



**CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JANUARY 24, 2022**

**OPEN STUDY SESSION 7:15 PM**

1. **North Kansas City School District-** Representatives from the NKC School District will give a presentation regarding the upcoming ballot issue.

**REGULAR MEETING: 7:30 PM**

**TENTATIVE AGENDA**

1. **Meeting Called to Order.**
2. **Roll Call.**
3. **Pledge of Allegiance to the Flag of the United States of America.**
4. **Approval of Agenda.**
5. **Approval of the January 10, 2022, Closed City Council Meeting Minutes.**
6. **Approval of the January 10, 2022, Regular City Council Meeting Minutes.**

**CONSENT AGENDA**

**RESOLUTION R-22-04** A Resolution authorizing acceptance of work under contract with Vance Brothers, Incorporated, for the 2021 Intermediate Maintenance Project, and authorizing final payment in the amount of \$10,714.90 for Project TP2203.

**RESOLUTION R-22-05** A Resolution authorizing acceptance of work under contract with Linaweaver Construction, Incorporated, for the Gladstone Downtown District Parking, Lighting and Street Rehabilitation Project, and authorizing final payment in the amount of \$500.00 for Project TO2011.

**CONSIDER FINANCIAL REPORT MONTH END DECEMBER 2021.**

**7. Communications from the Audience.**

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

**8. Communications from the City Council.**

- Board and Commission Appointment to Arts Commission
- Mayor's Christmas Tree Check Presentations

**9. Communications from the City Manager.**

**REGULAR AGENDA**

**10. FIRST READING BILL NO. 22-05** An Ordinance to opt out of the State Imposed Sales Tax Holiday.

**11. FIRST READING BILL NO. 22-06** An Ordinance allowing the "Show Me Green Sales Tax Holiday" to apply to the local sales taxes of the City of Gladstone between April 19 and April 25, 2022.

**12. FIRST READING BILL NO. 22-07** An Ordinance approving the Re-Plat of 2312 NE 72<sup>nd</sup> Street, a Subdivision in Gladstone, Clay County, Missouri and directing the appropriate officials to affix their signatures to said Plat for recording.

**13. FIRST READING BILL NO. 22-08** An Ordinance authorizing the City Manager to enter into an agreement with the Grand River Technical School to provide clinical field training for students in the school's Paramedic Program.

**14. Other Business.**

**15. Adjournment.**

The City Council will meet in Closed Executive Session immediately following the regular City Council Meeting on Monday, January 24, 2022, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021

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

Becky Jarrett  
City of Gladstone  
7010 North Holmes  
Gladstone, MO 64118  
816-423-4100

Posted at 3:30 pm on 1/20/22



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JANUARY 10, 2022**

**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 Attorney Chris Williams  
Becky Jarrett, Deputy City Clerk

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

Mayor Mallams opened the Regular City Council Meeting Monday, January 10, 2022, at 7:30 pm.

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

Mayor Mallams stated that 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 December 13, 2021, Closed City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the December 13, 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 December 13, 2021, Regular City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the December 13, 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.** Consent Agenda

Following the Clerks’ reading:

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

**Councilmember Moore** moved to approve **RESOLUTION R-22-01** A Resolution authorizing Change Order No. 2 in the amount of \$38,782.00 to the contract with Royal Construction Services, LLC, for the Municipal Pool Bathhouse Renovation Project CO2053. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Councilmember Moore** moved to approve **RESOLUTION R-22-02** A Resolution authorizing the City Manager to enter into an agreement with Dr. Charles J. White, M.D. to provide Medical Director services to the City of Gladstone Fire and Emergency Medical Services Department. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Councilmember Moore** moved to approve **RESOLUTION R-23-03** A Resolution authorizing the City Manager to enter into an agreement with American Specialty Health (ASH) for providing fitness services to members of American Specialty Health. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Councilmember Moore** moved to approve the **Financial Report Month End November 30, 2021**. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

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

Jim Oldebeken, NE 76<sup>th</sup> Terrace, addressed the City Council. Mr. Oldebeken stated that he continues to be concerned about the City being sued by Bob Bateman. He presented a number of exhibits making a case for the safety issue that remains regarding Mosby Cave. (see attached):

- Relevant Missouri lawsuits against local governments involving Robert L. Bateman- 24 years of lawsuits
- Quote from May 1, 2019 letter to City Manager from Bob Bateman
- Photo of Bob Bateman standing in flooded NE 76<sup>th</sup> Terrace (May 20, 2020)
- Quote from June 8, 2020 City Council meeting from Bob Bateman
- Photo of Hobby Hill Park boundary along Bob Bateman's property (with trespassing sign)
- Safety First quote from Forest Service, U.S. Department of Agriculture
- Newspaper article about 1993 St. Louis cave flooding/drowning
- Photo of channel of Cave Creek with dam
- Climatological data for Kansas City – May 2020
- Mosby Cave dimensions from Department of Natural Resources- 1937
- Mosby Cave dimensions – 2019

## **REGULAR AGENDA**

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

Councilmember Spallo did not have any comments.

Councilmember Moore took a moment to recognize Anne Alexander's death. She said that Anne loved Gladstone. Serving on both the Planning Commission and Arts Commission, Anne always enjoyed being involved and lending her talents to help in any way she could. She will certainly be missed.

Councilman Frisby reminded community members to please use caution around the new crosswalk areas in downtown Gladstone.

Mayor Pro Tem Garnos also spoke about the recent passing of Anne Alexander. He said he got to know her while serving on the Planning Commission. He remembered going to her apartment one day and noticing the site plan for the new McDonalds on her dining room table where she was looking at the vehicle access onto Antioch Road. She was probably 85 at the time. He mentioned how she loved to draw animals and portraits. Anne's obituary described her as feisty and funny, smart and sassy, articulate and adamant, and he said he couldn't come up with a better description than that. Anne set a very high bar for independent living as a senior.

Mayor Mallams said he is very happy to see Resolution R-22-01, on the agenda tonight. Along with the renovation of the outdoor pool bathhouse, two new shade structures will be installed for pool patrons. He said he appreciates this for both the parents of newborns, and for old-borns like himself.

Mayor Mallams also said that he had a great time at Gladstone night at Oak Park High School last Thursday. He joined Chief Farris, Captain Boydston, and City Manager Wingerson for a fun evening of watching high school basketball. It will likely take place again next year and he would invite the entire Council to attend with their spouses.

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

No comments from the City Manager.

**Regular Agenda**

**Item No. 11. On the Agenda.** **First Reading Bill No. 22-01** An Ordinance calling a General Election for the election of one position to the Gladstone City Council on Tuesday, April 5, 2022; describing the form of the ballot and directing the City Clerk to submit certification of such election to the Clay County Board of Election Commissioners pursuant to RSMo. 115.125.

**Councilmember Moore** moved **Bill No. 22-01** be placed on its First Reading. **Councilmember Spallo** 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 Moore** moved to accept the First Reading of **Bill No. 22-01**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Spallo** 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 Moore** moved to accept the Second and Final Reading of **Bill No. 22-01**, and enact the Bill as **Ordinance 4.578**. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Item No. 12. On the Agenda.** **First Reading Bill No. 22-02** An Ordinance declaring a 2016 Ford Transit van surplus property and authorizing the City Manager to enter into an agreement with the Clay County Sheriff’s Department to transfer ownership of said property in exchange for municipal prisoner housing credit.

Councilman Frisby commented that this is excellent “thinking outside the box.” This vehicle would likely just bring pennies on the dollar at the auction.

**Councilmember Spallo** moved **Bill No. 22-02** be placed on its First Reading. **Mayor Pro Tem Garnos** 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. 22-02**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** 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. 22-02**, and enact the Bill as **Ordinance 4.579** **Mayor Pro Tem Garnos** seconded. The Vote: “aye”,

Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Item No. 13. On the Agenda.** **First Reading Bill No. 22-03** An Ordinance authorizing the City Manager to execute agreements between the City of Gladstone, Missouri, and the Kansas City Area Transportation Authority to provide public transportation services and property management assistance for the period of July 1, 2021 through December 31, 2021.

**Councilman Frisby** moved **Bill No. 22-03** 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.

**Councilman Frisby** moved to accept the First Reading of **Bill No. 22-03**, 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.

**Councilman Frisby** moved to accept the Second and Final Reading of **Bill No. 22-03**, and enact the Bill as **Ordinance 4.580**. **Councilmember Moore** 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.** **First Reading Bill No. 22-04** An Ordinance authorizing the City Manager to execute agreements between the City of Gladstone, Missouri, and the Kansas City Area Transportation Authority to provide public transportation services and property management assistance for the period of January 1, 2022, through June 30, 2022.

**Mayor Pro Tem Garnos** moved **Bill No. 22-03** 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.

**Mayor Pro Tem Garnos** moved to accept the First Reading of **Bill No. 22-03**, 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.

**Mayor Pro Tem Garnos** moved to accept the Second and Final Reading of **Bill No. 22-03**, and enact the Bill as **Ordinance 4.581**. **Councilmember Moore** 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.** Other Business

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

**Item No. 16. On the Agenda.** Adjournment.



Mayor Mallams adjourned the January 10, 2022, Regular City Council meeting at 8:03 pm.

Respectfully submitted:

\_\_\_\_\_  
Becky Jarrett, Deputy City Clerk

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

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

\_\_\_\_\_  
Mayor R.D. Mallams

# 24 Years of Lawsuits

## Against Local Governments!

### RELEVANT MISSOURI LAWSUITS INVOLVING ROBERT L. BATEMAN

Source: [www.courts.mo.gov/casenet/cases/searchCases.do](http://www.courts.mo.gov/casenet/cases/searchCases.do)

| 1999                              | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006                     | 2007 | 2008 | 2009 | 2010 | 2011                      | 2012                  | 2013                | 2014   | 2015 | 2016 | 2017 | 2018 | 2019 | 2020                      | 2021                      | 2022 |
|-----------------------------------|------|------|------|------|------|------|--------------------------|------|------|------|------|---------------------------|-----------------------|---------------------|--|------|------|------|------|------|---------------------------|---------------------------|------|
| 0699CC01499 - CITY OF KANSAS CITY |      |      |      |      |      |      |                          |      |      |      |      |                           |                       |                     |  |      |      |      |      |      |                           |                           |      |
| 00CV82015 - CITY OF KANSAS CITY   |      |      |      |      |      |      |                          |      |      |      |      |                           |                       |                     |  |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      | 06AECV02075 - PLATTE CO. |      |      |      |      |                           |                       |                     |  |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      | SC91088<br>PLATTE CO.     |                       |                     |  |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      | 10AECV01974<br>PLATTE CO. |                       |                     |  |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      |                           | SC91898<br>PLATTE CO. |                     |  |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      |                           | 700210127<br>CLAY CO. |                     |  |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      |                           | WD73954<br>CLAY CO.   |                     |  |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      |                           | WD73947<br>CLAY CO.   |                     |  |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      |                           |                       | SC92486<br>CLAY CO. |  |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      |                           |                       |                     | 14AE-CV03444 - Bateman v. Bateman<br>(Divorce) |      |      |      |      |      |                           |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      |                           |                       |                     |  |      |      |      |      |      | 20CY-CV09121<br>GLADSTONE |                           |      |
|                                   |      |      |      |      |      |      |                          |      |      |      |      |                           |                       |                     |  |      |      |      |      |      |                           | 21CY-CV00973<br>GLADSTONE |      |

# May 1, 2019

*From Bob Bateman Letter to City Manager*

*“If this matter is not resolved soon,  
I am going to dam up part of the  
drainage area in order to slow the  
acceleration of damage.”*

BOB BATEMAN IS STANDING  
IN 76 TERR

3 FT OF WATER  
IN ROAD

MAY 20 2020

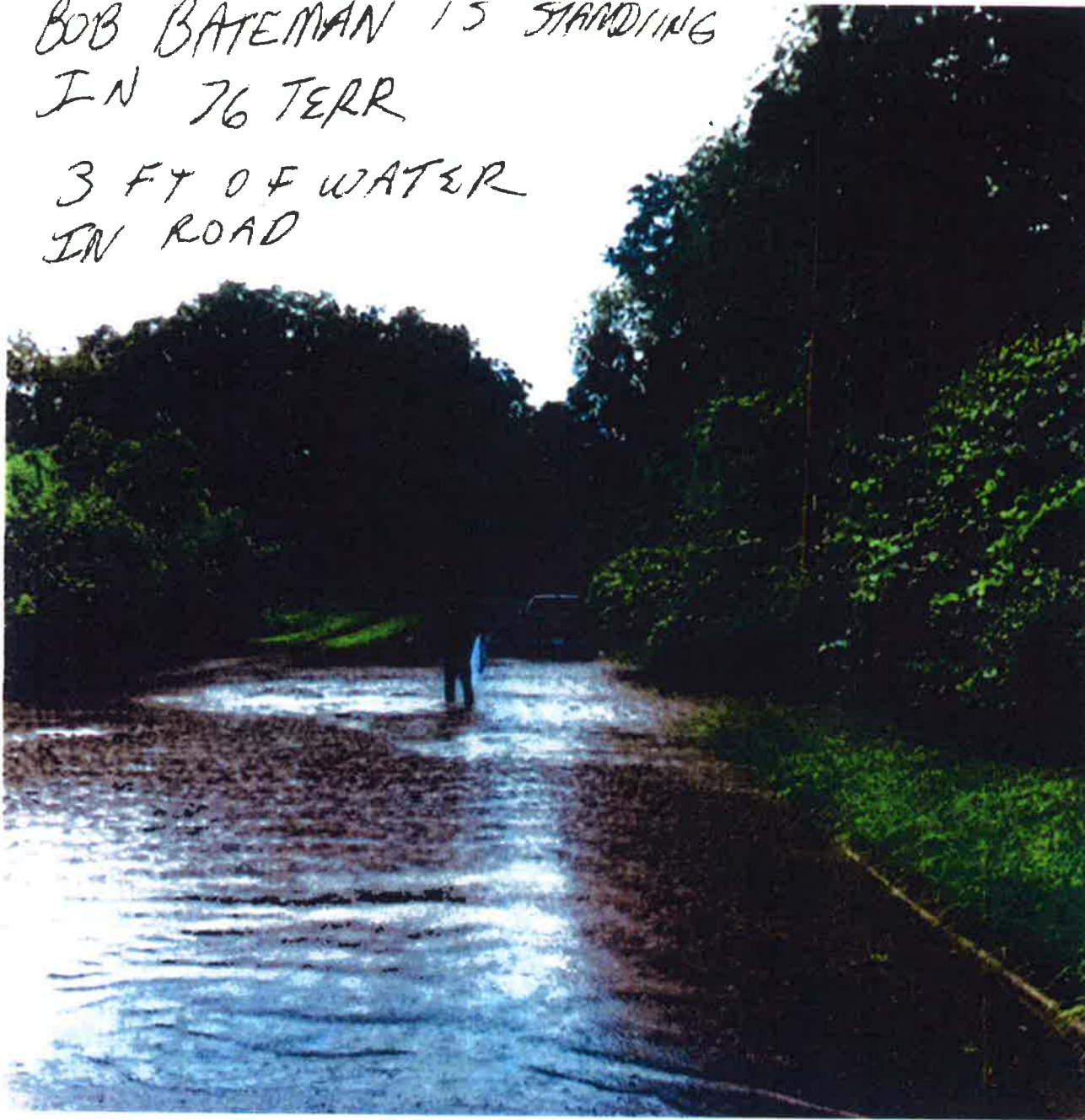


EXHIBIT 4

# June 8, 2020

*Statements from Bob Bateman to Gladstone City Council*

*"This cave could drown a child over there at Hobby Hill Park."*

*"I'm very concerned about that park next door. A little kid could wonder over there and it's just maybe 80 feet away. And ah, it's just a terrible situation."*







# Safety First!

*From Forest Service, U.S. Department of Agriculture*

*“Do not enter a cave when there is rain predicted in the area.*



*Caves often **flood** suddenly.”*

# One Survives Cave Disaster

## River To Rise Again

### Forecast Sets Off Waves Of Action

By Tim Poor

Of the Post-Dispatch Staff

Going, going ... and still going.

Up, that is.

Forecasters said Saturday that the Mississippi River would start rising again this week and set a record when it crests here next Sunday at 48 feet, a foot above last week's peak. And some pessimists believe the river could go even higher.

The stunning news caused floodworn residents from St. Charles to Ste. Genevieve, Mo., to gird themselves — and their levees — for another wet onslaught.

"This is like water torture, a constant dripping on my forehead," said Bob Anderson, a spokesman for the Army Corps of Engineers.

If the flood were a hurricane, this weekend might have been its eye; the river stayed at 46.5 feet at St. Louis Saturday. But more rain in the Upper Mid-



Gary Mahr, 13, being treated for hypothermia as rescuers carry him out of Cliff Cave in south St. Louis County. He was rushed by helicopter ambulance to Cardinal Glennon Children's Hospital. A relative, Kevin Ingram (fourth from left) smiles as he watches.

## Two Others Died Holding Each Other

By Peter Harmon

and Kim Bell

Of the Post-Dispatch Staff

Gary Mahr heard the roar of the water and clung to a ledge in an air pocket as a flash flood swept through a dark cave.

Four other boys and two counselors from St. Joseph's Home for Boys drowned in the outing to Cliff Cave in south St. Louis County.

Gary, 13, was rescued at 10:30 a.m. Saturday. He had spent more than 20 hours hunched on a ledge in a 4-foot-high, 2,000-foot-long passageway called the "Drapery Room Crawl."

Four of the bodies were found Friday and two others on Saturday.

The deaths prompted an investigation to determine whether anyone should be prosecuted for taking children into a park closed for two weeks because of flooding, said County Police Chief Ron Battelle.

Gary was in generally good physical shape at Cardinal Glennon Children's Hospital, where he was being treated for hypothermia and a bump



Gary Mahr





Kevin Manning/Post-Dispatch

Youngsters from St. Joseph's Home for Boys waiting Friday afternoon at the entrance of Cliff Cave Park in south St. Louis County for news about their friends who met with disaster while exploring a cave. A flash flood in the cave killed three boys from the home and a counselor. When the photo was taken, the youths knew of trouble in the cave, but they were unaware that anyone had died.

## Distraught Families, Friends Want Answers

# Cave Flood Drowns 4; 3 Missing

## Outing Turns Into A Disaster For Children

By Martha Shirk and Kim Bell  
Of the Post-Dispatch Staff

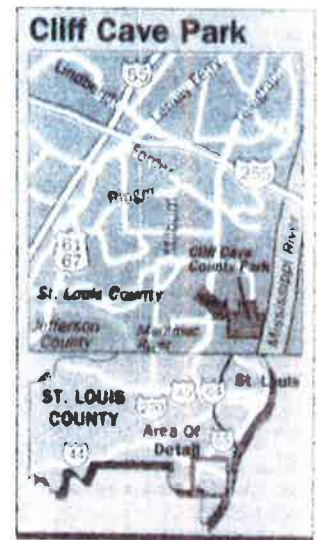
A caving expedition for 16 children from a St. Louis boys' home ended disastrously Friday when a flash flood swept through a cave in south St. Louis County, killing three children and a male counselor.

Two other boys and a 21-year-old female counselor still were missing at 10 p.m. Friday, when the search was called off for the night. It was set to resume at 9 a.m. today.

The children were from St. Joseph's Home for Boys, at 4753 South Grand Boulevard, a residential treatment center for abused or troubled youths.

Police withheld the names of the victims pending notification of relatives. Two of the dead boys were 10 and 12; the missing boys are 9 and 10.

The boys were exploring Cliff Cave, the centerpiece attraction at Cliff Cave Park, a county facility that has been closed for at least two weeks because of flooding from the



Post-Dispatch Map

■ **Cliff Cave** built like funnel, cave explorer says

"One group wanted to go farther," said St. Louis County Police Chief Ron Battelle. "The other didn't."

One of the children who survived said, "We were in the cave" weeks







### Climatological Data for KANSAS CITY DOWNTOWN AP, MO - May 2020

| Date       | Temperature |         |         |           | HDD | CDD | Precipitation |
|------------|-------------|---------|---------|-----------|-----|-----|---------------|
|            | Maximum     | Minimum | Average | Departure |     |     |               |
| 2020-05-01 | 82          | 55      | 68.5    | 7.1       | 0   | 4   | 0.00          |
| 2020-05-02 | 82          | 61      | 71.5    | 9.8       | 0   | 7   | 0.00          |
| 2020-05-03 | 75          | 59      | 67.0    | 4.9       | 0   | 2   | 0.00          |
| 2020-05-04 | 61          | 52      | 56.5    | -5.9      | 8   | 0   | 0.97          |
| 2020-05-05 | 71          | 50      | 60.5    | -2.2      | 4   | 0   | 0.00          |
| 2020-05-06 | 62          | 45      | 53.5    | -9.6      | 11  | 0   | 0.00          |
| 2020-05-07 | 65          | 42      | 53.5    | -9.9      | 11  | 0   | 0.05          |
| 2020-05-08 | 60          | 44      | 52.0    | -11.8     | 13  | 0   | 0.23          |
| 2020-05-09 | 64          | 38      | 51.0    | -13.1     | 14  | 0   | 0.00          |
| 2020-05-10 | 60          | 42      | 51.0    | -13.5     | 14  | 0   | 0.00          |
| 2020-05-11 | 52          | 40      | 46.0    | -18.9     | 19  | 0   | 0.00          |
| 2020-05-12 | 56          | 45      | 50.5    | -14.7     | 14  | 0   | 0.00          |
| 2020-05-13 | 65          | 50      | 57.5    | -8.1      | 7   | 0   | T             |
| 2020-05-14 | 81          | 64      | 72.5    | 6.6       | 0   | 8   | 0.02          |
| 2020-05-15 | 70          | 64      | 67.0    | 0.7       | 0   | 2   | T             |
| 2020-05-16 | 75          | 62      | 68.5    | 1.8       | 0   | 4   | T             |
| 2020-05-17 | 71          | 57      | 64.0    | -3.0      | 1   | 0   | T             |
| 2020-05-18 | 61          | 56      | 58.5    | -8.9      | 6   | 0   | 0.00          |
| 2020-05-19 | 71          | 56      | 63.5    | -4.3      | 1   | 0   | 0.00          |
| 2020-05-20 | 73          | 59      | 66.0    | -2.1      | 0   | 1   | 0.00          |

# 1937

## THE MOSBY SANDSTONE CAVE, CLAY COUNTY, MISSOURI

By GLENN G. BARTLE, HOWARD SPEER, and  
EDWARD SCHUETT, Department of Geology,  
The University of Kansas City, Kansas City, Mo.

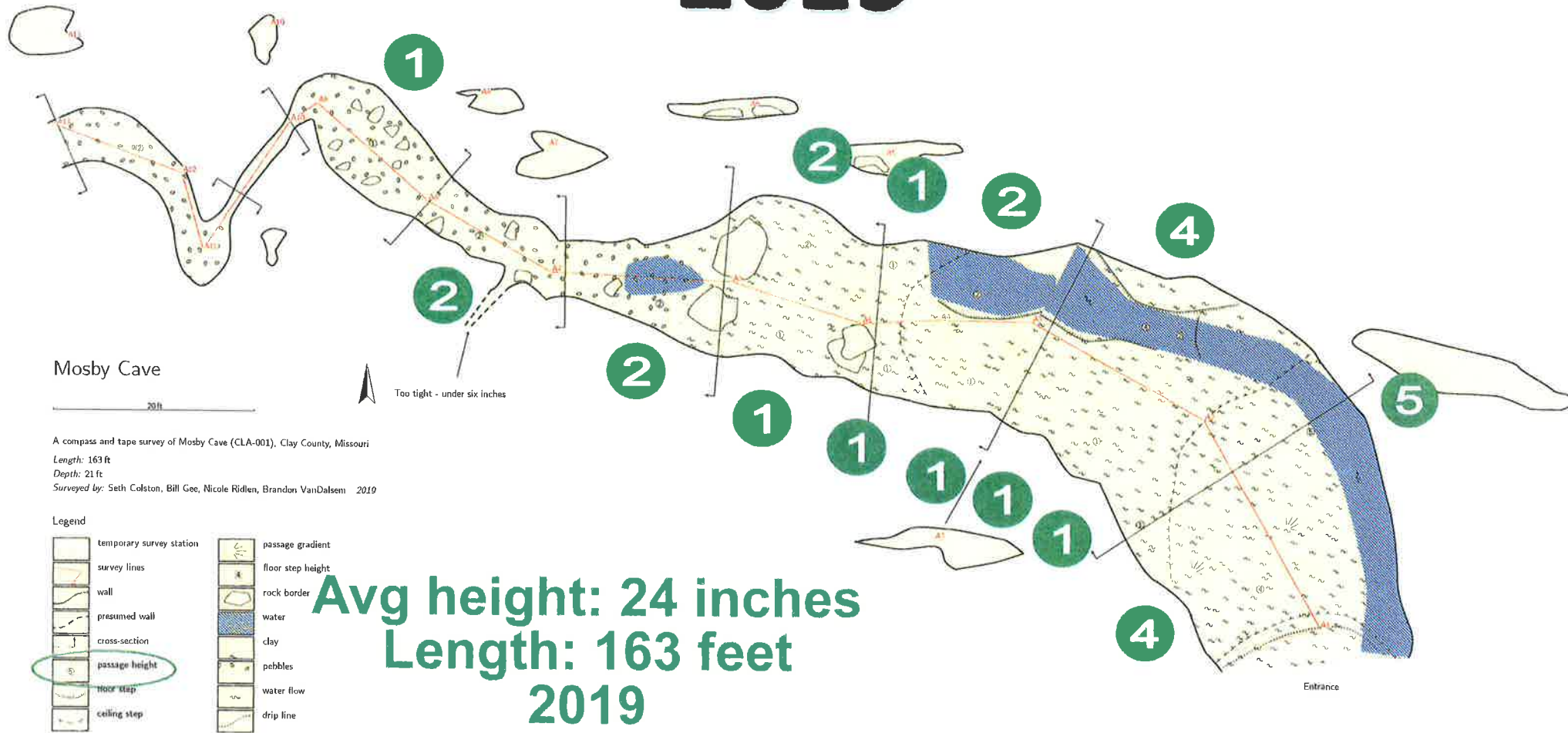
(Abstract)

The Mosby Sandstone Cave occurs in the Stranger Sandstone just north of Kansas City. The total length of the cave is approximately 250 feet, with an average width and height of two feet; but the entrance is much larger. The Stanton limestones and shales are exposed in sequence on the floor of the cave.

A chemical analysis of the sandstone shows only a trace of calcium carbonate; therefore solution of the sandstone is not important.

Solution of the underlying limestones has exposed the sandstone as the roof of the cave. The sandstone rapidly yielded to mechanical weathering, thus enlarging the cavity. This hypothesis is proven by the gradual change of the walls from sandstone to limestone back in the cave. Still farther back in the cave the roof changes from sandstone to limestone.

# 2019





## *Request for Council Action*

RES ☒ # R-22-04

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/18/2022

Department: Public Works

Meeting Date Requested: 1/24/2022

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

Subject: Final payment approval, Project TP2203, 2021 Intermediate Maintenance.

Background: Work has been completed on the referenced project and the contractor, Vance Brothers, has made application for final pay. The Change Order was the result of delaying work in the vicinity of Linden West Elementary School (NE 74th St – N. Main to N. Oak and N. Main – NE 74th St to NE 74th Ter) until next summer when school is not in session.

Budget Discussion: Funds for this contract were budgeted in the Transportation Sales Tax Fund.

|                                    |                            |
|------------------------------------|----------------------------|
| Original Contract Amount:          | \$ 233,788.20              |
| Change Order(s):                   | <u>(19,490.24)</u>         |
| Revised Contract Amount:           | \$ 214,297.96              |
| Amount Paid to Date:               | <u>203,583.06</u>          |
| <b>Total Amount Due Final Pay:</b> | <b><u>\$ 10,714.90</u></b> |

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-22-04**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH VANCE BROTHERS, INCORPORATED, FOR THE 2021 INTERMEDIATE MAINTENANCE PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$10,714.90 FOR PROJECT TP2203.**

**WHEREAS**, work under the contract with Vance Brothers, Incorporated, for the 2021 Intermediate Maintenance, Project TP2203, 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:          | \$ 233,788.20       |
| Change Order(s):                   | (19,490.24)         |
| Revised Contract Amount:           | \$ 214,297.96       |
| Amount Paid to Date:               | 203,583.06          |
| <b>Total Amount Due Final Pay:</b> | <b>\$ 10,714.90</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 24<sup>th</sup> DAY OF JANUARY 2022.**

\_\_\_\_\_  
R.D. Mallams, Mayor

ATTEST:

\_\_\_\_\_  
Becky Jarrett, Deputy City Clerk



## *Request for Council Action*

RES ☒ # R-22-05

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/18/2022

Department: Public Works

Meeting Date Requested: 1/24/2022

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

Subject: Final payment approval, Project TO2011, Gladstone Downtown District Parking, Lighting & Street Rehabilitation.

Background: Work has been completed on the referenced project and the contractor, Linaweaver Construction, has made application for final pay. Change Orders were the result of a reduction between plan quantities and field measured quantities.

Budget Discussion: Funds for this contract were budgeted in the 2020 Certificate of Participation and Transportation Sales Tax Funds.

|                                    |                         |
|------------------------------------|-------------------------|
| Original Contract Amount:          | \$ 581,311.50           |
| Change Order(s):                   | <u>(11,891.00)</u>      |
| Revised Contract Amount:           | \$ 569,420.50           |
| Amount Paid to Date:               | <u>568,920.50</u>       |
| <b>Total Amount Due Final Pay:</b> | <b><u>\$ 500.00</u></b> |

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-22-05

**A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, FOR THE GLADSTONE DOWNTOWN DISTRICT PARKING, LIGHTING & STREET REHABILITATION PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$500.00 FOR PROJECT TO2011.**

**WHEREAS**, work under the contract with Linaweaver Construction, Incorporated, for the Gladstone Downtown District Parking, Lighting & Street Rehabilitation, Project TO2011, 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:          | \$ 581,311.50    |
| Change Order(s):                   | (11,891.00)      |
| Revised Contract Amount:           | \$ 569,420.50    |
| Amount Paid to Date:               | 568,920.50       |
| <b>Total Amount Due Final Pay:</b> | <b>\$ 500.00</b> |

**FURTHER, THAT**, funds for such purpose are authorized from the 2020 Certificate of Participation and Transportation Sales Tax Funds.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 24<sup>th</sup> DAY OF JANUARY 2022.**

\_\_\_\_\_  
R.D. Mallams, Mayor

ATTEST:

\_\_\_\_\_  
Becky Jarrett, Deputy City Clerk



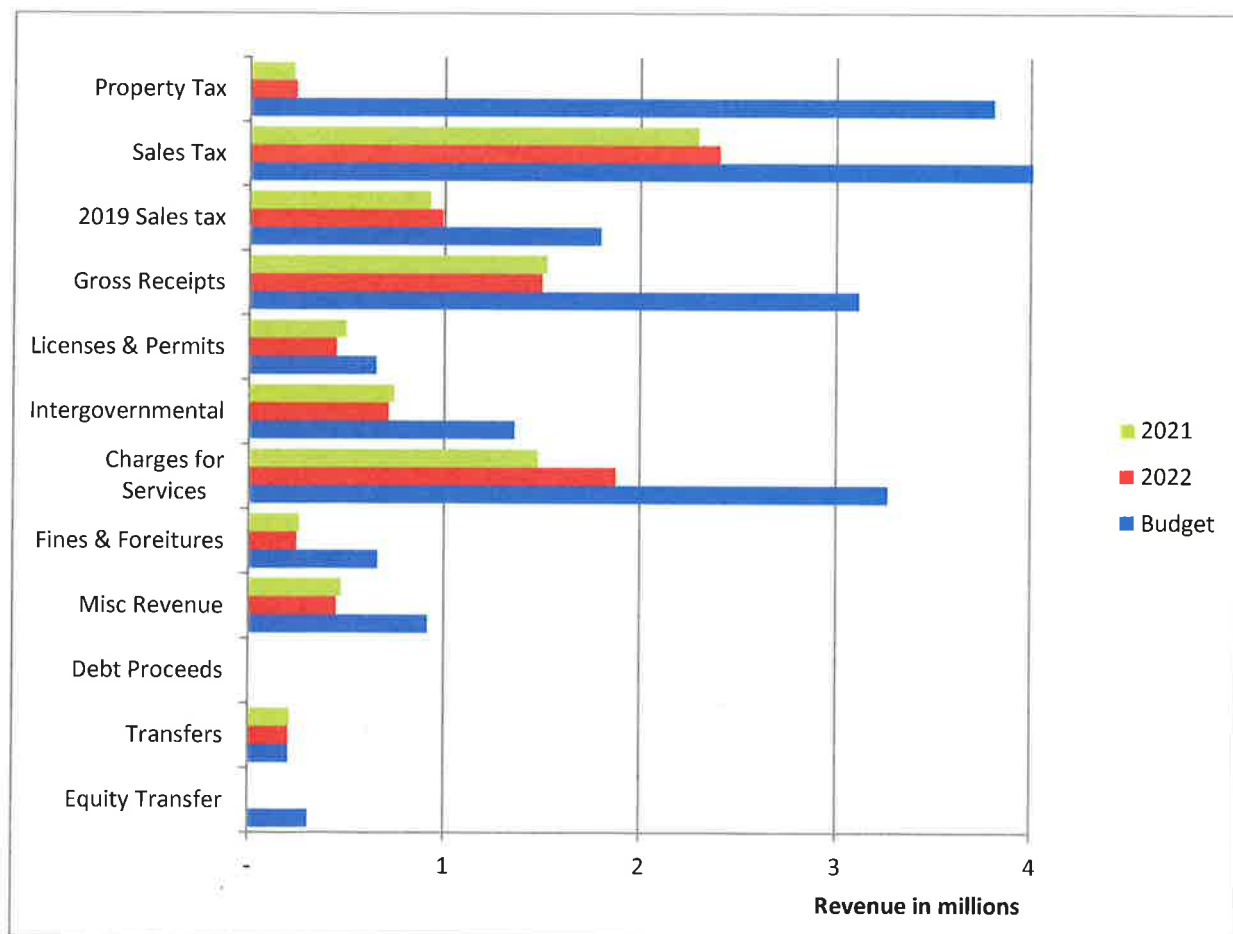
# CITY OF GLADSTONE MISSOURI

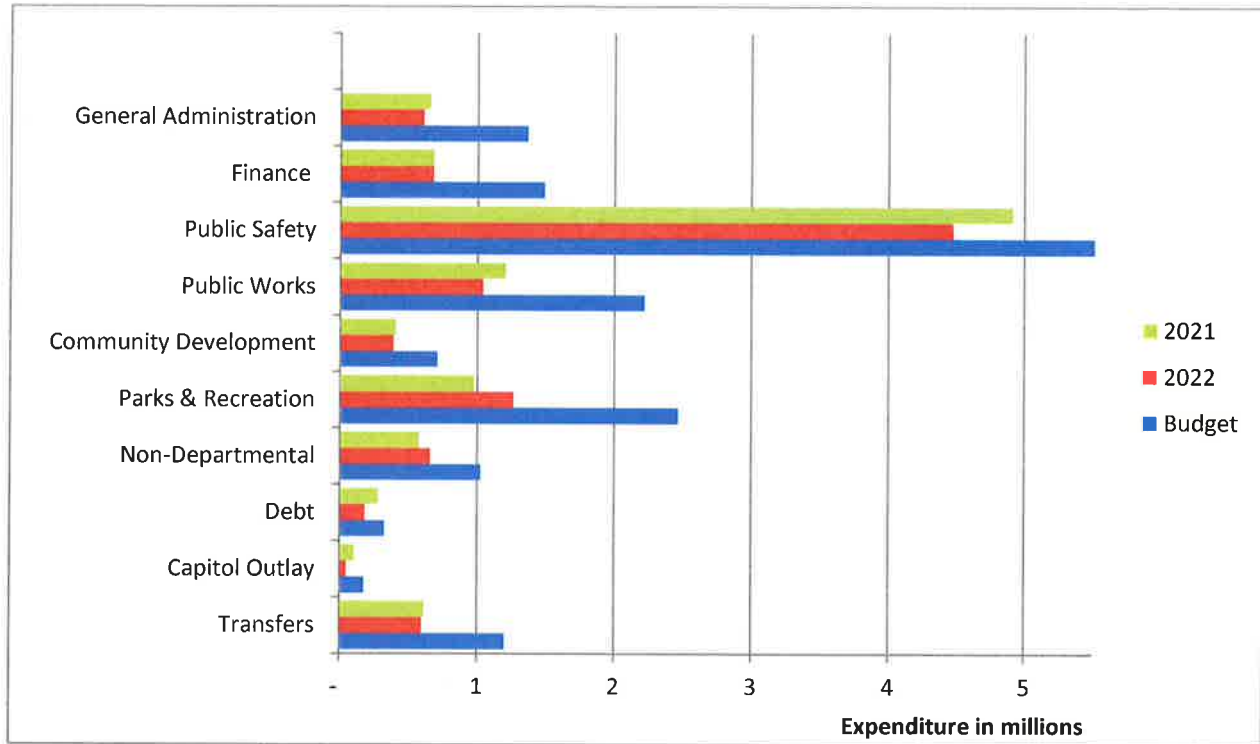
Financial Report for 6 Months Ending  
December 31, 2021

## GENERAL FUND

### General Fund Revenues

Total revenues for the General Fund through 6 months or 50% of this fiscal year are \$9,075,610 compared to total budgeted revenues for the year of \$20,483,988 or 44% of budgeted revenue. Property tax revenue received is \$240,016. Sales tax on a cash basis is \$2,409,478 or \$110,482 (5%) more than previous year. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$992,059, an increase of 7%. Gross receipts taxes are \$1,497,059, a decrease of \$22,646 or 1% from last year. License and Permit revenues are \$446,374 or \$50,530 (10%) less than FY21 due to the issuing of building permits for large construction projects in the prior year. Intergovernmental revenue is \$715,451 or \$26,686 (4%) less than the previous year. Charges for Services are \$1,874,193 an increase of 27% or \$396,970 compared to the previous year primarily due to recreation activities. Fines and Forfeitures have decreased 6% from the prior year to \$245,685. Miscellaneous Revenue is \$448,545, a decrease of \$15,887. Debt proceeds are not budgeted for the current fiscal year. Transfers made to the fund amount to \$206,750. An equity transfer of \$305,000 is budgeted for the General Fund.

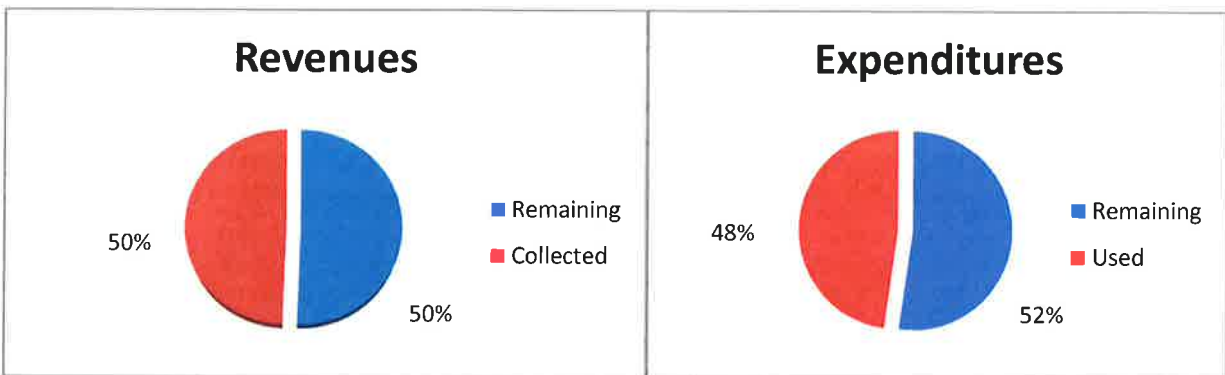
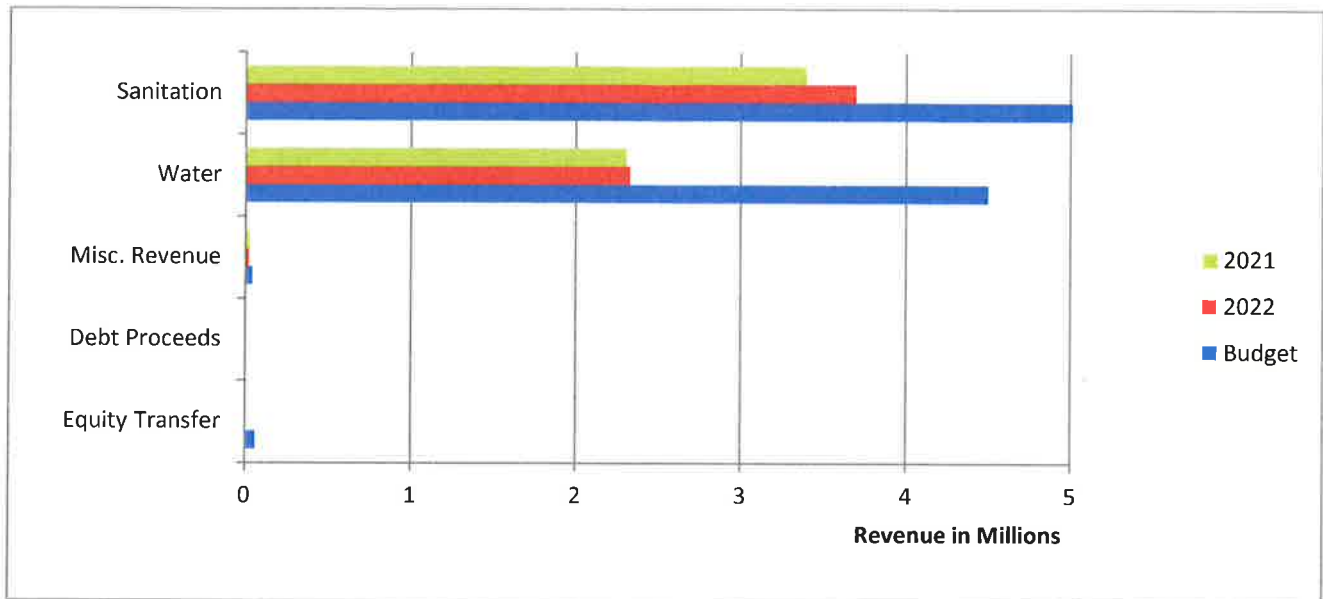




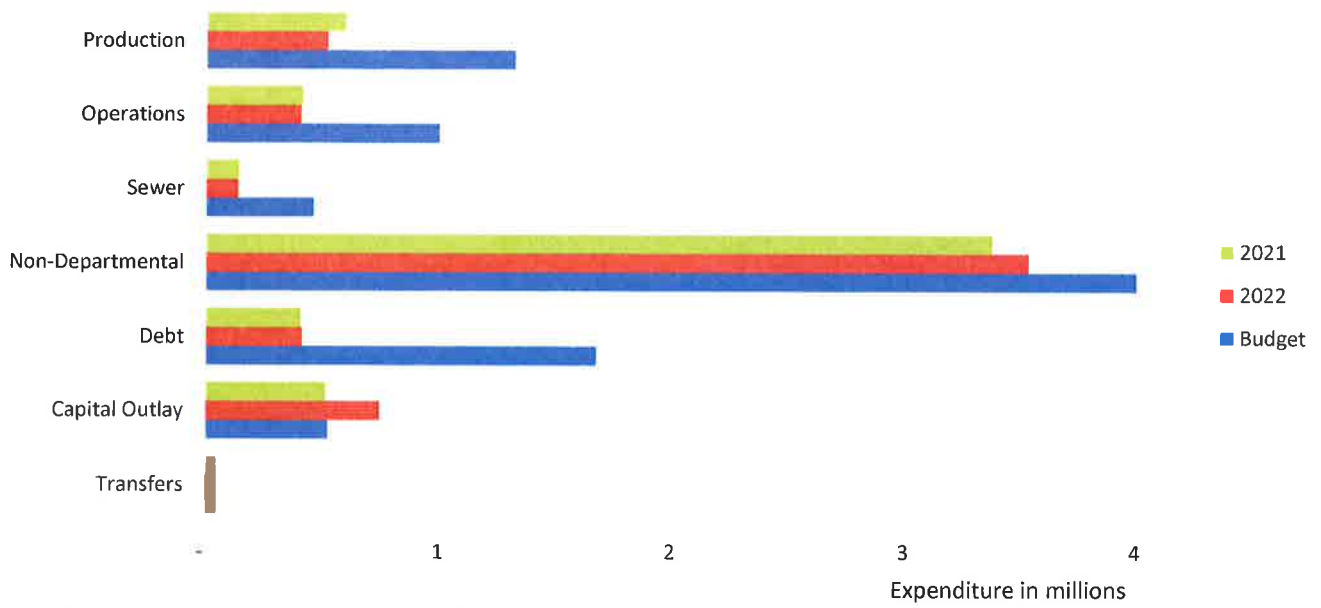
Expenditures through 6 months or 50% of this fiscal year amounted to \$9,953,323 or 49% of FY22 budgeted expenditures of \$20,483,988. This indicates that actual expenditures are 5% or \$469,172 less than last year's expenditures of \$10,422,495. General Administration expenditures are \$607,661, a decrease of \$49,053 or 7% due to contractual payments (timing of Magazine). Finance expenditures are comparable to the previous year at \$679,493. Public Safety expenditures are \$4,476,485, a decrease of \$439,934 (9%) due to changes in staffing and vacant positions. Public Works expenditures are \$1,044,267, \$163,502 or 14% less than the prior year due to the timing of road salt purchases and the Beautification event held last fall. Community Development expenditures are \$387,027, a decrease of \$18,746 (5%) due to the timing of contractual obligations. Parks & Recreation expenditures are \$1,266,553, an increase of 29% or \$287,295 from the same time last year due to increases in Senior and Recreation activities. Non-Departmental expenditures are \$659,293, an increase of 14% or \$83,182 due to increases in development agreements and training. Debt payments are \$183,317, a decrease of 34% or \$95,026 due to moving debt payments of the 2020 and 2019 lease purchases to CERF. Capital Outlay is \$49,227. Transfers made to other funds amount to \$600,000. Current expenditures exceed current revenues by \$877,713. 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

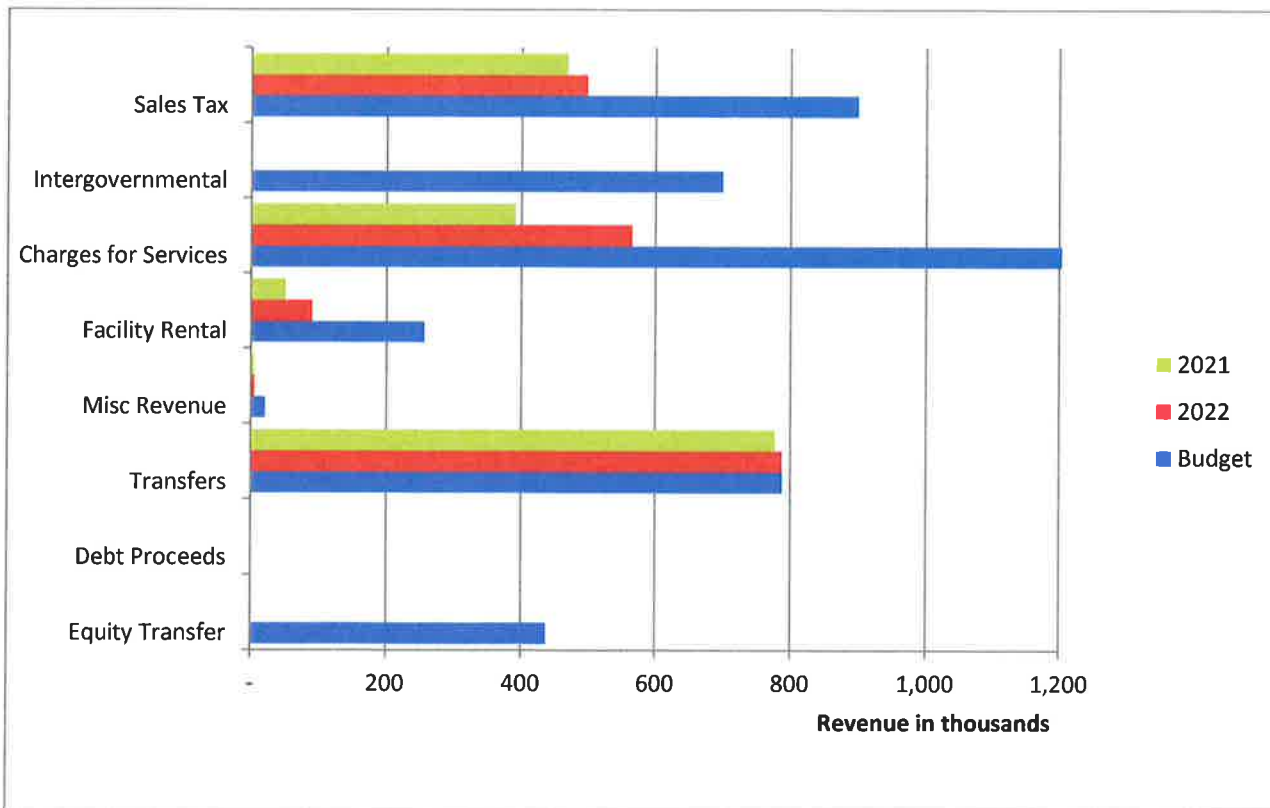
Total budgeted revenues for the fiscal year are \$12,227,438. Total revenues through 6 months or 50% of this fiscal year, amounted to \$6,054,746 or 50% of FY22 budgeted revenues. Although consumption has decreased, operating revenues are up \$320,141 (6%) from the previous year due to increased water and sewer rates.

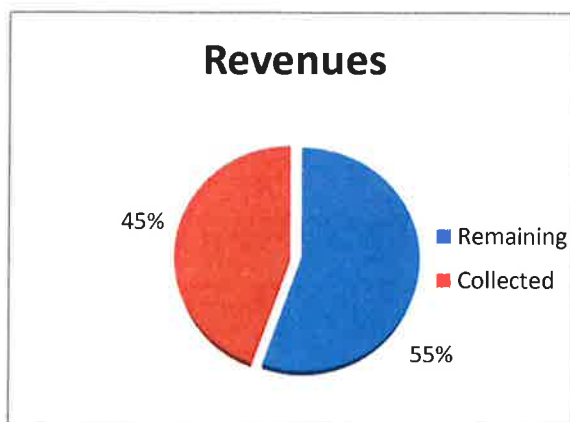


Total budgeted expenditures for the fiscal year are \$12,227,438. Total expenditures through 6 months or 50% of this fiscal year amounted to \$5,832,751 or 48% of FY22 budgeted expenditures. Production expenditures are down \$76,832 (13%) to \$522,376 due to changes in personnel and vacant positions. Operations division expenditures are \$408,620, a decrease of \$6,982 (2%). Sewer division expenditures have decreased \$1,582 (1%) to \$141,214. Non-departmental expenditures are \$3,547,287, up \$156,570 due to the increase in sewage rates. Payments for debt have increased 1% or \$6,101 to \$414,100 due to the 2020 COP. Capital outlay is \$749,154. Additional budget for capital outlay will be added at midyear for water main projects from the 2020 COP. Transfers for the fund are \$50,000. Current revenues exceed current expenditures by \$221,995.



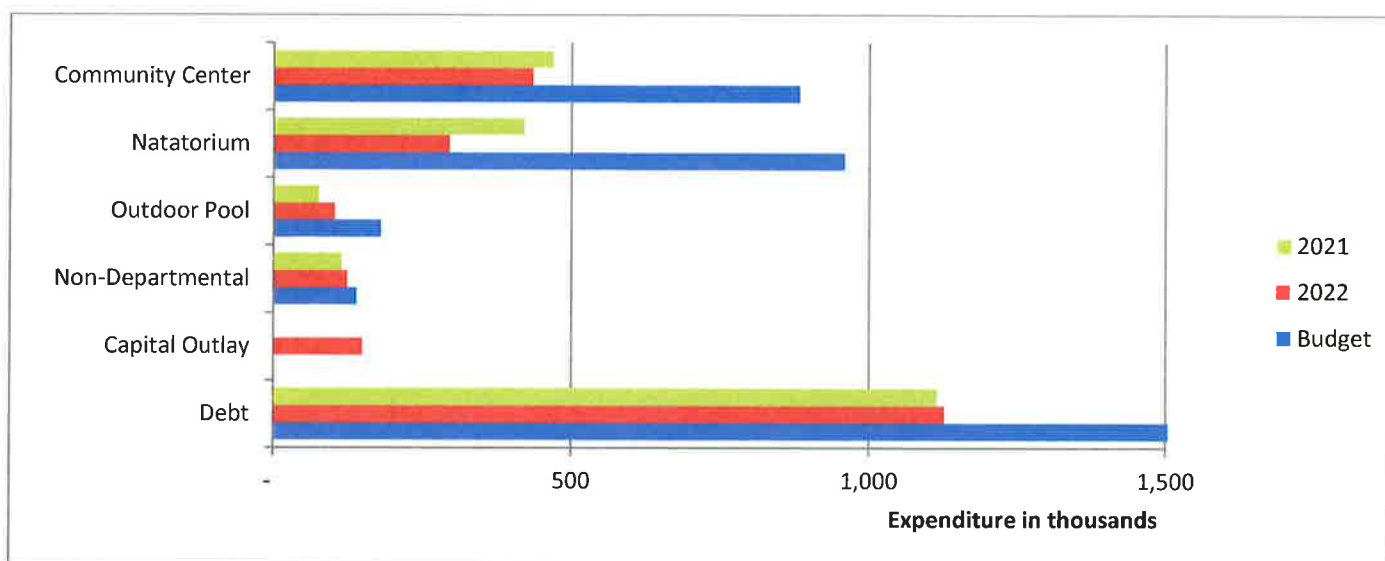
### COMMUNITY CENTER AND PARKS TAX FUND



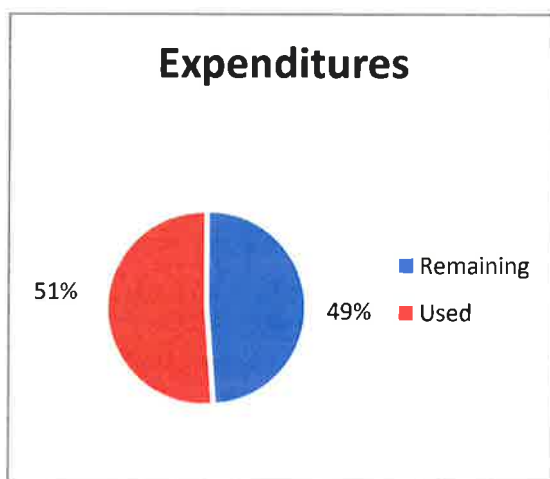


Total budgeted revenues for the fiscal year are \$4,358,940. Total revenues through 6 months or 50% of this fiscal year, amounted to \$1,947,074 or 45% of FY22 budgeted revenues. Sales tax received is \$497,411, an increase of \$28,880 from the previous year. Intergovernmental revenue (Charge to the North Kansas City School District for the natatorium) is usually received in January. Charges for Services are \$564,905, an increase of \$173,237 from the previous year. Revenue from facility rental is \$91,081, an increase of \$39,645. Miscellaneous revenue is \$5,377. Budgeted transfers to the fund are \$788,300. Equity transfer budgeted for the

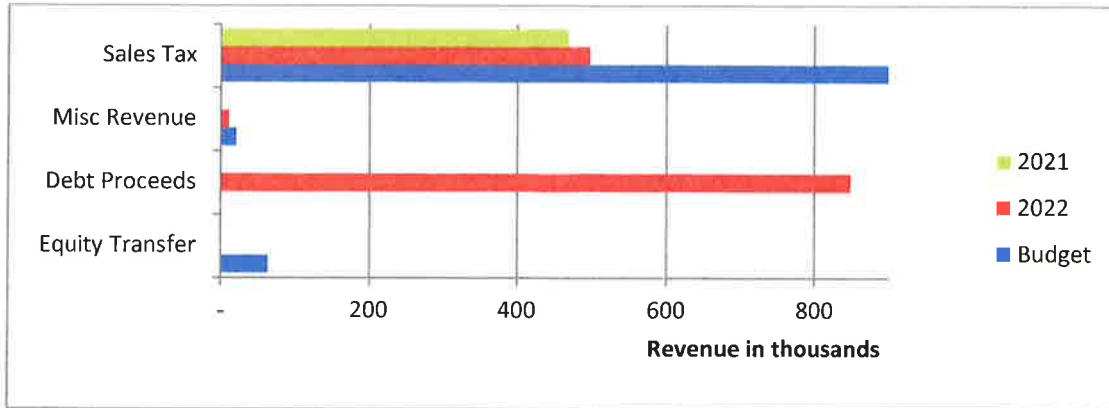
fiscal year is \$437,109. Although revenue increases from charges for services and facility rental are significant, percentages of total budgeted revenue for those two categories are lagging as a total percentage of the budget year (50% into the budget year and 45% of charges for services and 35% of facility rental collected).



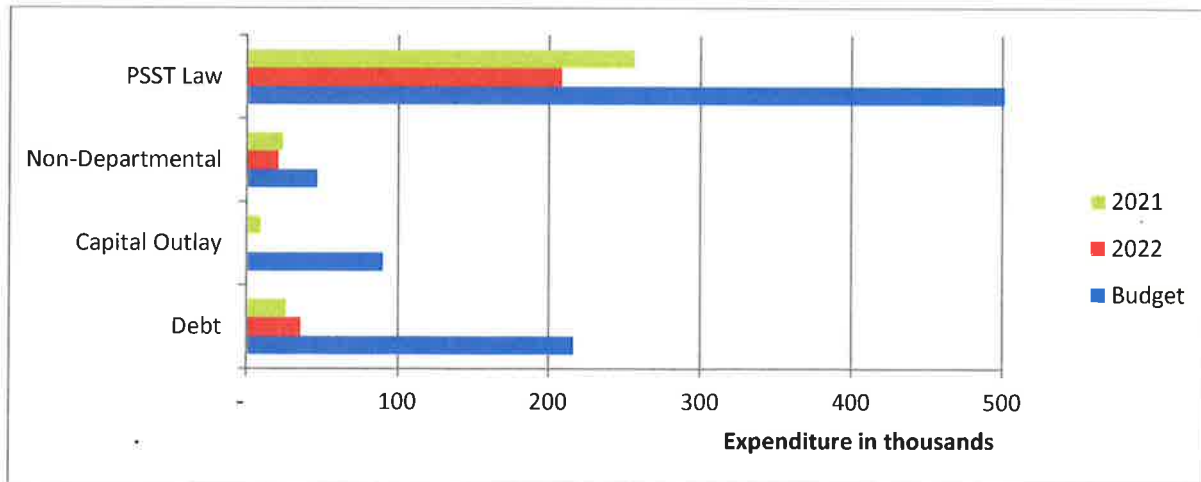
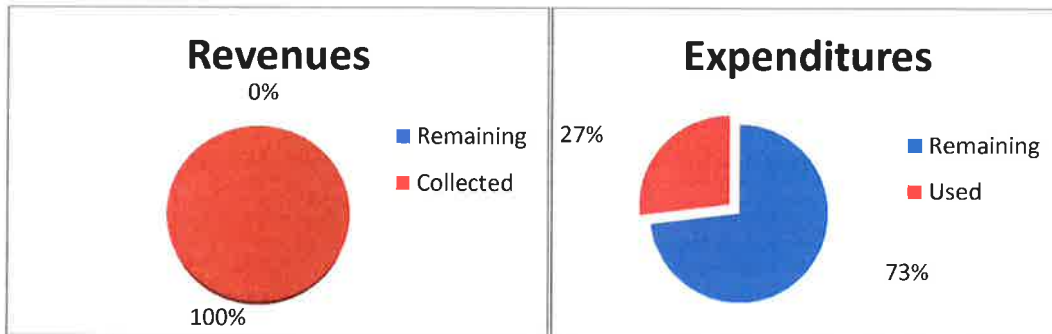
Total budgeted expenditures for the fiscal year are \$4,358,940. Total expenditures through 6 months or 50% of this fiscal year amounted to \$2,232,500 or 51% of FY22 budgeted expenditures. Community Center expenditures have decreased \$34,182 (7%) from the same time last year to \$434,246 due to changes in part time staffing. Natatorium expenditures are \$293,936, a decrease of \$126,298 (30%) due to vacant positions. Outdoor Pool expenditures are \$103,564, an increase of \$26,915 due to increases in part time personnel costs. Non-departmental expenditures have increased \$9,601 to \$124,210 due to increases in property and liability insurance. Expenditures for Capital Outlay are \$148,722 (budget will be added for 2020 COP projects at midyear). Debt has increased by \$11,949 to \$1,127,822 due to the 2020A COP. Current expenditures exceed current revenues by \$285,427.



## PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$985,818. Total revenues through 6 months or 50% of this fiscal year amounted to \$1,358,890 or 138% of FY22 budgeted revenues. Sales tax on a cash basis is \$497,400, or an increase of \$29,194 (6%). Miscellaneous revenue is \$11,490. 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 6 months or 50% of this fiscal year are \$265,376 or 27% of the FY22 budgeted expenditures. Law division is \$208,544, down \$47,888 (19%) from the same time last year due to vacant positions. Non-Departmental is \$21,021, compared to \$23,699

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 \$35,811, an increase of \$9,600 due to the radio lease purchase executed at the beginning of the 2022 fiscal year. Current revenue over expense for the fund is \$1,093,514 (\$243,514 not including lease purchase debt proceeds).

Respectfully submitted,

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

Dominic Accurso  
Director of Finance



**AGENDA ITEM #11**  
**BOARD & COMMISSION APPOINTMENT RECOMMENDATIONS**  
**FOR CITY COUNCIL ACTION JANUARY 24, 2022**

**BOARD/COMMISSION**

**TERM EXPIRATION**

**ARTS COMMISSION**

New Appointment

Meghan Hayden

December 2024



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 22-05

ORD # 4.582

Date:

Department:

Meeting Date Requested: 1/24/2022

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

Subject: Back to School Sales Tax Holiday

Background: The Back to School Tax Holiday occurs on the first Friday of August (5th) beginning at 12:01 A.M. and lasting until Sunday, August 7th at midnight. Cities that choose not to participate in the holiday must enact an ordinance to not participate no later than 45 days prior to the holiday.

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

Public/Board/Staff Input: The Back to School tax Holiday occurs on the first Friday in August and ending on that Sunday. An ordinance is on the City Council agenda for January 24, 2022 for consideration. For the City to participate, the City Council should vote NO on the ordinance. If the City Council wishes to NOT participate, the City Council should vote yes.

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

Dominic Accurso  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager

**AN ORDINANCE TO OPT OUT OF THE STATE IMPOSED SALES TAX HOLIDAY.**

**Legislative Findings**

1. The Missouri General Assembly has passed and the Governor has signed, House Bill 64 that establishes a “sales tax holiday” for the first weekend in August; and
2. The legislation does not provide for the reimbursement to local governments for lost revenues; and
3. The sales tax holiday will reduce local revenues; and
4. Municipalities depend on sales tax revenues to provide essential services for the citizens, including police, fire, ambulance, parks, streets, code enforcement, and emergency preparedness and response, among other services; and
5. These sales taxes were approved by a vote of the people who expect the promised services; and
6. The legislation authorizes local governments to opt out of the sales tax holiday by ordinance of the governing body.

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

**Section One.** The City Council of the City of Gladstone hereby declines to grant the temporary sales tax exemption provided for under Section 144.049 RSMo., 2005, for sales of certain clothing, personal computers, certain computer software, and school supplies that occur within the boundaries of the City of Gladstone beginning at 12:01 a.m. on the first Friday in August and ending at midnight on the Sunday following from local sales taxes.

**Section Two.** The Director of Finance is hereby directed to send written notice to the State of Missouri Department of Revenue as soon as possible, but no later than 45 days prior to the sales tax holiday, of the decision to opt out of the “Sales Tax Holiday,” by forwarding a cover letter and certified copy of this ordinance.

**Section Three.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 24TH DAY OF JANUARY, 2022.**

\_\_\_\_\_  
R. D. Mallams, Mayor

ATTEST:

\_\_\_\_\_  
Becky Jarrett, Deputy City Clerk



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 22-06

ORD # 4.583

Date:

Department:

Meeting Date Requested: 1/24/2022

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

Subject: Back to School Sales Tax Holiday

Background: The Back to School Tax Holiday occurs on the first Friday of August (5th) beginning at 12:01 A.M. and lasting until Sunday, August 7th at midnight. Cities that choose not to participate in the holiday must enact an ordinance to not participate no later than 45 days prior to the holiday.

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

Public/Board/Staff Input: The Back to School tax Holiday occurs on the first Friday in August and ending on that Sunday. An ordinance is on the City Council agenda for January 24, 2022 for consideration. For the City to participate, the City Council should vote NO on the ordinance. If the City Council wishes to NOT participate, the City Council should vote yes.

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

Dominic Accurso  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager

**AN ORDINANCE ALLOWING THE "SHOW ME GREEN SALES TAX HOLIDAY" TO APPLY TO THE LOCAL SALES TAXES OF THE CITY OF GLADSTONE BETWEEN APRIL 19 AND APRIL 25, 2022.**

**WHEREAS**, Sec. 144.526, RSMo. Supp. 2008, establishes the "Show Me Green Sales Tax Holiday" to exempt retail purchases of certain qualifying appliances from state sales tax; and

**WHEREAS**, Sec. 144.526.4, RSMo. Supp. 2008 also provides that political subdivisions in the State may allow the Show Me Green Sales Tax Holiday to apply to local sales taxes by enacting an ordinance to do so; and

**WHEREAS**, the Show Me Green Sales Tax Holiday encourages the purchase of energy efficient appliances by exempting them from sales tax, thereby effectively reducing the consumer's cost for such appliances; and

**WHEREAS**, incentivizing consumer awareness of and investment in energy efficient appliances can reasonably be expected to reduce energy consumption across the state and have the added benefit of promoting retail sales activity in order to assist in overcoming the economic crises we all face; and

**WHEREAS**, the City Council finds and believes that the City's participation in the Show Me Green Sales Tax Holiday by also exempting qualifying purchases from local sales taxes will enhance the incentive to consumers and further advance the laudable goals the Holiday is intended to accomplish as aforesaid.

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

**Section 1.**

For purposes of this Ordinance, the following terms shall mean: (1) "*Appliance*", clothes washers and dryers, water heaters, trash compactors, dishwashers, conventional ovens, ranges, stoves, air conditioners, furnaces, refrigerators and freezers, and heat pumps.

(2) "*Energy star certified*", any appliance approved by both the United States Environmental Protection Agency and the United States Department of Energy as eligible to display the energy star label, as amended from time to time.

**Section 2.**

By enacting this ordinance the City of Gladstone hereby elects to allow the Show Me Green Sales Tax Holiday established by Sec. 144.526, RSMo. Supp. 2008, to apply to its local sales taxes so that there shall be exempted from local sales taxes all retail sales of any energy star certified new appliance, up to one thousand five hundred dollars per appliance, during a seven-day period beginning at 12:01 a.m. on April 19, 2022 and ending at midnight on April 25, 2022.

**Section 3.**

This ordinance shall not apply to any retailer when less than two percent of the retailer's merchandise offered for sale qualifies for the sales tax holiday. Such retailer shall offer a sales tax refund in lieu of the sales tax holiday.

**Section 4.**

The Missouri Department of Revenue shall be notified by March 16, 2022, of the adoption of this Ordinance and the election to allow the Show Me Green sales tax holiday to apply within the City of Gladstone.

**Section 5.**

This Ordinance shall be in full force and effect both from and after its passage and approval by the City Council.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 24TH DAY OF JANUARY, 2022.**

\_\_\_\_\_  
R. D. Mallams, Mayor

ATTEST:

\_\_\_\_\_  
Becky Jarrett, Deputy City Clerk

1<sup>st</sup> Reading: January 24, 2022

2<sup>nd</sup> Reading: January 24, 2022



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 22-07

ORD # 4.584

Date: 1/19/2022

Department: Community Development

Meeting Date Requested: 1/24/2022

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

Subject: Re-Plat – 2312 NE 72nd St, Gladstone, MO

Background:

The owner/applicant is requesting that the city approve a re-plat of 2312 NE 72<sup>nd</sup> St. in order to build three (3) single-family homes on three (3) separate lots. Currently, the piece of property is one large lot.

Proposed Size of Lots:

- Lot 1 – 73 ft. wide by 125 ft. long
- Lot 2 – 73 ft. wide by 125 ft. long
- Lot 3 – 122 ft. wide by 125 ft. long

These proposed lot sizes do meet city standards.

- Minimum single-family lot standards are no less than 8,400 square feet.

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

Public/Board/Staff Input:

Public – None

Board – Voted unanimously in support of the proposed re-plat.

Staff – City Staff recommends approval of the final plat as submitted.

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

Austin Greer  
Comm. Dev. Director

JM  
City Attorney

SW  
City Manager

**BILL NO. 22-07**

**ORDINANCE NO. 4.584**

**AN ORDINANCE APPROVING THE RE-PLAT OF 2312 NE 72<sup>nd</sup> STREET, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.**

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

**SECTION 1. ACCEPTANCE.** It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" the Replat of address 2312 NE 72<sup>nd</sup> Street is hereby accepted.

**SECTION 2. SIGNATURES.** The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 24<sup>th</sup> DAY OF JANUARY, 2022.**

\_\_\_\_\_  
R. D. Mallams, Mayor

ATTEST:

\_\_\_\_\_  
Becky Jarrett, Deputy City Clerk

1<sup>st</sup> Reading: January 24, 2022

2<sup>nd</sup> Reading: January 24, 2022

File #Plat21-00011





## **Community Development Department**

### **Staff Report**

Date: December 30, 2021

File #:

Requested Action: Re-Plat

Date of PC Consideration: January 3, 2022

Date of Council Consideration: January 24, 2022

---

Applicant/Owner: Jonathan Mirfasihi

Architect/

Engineer/Surveyor: Aylett Survey Co. – Jason Robbins

Address of Property: 2312 NE 72<sup>nd</sup> Street, Gladstone, MO

### **Planning Information**

---

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### **Analysis**

---

The owner/applicant is requesting that the city approve a re-plat of 2312 NE 72<sup>nd</sup> St. in order to build three (3) single-family homes on three (3) separate lots. Currently, the piece of property is one large lot.

Proposed Size of Lots:

- Lot 1 – 73 ft. wide by 125 ft. long
- Lot 2 – 73 ft. wide by 125 ft. long
- Lot 3 – 122 ft. wide by 125 ft. long

These proposed lot sizes do meet city standards.

- Minimum single-family lot standards are no less than 8,400 square feet.

### **Recommendation**

---

City Staff recommends that the Planning Commission approve the final plat as submitted.

DEVELOPMENT APPLICATION



CITY OF GLADSTONE  
7010 N HOLMES STREET  
GLADSTONE, MISSOURI 64118  
PHONE: 436-4110 FAX: 436-2228

File #: Plat 21-00011  
Application Date: NOV. 1st 2021  
PC Date: 11-3-22  
CC Date: 1-24-22

Application Type:

- ☐ (PH) Special Use Permit (\$500) ☐ (PH) Right-of-Way Vacation (\$200)  
☐ (PH) Zoning Change (\$500) ☐ (PH) Variance - BZA (\$200)  
☐ (PH) Site Plan Revision (\$500) ☒ Final Plat/Replat (\$75)

Address of Action: 2312 NE 72nd St.

Legal Description:

Attach under separate cover if needed.

SEE ATTACHED

Proposed Change:

Applicant/Property Owner Information:

☒ Applicant(s) JONATHAN MIRFASIHI  
Company PARR PROPERTIES, LLC  
Address \_\_\_\_\_  
Phone 913-645-6357 Fax: \_\_\_\_\_ E-Mail: Jhmirfasihi@yahoo.com

☐ Property Owner (If different than applicant) \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

☒ Architect/Engineer AYLETT SURVEY CO. / JASON ROBBINS  
Company \_\_\_\_\_  
Address 201 NW 72nd St. GLADSTONE, Mo 64118  
Phone 816-436-0732 Fax: 816-436-0761 E-Mail: jason@smms-survey.com

Please indicate in one box above which person is to be the contact.

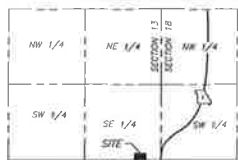
Applicant's Signature

Jonathan Mirfasihi

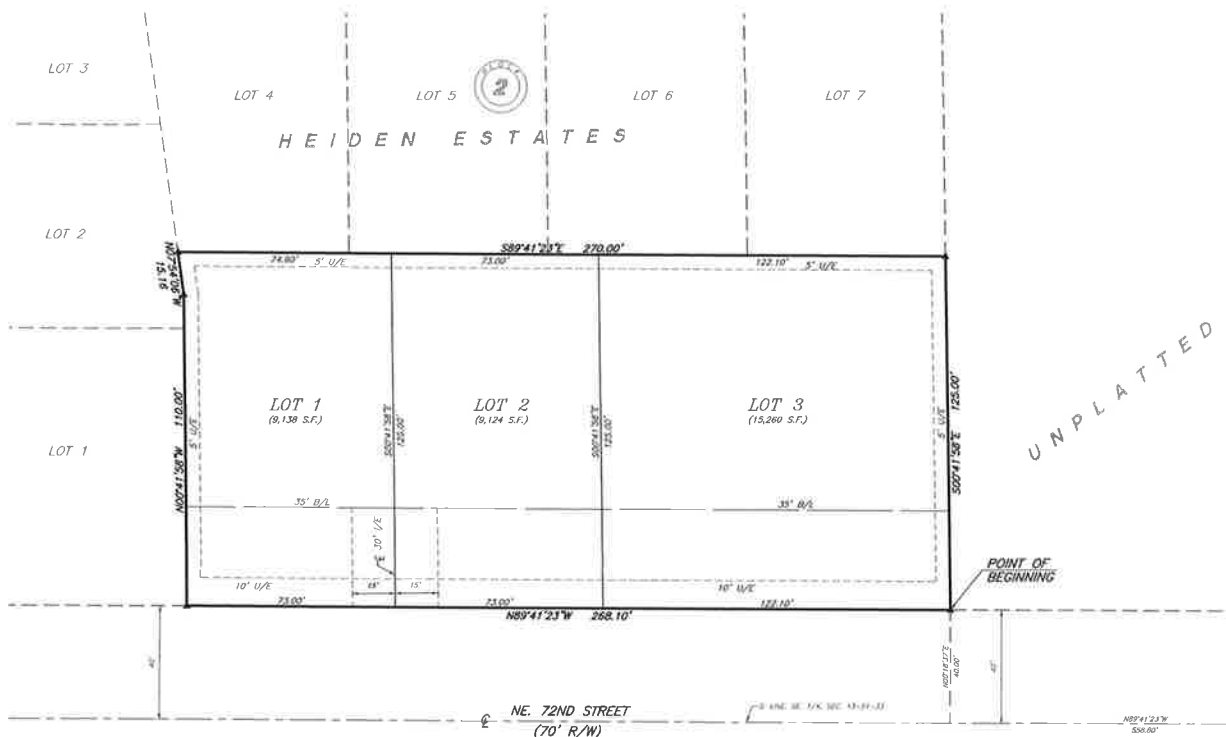
Date 11/1/2021

# PARSIAN RIDGE

A SUBDIVISION IN GLADSTONE  
Clay County, Missouri



SE 1/4 Sec. 13-51-33  
Location Map  
NOT TO SCALE



## DESCRIPTION:

At that part of the Southeast Quarter of Section 13, Township 31S, Range 31E in the City of Gladstone, Clay County, Missouri described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 13, thence North 89 degrees 41 minutes 23 seconds West, along the South line of the Southeast Quarter of said Section 13 a distance of 270.00 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 42.00 feet to a point on the North line of said NE 72nd Street, said point also being the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 41 minutes 23 seconds West, along the North line of said NE 72nd Street a distance of 270.00 feet to the Northwest corner of said NE 72nd Street; thence North 00 degrees 00 minutes 00 seconds East a distance of 42.00 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 41 minutes 23 seconds West, along the East line of said NE 72nd Street a distance of 13.16 feet to the Southwest corner of Lot 4, Block 2 of said RECREATION ESTATES; thence South 89 degrees 41 minutes 23 seconds East, along the South line of Lot 4, Block 2 of said RECREATION ESTATES, a distance of 270.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 42.00 feet to the Point of Beginning. Said tract of land contains 0.77 acres, more or less.

## DEDICATIONS:

**PLAT DEDICATION:** The undersigned proprietors of the tract of land described herein have caused the same to be dedicated in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as PARSIAN RIDGE.

**STREETS DEDICATION:** Streets and Right of Ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

## ACKNOWLEDGMENTS:

IN TESTIMONY WHEREOF: PARS PROPERTIES, LLC, a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Member this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PARS PROPERTIES, LLC

Jonathan Mifflin, Member

STATE OF MISSOURI  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public in and for the County and State above mentioned, upon Jonathan Mifflin, Member of PARS PROPERTIES, LLC, a Missouri Limited Liability Company, who is personally known to me and who sworn and says that he executed this instrument on the free act and deed of said PARS PROPERTIES, LLC and was aided by its authority, in testimony whereof:

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in \_\_\_\_\_ County, Missouri, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC

## CITY CERTIFICATIONS:

This plat of PARSIAN RIDGE has been submitted to and approved by the City Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jonathan Mifflin, Planning Commission Chair

\_\_\_\_\_  
R.D. Mifflin, Mayor

\_\_\_\_\_  
Decky J. Jett, Deputy City Clerk

## GENERAL NOTES:

- No file Report was provided for this survey; therefore, all comments of record may not be shown.
- Books of Bearings: The South line of the Southeast Quarter of Section 13, Township 31S, Range 31E, having a bearing of N89°41'23" W.
- This plat contains 0.77 acres, more or less.
- The 10th Map Index Community-map No. 20047C0006, dated August 3, 2015, this tract of land does not lie within a repository location.
- This plat meets the accuracy requirements for a Urban Class of property.

I hereby state that the plat of PARSIAN RIDGE subdivision is based on an actual survey, made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Division of Geomatics Survey and Mapping, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all relevant ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: \_\_\_\_\_  
SAM A. AYLETT, PLS-2074

BEFORE YOU  
DID - DRILL - ELAST



Call  
1-800-344-7483  
(MISSOURI)

LEGEND:  
B/A = Building Line  
U/E = Utility Easement  
N/S = Not to Scale  
○ Denotes Existing Monument  
as noted Otherwise Noted  
▲ Denotes Permanent Monument  
5/8" Rebar w/ Cap No. 2074



PARSIAN RIDGE  
GLADSTONE, CLAY COUNTY, MISSOURI  
FINAL PLAT

PARS PROPERTIES, LLC  
500 ADMIRAL BLVD APT. 1303  
KANSAS CITY, MO 64108



AYLETT SURVEY COMPANY  
LAND SURVEYORS  
201 W. 72ND ST. - GLADSTONE, MO 64118  
PH: (816) 436-0735 - FAX: (816) 436-2197

208 #548R3 DATE: OCTOBER 24, 2025

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Monday, January 3rd, 2022  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Gary Markenson  
Kate Middleton  
Kim Murch  
Bill Turnage  
Brenda Lowe  
Chase Cookson, Secretary  
Mike Ebenroth, Vice Chair  
Alicia Hommon

**Absent:** James New  
Jennifer McGee, Chair  
JN Hernandez  
Larry Whitton

**Council & Staff Present:**

Austin Greer, Community Development Director  
Angie Daugherty, Admin. Assistant  
Jean B. Moore, Council Member  
R.D. Mallams, Mayor

**Item 2 on the Agenda: Pledge of Allegiance.**

Vice Chair Ebenroth led the group in reciting the Pledge of Allegiance to the United States of America.

**Item 3 on the Agenda: Approval of the November 1st, 2021 Minutes.** Vice Chair Ebenroth asked if there was a motion to approve the minutes from the November 1<sup>st</sup> meeting.

**Mr. Cookson moved to approve the minutes; Ms. Middleton seconded. The minutes were approved, 8-0.**

**Item 4 on the Agenda: Consideration:** On a Final Plat for property located at 2312 NE 72<sup>nd</sup> St. Applicant/Owner: Jonathan Mirfasihi Pars Properties, LLC. *The City Council Public Hearing is scheduled for Monday, January 24th, 2022.*

Mr. Greer read from the staff report.

The owner/applicant is requesting that the city approve a re-plat of 2312 NE 72<sup>nd</sup> St. in order to build three (3) single-family homes on three (3) separate lots. Currently, the piece of property is one large lot.

Proposed Size of Lots:

- Lot 1 – 73 ft. wide by 125 ft. long
- Lot 2 – 73 ft. wide by 125 ft. long
- Lot 3 – 122 ft. wide by 125 ft. long

These proposed lot sizes do meet city standards.

- Minimum single-family lot standards are no less than 8,400 square feet.

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

Ms. Middleton asked if there was a reason the third lot is a different size.

Mr. Greer stated the original plan that was submitted was four lots. With a fourth lot being added the lot wasn't going to meet city standards for the minimum lot size. He told the owners that instead of four lots they would only be able to do three lots.

**MOTION: By Mr. Markenson, second by Ms. Hommon to approve a Final Plat for the property located at 2312 NE 72<sup>nd</sup> St.**

|                         |            |
|-------------------------|------------|
| <b>Vote: Ms. Lowe</b>   | <b>Yes</b> |
| <b>Mr. Markenson</b>    | <b>Yes</b> |
| <b>Mr. Murch</b>        | <b>Yes</b> |
| <b>Mr. Turnage</b>      | <b>Yes</b> |
| <b>Ms. Middleton</b>    | <b>Yes</b> |
| <b>V-Chair Ebenroth</b> | <b>Yes</b> |
| <b>Mr. Cookson</b>      | <b>Yes</b> |
| <b>Ms. Hommon</b>       | <b>Yes</b> |

**The motion carried. (8-0)**

**Item 5 on the Agenda: Communications from City Staff & Other Business:**

Mr. Wingerson stated, welcome Commissioners, he would like to talk a little about the short term stay ordinance that was discussed a few months ago. He wanted to thank them for their time tonight and for their spirited discussion regarding this topic. He thought they had some great questions related to the hotel/motel extended stay and some really great questions related to the homeless shelter, transitional housing, and mental health facilities. He wanted to come and hear what they thought on how we can improve our ordinance and make it better for the community and form a solid quality recommendation for the City Council in the next couple of months. There are three parts to the ordinance. The first has to do with hotel/motel and extended stays. The city has a brand new Fairfield Inn and Suites by Marriott as part of the downtown. What they would like to do is pass regulations to keep it nice for a long time. If it can't be exactly what it is now (a short term stay facility) the city will have a chance to provide input on that. We have researched a couple of other cities and their ordinances to come up with the draft proposed to the Planning Commission. The proposed amendment defines terms and prohibits extended stay hotels and hourly rate hotels. The main question from the Planning Commission at the first meeting had to do with the city getting into the hotel's business. Certainly this ordinance doesn't



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 22-08

ORD # 4.585

Date: 1/19/2022

Department: General Administration

Meeting Date Requested: 1/24/2022

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

Subject: An Ordinance authorizing the City Manager to enter into an agreement with the Grand River Technical School to provide clinical field training for students in the school's paramedic program.

Background: Licensure as a paramedic requires a combination of classroom, hospital and prehospital field training. The City of Gladstone currently has agreements with several paramedic programs to provide the prehospital field training component of that certification process and finds that it has become a useful tool in recruiting paramedic candidates for future employment. The Grand River Technical School, in Chillicothe, Missouri has requested adding Gladstone Fire/EMS as a field training site option for students in their paramedic program. Staff believes this will provide an additional recruitment tool by allowing students to see first-hand the positive and professional culture that exists within the department.

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

Public/Board/Staff Input: Staff recommends approval and adoption of the proposed Bill.

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

Bob Baer  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager

**BILL NO. 22-08**

**ORDINANCE NO. 4.585**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE GRAND RIVER TECHNICAL SCHOOL TO PROVIDE CLINICAL FIELD TRAINING FOR STUDENTS IN THE SCHOOL'S PARAMEDIC PROGRAM.**

**WHEREAS**, the City of Gladstone, Missouri, operates a highly-respected emergency medical service staffed by well-trained paramedics; and

**WHEREAS**, the Grand River Technical School offers a course of study leading to certification as an Emergency Medical Technician-Paramedic; and

**WHEREAS**, the Fire and Emergency Medical Services Department desires to offer clinical field experience for qualified students and the Grand River Technical School's paramedic program desires to place certain paramedic students with the City of Gladstone for clinical field training; and

**WHEREAS**, the City of Gladstone and the Grand River Technical School have negotiated a Clinical Agreement to provide field experience training for Grand River Technical School students; and

**WHEREAS**, the City Council finds that it is in the best interest of the City of Gladstone to enter into the proposed Clinical Agreement.

**NOW, THEREFORE, BE IT ORDAINED 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 enter into a Clinical Agreement with the Grand River Technical School to provide clinical field experience training for students enrolled in the school's paramedic program.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 24TH DAY OF JANUARY, 2022.**

---

R.D. Mallams, Mayor

ATTEST:

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Becky Jarrett, Deputy City Clerk

1st Reading: January 24, 2022

2<sup>nd</sup> Reading: January 24, 2022

# CLINICAL AGREEMENT FOR EMERGENCY MEDICAL SERVICES OF GRAND RIVER TECHNICAL SCHOOL

The Agreement is made and entered into this \_\_\_ day of \_\_\_\_, 2022, by and between the Grand River Technical School, hereinafter referred to as "School", and the City of Gladstone, Missouri herein after referred to as "Clinical Site".

WHEREAS, School and Clinical Site desire to implement a contractual relationship to govern the provision of clinical facilities by Clinical Site for the State of Missouri, Department of Transportation program in Emergency Medical Technician-Paramedic and Emergency Medical Technician, hereinafter referred to as "Program", offered by School.

- I. The term of the Agreement shall begin on the \_\_\_\_ day of \_\_\_\_, 2022, and shall terminate in accordance with the provisions of Section XIII. During this term, Clinical Site shall use its best efforts to make available to a mutually agreed upon number of students of School its facilities so as to provide opportunities for clinical experience in emergency medicine, which must as a minimum satisfy the accreditation requirement established by the appropriate accrediting agency in the field of Emergency Medical Care.
- II. Clinical Site and School will jointly plan the placement and scheduling of students who shall participate each semester. Conferences between Clinical Site and Clinical Coordinator of School may be called as needed to resolve routine administrative details.
- III. Clinical Site shall provide qualified personnel for the unit where the students are placed for clinical experience.
- IV. School shall provide faculty members for Program who shall be responsible for the instruction, assignment and performance of students in the selected clinical areas.
- V. Students shall be responsible for all expenses, including meals, laundering of uniforms, medical expenses and transportation.
- VI. Students shall be responsible for all expenses, such as medical evaluations, including examinations, tests, and x-rays as required by the Clinical Site.
- VII. All breakage, loss or waste of equipment or drugs, and damage to Clinical Site property will be reported by students to the supervising faculty member.
- VIII. Clinical Site shall not be responsible for expenses incurred by students for illnesses contracted while participating in Program.
- IX. Clinical Site shall immediately notify the instructor should a student be injured or become ill while participating in the clinical experience. Emergency treatment shall be administered, if necessary, at the student's expense. However, nothing herein is to be construed as consent by any student to the administration of medical treatment.
- X. Students and instructor(s) participating in the Program shall be required to obtain, at their expense, professional malpractice insurance in the amount of \$1,000,000 for injury or death of one person, and \$1,000,000 for all claims within a one-year period regardless of the number of persons injured



or deceased with the exception of observation status only. Schools shall provide a copy of the certificate of insurance to Clinical Site prior to the beginning of the clinical experience.

- XI. Neither Clinical Site nor School will discriminate against any employee or applicant for employment, registration, or training in the course of study because of race, color, creed, sex, or national origin.
- XII. Clinical Site has the right to request School to remove a student(s) any time the Clinical Site determines that the conduct of the student(s) is undesirable or unprofessional.
- XIII. This Agreement shall be deemed effective and in full force until such time as the parties mutually agree to terminate it. This Agreement may be terminated by either party with or without cause upon delivery to the other of written notice of termination. Such notice of termination must be given by the party desiring to terminate and received by the other party at least one full month prior to the effective date of the termination. Such notice shall be delivered to the Coordinator of the clinical program of School or the Administrator of the Clinical Site.
- XIV. This Agreement represents the entire agreement of the parties, and no other agreement, statement or promise made by any party, or any employee, officer, or agent of any party, which is not contained in the Agreement, shall be binding or valid.

Indemnification.

- A. School will indemnify, defend and hold Clinical Site and its affiliates and subsidiaries, officers, directors, employees, and agents, harmless from and against all claims, causes of action, suits, demands, liabilities, damages, penalties, judgments, and expenses, including reasonable attorneys' fees, which may be imposed upon, incurred by, or asserted against Clinical Site arising from or by reason of any acts or omissions of School and its affiliates and subsidiaries, officers, directors, employees, instructors, students and agents in the performance of its or their duties under this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in triplicate copies thereof.

City of Gladstone, Missouri

Grand River Technical School

By: \_\_\_\_\_  
Authorized Officer Signature

By: \_\_\_\_\_  
Director

Date: \_\_\_\_\_

Date: \_\_\_\_\_