



**CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JULY 12, 2021**

The City Council will meet in Closed Executive Session at 6:45 pm Monday, July 12, 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. Neighborhood Block Watch Signs-Community Development Administrator Alan Napoli will present the new Neighborhood Watch signs and give an explanation of the new program.
2. Property Tax/Business License-Director Accurso will give a summary on the collection process for property tax and business licenses.

**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 28, 2021, Closed City Council Meeting Minutes.
6. Approval of the June 28, 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. RESOLUTION R-21-37** A Resolution authorizing acceptance of a proposal from Olathe Ford for the acquisition of two (2) 4X2 dump trucks, one with a snowplow and the other with a spreader and snowplow in the total amount of \$191,874.00.

**9. RESOLUTION R-21-38** A Resolution authorizing acceptance of work under contract with Capital Electric Line Builders, Incorporated, for the replacement of pedestrian signals and painting of existing traffic signal structures at the intersection of North Oak Trafficway and Northeast 72<sup>nd</sup> Street Project, and authorizing final payment in the amount of \$4,782.60 for Project TP2101.

**10. RESOLUTION R-21-39** A Resolution authorizing the City Manager to execute a contract with Linaweaver Construction, Incorporated, in the total amount not to exceed \$581,311.50 for the Gladstone Downtown District parking and street rehabilitation Project TO2011.

**11. CONSIDER SPECIAL EVENT PERMIT:** African Gospel Fest, 602 NE 70<sup>th</sup> Street, Linden Square, Saturday, September 11, 2021, 8:00-11:00 am.

**12. CONSIDER SPECIAL EVENT PERMIT:** Pickin on the Front Porch Bluegrass Concert, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm, Saturday, September 11, 2021, 7:00-9:00 pm.

**13. CONSIDER SPECIAL EVENT PERMIT:** Big Shoal Country Fair, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm, Saturday, September 18, 2021, 10:00 am – 5:00 pm.

**14. Communications from the City Council.**

**15. Communications from the City Manager.**

**16. Other Business.**

**17. 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 4:00 pm  
July 8, 2021



## *Community Development Memorandum*

**TO:** Scott C. Wingerson, City Manager

**FROM:** Alan D. Napoli, Community Development Administrator | Building Official

**CC:** Austin Greer, Assistant to the City Manager | Community Development Director

**DATE:** July 7, 2021

**RE:** Neighborhood Block Watch Signs

Several years ago the Community Development Department worked with a number of the Neighborhood Home Organizations (NHO) to install "Neighborhood Watch" signs. Many of those signs have become faded and outdated. Staff has worked with Northland Neighborhoods, Inc. (NNI) and the Police Department to come up with a new sign that would incorporate Neighborhood Watch and Block Watch.

The idea is that the NHO's, Home Owner Associations (HOA) and the Multi-Family Neighborhoods would attend a Neighborhood Block Watch training program put on by the Community Development Department, Police Department and NNI. Once they have completed the program a limited number of signs would be placed in key locations entering the NHO, HOA and Multi-Family Neighborhoods. If the NHO's, HOA's or Multi-Family Neighborhoods wanted additional signs we would supply them at cost.

Examples of the old "Neighborhood Watch" sign and the new proposed "Neighborhood Block Watch" sign will be at the open study session on Monday evening.



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

**DATE:** July 8, 2021

**TO:** Scott Wingerson – City Manager

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

**RE:** Property Tax & Business Licensing Inquiries

During the late spring, staff receives numerous inquiries about property tax and business licensing. Both processes can be time consuming and confusing. The following information is a short summary on both processes and how the City of Gladstone's processes compare and contrast to other municipalities in the metropolitan area.

### **Property Tax**

Property tax calculations have been a topic of discussion for many years. Many assume that when valuations are received from Clay County, a simple formula can be applied to calculate what will be due December 31<sup>st</sup>. That may be true with some, but is not always the case. Before the property tax levy is certified, a complex calculation must be completed, submitted, and approved by the Missouri State Auditor to ensure compliance with state law. The increase to the City's property tax revenue is limited to the lesser of 5% or CPI (set by the State Auditor).

Something that is unique to the City of Gladstone from other surrounding municipalities is that the City uses a multi rate method for different classes of property. This allows for a different rate to be applied for real residential, agricultural, commercial, and personal property. Surrounding municipalities apply the same rate for all classes of real and personal property.

In 2020, the levy for residential real property was set at 0.8670 per \$1,000. Compared to other area municipalities, Gladstone's property tax rates would be considered to be very reasonable. Something to consider when comparing a property tax rates is, does the taxing entity have any additional taxing districts such as a fire district?

After the property tax is levied and collected, revenue is distributed from the county to help fund several entities. A portion of the revenue does remain with the City to fund general operations (11.3%). The majority of property tax revenue levied by the City goes to the North Kansas City School District (75%) to fund operations. Other recipients of the property tax is remitted to fund the library, community college, handicap, and senior services.

**Business Licensing**

The process of calculating business licensing fees can be almost as complicated as property tax! Several municipalities' business license applications can be found online while others are done within different software, or possibly requiring an in-person visit. Metropolitan area municipalities assess fees differently by business type, base rate, gross receipts, or a combination of the variables. Due dates for licensing can also be different causing further complications.

The City's business licenses are valid for the period July 1, through June 30. The renewal process usually begins in May and are due by July 1. General businesses licenses are charged a base rate of \$30 and \$.30 per \$1,000 in gross receipts ( $30 + (GR * .30 / 1000)$ ).

Finding comparisons for business licensing was a bit more difficult than property tax, as most calculations are very different from each other. Gladstone and North Kansas City's calculation were very similar, charging a base rate times gross receipts. Some municipalities such as Liberty and Smithville have a ceiling in place for gross receipts to limit the amount of fees charged to the business.

Certain types of businesses are required to send additional documentation along with fees and application before the license can be processed and approved. This process ensures that businesses are in compliance with state and local laws.

Currently, staff is working to process and approve over 1,500 business licenses for the 2022 fiscal year. The property tax public hearing will be advertised within the next few weeks and will be on the agenda for the City Council's consideration and approval in August. Additional detail on these subjects will be presented at an open study session before the July 12<sup>th</sup> regular City Council meeting. Please contact me at your convenience if you have any additional questions.

# PROPERTY TAX & LICENSING

## PROPERTY TAX

### Time Line

- **June**
  - Preliminary valuations received
- **July**
  - Public Hearing scheduled and advertised
- **August**
  - Final valuation received from Clay County
  - Public Hearing
  - Submission to State Auditor
  - Certification



# PROPERTY TAX

## Property Tax Revenue

- Designed to be revenue neutral
  - Total amount received by taxing entity may increase by the lesser of CPI or 5%
- Tax rate ceiling is based on the assessed valuation for the entire political subdivision, not individual tax payer
- Calculation submitted and reviewed by State Auditor to ensure compliance with Missouri law

# PROPERTY TAX

## Our Rates

- Based on Classes
  - Real Property
    - Residential
    - Agricultural
    - Commercial
  - Personal Property

Somewhat unique to Gladstone.





# PROPERTY TAX

## City of Gladstone's Property Tax Rates (2020)

### Real

➤ Residential	269,432,490	0.867
➤ Agricultural	30,020	0.929
➤ Commercial	68,639,133	0.877

**Personal** 62,128,358 0.929

Voter approved tax ceiling 0.929

# PROPERTY TAX

## Comparison (2020)

<u>Political Subdivision</u>	<u>Assessed Value</u>	<u>Levied</u>
Kansas City	9,276,976,593	1.7529
Lee's Summit	2,323,727,412	1.4563
Excelsior Springs	165,089,099	1.1655
North Kansas City	313,929,310	1.0416
Liberty	550,548,436	0.8908
<b>Gladstone</b>	<b>400,230,001</b>	<b>0.8670 (Residential)</b>
Independence	1,279,871,287	0.6672
Parkville	263,355,195	0.6371
Kearney	196,863,224	0.6015
Smithville	190,053,661	0.4484

# PROPERTY TAX

## Assumptions for 2021 (FY22)

- Valuations have increased
- Revenue increases will be limited by law
- Real property rates may "roll back"

Final valuations will not be received until August

# PROPERTY TAX

## Where Does it Go?

(based on a 2015 Rav4)

NORTH KANSAS CITY SCHOOL DISTRICT	258.66	75.47%
GLADSTONE	38.74	11.30%
LIBRARY TAX	15.41	4.50%
KCJC TAX	8.87	2.59%
COUNTY SERVICES	7.24	2.11%
HANDICAP TAX	4.71	1.37%
HEALTH TAX	3.93	1.15%
MENTAL HEALTH TAX	3.93	1.15%
STATE TAX	1.25	0.36%
<b>Total Tax</b>	<b>342.74</b>	<b>100.00%</b>

# LICENSING



# LICENSING

- **Business License** (July 1 – June 30)
  - General
  - Master Plumber/Electrician
  - Amusement (vending and game machines)
  - Liquor



## LICENSING

### ■ Fees

- Entities base licensing fees multiple ways
  - Type of business
  - Base fee
  - Gross receipts (some entities may have cap on gross receipts)
  - Combination of the three

### ■ Documentation

- No tax due
- Work comp insurance
- Certifications



## LICENSING

### ■ General Business License Fees

- Base \$30.00
  - Gross Receipts .30/1000
- Example: Steve's Widgets has \$250,000 in gross revenue and is located within the City limits of the City of Gladstone.

## LICENSING

### ■ Fee Calculation

- \$30.00 Fee
- 75.00 Gross Receipts  $(.30/1000 * 250,000)$
- \$105.00 Total Licensing fee

## LICENSING

### Steve's Widgets

	<u>Fee</u>	<u>Gross Receipts</u>	<u>Total Fee</u>	<u>Cap on Gross Receipts</u>	
Kansas City	Schedule based on gross receipts		222.10		
Liberty	Schedule based on gross receipts		150.00	5,000,000	1,200
North Kansas City	25.00	0.0005	150.00		
Gladstone	30.00	0.0003	105.00		
Smithville	Schedule based on gross receipts		100.00	151,000	100

## PROPERTY TAX & LICENSING





**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JUNE 28, 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 28, 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 and thanked VFW Post 10906: Joe Liles, Stan Stoner, Dennis Perkins, Jim Zimmerman, and Jim Cox for posting the Colors.

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

The agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the June 14, 2021, Closed City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the June 14, 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 June 14, 2021, Regular City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the June 14, 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:** National Parks and Recreation Month.

**Mayor Mallams** read the Proclamation and presented to Director Justin Merkey.

**Mayor Mallams** stated that Nathan Sinclair worked Bluesfest and he did an admiral job; one of the members of our parks crew.

## **REGULAR AGENDA.**

**Item No. 8. On the Agenda.** Communications from the audience.

Bob Bateman approached Council and stated: *"209 NE 73<sup>rd</sup> Street. Um, in 1999, I was enjoying myself and the property that I have that has a cave on it. But then later, more and more water was draining down there. At first I thought it was just water from the homes around there and, but it wasn't. What I found out was that, um, Black and Veatch was hired to do a master study of Stormwater and in that master study, it's documented and it talks, attention Scott Wingerson. Mr. Wingerson has really upset my life. This man has taken all this water and run it down to this cave that I have and in these documents it should never have happened. In the documents, it says oh, and I have it here, we have, Black and Veatch said, well we are going to run this water down here on Mr. Bateman's property and uh, because it is in Hobby Hill Park. My property is not in Hobby Hill Park. They needed that, they need, this city needed that excuse to pump all this water down on my property and they had to lie about it, and they lied, and they lied, and they lied. I've got the documents right here. All this water, all this water, coming down here, all that water, all the water, and more and more water, because of Mr. Wingerson did not make the correction and say, 'uh oh, this is not Hobby, this is not Hobby Hill Park, this is Mr. Bateman's property.' And here are the documents. It says, 'the portion of Cave Creek Watershed is located in the city and covers 278 acres. It drains in a southwesterly direction until it converges with, uh, into, with Line Creek. The water runs into a cave located in Hobby Hill Park."*

**Mayor Mallams** stated: *"Bob, have we received these?"*

Mr. Bateman stated *"No."*

**Mayor Mallams** stated: *"Do you have a copy for our Clerk? We are getting close to the five minutes, Bob."*



Mr. Bateman stated: *"There is a lot more...all I want to say is that the cave is a very, very valuable asset and that cave drains so much, it drains 45 football fields of water. It is a very, very important asset to the City of Gladstone and I'm willing to sell it to you, or I will lease it to you; but I just want to make you aware. Thank you."*

**Item No. 9. On the Agenda.** Communications from the City Council.

**Councilmember Spallo** stated: *"Congratulations to the Gladstone Area Chamber for Bluesfest, especially to fellow Councilmember Tom Frisby, for all the hard work. Entertainment is always outstanding and some of the changes you guys made and with the addition of the new concession facility through the Parks and Recreation Department, I thought it went very well. I wish I could have spent more time, but I will be back next year. Just a reminder; July 4<sup>th</sup> holiday coming up, and just a couple of things in regard to that: Obviously we all want to celebrate, but there are a lot of veterans in our city with PTSD, and it is very dangerous to be setting off all the fireworks so early in the week and I just think that we need to have some compassion for these folks that have these issues; and also for a lot of our furry friends that have these issues. Please consider that when you are discharging fireworks illegally in our city. Don't forget to join us on Sunday night, July 4, at Oak Grove Park, at the amphitheater, we will have some wonderful entertainment and obviously we will have fireworks that evening. And then, just a reminder of Gladstone Theater in the Park July 9, 10, and 11, 'Matilda', and I am very excited for that coming up. I had the opportunity to visit the set on Sunday afternoon. I saw the roll top door was open so I stopped by and Patrick Weaver was there painting away, getting those sets ready. The amount of time and effort that goes into these productions is admirable by all the volunteers and staff and obviously the cast. Please take the time out to go to the show either July 9, 10, or 11."*

**Councilman Frisby** stated: *"Mayor Mallams, thank you, and Councilperson Spallo thanks for the kind words. I do want to extend my thanks to the Parks Department and the Police Department for keeping all of us safe. I just wish you could have cooled it off a little bit. It had to be the two hottest days, I think, of the summer. We had a decent crowd, a decent turnout, but I think more importantly, it just gave the community the thought that we are back; that Bluesfest is back, so it's back on the calendar and we got together and had a little fun. It was a little warm but I thank the city for providing the space and the Chamber for making all the arrangements. Thank you."*

**Mayor Pro Tem Garnos** stated: *"Thank you, Mayor. I just also wanted to mention when we had Parks and Rec Advisory Board here a couple of weeks ago, a few days before Bluesfest, we got a sneak peek at the new concession stand and restrooms and two days beforehand they were a long way from being ready to go, and two days later they were open for Bluesfest and landscaped around it, so there was an extraordinary final push to make that work and thanks to Public Works and the park staff for everything they did in the final flurry there. It's also another good testament to what we do here in Gladstone with working with the School District to solve problems that benefit both of us. I also wanted to give a shout-out to Councilmember Moore for getting the ball rolling on getting the new restrooms at Oak Grove Park; it's to your credit that we are getting those. I also wanted to thank staff and everybody else for the design charrette, Hoefer Welker, on the open study session that was well done and a lot of time by staff and it was*

*very valuable. I wanted to comment on Bluesfest and how exciting it was to see people in lawn chairs at Oak Grove Park again. It was great to be there."*

**Mayor Mallams** stated: *"Also on Friday night, our Police Officers hosted the Bicycle Rodeo at Happy Rock Park. We had support from the Parkville Police Department and Clay County Sheriff's Department members were there. Our own Gladstone Hy Vee had their trailer out there. It was a hot evening but the kids had a great time. Last week, I had the opportunity to take two of my grandsons to the Gladstone outdoor pool. Director Merkey, I please ask that you share with the lifeguard staff, they are very attentive. The cleanliness of the pool and the pool area were immaculate. Today, when I was in the Community Center, I noticed that both the pools had been emptied out and I'm assuming that they are getting ready to be re-painted, which is great; but the outdoor pool, my gosh, this morning at 7:00 am, it looked like there was a swim team practice at 7:00, then swim lessons that start shortly after that; and then in the afternoon when the pool is open. We are very, very fortunate to have that resource here for the city and I hope we never lose it. Again, congratulations. Finally, July 4<sup>th</sup>, Oak Grove Park, our Independence Day Celebration is going to return. 7:00 pm kick-off with Jillian Riscoe, performer, song-writer, graduate of Oak Park High School, and she will be followed by The Suburban's, a Kansas City Band. Then, the fireworks will begin around 9:45 pm and I hear they are going to be just outstanding. Two years' worth of fireworks given off in one evening. It's going to be a great evening of fun for the entire family."*

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

City Manager Scott Wingerson stated: *"Thank you, Mayor. The Council mentioned most of the things I had on my list. I did want to publicly acknowledge Sean Daugherty and congratulate him on becoming the first Fire Chief in Gladstone's history."*

**Item No. 11. On the Agenda.** **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.

**Councilmember Moore** moved to approve **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. **Councilman Frisby** seconded.

**Mayor Pro Tem Garnos** stated: *"I just want to comment. I think we have done this once before a few years ago. One of the things we found out from staff was that our ambulances, the truck part of it, takes a lot of wear and tear, but our staff are so good at taking such good care of the box; and ambulances are so expensive brand new, that a few years ago we figured out we could save quite a bit of money by moving the box to a new chassis and virtually have a new ambulance and save a ton of money. It is still an expensive operation to move an ambulance box from one truck bed to another but not nearly as bad as buying a new ambulance. I thought this was a great idea last time and I'm glad we are doing it again."*

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. 12. On the Agenda.** **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.

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

**Item No. 13. On the Agenda.** **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.

**Councilmember Moore** moved to approve **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. **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. 14. On the Agenda.** **APPROVE FINANCIAL MONTH END MAY 2021.**

**Councilmember Spallo** moved to approve the **FINANCIAL MONTH END MAY 2021.** **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)

**Item No. 15. On the Agenda.** **CONSIDER APPROVAL OF MEADOWBROOK COMMUNITY IMPROVEMENT DISTRICT BUDGET JULY 1, 2021, TO JUNE 30, 2022.**

**Councilmember Moore** moved to approve the **MEADOWBROOK COMMUNITY IMPROVEMENT DISTRICT BUDGET JULY 1, 2021, TO JUNE 30, 2022.** **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. 16. On the Agenda.** **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.

**Councilman Frisby** moved **Bill No. 21-21** be placed on its First Reading. **Mayor Pro Tem Garnos** 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. 21-21**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** 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. 21-21**, and enact the Bill as **Ordinance 4.559**. **Mayor Pro Tem Garnos** seconded.

**Councilmember Moore** stated: *“Mayor Mallams, I just want to recognize that we have had a long standing relationship with NNI over the years. I’m really pleased to see that we are continuing this. The work that they do, not only in the development of neighborhoods that haven’t been established in our community, but, throughout our community and what we saw from Deb Herman the last time; it’s really heartfelt and moving, the good work that they do in this community. I totally support this Bill and I’m really glad to see that we are continuing our relationship with NNI.”*

**Mayor Mallams** stated: *“Thank you. And the work that they do includes, heroes in our community; exterior painting, gutters, stair repairs, window replacement, and HVAC repairs and replacement. A very wonderful, worthwhile program.”*

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

Mayor Mallams open and immediately closed the Public Hearing at 7:59 pm.

**Item No. 18. On the Agenda.** Other Business.

There was no other business.

**Item No. 19. On the Agenda.** Adjournment.

**Mayor Mallams** adjourned the June 28, 2021, Regular City Council meeting at 7:59 pm.

Respectfully submitted:

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Ruth E. Bocchino, City Clerk

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

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

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Mayor R.D. Mallams

#### **5. Old Maid's and Broadway**

The portion of Old Maid's watershed that is located in the City covers approximately 442 acres. Old Maid's Creek flows in a southwesterly direction until it converges with Line Creek. The existing land use is primarily residential, with corridors of commercial property along Oak Street Trafficway

The Broadway drainage area, which covers approximately 91 acres, is a subwatershed of Old Maid's watershed. The primary drainage channel flows in a westerly direction and converges with Old Maid's Creek on the west side of Highway 169. The existing land use is residential.

#### **6. Cave Creek**

The portion of Cave Creek watershed that is located in the City covers approximately 278 acres. It drains in a southwesterly direction until it converges with Line Creek. This area is named Cave Creek because the primary drainage channel drains into a cave located in Hobby Hill Park. The FEMA FIS study refers to this drainage channel as East Fork Creek. The existing land use is a combination of residential development and parks.

#### **7. Oakwood**

The Oakwood watershed covers approximately 190 acres of which 45 acres are located in the City. The watershed drains in a southerly direction and eventually empties into the Missouri River in North Kansas City, Missouri. The land use is primarily residential.

### **B. Climate**

The climate of the area is characterized by wide fluctuations in temperature and precipitation, both daily and seasonal. Short duration thunderstorms with high intensity rains generally occur in the spring and summer months, sometimes resulting in flash floods characterized by high peak runoff and high velocities. Most storms last from several minutes to several hours, with a wide fluctuation in intensity. Hourly rainfall in the range of 1 to 1.5 inches is common.

The annual average precipitation in the Kansas City metropolitan area is 37.62 inches. The monthly and seasonal distribution of precipitation is listed in Table II-1. As indicated in the table, 63 percent of the yearly rainfall occurs in the spring and summer months.

**RESOLUTION NO. R-21-37**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM OLATHE FORD FOR THE ACQUISITION OF TWO (2) 4X2 DUMP TRUCKS, ONE WITH A SNOWPLOW AND THE OTHER WITH A SPREADER AND SNOWPLOW IN THE TOTAL AMOUNT OF \$191,874.00.**

**WHEREAS**, Mid-America Council for Public Procurement (MACPP) requests and accepts proposals for specialty equipment on a State level; and

**WHEREAS**, staff reviewed the MACPP contracts for the purchase of two (2) 4x2 dump trucks, one with a snowplow and the other with a spreader and snowplow; and

**WHEREAS**, the Department of Public Works recommends the acceptance of the MACPP contract proposal from Olathe Ford for the purchase of an F-650 4x2 dump truck with snowplow in the amount of \$88,973 and an F-650 4x2 dump truck with spreader and snowplow in the amount of \$102,901 for a net amount of \$191,874.

**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 Olathe Ford in the amount of \$191,874.

**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 12<sup>th</sup> DAY OF JULY 2021.**

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Mayor R.D. Mallams

Attest:

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Ruth E. Bocchino, City Clerk



## *Request for Council Action*

☒ RESOLUTION # R-21-37

☐ BILL #

ORDINANCE #

Date: 7/7/2021

Department/Office: Public Works

Meeting Date Requested: 7/12/2021

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

Subject: Fleet Truck Purchases

Requested Action: Approve the purchase of two (2) fleet trucks

**Background:** Staff reviewed the Mid-America Regional Council for Public Procurement (MACPP) contracts for the purchase of a current model year 4x2 dump truck with snowplow and a current model year 4x2 dump truck with spreader and snowplow. MACPP requests and accepts proposals for specialty equipment on a State level.

**Budget Discussion:** Funds are available in the amount of \$182,500 from the CWSS Fund. Ongoing costs are estimated to be \$1,000 annually.

**Public/Board/Staff Input:** After reviewing the MACPP contracts, it is the recommendation of the Department of Public Works to accept the bid of Olathe Ford for a current model year F-650 4x2 dump truck with snowplow and a current model year F-650 4x2 dump truck with spreader and snowplow. The cost of the vehicles is \$88,973 and \$102,901, respectively. These vehicles will replace the current 2012 International 4300 with snowplow (Asset# 1445, VIN 1HTJTSKL3CH590637) and the current 2008 International 7300 with snowplow and spreader (Asset# 1393, VIN 1HTWAAAR78J680577), which will be sold at public auction at a later date.

**Recommendation:** It is the recommendation of the Department of Public Works to accept the bid of Olathe Ford for the purchase of these vehicles in the combined total amount of \$191,874.

Distribute Original Contracts to: ☐ City Clerk

Tim Nebergall

Legal PC

City Manager SW

RCA DUE TO CITY CLERK WEDNESDAY 2:00 PM

Revised 1/10/2018



Prepared for: , Gladstone City of

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2022 F-650 Gas Regular Cab Base (F6A)

Price Level: 215

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### **Client Proposal**

Prepared by:  
Deborah Jones  
Office: 913-782-0881  
Quote ID: GladF650  
Date: 06/24/2021



Olathe Ford | 1845 E Santa Fe, Olathe, Kansas, 660621695  
Office: 913-782-0881 | Fax: 913-782-9057

## RESOLUTION NO. R-21-38

**A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH CAPITAL ELECTRIC LINE BUILDERS, INCORPORATED, FOR THE REPLACEMENT OF PEDESTRIAN SIGNALS AND PAINTING OF EXISTING TRAFFIC SIGNAL STRUCTURES AT THE INTERSECTION OF NORTH OAK TRAFFICWAY AND NORTHEAST 72ND STREET PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$4,782.60 FOR PROJECT TP2101.**

**WHEREAS**, work under the contract with Capital Electric Line Builders, Incorporated, for the Replacement of Pedestrian Signals and Painting of Existing Traffic Signal Structures at the Intersection of North Oak Trafficway and Northeast 72nd Street, Project TP2101, 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:	\$ 66,185.08
Change Order(s):	29,466.83
Revised Contract Amount:	\$ 95,651.91
Amount Paid to Date:	90,869.31
<b>Total Amount Due Final Pay:</b>	<b>\$ 4,782.60</b>

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

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12<sup>th</sup> DAY OF JULY 2021.**

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Mayor R.D. Mallams

ATTEST:

---

Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # R-21-38

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/2/2021

Department: Public Works

Meeting Date Requested: 7/12/2021

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

Subject: Final payment approval, Project TP2101, Replacement of Pedestrian Signals and Painting of Existing Traffic Signal Structures at the Intersection of North Oak Trafficway and Northeast 72nd Street Project.

Background: Work has been completed on the referenced project and the contractor, Capital Electric Line Builders, Inc., has made application for final pay. Change Orders were the result of adding the replacement of signal heads, traffic loops and ADA panels to the scope of work.

Budget Discussion: Funds for this contract were budgeted in the TST Fund.

Original Contract Amount:	\$ 66,185.08
Change Order(s):	29,466.83
Revised Contract Amount:	\$ 95,651.91
Amount Paid to Date:	90,869.31
<b>Total Amount Due Final Pay:</b>	<b>\$ 4,782.60</b>

Public/Board/Staff Input:

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

Timothy A. Nebergall  
Department Director/Administrator

City Attorney

City Manager

**RESOLUTION NO. R-21-39**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$581,311.50 FOR THE GLADSTONE DOWNTOWN DISTRICT PARKING AND STREET REHABILITATION PROJECT TO 2011.**

**WHEREAS**, one proposal was received for the Gladstone Downtown District Parking, Lighting & Street Rehabilitation Project, and that proposal from Linaweaver Construction, Incorporated, in the amount of \$581,311.50 has been determined by the Director of Public Works to be a fair proposal.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Linaweaver Construction, Incorporated, for work as outlined in the agreement for a total amount not to exceed \$581,311.50.

**FURTHER, THAT**, funds for such purpose are authorized from the 2020 Certificate of Participation and TST Fund.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12<sup>TH</sup> DAY OF JULY 2021.**

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Mayor R.D. Mallams

ATTEST:

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Ruth E. Bocchino, City Clerk



## *Request for Council Action*

RES ☒ # R-21-39

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/6/2021

Department: Public Works

Meeting Date Requested: 7/12/2021

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

Subject: Contract Award, Project TO2011, Gladstone Downtown District Parking & Street Rehabilitation.

Background: The Gladstone Downtown District Parking and Street Rehabilitation was recently advertised for bid. The project was split into a base bid (24 parking spots on NE 70th Street between N. Locust Street and N. Cherry Street and the resurfacing of NE 70th Street) and 3 bid alternates (8 parking spots on N. Locust, Festoon Lighting, and the reconstruction of parking in front of Security Bank) to fit the City's budget of \$600,000. One bid was received for the project from Linaweaver Construction totaling \$1,293,839.50. The contract documents require the project to be substantially complete by Gladfest and the approximate opening of the new hotel.

Budget Discussion: Funds are budgeted in the amount of \$ 450,000 from the 2020 COP and \$150,000 from the TST Fund. Ongoing costs are estimated to be \$ 1,500 annually. Previous years' funding was \$N/A

Public/Board/Staff Input: City staff met with Linaweaver Construction to identify value engineering revisions to allow the City to construct the 24 parking spots on NE 70th Street, resurfacing of NE 70th Street, 8 parking spots on N. Locust, and the rehabilitation of existing parking in front of Security Bank. After these revisions, the amount of that bid is \$581,311.50. It is the recommendation of staff to award the project with value engineering revisions to Linaweaver Construction. Staff recommends not awarding the installation of Festoon Lighting (\$243,000) at this time. Delaying the project will likely not result in a substantial project savings due to the high volume of work across the industry and increasing construction prices. Linaweaver Construction, Inc. has done numerous projects for the City in the past, including the Old Pike Road Reconstruction Project and the Pleasant Valley Road Project. Staff has always been pleased with their performance, and is looking forward to working with them again on this project.

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

Tim Nebergall  
Department Director/Administrator

City Attorney

City Manager



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/29/2021

Department: Community Development

Meeting Date Requested: 7/12/2021

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

Subject: Special Event Permit

Background: Afropel is a podcast group that encourages and inspires its audience by introducing them to sounds and culture of African Gospel music. Afropel will be hosting an African Gospel Fest at Linden Square on Saturday, September 11, 2021. The event itself will run from 12:00pm till 10:00pm; with setup beginning between 8:00am and 9:00am and cleanup should be done by 11:00pm.

There will be temporary signs, tent(s), vendors and live music from various gospel artists.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

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

Alan D. Napoli, C.B.O.  
Community Development Administrator | Building Official

# LETTER OF TRANSMITTAL



**CITY OF GLADSTONE**  
**Community Development Department**  
**P.O. Box 10719**  
**Gladstone, Missouri 64188-0719**  
**Tel. (816) 436-2200 Fax (816) 436-2228**



**TO: CITY COUNCIL**  
**FROM: COMMUNITY DEVELOPMENT**  
**DATE: JUNE 29, 2021**  
**PERMIT NO.: SEP21-00059**  
**RE: TYPE 4 OUTDOOR SPECIAL EVENT**

**NAME OF EVENT: AFRICAN GOSPEL FEST**  
**LOCATION OF EVENT: 602 NE 70<sup>TH</sup> STREET**  
**LINDEN SQUARE**  
**DATE OF EVENT: SATURDAY, SEPTEMBER 11, 2021**  
**TIME OF EVENT: 8:00AM TILL 11:00PM**  
**EST. ATTENDANCE: 200±**

## REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.  
☐ Section 2.130.010(2) Park rules and regulations (hours).  
☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).  
☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.  
☐ Section 2.140.040 Public fireworks display prohibited, exceptions.  
☐ Section 5.110.1800 Drinking in public.  
☐ Section 5.160.230(a) Street use permit (street use permit allowed).  
☒ Section 9.1600.110 Temporary signs.  
☐ Other – Section \_\_\_\_\_  
☐ Other – Section \_\_\_\_\_

**REMARKS:** City staff has reviewed the application and finds that the variance(s) are appropriate for this venue.

Signed: \_\_\_\_\_

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

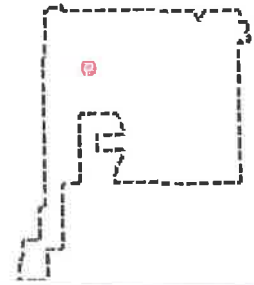
## ATTACHMENT(S):

- ☒ Map  
☐ Other \_\_\_\_\_





## Gladstone, MO



### Legend

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

### Notes

166.7 0 83.33 166.7 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION





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

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/7/2021

Department: Community Development

Meeting Date Requested: 7/12/2021

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

Subject: Special Event Permit

Background: The Parks, Recreation and Cultural Arts Department will be hosting the annual Pickin on the Front Porch Bluegrass Concert at the Atkins-Johnson Farm on Saturday, September 11, 2021 from 7:00pm till 9:00pm. This event is free for all to attend.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

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

Alan D. Napoli, C.B.O.  
Community Development Administrator | Building Official

# LETTER OF TRANSMITTAL



**CITY OF GLADSTONE**  
**Community Development Department**  
**P.O. Box 10719**  
**Gladstone, Missouri 64188-0719**  
**Tel. (816) 436-2200 Fax (816) 436-2228**



**TO: CITY COUNCIL**  
**FROM: COMMUNITY DEVELOPMENT**  
**DATE: JULY 7, 2021**  
**PERMIT NO.: SEP21-00067**  
**RE: TYPE 4 OUTDOOR SPECIAL EVENT**

**NAME OF EVENT: PICKIN ON THE FRONT PORCH BLUEGRASS CONCERT**  
**LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD**  
**ATKINS-JOHNSON FARM**  
**DATE OF EVENT: SATURDAY, SEPTEMBER 11, 2021**  
**TIME OF EVENT: 7:00PM – 9:00PM**  
**EST. ATTENDANCE: 200±**

## REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section \_\_\_\_\_
- ☐ Other – Section \_\_\_\_\_

**REMARKS:** City staff has reviewed the application and finds that the variance(s) are appropriate for this venue.

Signed: \_\_\_\_\_

Alan D. Napoli, C.B.O.

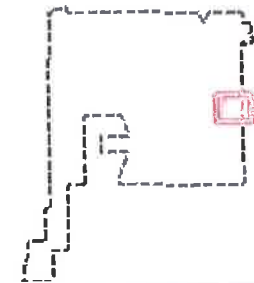
Community Development Administrator | Building Official

## ATTACHMENT(S):

- ☒ Map
- ☐ Other \_\_\_\_\_



## Gladstone, MO



### Legend

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

1 in. = 333ft.



### Notes

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

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/7/2021

Department: Community Development

Meeting Date Requested: 7/12/2021

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

Subject: Special Event Permit

Background: The Parks, Recreation and Cultural Arts Department will be hosting the City's annual Big Shoal Country Fair at the Atkins-Johnson Farm and Museum on Saturday, September 18, 2021. The event will have several activities, vendors and music. Participants will be able to view the pumpkin patch and the City's own Bee Hives.

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: See attached letter of transmittal

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

Alan D. Napoli, C.B.O.  
Community Development Administrator | Building Official



# LETTER OF TRANSMITTAL



**CITY OF GLADSTONE**  
**Community Development Department**  
**P.O. Box 10719**  
**Gladstone, Missouri 64188-0719**  
**Tel. (816) 436-2200 Fax (816) 436-2228**



**TO: CITY COUNCIL**  
**FROM: COMMUNITY DEVELOPMENT**  
**DATE: JULY 7, 2021**  
**PERMIT NO.: SEP21-00068**  
**RE: TYPE 4 OUTDOOR SPECIAL EVENT**

**NAME OF EVENT: BIG SHOAL COUNTRY FAIR**  
**LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD**  
**ATKINS-JOHNSON FARM**  
**DATE OF EVENT: SATURDAY, SEPTEMBER 18, 2021**  
**TIME OF EVENT: 10:00AM – 5:00PM**  
**EST. ATTENDANCE: 1,200±**

## REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Other – Section \_\_\_\_\_
- ☐ Other – Section \_\_\_\_\_

**REMARKS:** City staff has reviewed the application and finds that the variance(s) are appropriate for this venue.

Signed: \_\_\_\_\_

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

## ATTACHMENT(S):

- ☒ Map
- ☐ Other \_\_\_\_\_



## Gladstone, MO

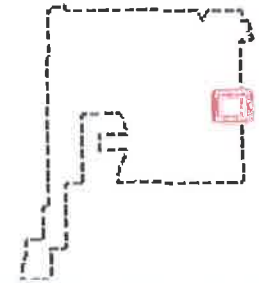


666.7 0 333.33 666.7 Feet

1 in. = 333ft.



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### Legend

- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
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- City Limits
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### Notes