CRIME FREE WORK PLACE

The consultant acknowledges and agrees that the following acts are prohibited:

1. The unlawful manufacturing, distributing, dispensing, possession and/or use of alcohol or drugs; and/or
2. Any impairment or incapacitation from the use of alcohol or drugs (except the use of prescription drugs for legitimate medical purposes); and/or
3. Any crimes committed while performing services on behalf of the city.

The consultant further acknowledges and certifies that it understands that a violation of any or all of these prohibitions constitutes a breach of agreement and may result in default action being taken by the City of Gladstone in addition to any criminal penalties that may result from such action.

ARTICLE IV SCOPE OF SERVICES

The Consultant shall provide consulting services to assist in the ongoing organization and development of neighborhoods as provided for in this Article. Note this scope is general in nature and any specifics to be addressed between City and Consultant as deemed necessary.

GOAL:

Connect and reconnect with neighborhoods within Gladstone, to provide a customized service with each neighborhood by providing which each neighborhood needs at the time. The work NNI will do with neighborhoods this year should lead to Gladstone having vibrant neighborhoods who are working together with their residents and partners to make their communities safer, and better connected.

PROGRAM OUTLINE:

1. Invite the following to a City Wide Neighborhood Summit/Roundtable meeting:
 - Neighborhood leaders,
 - Mayor and City Council,
 - Neighborhood Commission,
 - Representatives from Gladstone's Departments, and
 - NNI Representatives.
2. Provide an overview of what NNI and Gladstone have in mind for this year, and how they can participate and grow.
3. Customize our services with the neighborhoods; by working with them to see where they are and support their leadership. NNI will offer recommendations and provide a customized training/coaching approach based on what they need and are interested in learning.
4. Build a Speakers Bureau of NNI and Gladstone Staff to support neighborhoods.
5. Continually monitoring neighborhoods, supporting their individual needs with customized services.
6. Hold quarterly meetings with Gladstone Staff from Community Development, Police Department and NNI to problem-solve; and proactively plan neighborhood solutions to issues.
7. Provide at no cost to the neighborhoods the opportunity to print newsletter (must adhere to the NNI guidelines).

8. NNI will provide the opportunity to hold virtual meetings to support neighborhoods.

DELIVERABLES:

1. Final report:
 - a. Status of neighborhoods.
 - b. Develop customized services and report activities.
 - c. What have neighborhoods accomplished with NNI.
 - d. What are neighborhoods planning to do in the coming years.
2. Quarterly Problem-Solving meetings:
 - a. What actions have changed based on Quarterly Problem-Solving meetings.
 - i. What programs are needed that currently are not offered.
 - b. Recommendations for next steps in developing neighborhoods.
3. Home Repair Program-Gladstone:
 - a. Support low- to moderate-income homeowners with needed repairs
 - b. Funds will be targeted to:
 - i. Abating code violations and
 - ii. Quality of life repairs, such as:
 - Exterior painting
 - Gutters
 - Stair repairs
 - Window replacement
 - HVAC repairs/replacement
4. Presentations and updates:
 - a. Neighborhood Commission
 - b. City Council

CUSTOMARY SCOPE OF SERVICERS:

1. Consultant reports directly to the Community Development Administrator/Building Official
2. The Consultant will work with the Gladstone's Residential Relations and Maintenance Coordinator assigned to the Neighborhood Home Organization within their respective district.
3. Consultant will submit the following documents no later than the tenth (10th) day of the month.
 - a. An invoice for services rendered.
 - b. A monthly status report.

4. Consultant will present an annual report to the Gladstone Neighborhood Commission and City Council in July of 2020.

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ARTICLE V
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either or otherwise. The City agrees that it has not relied on any representatives of the consultant as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

IN WITNESS WHEREOF, the parties hereunto have executed three (3) counterparts of this agreement the day and year as noted by signature.

THE CITY OF GLADSTONE, MISSOURI:

By: _____
Scott C. Wingerson, City Manager

Attest:

Ruth Bocchino, City Clerk

Date: _____

NORTHLAND NEIGHBORHOODS, INC.:

By: Deborah L. Hermann
Deborah L. Hermann, Chief Executive Officer

Attest:

Theresa Wolfe
Theresa Wolfe, Director of Administration

Date: 5/6/2021

**CITY OF GLADSTONE, MISSOURI
WORK AUTHORIZATION AFFIDAVIT
PURSUANT TO 285.530, RSMo
(FOR ALL CONTRACTS IN EXCESS OF \$5,000.00)**

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind of character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exists; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared Deborah L. Hermann who, being duly sworn, states on his/her oath or affirmation as follows:

1. My name is Deborah L. Hermann and I am currently the CEO of Northland Neighborhoods, Inc. (hereinafter "Consultant"), whose business address is 5340 NE Chouteau Trwy, Kennett Mo 64419, and I am authorized to make this Affidavit.
2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.
3. Consultant is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted between the Consultant and the City of Gladstone, Missouri.
4. Consultant does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

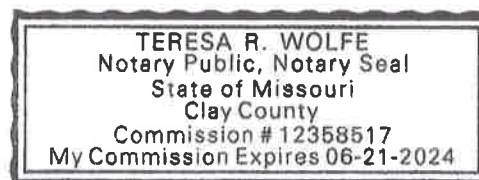
Deborah L. Hermann
Affiant Signature

Deborah L. Hermann
Affiant Printed Name

Subscribed and sworn to before me this 6th day of May, 2021

Teresa R. Wolfe (Seal)
Notary Public

My Commission Expires: 6/21/2024





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/21/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Calvin Eddy Kappelman Insurance 7001 North Cherry #201 Gladstone MO 64118		CONTACT NAME: Donna Dunlap PHONE (A/C, No, Ext): (816) 453-8584 E-MAIL ADDRESS: ddunlap@cekinsurance.com FAX (A/C, No): (785) 843-1583	
INSURED Northland Neighborhoods Inc 5340 N Chouteau Trfy Kansas City MO 64119-2510		INSURER(S) AFFORDING COVERAGE INSURER A: AMCO Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 19100	

COVERAGES

CERTIFICATE NUMBER: CL2152117174

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			ACPGLA07210648871	06/07/2021	06/07/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ACPGLA07210648871	06/07/2021	06/07/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			ACPCAA7210648871	06/07/2021	06/07/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	ACPWCA7210648871	06/07/2021	06/07/2022	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Fidelity Bond			7900337440	11/02/2020	11/02/2021	Bond Limit \$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Donna Dunlap

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