



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

OPEN STUDY SESSION: 7:00 PM

- 1. Police Headquarters Update-** Representatives of Hoefer Welker Architects will update the City Council on progress related to this project.

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 October 11, 2021, Closed City Council Meeting Minutes.**
- 6. Approval of the October 11, 2021, Regular City Council Meeting Minutes.**
- 7. Proclamation- National American Indian Heritage Month**
- 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.

REGULAR AGENDA.

- 11. RESOLUTION R-21-49** A Resolution authorizing acceptance of work under contract with Parrish and Sons Construction, LLC, for the 2021 Curb, Gutter, Sidewalk, and Trail Program- Phase I Project, and authorizing Final Payment in the amount of \$10,997.78 for Project TP2104.
- 12. RESOLUTION R-21-50** A Resolution supporting the co-location of Public Safety Answering Points for Gladstone, Liberty, Excelsior Springs, and the Clay County Sheriff's Department and to authorize the City Manager to proceed with the design of a communications area sufficient to accommodate co-located dispatching as part of the Police Headquarters Project.
- 13. FIRST READING BILL NO. 21-36** An Ordinance authorizing the City Manager to execute an Intergovernmental Agreement between the City of Gladstone and the Mid-America Regional Council (MARC) Solid Waste Management District for the 2022 Regional Household Hazardous Waste Collection Program in the amount of \$29,2498.67.
- 14. CONSIDER BUILDING PERMIT:** Chapel Hill Elementary School, 3220 NE 67th Terrace.
- 15. CONSIDER FINANCIAL REPORT FOR THREE MONTHS ENDING SEPTEMBER 30, 2021.**
- 16. Other Business.**
- 17. Adjournment.**

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

Becky Jarrett
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
816-423-4096

Posted at 3:45 pm
10/21/2021



Department of General Administration

Memorandum SCW21-18

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

FROM: Scott Wingerson, City Manager

DATE: October 20, 2021

SUBJECT: Police HQ Update

Representatives of Hoefer Welker Architects will be present to update the City Council on progress related to the Police HQ Project.

The current Police HQ budget is approximately \$11,500,000 and scheduled to begin construction this Spring. This project is currently on time and on budget.

Two items will require additional conversation at a future date.

- Co-Located Dispatch- On the City Council agenda tonight is a Resolution that supports the concept of co-located dispatch. If approved by the Gladstone City Council and our partners, staff plans to authorize the full design of the dispatch center. At the same time, we will work to negotiate capital contributions and operating agreements with partner agencies. The estimated increase in cost for a Gladstone dispatch center and a co-located dispatch center is approximately \$305,000.
- City Hall Plaza, Entrance, Trash- In order for City Hall to be visually compatible with the Police HQ, improvements to the entrance area are being considered. In order to connect the public entrance of the Police HQ to City Hall a plaza area is proposed. Finally, a new trash enclosure is desperately needed. The estimated cost for these three improvements is \$555,000. A funding plan is being prepared and will be shared with City Council soon.

If you should have any questions or desire additional information please advise.



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, OCTOBER 11, 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
Deputy City Clerk Becky Jarrett
City Attorney Chris Williams

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

Mayor Mallams opened the Regular City Council Meeting Monday, October 11, 2021, at 7:30 pm.

Item No. 2. On the Agenda. Roll Call.

Deputy City Clerk Becky Jarrett called the roll. All Councilmembers were present.

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

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the September 27, 2021, Closed City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the September 27, 2021, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 6. On the Agenda. Approval of the September 27, 2021, Regular City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the September 27, 2021, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 7. On the Agenda. Proclamation – Fire Prevention Month

Fire Chief Sean Daugherty accepted the proclamation on behalf of the Fire Department from Mayor Mallams.

Item No. 8. On the Agenda. Proclamation- National Code Enforcement Month

Interim Community Development Director Austin Greer accepted the proclamation from Mayor Mallams.

Item No. 9. On the Agenda. Regular Agenda

Item No. 10. On the Agenda. Communications from the Audience.

There were no communications from the audience.

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

Councilmember Moore reported that she attended the North Kansas City Schools Foundation breakfast last week. It was a great opportunity to hear an update from Superintendent Clemens. She really values the City’s partnership with the school district.

She also thanked the Parks staff, Police Department, and many volunteers, for a great Whiskey Fest this weekend. Councilmember Moore said she knows there were many working behind the scenes to make it a success.

Councilmember Spallo made everyone aware of great program organized by former Mayor, Art Hammen, called Shop with a Cop. This year a raffle is taking place to raise funds for the event. Tickets are available at City Hall and the Community Center.

Mayor Mallams also commented on Whiskey Fest and how it brought out a lot of young people from the community. He thanked Director Merkey and his staff for their work on it.

Item No. 12. On the Agenda. Communications from the City Manager.

City Manager Wingerson reported that Board and Commission applications are being accepted until October 18th. There are currently openings on the Parks and Recreation Advisory Board and the Arts Commission.

He also mentioned that Evergy continues to work on NE 72nd Street, east of Woodland. A Fall completion date is anticipated. Staff will continue to follow-up on the timeline given by Evergy.

Item No. 13. On the Agenda. Consider Special Event Permit request for 7601 N. Broadway; Hobby Hill Park West. CenterPoint Medical Center Disc Golf Event. Saturday, November 13, 2021 from 9:00 am to 12:00 pm.

Councilmember Moore moved to approve the Special Event Permit. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 14. On the Agenda. Approval of August Interim Financial Statement.

Mayor Pro Tem Garnos moved to approve the August Interim Financial Statement. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 15. On the Agenda. **PUBLIC HEARING:** Site Plan Revision at 90 Northwest Vivion Road.

Mayor Mallams opened the public hearing and asked Director Greer for the staff report.

Director Greer reported that the applicant is requesting a Site Plan Revision to expand their operation to add an additional customer service reception area and vehicle service bays to the north side of the Subaru facility. The proposed service reception area is an additional 705 square feet; the proposed service bay area is an additional 13,690 square feet. The existing 2,630 square feet certified pre-owned office building, located just south of the Van Subaru facility, will be demolished. According to the engineers for this project, there will be a decrease in impervious area and the project will not generate additional stormwater run-off. Director Greer referred to the site plan rendering on the overhead screens.

City staff recommends the following conditions being considered, if approved tonight:

1. All exterior existing lighting within the scope of this project shall be converted to LED.
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be maintained in perpetuity.
5. Add trees to the east side of the property to adequately shield the view of additional service bays from NW Old Pike Rd.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.

The applicant has agreed to the above conditions and City staff recommends approval of this request. Director Greer added that Mr. Marshall was scheduled to be here this evening; however, he is not, so he offered to answer any questions.

There was no one to speak in favor or opposition of the application. Mayor Mallams closed the public hearing.

Item No. 16. On the Agenda. **FIRST READING BILL NO. 21-35** An Ordinance approving a Site Plan Revision for property located at 90 Northwest Vivion Road, Gladstone, Missouri.

Councilmember Spallo moved **Bill No. 21-35** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **Bill No. 21-35**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **Bill No. 21-35**, and enact the Bill as **Ordinance 4.571**. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 17. On the Agenda. **RESOLUTION R-21-48** A Resolution directing city staff to delay the acceptance and processing of applications for extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing within the City of Gladstone, Missouri.

Councilmember Spallo moved to approve **Resolution R-21-48**. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 22. On the Agenda. Other Business.

There was no other business to come before the City Council.

Item No. 23. On the Agenda. Adjournment.

Mayor Mallams adjourned the October 11, 2021, Regular City Council meeting at 7:52 pm.

Respectfully submitted:

Becky Jarrett, Deputy City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor R.D. Mallams

PROCLAMATION OF THE MAYOR

NATIONAL SOCIETY DAUGHTERS OF THE AMERICAN REVOLUTION AMERICAN INDIANS COMMITTEE

WHEREAS, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

WHEREAS, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today; and

WHEREAS, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Indian Heritage Month; and

WHEREAS, in honor of National American Indian Heritage Month, community celebrations as well as numerous cultural, artistic, educational, and historical activities have been planned.

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

NATIONAL AMERICAN INDIAN HERITAGE MONTH

And urge all our citizens to observe this month with appropriate programs, ceremonies, and activities.



Request for Council Action

RES ☒ # R-21-49

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/13/2021

Department: Public Works

Meeting Date Requested: 10/25/2021

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

Subject: Final payment approval, Project TP2104, 2021 Curb, Gutter, Sidewalk & Trail Program – Phase 1.

Background: Work has been completed on the referenced project and the contractor, Parrish & Sons Construction, has made application for final pay. Change Orders were the result of the removal and replacement of additional sidewalk on NE 68th Terrace and in the Carriage Commons subdivision and a large driveway in conjunction with a stormwater project at 616 White Oak Lane.

Budget Discussion: Funds for this contract were budgeted in the TST, CIST, and CWSS Funds.

Original Contract Amount:	\$ 199,114.50
Change Order(s):	20,841.15
Revised Contract Amount:	\$ 219,955.65
Amount Paid to Date:	208,957.87
Total Amount Due Final Pay:	\$ 10,997.78

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

RESOLUTION NO. R-21-49

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH PARRISH AND SONS CONSTRUCTION, LLC, FOR THE 2021 CURB, GUTTER, SIDEWALK, AND TRAIL PROGRAM – PHASE 1 PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$10,997.78 FOR PROJECT TP2104.

WHEREAS, work under the contract with Parrish and Sons Construction, LLC, for the 2021 Curb, Gutter, Sidewalk, and Trail Program – Phase 1, Project TP2104, 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:	\$ 199,114.50
Change Order(s):	<u>20,841.15</u>
Revised Contract Amount:	\$ 219,955.65
Amount Paid to Date:	<u>208,957.87</u>
Total Amount Due Final Pay:	<u>\$ 10,997.78</u>

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

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

R.D. Mallams, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk



Request for Council Action

RES ☒ # R-21-50

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/19/2021

Department: General Administration

Meeting Date Requested: 10/25/2021

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

Subject: A Resolution supporting co-location of Public Safety Answering Points for Gladstone, Liberty, Excelsior Springs, and the Clay County Sheriff's Department and to authorize the City Manager to proceed with the design of a communications area sufficient to accommodate co-located dispatching as part of the police headquarters project.

Background: Co-location and consolidation of emergency dispatch operations has been talked about for many years. With the construction of a new police headquarters, we have a unique opportunity to design a space large enough to accommodate 8-12 dispatch consoles and allow for the concept of a single communications center that serves multiple agencies. A great deal of apprehension revolves around the word consolidation because there is a fear that each agency will lose some control over their present dispatch operation; however, by co-locating Communication Officers from each agency in a single location, there will be an opportunity for agencies to benefit from the concept of personnel redundancy and also maintain control of their own dispatch operation. In addition, each agency will benefit from a newer, state of the art facility that will have modern amenities for their communications personnel. This resolution will authorize the City Manager to pursue those agreements with the other named agencies as well as continue with the design of a larger communications space, which can accommodate this type of emergency dispatch operation. The cost of expanding the communications area beyond our present three (3) consoles is expected to be shared among the other participating agencies.

Budget Discussion: Funds are budgeted in the amount of \$ 300,000 from the OTHER Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Board/Staff Input:

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

Robert M Baer
Assistant City Manager / Emergency Services

JM
City Attorney

SW
City Manager

Glastone Police Station Dispatch Study



1 CITY DISPATCH (SMALLER SCOPE)
1/8" = 1'-0"



2 CITY DISPATCH (LARGER SCOPE)
1/8" = 1'-0"



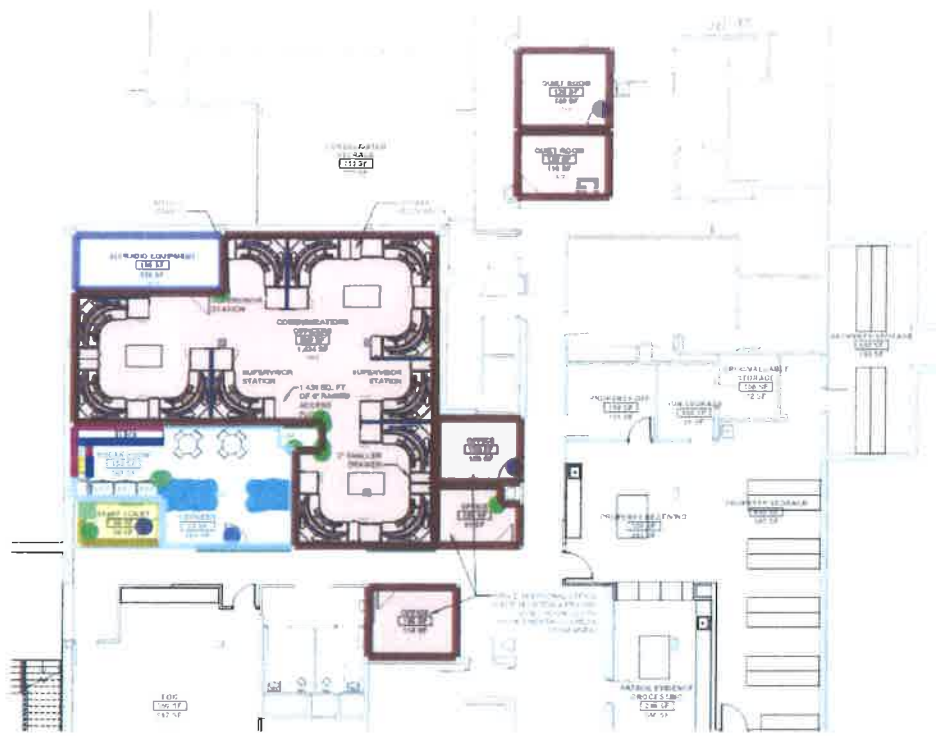
3 CO-LOCATION DISPATCH
1/8" = 1'-0"



4 CO-LOCATION DISPATCH (LARGER SCOPE)
1/8" = 1'-0"

Legend

C-Interiors\C1010-Interior Partitions\C1010.10-Interior Fixed Partitions	
■ C1010.10.1300-GWB partitions, non-rated - 3-5/8" studs, 2,831 ft2	
GWB both sides	
C-Interiors\C1030-Interior Doors\C1030.10-Interior Swinging Doors	
● C1030.10.0700-Interior swinging doors, HM frame, wood	17 no
door - single	
C-Interiors\C1090-Interior Specialties\C1090.35-Wall and Door Protection	
● C1090.35.0100-Corner guards	34 no
C-Interiors\C1090-Interior Specialties\C1090.70-Storage Specialties	
● C1090.70.0100-Lockers, metal	76 no
C-Interiors\C2010-Wall Finishes\C2010.10-Tile Wall Finish	
■ C2010.10.0200-Porcelain wall tile	669 ft2
C-Interiors\C2030-Flooring\C2030.20-Tile Flooring	
■ C2030.20.0200-Porcelain tile flooring	259 ft2
C-Interiors\C2030-Flooring\C2030.30-Specialty Flooring	
■ C2030.30.0500-Concrete finishes, sealed	619 ft2
C-Interiors\C2030-Flooring\C2030.50-Resilient Flooring	
■ C2030.50.0100-Resilient tile flooring	1,595 ft2
C-Interiors\C2030-Flooring\C2030.75-Carpeting	
■ C2030.75.0100-Tile carpeting	6,300 ft2
D-MPPF\Plumbing_Plumbing Fixtures	
■ Lavatories - wall hung	4 no
■ Sinks - single bowl	4 no
■ Water closets - wall mount, flush valve	4 no
E-Equipment and Furnishings\E2010-Fixed Furnishings\E2010.30-Casework	
■ E2010.30.0800-Casework, plastic laminate base cabinets	61 ft
■ E2010.30.0900-Casework, plastic laminate wall cabinets	78 ft
■ E2010.30.5500-Countertops, solid surface	61 ft



4 CO-LOCATION DISPATCH (12)
1/8" = 1'-0"

Co-Location Dispatch (12)

GWB partitions, non-rated - 3-5/8" studs, GWB both sides	811	sf
Interior swinging doors, HM frame, wood door - single	4	ea
Door hardware, simple, w/closer hardware	4	ea
Installation of Doors, Frames and Hardware	16	hr
Paint/stain doors	4	ea
Paint door frames	4	ea
New Acoustical Ceilings - 2x2	2,749	sf
Acoustical Ceiling repair/replace	2,749	sf
Corner Guards, acrovyn	9	ea
Toilet accessories (per toilet)	1	ea
Lockers, Z type double	26	ea
Porcelain wall tile in bathroom	184	sf
Paint, standard GWB	5,319	sf
Porcelain tile flooring in bathroom	72	sf
Porcelain tile flooring base in bathroom	37	lf
Concrete finishes, sealed in Equipment room	171	sf
Resilient tile flooring LVT in break room	458	sf
Tile Carpeting in pod space, office, and quiet rooms	2,220	sf
Rubber Base	664	sf
Single bowl sink	1	ea
Water closet	1	ea
Lavatory	1	ea
Casework, p-lam base cabinets	15	lf
Casework, p-lam wall cabinets	19	lf
Countertops, solid surface	30	sf
Casework Install	1	ls
Telecommunications	2,721	gsf
Electrical Work	2,721	gsf
Selective Interior Demolition	2,721	gsf
6" Raised Access Flooring	1,434	sf
Access flooring, ramp	19	sf
General Requirements	0.00%	

RESOLUTION NO. 21-50

A RESOLUTION SUPPORTING THE CO-LOCATION OF PUBLIC SAFETY ANSWERING POINTS FOR GLADSTONE, LIBERTY, EXCELSIOR SPRINGS, AND THE CLAY COUNTY SHERIFF'S DEPARTMENT AND TO AUTHORIZE THE CITY MANAGER TO PROCEED WITH THE DESIGN OF A COMMUNICATIONS AREA SUFFICIENT TO ACCOMMODATE CO-LOCATED DISPATCHING AS PART OF THE POLICE HEADQUARTERS PROJECT.

WHEREAS, there are seven (7) Public Safety Answering Points (PSAPS) in Clay County, not including Kansas City, Missouri; and,

WHEREAS, Communication Officers in these agencies answer and dispatch approximately 350,000 911 calls annually; and,

WHEREAS, the recent pandemic exposed potential vulnerabilities in terms of staffing redundancy; and,

WHEREAS, the intent of co-located emergency dispatch centers is to retain local control of each agency's operation while benefiting from functioning in the same physical space; and,

WHEREAS, each participating agency will continue to provide, operate, and maintain equipment and personnel sufficient to accommodate that agency's normal call volume; and,

WHEREAS, Gladstone has agreed to provide communication space to participating agencies in white box condition. Such space will be adequate to support eight (8) to twelve (12) consoles and related amenities; and,

WHEREAS, participating agencies will provide for all relocation expenses; and,

WHEREAS, a separate operating agreement will be necessary to accommodate a capital contribution and shared expenses such as utility, insurance, janitorial and similar expenses. Shared expenses will be calculated based on the number of consoles allotted to each agency; and,

WHEREAS, detailed discussions and formal agreements will be necessary to make a co-located communications center a reality.

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 proceed with attaining formal agreements from the City of Liberty, the City of Excelsior Springs, and the Clay County Sheriff's Department for co-location of emergency dispatch functions and further to continue with the design of a communication area adequate enough to accommodate co-located dispatch operations for the participating agencies.

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

R.D. Mallams, Mayor

Becky Jarrett, Deputy City Clerk



Request for Council Action

☐ RESOLUTION #

☒ BILL #21-36

ORDINANCE #4.572

Date: 10/18/2021

Department/Office: Public Works

Meeting Date Requested: 10/25/2021

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

Subject: Household Hazardous Waste Agreement

Requested Action: Approval of the 2022 HHW Agreement.

Background: The City of Gladstone has participated in the MARC Regional Household Hazardous Waste Collection Program since 2006. This program requires the City to enter into a new Intergovernmental Agreement annually. In order to continue in the program, staff is requesting that the City Council authorize the City Manager to execute a new agreement with MARC.

The annual cost of participation in 2021 was \$29,229.19, which is \$1.07 per resident based on 2018 population estimates. The annual cost of participation in 2022 has been raised to \$1.09 per resident based on the 2020 U.S. Census. The total cost for 2022 is \$29,498.67. During the first half of 2021, a total of 157 residents participated in the program and safely disposed of approximately 17,587 lbs. of household hazardous waste. As in previous years, the City plans to host a mobile event in 2022 on a date chosen by the MARC Solid Waste Management District.

Gladstone residents can also continue to use the permanent facility located at 4707 Deramus in Kansas City, MO and 2101 SE Hamblen Road in Lee's Summit, MO.

Budget Discussion: Funds are budgeted in the amount of \$30,000 in FY22 from the General fund. Ongoing costs are estimated to be \$30,000.00.

Public/Board/Staff Input: n/a

Recommendation: City staff recommends the approval of this agreement.

Distribute Original Contracts to: ☐ City Clerk

Tim Nebergall
PW Director

JM
Legal

SW
City Manager

RCA DUE TO CITY CLERK WEDNESDAY 2:00 PM

Revised 1/10/2018

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GLADSTONE AND THE MID-AMERICA REGIONAL COUNCIL (MARC) SOLID WASTE MANAGEMENT DISTRICT FOR THE 2022 REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM IN THE AMOUNT OF \$29,498.67.

Legislative Findings

1. Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990); and

2. The members of the SWMD include most cities within the member counties including the City of Gladstone; and

3. The City of Gladstone will be responsible for an annual fee for 2022 in the amount of \$29,498.67, which is \$1.09 per resident based on 2020 the U.S. Census; and

4. It is in the best interest of all of the citizens of Gladstone to continue the City's membership in the SWMD Regional Household Hazardous Waste Collection Program.

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

SECTION 1. The City Manager of the City of Gladstone, Missouri, is hereby authorized to execute the agreement with the MARC SWMD for the Regional Household Hazardous Waste Collection Program.

SECTION 2. Funds for the program costs are budgeted in the City of Gladstone's General Fund.

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

R.D. Mallams, Mayor

Attest:

Becky Jarrett, Deputy City Clerk

1st Reading: October 25, 2021

2nd Reading: October 25, 2021



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/21/21

Department: Community Development

Meeting Date Requested: 10/25/21

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

Subject: Approval of Building Permit

Background: North Kansas City School District and HTK Architects are requesting approval of a building permit for the addition of a new gymnasium at Chapel Hill Elementary School located at 3220 NE 67th Terrace. The new gymnasium will be 6,240 sq. ft. and be constructed on the NW corner of the existing school. This addition will include a new restroom and have a fire suppression system. The addition will be precast exterior walls with thin brick and EIFS. There will be an Acrylic Coated, Aesthetic White band around the top of the building. Please see the colored elevation; a materials board will be available at the meeting.

The existing gymnasium will be converted into offices and a work area with two restrooms being added.

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 Building Permit Staff Report and accompanying plans.

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

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

JM
City Attorney

SW
City Manager

BUILDING PERMIT STAFF REPORT



CITY OF GLADSTONE
Community Development Department
7010 N. Holmes Street
Gladstone, Missouri 64118
Tel. (816) 436-2200 Fax (816) 436-2228



TO: HTK ARCHITECTS
FROM: COMMUNITY DEVELOPMENT
DATE: OCTOBER 21, 2021
PERMIT No.: BP21-00363

GENERAL INFORMATION

BUSINESS/PROPERTY NAME: Chapel Hill Elementary School
APPLICANT: HTK Architects
STATUS OF APPLICANT: Architect of Record
OWNER: North Kansas City School District
REQUESTED ACTION: Approval of Building Permit
PURPOSE: Gymnasium addition and remodel of existing gymnasium
LOCATION: 3220 NE 67th Terrace
SIZE: 9,150 sq. ft.

ZONING INFORMATION

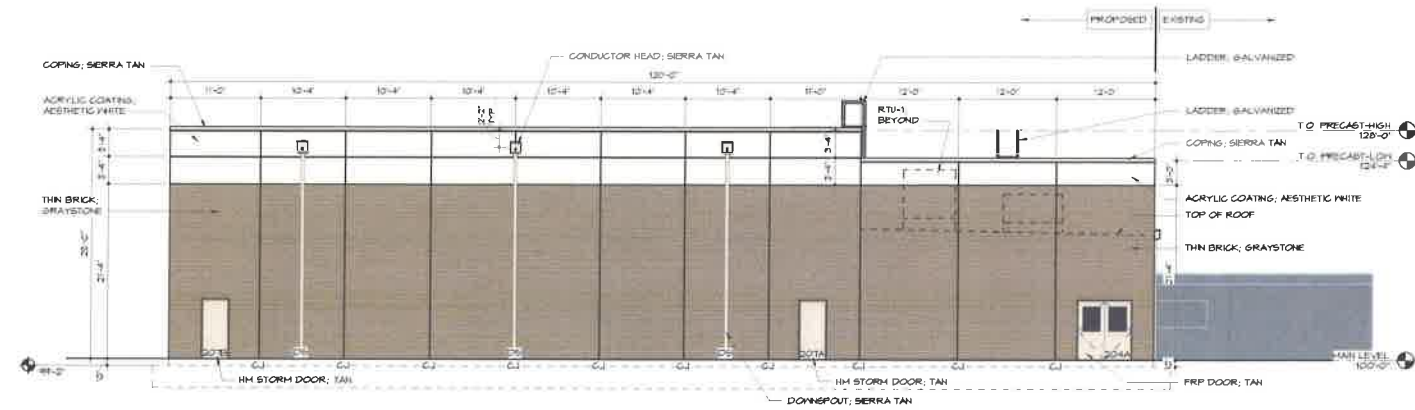
EXISTING LAND USE: R-1
SURROUNDING LAND USE-N: R-1
E: R-1
W: R-1
S: R-1
COMPREHENSIVE PLAN: Residential
ZONING HISTORY: None Recent

APPLICABLE REGULATIONS

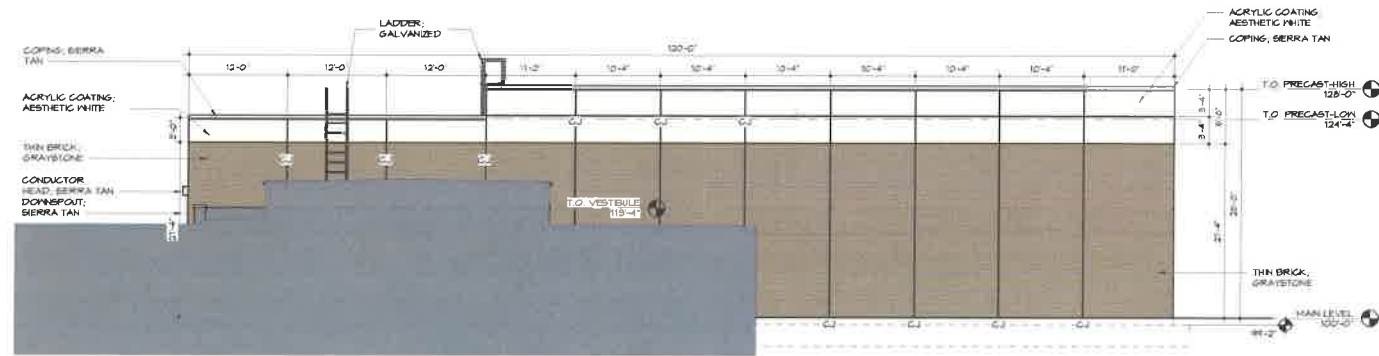
2018 IBC, 2018 IEBC, 2017 NEC, 2018 IFC, 2018 IECC, 2018 IFGC, 2018 IMC, 2018 IPC, 2018 ISPSC AND 2017 ICC A117.1

ADDITIONAL COMMENTS

No Additional Comments



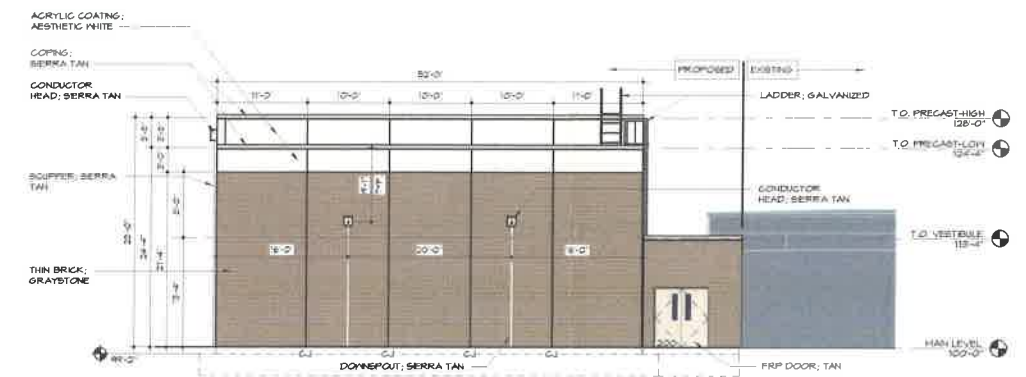
1 WEST ELEVATION-COLOR
1/8" = 1'-0"



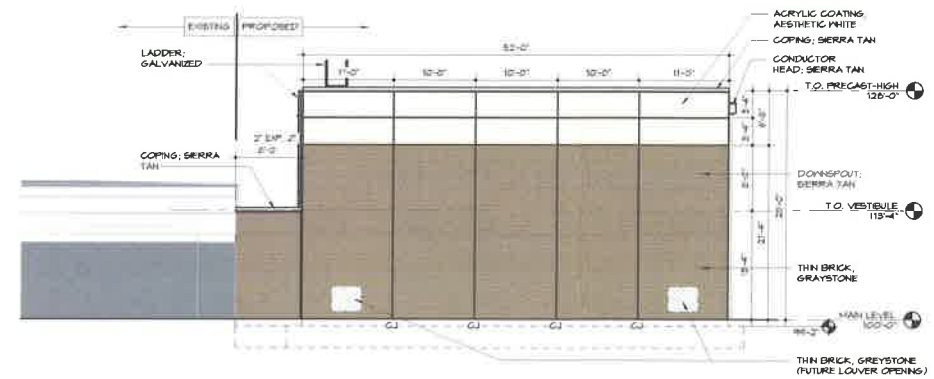
3 EAST ELEVATION-COLOR
1/8" = 1'-0"



5 COLOR RENDERING
1/2" = 1'-0"



2 SOUTH ELEVATION-COLOR
1/8" = 1'-0"



4 NORTH ELEVATION-COLOR
1/8" = 1'-0"



6 MATERIAL BOARD - PRECAST
NOT TO SCALE



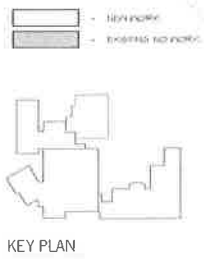
7 MATERIAL BOARD - THIN BRICK
NOT TO SCALE



8 MATERIAL BOARD - EIFS
NOT TO SCALE



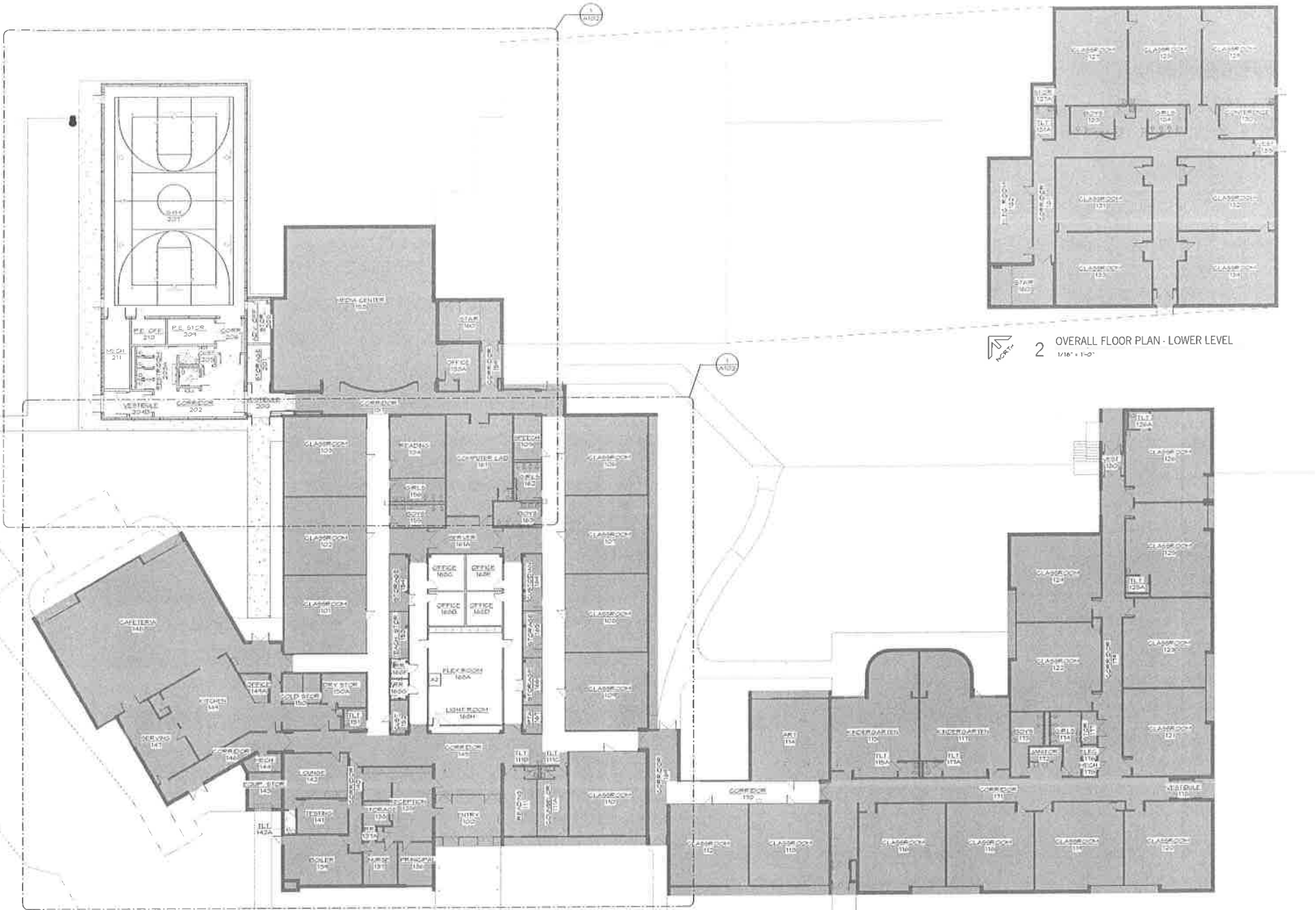
9 MATERIAL BOARD - COMPOSITE
NOT TO SCALE



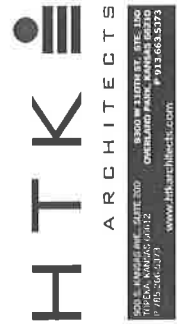
KEY PLAN



1 OVERALL FLOOR PLAN - MAIN LEVEL
1/16" = 1'-0"



2 OVERALL FLOOR PLAN - LOWER LEVEL
1/16" = 1'-0"



PERMIT SET

DATE: 09/08/2021

REVISED DATE:

...

NORTH KANSAS CITY SCHOOL DISTRICT CHAPEL HILL
ELEMENTARY ADDITION & RENOVATION

CHAPEL HILL ELEMENTARY SCHOOL

3220 NE 67th Terrace, Overland, MO 64119

SHEET CONTENTS:
OVERALL FLOOR PLAN

HTK PROJECT NUMBER:
2005.02

SHEET NUMBER

A100

THE LANDSCAPE CONTRACTOR SHOULD READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE PLANTING AND MAINTENANCE REQUIREMENTS OF THIS PROJECT. IF A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON PLANS AND WITHIN THE PLANT SCHEDULE EXIST, THE PLANT QUANTITIES SHALL BE USED. PLANT SCHEDULE QUANTITIES ARE INFORMATION ONLY.

ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE OWNER AND / OR MCKE LANDSCAPE ARCHITECT AT 513-317-2320.

THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON, OR OFF SITE, PRIOR TO AND DURING INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT PLACEMENT, SLOPE GRADING, SOIL, MULCHING AND INSTALLATION OF PLANT MATERIAL WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

ALL PLANT MATERIAL (EXCEPT SHADE TREES) IS DELINEATED AT MATURE SIZE. PLANT MATERIAL - SHADE TREES ARE DELINEATED AT 85% OF ACTUAL MATURE SIZE.

ALL PLANT MATERIALS MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1956) PER THE AMERICAN ASSOCIATION OF NURSERMEN.

PER OWNER'S DIRECTION, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY, PRIOR TO DISCERN.

AREAS DISTURBED AREAS SHALL BE "TUSSELU TURF" ARE TO RECEIVE 500 AS FOLLOWS:

SOD, FERTILIZER HAVE SOIL TESTED TO OBTAIN RECOMMENDED SOIL AMENDMENTS FOR THE GRASSES LISTED. REPORT RECOMMENDATIONS TO THE MCKE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE ANY APPLICATION OF FERTILIZER IS MADE.

CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON, MARCH 1ST TO JUNE 1ST, OR THE FALL PLANTING SEASON, SEPTEMBER 1ST UNTIL FREEZING OF THE GROUND. DURING THE FALL PLANTING SEASON, CONTIGUOUS MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15TH TO OCTOBER 1ST. DEVIATION FROM THE ABOVE PLANTING DATES WILL NOT BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.

THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. RATIO: 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.

ROOT SIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURERS RECOMMENDATIONS.

THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH HAVE BEEN DISTURBED DURING PLANTING OPERATIONS.

ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4" DOUGLE-GROUND OAK MULCH (COLOR DIED). COLOR TO BE "JAWA BROWN" - WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL SHEL SHALL BE COVERED WITH MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL SURFACE IN THE SOD IS 1/4" BELOW THE HARDSCAPE SURFACE.

ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TRIFLORAL OR CLOVAL, APPLY AS PER MANUFACTURERS RECOMMENDATIONS. AFTER PLANTING, WATER THE MULCH LAYER UNTIL AFTER ALL PLANTING WITHIN THESE AREAS IS COMPLETE, BUT BEFORE THESE AREAS ARE MULCHED, DO NOT DISTURB AREAS AFTER APPLICATION. WATER AS DIRECTED.

MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.

LANDSCAPE EDGING: ALL PLANTING BEDS ADJUTING LAWN AREAS SHALL BE EDGED WITH BLACK STEEL EDGING.

ALL SLOPES THAT EXCEED A 3:1 GRADE SHALL BE PROTECTED WITH AN EROSION CONTROL UNITS SUCH AS NATURAL AMERICAN GREEN S150. INSTALL AS PER THE MANUFACTURER'S RECOMMENDATIONS.

LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL, AND ANNUAL WITH A LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT. LABELS SHALL NOT BE REMOVED UNTIL AFTER PROVISIONAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.

ALL PLANTING BEDS SHALL BE OVER EXCAVATED TO A DEPTH OF 2". ALL AREAS DENOTED WITH SOD (LAWN AREAS) SHALL HAVE A 6" MINIMUM TOPSOIL WITH VIRGIN GRASS. SOD IS TO BE LAYED ON TOP OF MULCH LAYER WHERE CONSTRUCTION GRADING HAS NOT OCCURRED AND THE VIRGIN GRASS YET EXIST. THE TOPSOIL LAYER MAY NOT BE REQUIRED BASED ON THE DECISION OF THE LANDSCAPE ARCHITECT.

TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY. IT SHALL BE FREE OF MAJOR GRADING OPERATIONS THE FINAL 8" LIFT SHALL BE HIGH QUALITY TOPSOIL. SOIL SHALL BE OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADDITURE OF WILDS, OR GLASS OR OTHER MATERIALS THAT MAY BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGK SHALL BE 5.5 TO 7.0.

THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS OF PLANT MATERIALS OR MAJOR GRADING OPERATIONS THE FINAL 8" LIFT SHALL BE HIGH QUALITY TOPSOIL. SOIL SHALL BE OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADDITURE OF WILDS, OR GLASS OR OTHER MATERIALS THAT MAY BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGK SHALL BE 5.5 TO 7.0.

IN THE CONDITION WHERE THE PLANT MATERIAL HAS BEEN SUPPLIED BY THE LANDSCAPE CONTRACTOR, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2 YEAR WARRANTY. THE LANDSCAPE CONTRACTOR'S WARRANTY OF PLANT MATERIAL SHALL BEGIN FROM THE TIME OF HANDLING PLANT MATERIAL AT TIME OF DELIVERY THROUGH INSTALLATION AND END AFTER THE SUBSTANTIALITY MOIST TO A DEPTH OF 4 INCHES. PLANT LAWN AND LANDSCAPE BEDS AT A MINIMUM RATE OF (1) ONE INCHES PER WEEK OR AS NECESSARY TO PROVIDE SUFFICIENT GREEN LAWN. THE LANDSCAPE CONTRACTOR SHALL MONITOR AND MONITORING OF THE TEMPORARY IRRIGATION SYSTEM SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR THE FIRST 90 DAYS. AT THE END OF THE FIRST 90 DAYS, THE CONTRACTOR IS TO COORDINATE WITH THE SCHOOL DISTRICT FOR MAINTENANCE OF PLANT MATERIAL. CONTRACTOR TO REMOVE TEMPORARY IRRIGATION SYSTEM WITH APPROVAL FROM SCHOOL DISTRICT.

THE PLANTING SOIL MIX SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR PRIOR TO ANY BACKFILLING.

THE TYPICAL PLANTING SOIL MIX FOR ALL PLANTING BEDS (SHRUBS, ORNAMENTAL GRASS AND PERENNIAL BED AREAS) SHALL CONSIST OF THE FOLLOWING MAKE-UP UNLESS OTHERWISE INDICATED IN THESE PLANS:

- 50% TOPSOIL AS SPECIFIED
- 20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
 - 2 PARTS HIGH QUALITY VIRGIN GRASS
 - 1 PART STEWED COM MATURE

LIQUID/DAWETTER

CONVERSAL FERTILIZER AS RECOMMENDED BY SOD REPORT

END AS RECOMMENDED BY SOD REPORT.

INSTALL FESCUS TALL 330 PER TONS BELOW ALL DISTURBED AREAS UNLESS OTHERWISE SHOWN SHALL BE SODDED.

3. SUBMITTALS SHALL INCLUDE: PRODUCT DATA. FOR EACH TYPE OF PRODUCT INDICATED, CERTIFICATION OF 50% AS KANSAS STATE FESCUS TALL MIX, PRODUCT CERTIFICATES FOR SOIL AMENDMENTS AND FERTILIZERS, SODDED BY DATE, MANUFACTURER, MATERIAL TEST REPORTS, FOR KNOTTING, FESCUS SOD AND UNPOOLED TOPSOIL, AND PLANTING SCHEDULE. INDICATING ANTICIPATED PLANTING DATES FOR SOD INSTALLATION.

3. INSTALLER OBLIGATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL LAWN ESTABLISHMENT.

4. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN PLANTING IS IN PROGRESS.

5. REPORT SUITABILITY OF TOPSOIL FOR LAWN GROWTH. STATE RECOMMENDED AMENDMENTS OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY TOPSOIL.

6. DELIVERY, STORAGE, AND HANDLING FOR SOD: HARVEST, DELIVER, STORE, AND HANDLE SOD ACCORDING TO REQUIREMENTS IN IPVS "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" AND "SPECIFICATIONS FOR TURFGRASS SOD TO BE PLANTING AND INSTALLATION" IN ITS "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING."

7. LAWN MAINTENANCE: BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT FOR NOT LESS THAN 90 DAYS FROM DATE OF SUBSTANTIAL COMPLETION MAINTAIN LAWN TO PREVENT EROSION AND TO PREVENT WEEDING, MOWING, TRIMMING, RE-PLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT DIRT OR ERODED AREAS TO PRODUCE A UNIFORMLY SMOOTH LAWN. WATERING: PROVIDE WATER TO KEEP LAWN MOIST AND SOIL TEMPERATURES TO REMAIN FROM 50 TO 60 DEGREES AND TO KEEP LAWN UNIFORMLY MOIST TO A DEPTH OF 4 INCHES.

8. WATER LAWN AT A MINIMUM RATE OF 1 INCH PER WEEK OR AS NECESSARY TO PROVIDE A HEALTHY GREEN APPEARANCE. A DEEP ROOT SYSTEM IS DESIRED THEREFORE DO NOT WATER LAWNS AFTER ESTABLISHMENT MORE THAN EVERY OTHER DAY.

9. MOW LAWN AS SOON AS PRACTICABLE. MOWING SHOULD BE CUTTING MORE THAN 33 PERCENT OF GRASS HEIGHT. REMOVE NO MORE THAN 33 PERCENT OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY INITIAL MOWING UNTIL GRASS IS OVER 4 INCHES HIGH. MOWING ON HOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT: MOW GRASS 2 INCHES HIGH IN SOLO GRASS AND FALL AND 1 INCHES HIGH IN THE SUMMER. ROLL AND EDGE ALONG WALKS, WALLS, ETC.

10. LAWN POSTYFICATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.

11. TURFGRASS SPECIES: GRASS SPECIES, AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 85 PERCENT PURE SEED, AND NOT MORE THAN 0.5 PERCENT WEED SEED. MOST CURRENTLY AVAILABLE KANSAS STATE FESCUS TALL MIX. SOIL AND FERTILIZER TEST REPORTS TO BE TESTED FOR VISUAL APPEARANCE AVERAGE THROUGHOUT THE YEAR OR APPROVED ETC.

12. TOPSOIL: ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

13. TOPSOIL SOURCE: REUSE SURFACE SOIL STOCKPOOLED ON-SITE. VERIFY SUITABILITY OF SITE MATERIALS. REMOVE STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. SUPPLEMENT WITH TOPSOIL OR MANURE OR COMPOST AS NECESSARY TO MEET THE FOLLOWING QUANTITIES ARE INSUFFICIENT. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED CONSTRUCTION OR MINING SITES WHERE TOPSOIL OCCURS AT SUCH LOCATIONS. TOPSOILS SHOULD BE PLACED IN MASHES, SHAPES, OR TO BE PLACED IN AN 8'-INCH AT ALL PLANTING BED AREAS.

14. AMEND SOIL AS NECESSARY TO MEET TOPSOIL REQUIREMENTS OF ASTM D 5268.

15. EXAMINE AREAS TO RECEIVE LAWNS AND GRASS FOR COMPLIANCE WITH REQUIREMENTS AND OTHER CONDITIONS AFFECTING PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

16. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES TREES, SHRUBS, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING. PREVENT PRODUCTION OF EXCESSIVE DUST AND PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AVOIDANCE DUST TO ADJACENT PROPERTIES AND WALKWAYS. ELIMINATE EXCESSIVE GRASS, WEEDS, OR OTHER PLANTS. REMOVE EXCESSIVE GRASS WITH "ROUNDUP" OR AN APPROVED EQUIV. ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. SEVERAL APPLICATIONS MAY BE NECESSARY. WORK TO PREVENT EROSION AND TO BUILDING ROSE BARS OR OTHER BARS PRIOR TO SODDING OPERATIONS COMMENCE.

17. LIMIT SOD SUBGRADE PREPARATION TO AREAS TO BE PLANTED THE SAME OR FOLLOWING DAY. NEWLY GRADED AREAS: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES OR OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING. SPREAD TOPSOIL IF NECESSARY. MIX SOIL AND TOPSOIL TO BUILDING ROSE BARS OR OTHER BARS. REMOVE EXCESSIVE GRASS WITH "ROUNDUP" OR AN APPROVED EQUIV. ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. SEVERAL APPLICATIONS MAY BE NECESSARY. WORK TO PREVENT EROSION AND TO BUILDING ROSE BARS OR OTHER BARS PRIOR TO SODDING OPERATIONS COMMENCE.

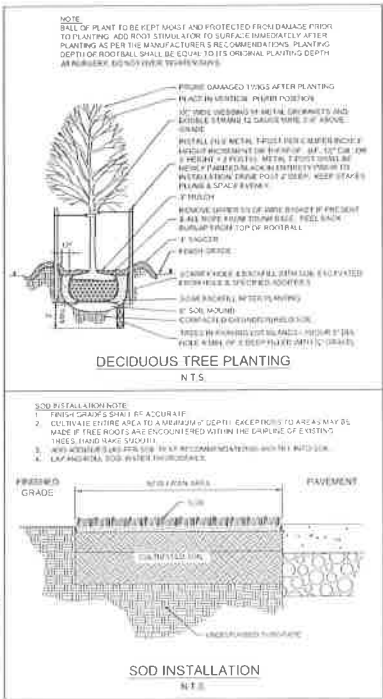
18. REALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION AND TURF OFF OWNER'S PROPERTY.

19. PRIOR TO LAYING SOD THE CONTRACTOR SHALL DEMONSTRATE TO THE OWNER AND OWNER'S REPRESENTATIVE THAT WATER IS AVAILABLE AND IN A WORKING ORDER TO ADEQUATELY COVER ALL SODDED AREAS. THE LANDSCAPE CONTRACTOR MUST COORDINATE WITH THE GENERAL CONTRACTOR AND OWNER, PRIOR TO LAYING SOD. SOD SHOULD BE LAYED WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DRYWIND OR IF GROUND IS FROZEN OR MUDDY.

20. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SODS. DO NOT STRETCH OR OVERLAP. REMOVE EXCESSIVE GRASS AND PADS SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. ELIMINATE ALL AIR AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING. SPREAD TOPSOIL IF NECESSARY. MIX SOIL AND TOPSOIL TO BUILDING ROSE BARS OR OTHER BARS. REMOVE EXCESSIVE GRASS WITH "ROUNDUP" OR AN APPROVED EQUIV. ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. SEVERAL APPLICATIONS MAY BE NECESSARY. WORK TO PREVENT EROSION AND TO BUILDING ROSE BARS OR OTHER BARS PRIOR TO SODDING OPERATIONS COMMENCE.

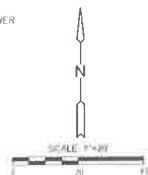
21. REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY. SATISFACTORY SODDED LAWN WITHIN 60 DAYS AND AT END OF MAINTENANCE PERIOD. A HEALTHY, UNIFORM, GREEN LAWN WITHIN 90 DAYS OF END OF MAINTENANCE PERIOD. NO SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 TO 15 FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES).

22. PROMPTLY REMOVE SOD AND DEBRIS CARRIED BY LAWN WORK FROM PAVED AREAS. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE. AVOID TRACKING DEBRIS AND DIRT ONTO ADJACENT PROPERTIES. REMOVE EROSION CONTROL MEASURES AFTER GRASS ESTABLISHMENT PERIOD.



ORIGINAL PLANT SCHEDULE				
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
DECIDUOUS TREES				
QUE	2	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL. 12' MIN. HT.
ZEL	2	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL. 12' MIN. HT.

L100



C103

1. SEE SHEET C200 FOR UTILITY DETAILS.
2. CONTRACTOR TO VERIFY THE LOCATION AND SIZE OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION. COORDINATE WITH THE CITY PRIOR TO EXCAVATION AND TAP FOR TAP REQUIREMENTS AND INSPECTIONS.
3. WATER LINES SHALL HAVE A MINIMUM OF 42" OF COVER TO TOP OF PIPE. WATER LINES SMALLER THAN 4" SHALL BE PVC-ASTM D2241, IPS (PVC) (SDR 26) WALL THICKNESS AND LARGER SHALL BE CS300, DR18 PIPE. FITTINGS SHALL BE MECHANICAL JUNT, DUCTILE IRON, ANWMA C11. BOLTS SHALL COMPLY WITH ANWMA C111.
4. INSTALL VERTICAL BENDS AS NEARLY AS POSSIBLE ON PROPOSED WATER MAINS AT UTILITY CROSSINGS TO MAINTAIN A MINIMUM OF TWO FEET OF VERTICAL CLEARANCE BETWEEN THE WATER MAIN AND OTHER UTILITIES.
5. HOPE STORM PIPE SHALL BE CORRUGATED DUAL WALL HOPE WITH SMOOTH INTERIOR AND SOIL-TIGHT JOINTS. RCP STORM PIPE SHALL BE CLASS III, WALL B WITH GASKETED JOINTS CONFORMING TO ASTM C76. GASKETS SHALL BE 100% EPDM. HOPE CS301 AND HOPE CS433.
6. SANITARY SEWER PIPE SHALL BE ASTM D3034, SDR 26 PIPE WITH BELL ENDS AND GASKETED JOINTS. GASKETS SHALL COMPLY WITH ASTM F427.
7. ROOF DRAINS/POOLS SHALL BE CONNECTED TO STORM TRUNK LINE WITH PIPE-MANUFACTURED UTILITY MATCHING PIPE MATERIAL AND JOINT. DRAIN COUPLER OF 1/4" AN INSERT-A-TEE CONNECTION CAN BE USED WITH HOPE PIPE.
8. SEE SHEET C104-C105 FOR STORM WATER SEWER WATER MAIN AND PROFILES.
9. CONTRACTOR TO VERIFY EXISTING FLOW LINE ELEVATION OF 8" SANITARY MAIN PRIOR TO INSTALLING A 4" PRIVATE SANITARY SERVICE LINE.
10. SEE MEP PLANS FOR CONTINUATION OF BUILDING ADDITION STORM SEWER CONNECTIONS.



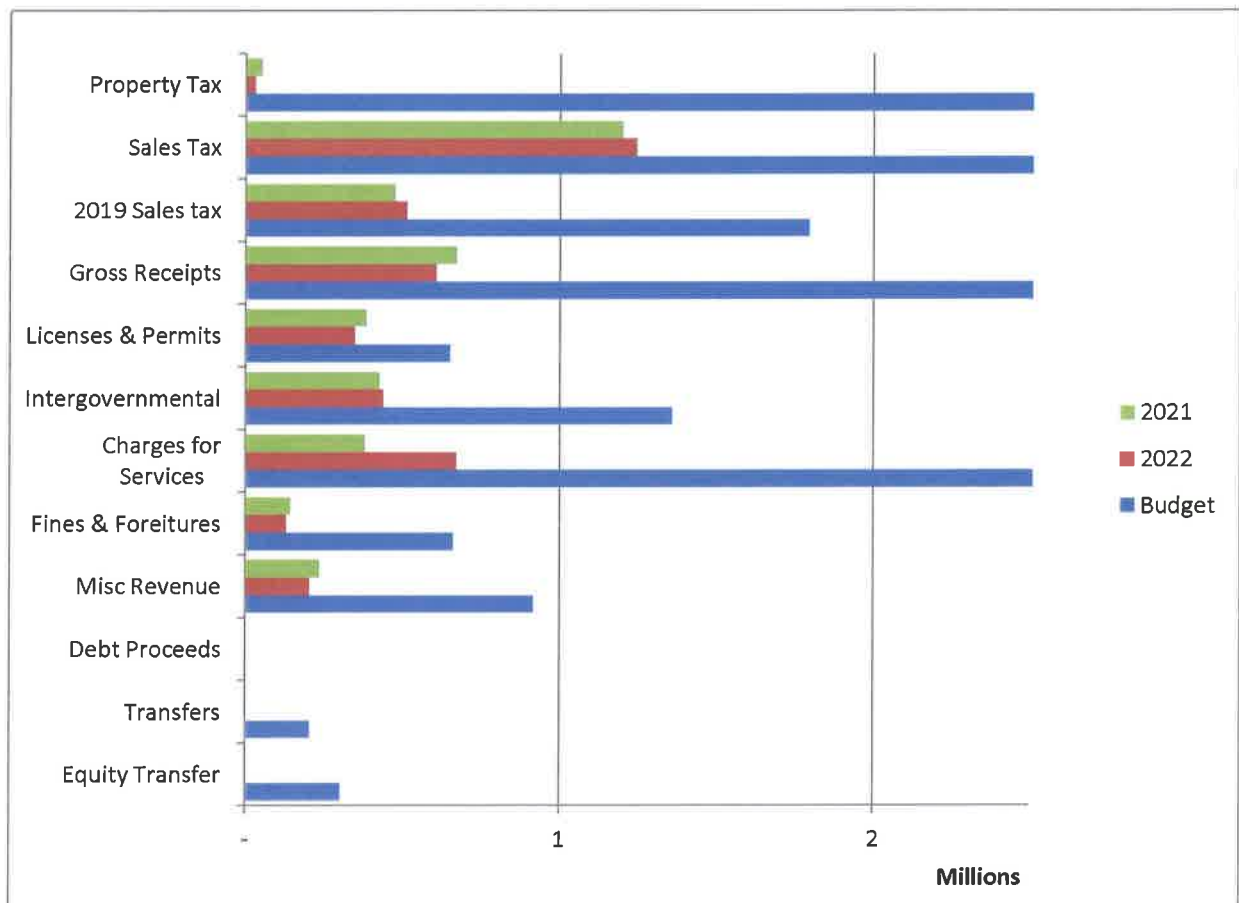
CITY OF GLADSTONE MISSOURI

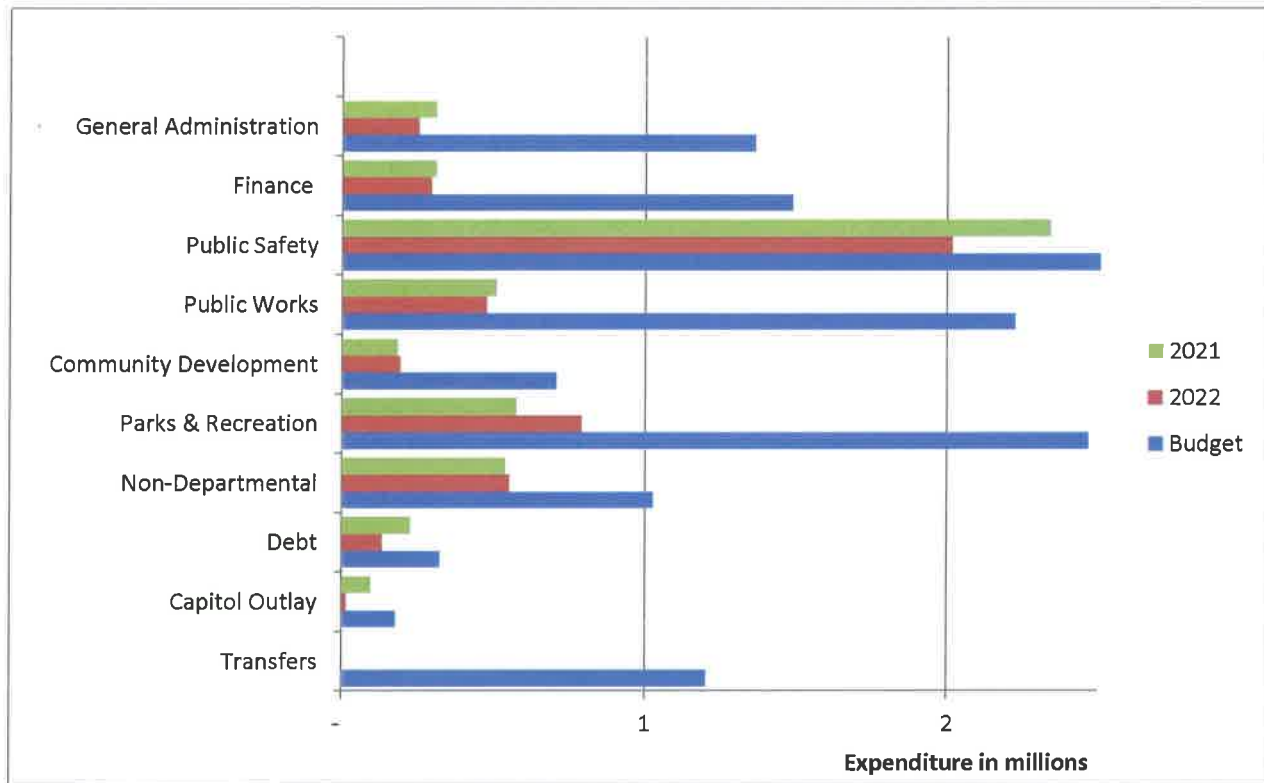
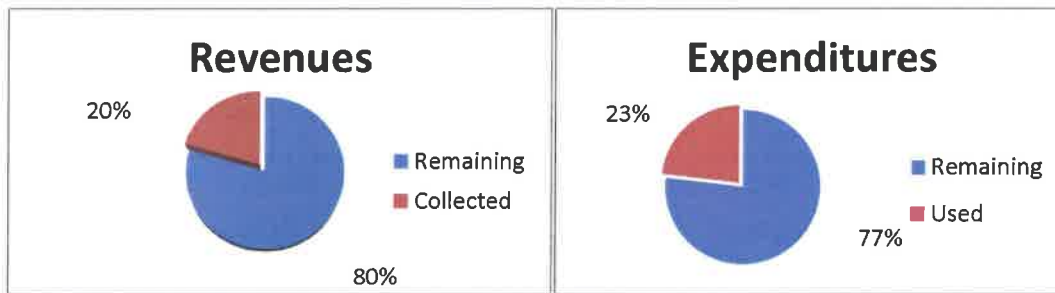
Financial Report for 3 Months Ending
September 30, 2021

GENERAL FUND

General Fund Revenues

Total revenues for the General Fund through 3 months or 25% of this fiscal year are \$4,194,327 compared to total budgeted revenues for the year of \$20,483,988 or 20% of budgeted revenue. Property tax revenue received is \$31,538. Sales tax on a cash basis is \$1,244,550 or \$45,671 (4%) more than previous year. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$514,371, an increase of 8%. Gross receipts taxes are \$606,181, down \$65,068 or 10% from last year. License and Permit revenues are \$349,193 or \$35,373 less than FY21 due to the issuing of building permits for large construction projects in the prior year. Intergovernmental revenue is \$439,372 or \$12,976 (3%) over the previous year. Charges for Services are \$670,484 an increase of 76% or \$289,968 compared to the previous year primarily due to recreation activities. Fines and Forfeitures have decreased 9% from the prior year to \$132,218. Miscellaneous Revenue is \$206,420, a decrease of \$31,477 mainly due to sale of assets early in the previous year. Debt proceeds are not budgeted for the current fiscal year. Transfers will occur later in the fiscal year. An equity transfer of \$305,000 is budgeted for the General Fund.

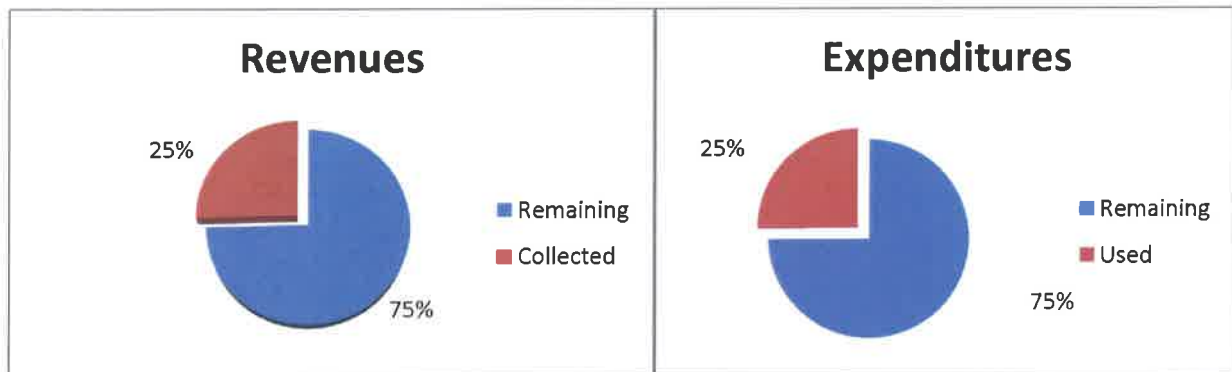
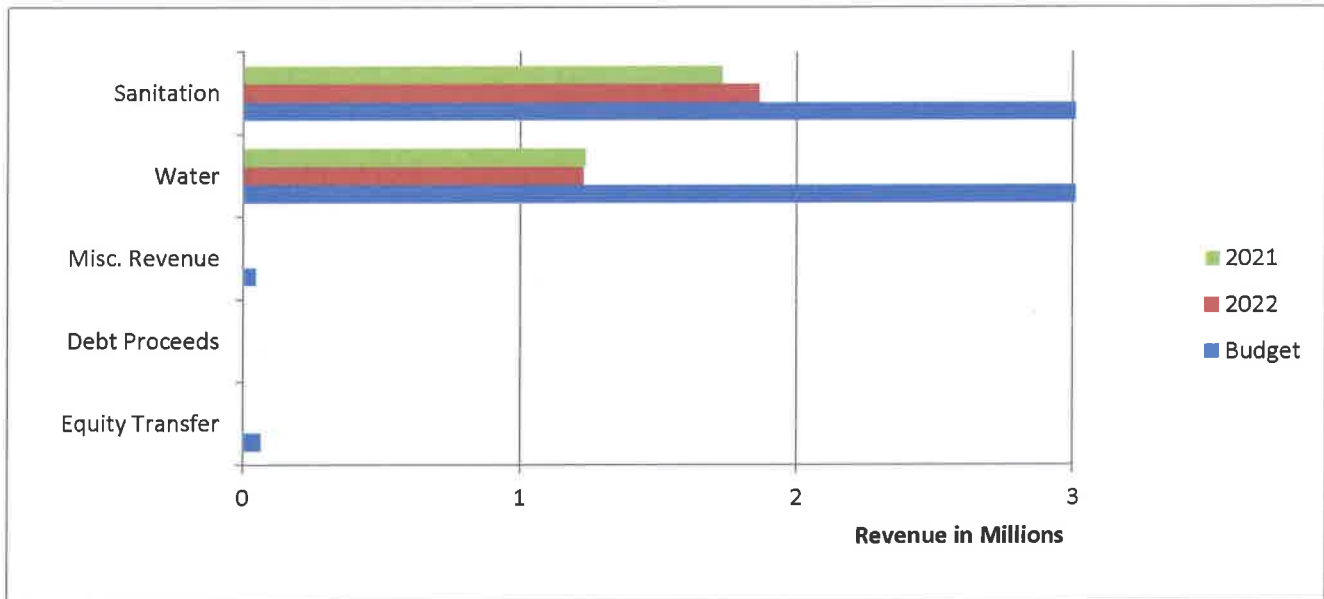




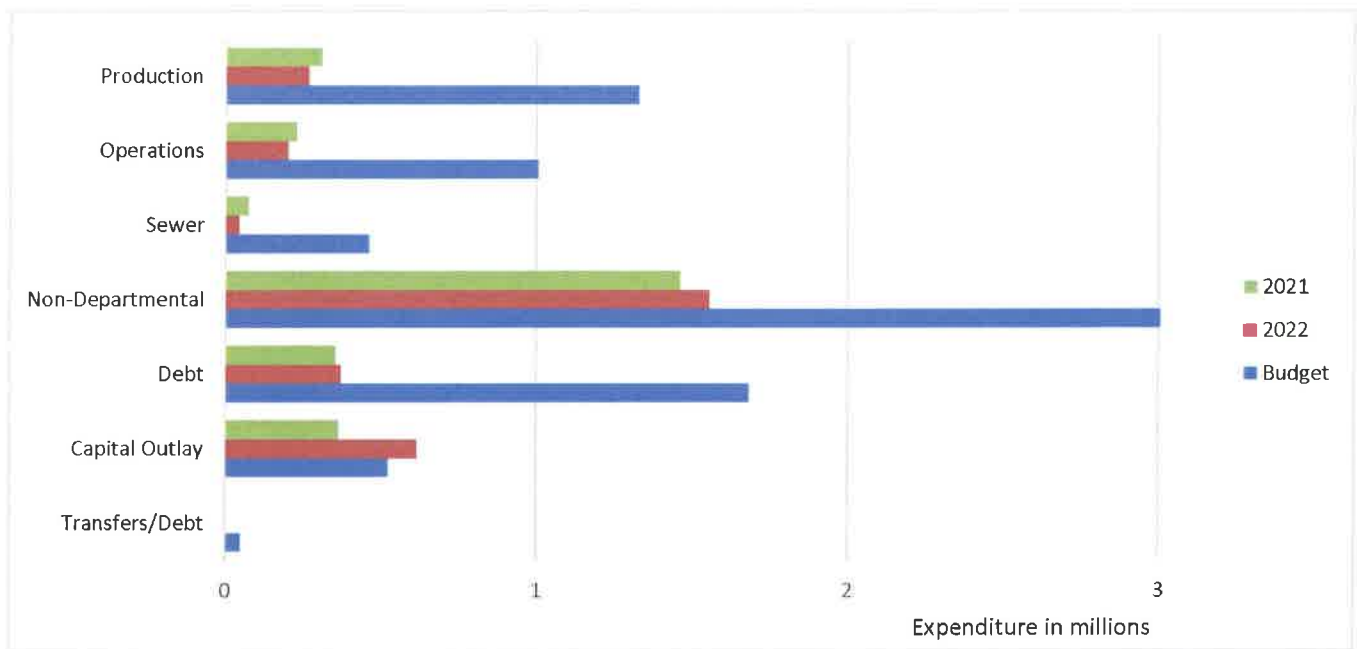
Expenditures through 3 months or 25% of this fiscal year amounted to \$4,738,695 or 23% of FY22 budgeted expenditures of \$20,483,988. This indicates that actual expenditures are 7% or \$358,699 less than last year's expenditures of \$5,097,394. The primary reason for the difference is that in FY21, July had three payroll periods. For FY22, July had only two. All departments experienced a significant decrease in period one (this difference is temporary and is only a timing difference). General Administration expenditures are \$254,239, a decrease of \$57,225 or 18% due to contractual payments (timing of Magazine). Finance expenditures have decreased \$15,480 to \$296,064. Public Safety expenditures are \$2,017,827, a decrease of \$324,093. Public Works expenditures are \$480,021, \$30,270 or 6% less than the prior year. Community Development expenditures are \$193,743, an increase of \$9,556 due to abatement/mowing. Parks & Recreation expenditures are \$791,426, an increase of 38% or \$216,719 from the same time last year due to increases in Senior Activities. Non-Departmental expenditures are \$553,636, an increase of 3% or \$ 13,517 due to increases in liability and property insurance and training. Debt payments are \$134,373, a decrease of 42% or \$92,465 due to moving debt payments of the 2020 and 2019 lease purchases to CERF. Capital Outlay is \$17,366. Transfers will occur later in the fiscal year. Current expenditures exceed current revenues by \$544,368. This is due to the full payment of property and liability insurance in July and the majority of property tax receipts will occur in January.

COMBINED WATER AND SEWERAGE SYSTEM FUND

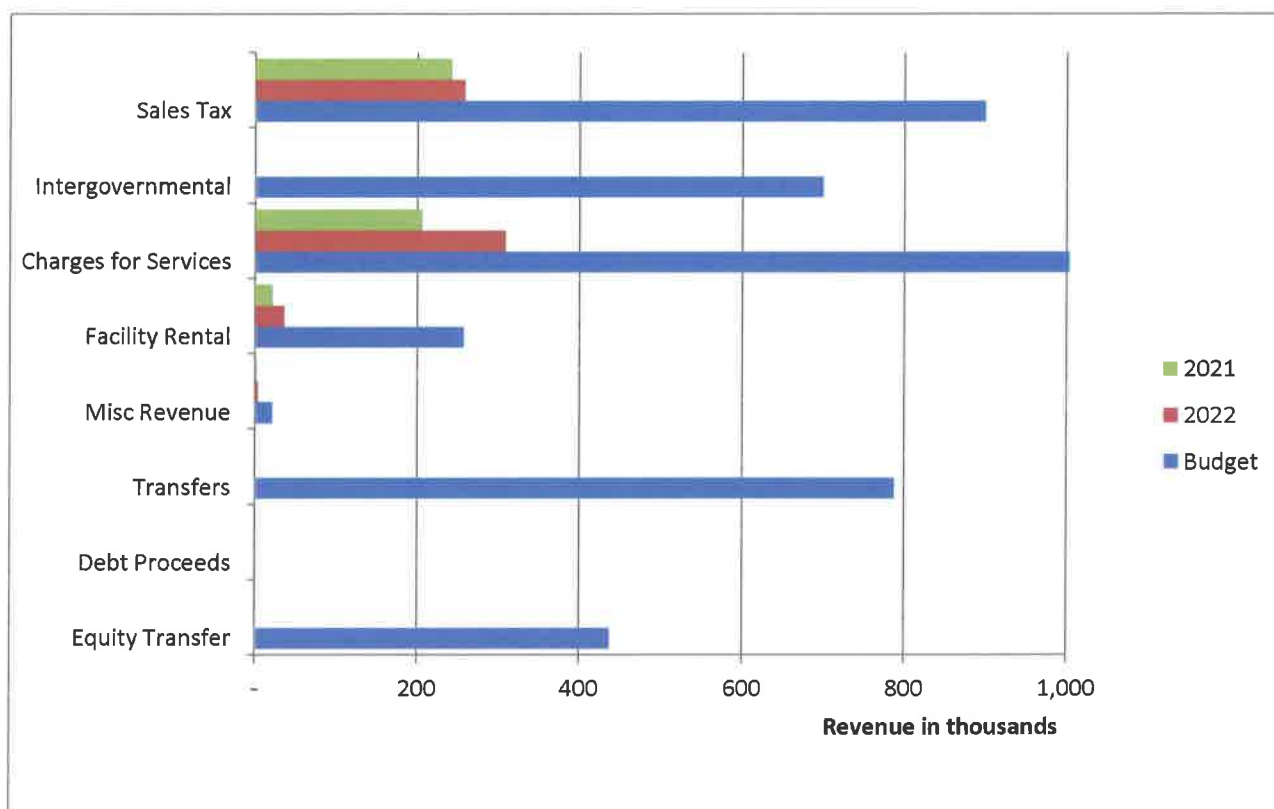
Total budgeted revenues for the fiscal year are \$12,227,438. Total revenues through 3 months or 25% of this fiscal year, amounted to \$3,099,807 or 25% of FY22 budgeted revenues. Although consumption has decreased, operating revenues are up \$127,898 (4%) from the previous year due to increased water and sewer rates.

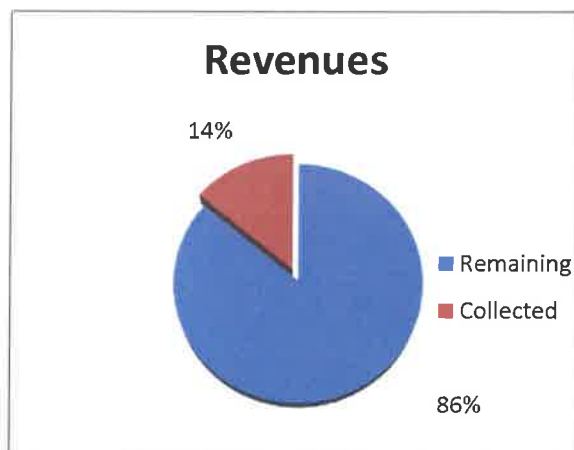


Total budgeted expenditures for the fiscal year are \$12,227,438. Total expenditures through 3 months or 25% of this fiscal year amounted to \$3,064,063 or 25% of FY22 budgeted expenditures. The same payroll difference occurred in the CWSS Fund as the General Fund (three payrolls in July of FY2021 and two payrolls in July of FY2022). Differences other than decreases in payroll are noted in the following narrative. Production expenditures are down \$41,450 to \$267,240. Operations division expenditures are \$200,865, a decrease of \$27,482. Sewer division expenditures have decreased \$29,824 to \$45,087 due to the timing of sewer line maintenance. Non-departmental expenditures are \$1,556,248, up \$95,176 due to the increase in sewage rates. Payments for debt have increased 6% or \$20,041 to \$375,043 due to the 2020 COP. Capital outlay is \$619,580. Current revenues exceed current expenditures by \$35,746.



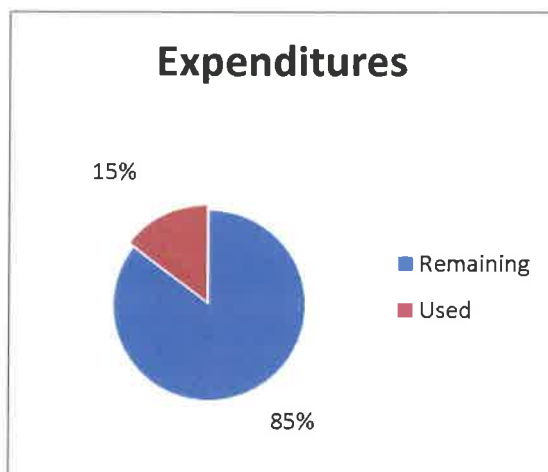
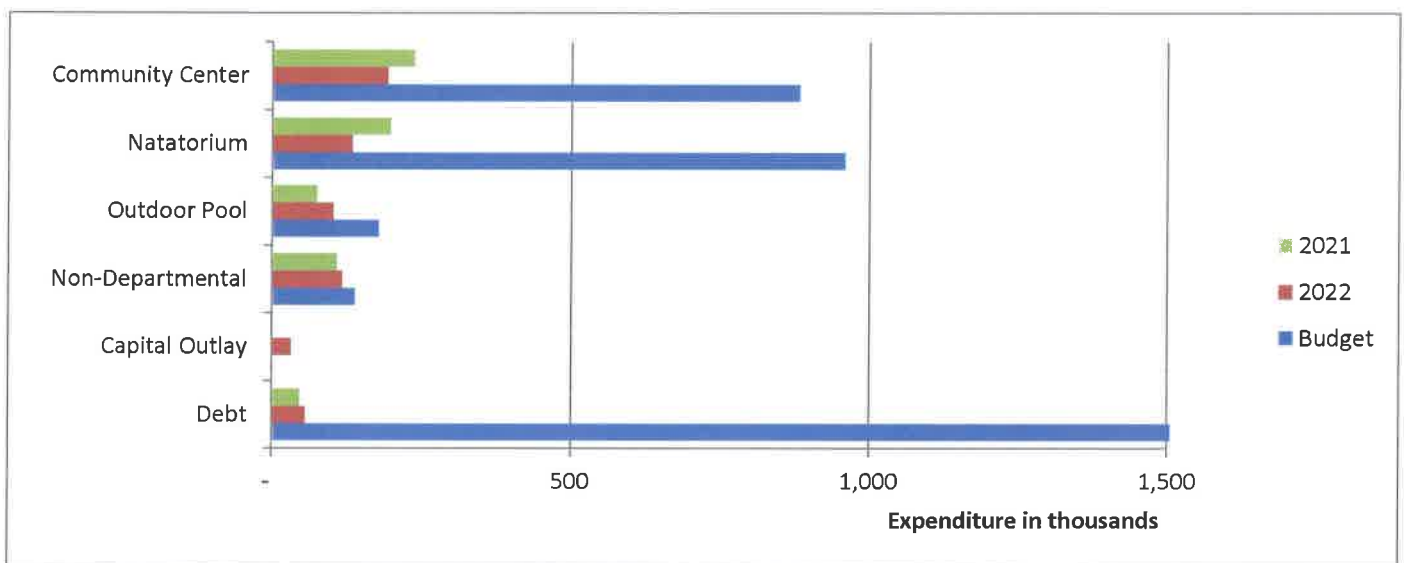
COMMUNITY CENTER AND PARKS TAX FUND





Total budgeted revenues for the fiscal year are \$4,358,940. Total revenues through 3 months or 25% of this fiscal year, amounted to \$608,852 or 14% of FY22 budgeted revenues. Sales tax received is \$258,653, an increase of \$16,582 from the previous year. Intergovernmental revenue (Charge to the North Kansas City School District for the natatorium) is usually received in January. Charges for Services are \$309,446, an increase of \$103,636 primarily due to the increased usage of the outdoor pool. Revenue from facility rental is \$36,804, an increase of \$15,140. Miscellaneous revenue is \$3,949. Budgeted transfers to the fund are \$788,300 and will occur later throughout the year. Equity

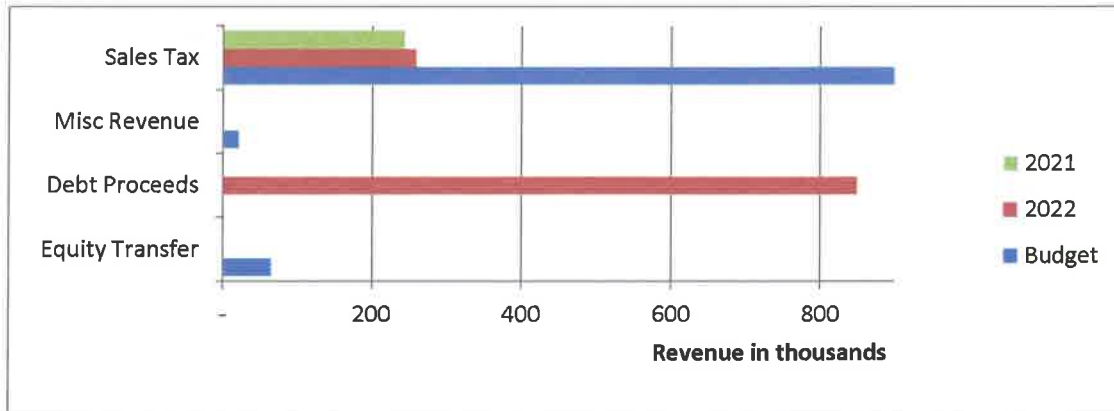
transfer budgeted for the fiscal year is \$437,109.



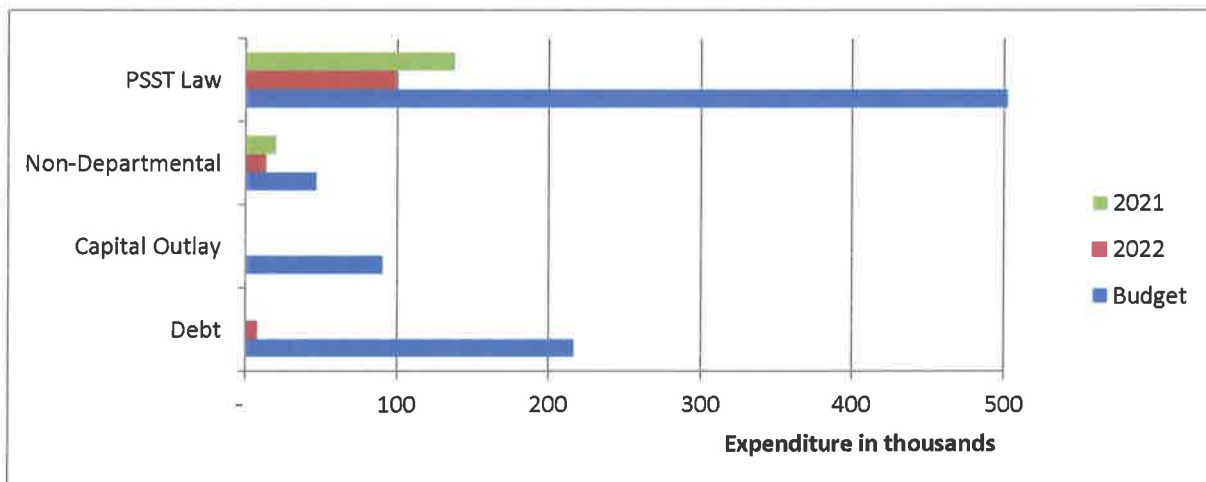
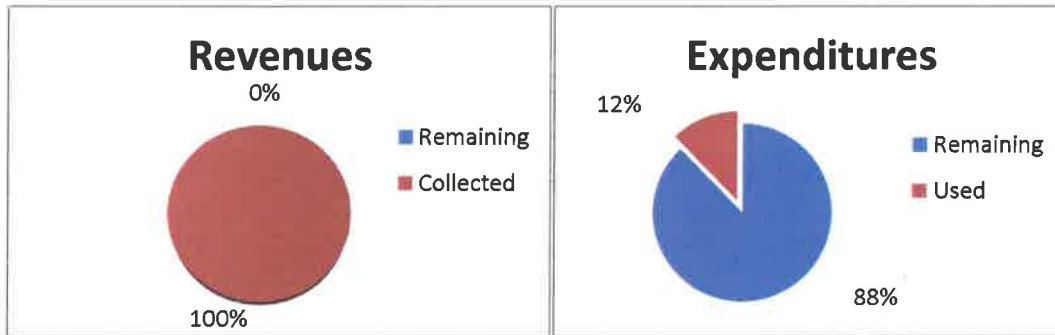
Total budgeted expenditures for the fiscal year are \$4,358,940. Total expenditures through 3 months or 25% of this fiscal year amounted to \$638,173 or 15% of FY22 budgeted expenditures. The same payroll difference occurred in the CCPT Fund as the General Fund (three payrolls in FY2021 and two payrolls in FY2022). Differences other than decreases in payroll are noted in the following narrative. Community Center expenditures have decreased \$43,262 from the same time last year to \$193,955. Natatorium expenditures are \$133,899, a decrease of \$64,228. Outdoor Pool expenditures are \$102,599, an increase of \$27,554 due to increases in part time personnel costs. Non-departmental expenditures have increased \$9,588 to \$118,176 due to increases

in property and liability insurance. Expenditures for Capital Outlay are \$32,965. Debt has increased by \$9,541 to \$56,579 due to the 2020A COP. Current expenditures exceed current revenues by \$29,319.

PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$985,818. Total revenues through 3 months or 25% of this fiscal year amounted to \$1,108,769 or 112% of FY22 budgeted revenues. Sales tax on a cash basis is \$258,648, or an increase of \$16,638. Miscellaneous revenue is \$121. Debt proceeds of \$850,000 are from a lease purchase for the purchase of new radios (revenue budget will be budgeted at midyear).



Total budgeted expenditures for the fiscal year are \$985,818. Total expenditures through 3 months or 25% of this fiscal year are \$120,446 or 12% of the FY22 budgeted expenditures. The same payroll difference occurred in the PSST Fund as the other funds (three payrolls in FY2021 and two payrolls in FY2022). Differences other than decreases in payroll are noted in the following narrative. Law division is \$98,995, down \$38,559 from the same time last year due to the timing of payment for the MARRS system. Non-Departmental is \$13,451, compared to \$19,894 during the previous year. Capital outlay is budgeted at \$90,000 (police vehicles and radios have been ordered but not received). Budget for the radios will be added at midyear. Payments for debt are \$8,000 (lease purchase issuance cost). Current revenue over expense for the fund is \$988,323 (\$138,323 not including lease purchase debt proceeds).

Respectfully submitted,

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

Dominic Accurso
Director of Finance