



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, FEBRUARY 14, 2022**

The City Council will meet in a Closed Executive Session at 6:00 pm Monday, February 14, 2022, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMO. Open Meeting Act Exemption 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021(2) Real Estate, and 610.021(3) Personnel.

OPEN STUDY SESSION: 6:30 PM

- 1. Water Treatment Plan Study-** Greg Kendall, of Lamp Rynearson will present the study findings.
- 2. Mid-Year Budget-** Finance Director Accurso will present the Fiscal Year 2022 Mid-Year Budget.

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 the Agenda.**
5. **Approval of the January 24, 2022, Closed City Council Meeting Minutes.**
6. **Approval of the January 24, 2022, Regular City Council Meeting Minutes.**
7. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*
8. **Communications from the City Council.**
9. **Communications from the City Manager.**

REGULAR AGENDA

10. **CONSIDER SPECIAL EVENT PERMIT:** Comprehensive Plan Promotion.
11. **RESOLUTION R-22-06** A Resolution authorizing acceptance of work under contract with Blue Moon Hauling, LLC, for the 2021 Water Main Replacements- Phase 1 Project, and authorizing Final Payment in the amount of \$55,587.65 for Project WP2186.
12. **RESOLUTION R-22-07** A Resolution encouraging Gladstone residents to become informed on the North Kansas City School District Bond and Levy Transfer ballot measure and to exercise their right to vote on April 5, 2022.
13. **PUBLIC HEARING** on a request for Site Plan Revision at 7000 North Oak Trafficway.
14. **FIRST READING BILL NO. 22-09** An Ordinance approving a Site Plan Revision for property at 7000 North Oak Trafficway.
15. **FIRST READING BILL NO. 22-10** An Ordinance authorizing the City Manager to enter into an agreement with Southeast

Community College to provide clinical field training for students in the school's Paramedic Program.

16. FIRST READING BILL NO. 22-11 An Ordinance authorizing the City to participate in the Missouri Highway Safety Program and receive grant funds, under the terms outlined by the Missouri Department of Transportation, for the purpose of increased enforcement of traffic laws.

17. Other Business.

18. 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
816-423-4100

Posted at 3:30 pm on February 2-10-22



Department of Public Works Memorandum

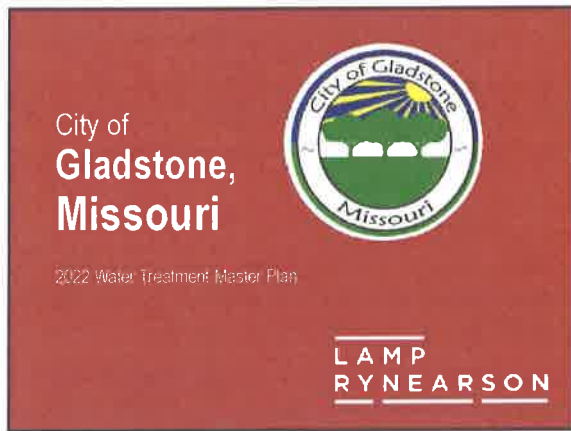
DATE: February 10, 2022
TO: Scott Wingerson, City Manager
FROM: Timothy A. Nebergall, Director of Public Works
RE: Water Master Plan Update

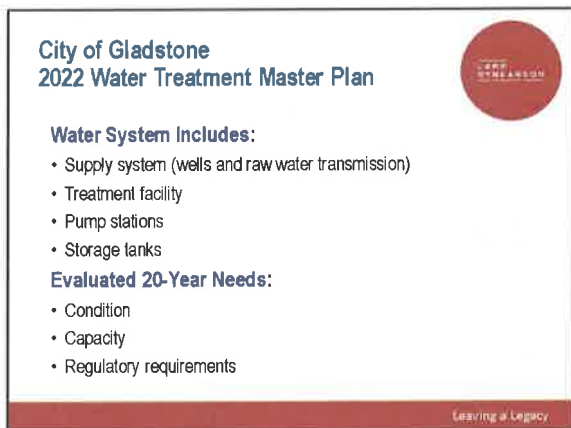
The City of Gladstone continues to place a priority on delivering clean and affordable drinking water to its residents. The City recently funded a study to review the City's water treatment plant and other facilities. The consulting firm of Lamp-Rynearson was selected to perform the study with the following abbreviated scope of services:

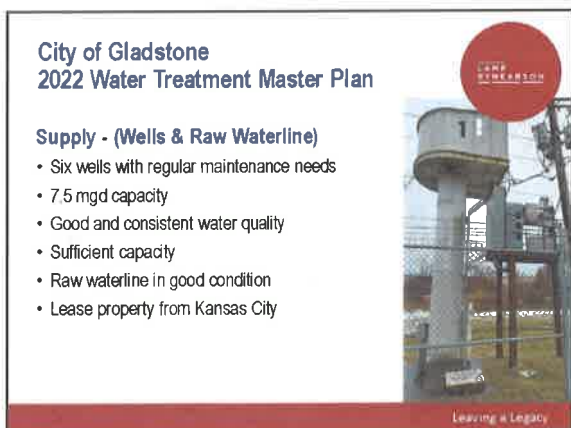
- Review the existing water treatment plant process and operations to ensure the delivery of a safe, high quality drinking water to the community.
- Review pending regulatory changes and recommend improvements to meet new rules including lead and copper, disinfectant byproducts, chromium, and others.
- Review the City's existing system storage and the long-term viability of the Linden Water Tower located at N. Oak Trafficway and NE 72nd Street.
- Review the City's current method of disinfection and recommend improvements as necessary.
- Develop a report and long-range capital improvements plan.
- Present findings to the City Council and other interested parties.

Lamp-Rynearson's project manager, Greg Kendall, will be at the next City Council meeting to present the findings of this study. A copy of his presentation is attached to this memorandum.

If you have any questions, please contact me at your convenience.









City of Gladstone
2022 Water Treatment Master Plan

Treatment Facility

- Original construction 1968
- Pumping capacity 7.5 mgd
- Daily treatment capacity 5 mgd
- Historic and emergency treatment capacity 6.4 mgd
- Split-flow lime softening
- Produces excellent quality finished water that meets all current and proposed standards
- Sufficient capacity

Leaving a Legacy


City of Gladstone
2022 Water Treatment Master Plan

Water Quality/Drinking Water Regulations

- Lead & Copper (revised LCRR)
 - Gladstone has no known lead service lines
 - Treatment facility produces stable water
- Disinfection Byproducts (DBPs – TTHM & HAA₅)
 - Gladstone consistently meets DBP requirements
 - Compliance is challenging due to varying precursors and seasonal changes in water age and temperature
 - Testing for non-regulated DBPs
 - Can further reduce volatile TTHM for relatively low cost

Leaving a Legacy


City of Gladstone
2022 Water Treatment Master Plan
Water Quality/Drinking Water Regulations



- Chromium VI
 - Currently being reassessed
 - No detectable levels in raw water
 - Facility is using the best lime source, but trace chromium introduced with the lime feed
 - Finished water chromium level nearly 100 times lower than regulatory limit
- Per- and polyfluoroalkyl substances (PFAS/PFOA)
 - EPA intends to regulate, but MCLs have not been established
 - Testing ongoing
 - No expected impact

Leaving a Legacy

City of Gladstone
2022 Water Treatment Master Plan




Process modifications considered

- Reverse Osmosis membrane filtration
- Ion exchange softeners
- Sodium hypochlorite vs chlorine gas disinfection
- Enhanced aeration for DBP management

Leaving a Legacy

City of Gladstone
2022 Water Treatment Master Plan



Reverse Osmosis Treatment

- Membrane filtration process removes particles down to less than 0.001 μm
- Removes nearly all inorganic contaminants
- Additional removal of contaminants of concern such as Cr_{VI}, DBP precursors, PFAS/PFOA
- Requires pretreatment
- Approximate capital cost of \$3.8M to \$6.3M
- Increased O&M costs in time, energy, and sludge disposal
- Possible reduction in plant capacity to 4 mgd
- Requires performance of a pilot study
- Very few in operation in this area

Leaving a Legacy

City of Gladstone
2022 Water Treatment Master Plan

Treatment Facility Needs

- Building & equipment maintenance
 - Structural repairs & painting
 - Roof replacement
- Equipment replacement
 - Electrical
 - Filter cells & media
 - Chemical feeders
 - Basin equipment
 - SCADA updates





Leaving a Legacy

City of Gladstone
2022 Water Treatment Master Plan

Treatment Facility Needs

- Convert from gas chlorination to bulk sodium hypochlorite to enhance safety
- Installation of additional aeration at the 5MG tank as a DBP reduction strategy
- Installation of a flow meter to record sludge flow to the KCMO sewer system




Leaving a Legacy

City of Gladstone
2022 Water Treatment Master Plan


System Storage Facilities

- Antioch tank
 - 1 million gallon elevated tank
- 5 MG reservoir
 - Pre-stressed concrete ground storage tank
- Linden tank (out of service)
 - 300,000 gallon elevated storage tank



Leaving a Legacy

City of Gladstone
2022 Water Treatment Master Plan




System Storage Needs

- Antioch tank
 - Safety/regulatory improvements
 - Repainting
- 5 MG reservoir
 - Maintenance
 - Safety equipment
 - Electrical improvements
 - Spray aeration system
- Linden tank
 - Removal and replacement with a larger 500,000 gallon elevated storage tank

Leaving a Legacy

City of Gladstone
2022 Water Treatment Master Plan



Pump Station Facilities

- High service pumps at the treatment facility
 - Pump water from the clearwell to the elevated storage (Antioch tower)
 - 3 Pumps (2 duty and 1 standby)
- Booster pumps at the 5 MG reservoir
 - Pump water from the 5 MG reservoir to elevated storage (Antioch tower)
 - 3 Pumps (2 duty and 1 standby)

Leaving a Legacy

City of Gladstone
2022 Water Treatment Master Plan




Pump Station Needs

- High service pumps at the treatment facility
 - None
- Booster pumps at the 5 MG reservoir
 - Building maintenance
 - Electrical improvements

Leaving a Legacy


City of Gladstone
2022 Water Treatment Master Plan




Budget for Recommended Improvements

- Improvements divided into three priority levels/phases
 - Phase I \$ 8,230,000
 - Phase II \$ 3,866,000
 - Phase III \$ 3,342,000

\$15,438,000




City of Gladstone
2022 Water Treatment Master Plan



Next Steps/Recommendations

- ✓ Approve Master Plan
- ✓ Approve submittal of the Master Plan to MDNR
- ✓ Arrange funding
- ✓ Design of selected improvements
- ✓ Purchase well field property from Kansas City (not in budget)





Department of Finance

Memorandum

DATE: February 10, 2022

TO: Scott Wingerson, City Manager

FROM: Dominic Accurso, Director of Finance

RE: 2022 Fiscal Year Midyear Budget

With the 2022 fiscal year 50% complete and the 2021 fiscal year closed, we have a better understanding of how revenues, expenses, and fund balances are shaping up for the 2022 year. Staff begins work on the fiscal year budget several months before year end. Assumptions are made on both revenue and expense using past data, trend analysis, and information on the economic and legal environment. Because budgets are created before the fiscal year begins and needs for government services and programming can change over time, a midyear budget review gives staff and the City Council the opportunity to reevaluate and re-allocate resources where they may be needed to align the current resources with goals.

During the 2021 fiscal year, the City issued the 2020 and 2021 Certificates of Participation (COP). The City also entered into a lease purchase (\$850,000) to procure new handheld and mobile radios for the Police and Fire/EMS departments and other communication upgrades early in the 2022 fiscal year. The combined debt issues provided \$23 million in funding for capital projects. Projects include a new Police Headquarters (\$11 million), renovation of Fire Station #2 (\$5 million), water mains (\$2.5 million), \$1 million for transportation projects, improvements to City Hall (\$1 million), \$930,000 for community center improvements, funding for a new fire truck, and improvements to the Atkins-Johnson Farm. Many adjustments to the 2022 fiscal year budget have to do with adding budget for these capital projects. Additional narrative will be provided in the individual fund discussion.

The midyear budget information includes the use of minimal American Rescue Plan Act (ARPA) funds. Recommended ARPA funding included in the midyear budget is for professional fees associated with the administration, planning, documenting, reporting, and compliance for using the funds (\$10,000). Staff is planning to present ARPA ideas and strategies to the City Council during a study session in March.

The midyear budget review for fiscal year 2022 is hereby submitted to the City Council for review. This memorandum and exhibits will provide information on the General Fund, Community Center and Parks Tax Fund (CCPT), Public Safety Sales Tax Fund (PSST), Combined Water and Sewerage System Fund (CWSS), Capital Improvements Sales Tax Fund (CIST), Transportation

Sales Tax Fund (TST) and Capital Equipment Replacement Fund (CERF). The comparisons referencing budgeted revenues and expenditures in the narrative are based on the December Interim Financial Report.

GENERAL FUND (Exhibit A)

During the first six months of the fiscal year, the General Fund has experienced multiple events that have called for adjustments in both revenue and expense. Based on information in the December Interim Financial Statement, operating revenue is trending \$446,000 higher than the previous year.

Property tax revenues have increased over fiscal year 2021 as of December 31. However, with only 6% of the total budgeted property tax revenue received, this could be a timing difference. The majority of property tax will come from the current levy and allowable revenue increases have been set at 1.4% by the Missouri State Auditor. The adjustment for property tax revenue is due to increases in mowing and abatement (associated increase in expense as well). Sales tax collections for the General Fund have increased from the same time last year by 5%. Revenues from gross receipts taxes, licenses and permits, and intergovernmental are all slightly less than the 2021 fiscal year, but are in line with budgeted expectations. The revenue adjustment for intergovernmental revenues are due to increases in the fuel tax (\$37,000) and proposed use of ARPA funds (\$10,000). Charges for services have increased from the prior year mainly due to recreation activities. Many of the increases in charges for services will also have increases in corresponding expenditure accounts. The revenue adjustment for fines & forfeitures is due to decreased collection from the previous year and lower than budgeted expectations. The adjustment for miscellaneous revenue is due to the trade of the fire truck (2020 COP project) and the prisoner transport van.

For non-operating revenue, transfers into the fund are in line with budgeted projections and no debt proceeds are budgeted for the General Fund for the 2022 fiscal year. The increase in the equity transfer is due to the purchase of the fire truck funded by the 2020 COP (ordered January of 2021 and not yet received).

Corresponding changes have been made in budgeted expenditures to address the changes in revenue and the needs of the City. Increases in expenditures for all funds can be found on Exhibit B. Many of the expenditures are "one time" and will not need to be budgeted on a reoccurring basis. Of the \$1,342,648 that was requested for the General Fund, adjustments for \$1,197,648 in additional expenditures are being recommended. Capital expenditures include budget for a new fire truck (financed by the 2020 COP in the amount of \$595,000) and two additional leased vehicles with Enterprise Fleet Management for the Fire Chief and the Parks, Recreation, and Cultural Arts Department Director (\$14,000). Supplemental expenditures include additional funding for senior activities (\$260,000), heavy equipment and fleet maintenance (\$130,000), \$75,000 for additional property mowing and abatement, road salt (\$40,000), Police Department recruitment (\$24,500), and additional budget for various supplies and services.

Total changes in revenue are \$1,101,500 for total revenue for the General Fund of \$21,585,488. Total expenditures also increased \$1,101,500 to \$21,585,488. This will result in a balanced budget for the General Fund and ending fund balance of \$4,525,772.

COMMUNITY CENTER AND PARK TAX FUND (Exhibit C)

Revenues for the Community Center and Park Tax Fund (CCPT) are derived from Charges for services (25%), sales tax (18%), transfers from other funds (16%), intergovernmental (14%) and facility rental (4%). The fund realized a significant revenue reduction in both charges for services and facility rental due to the pandemic. These revenue streams are in the process of rebounding to pre-pandemic levels for the 2022 fiscal year. The increase in fund balance for the 2021 fiscal year was due to lease proceeds from the 2020 COP. The fund balance will be drawn down in the form of an equity transfer to complete the projects in the 2022 fiscal year.

At December 31, sales tax collections for the fund are 55% of projected budget and 6% over the same time last year. Charges for services and facility rental have increased \$200,000 from the previous year, however with 50% of the year past, 45% of budgeted charges for services and 35% of facility rental have been realized. The equity transfer will be increased by \$734,400 to allow for expenditures for the 2020 COP projects and additional expenditures. See Exhibit C for final 2021, 2022 adopted, and 2022 midyear comparisons.

Total budgeted expenditures for the fund are in line with projections (51% of budgeted expenditures used at December 31, 2021). The majority of the adjustments requested for the CCPT fund (see Exhibit B) are to complete projects from the 2020 COP and unbudgeted HVAC repairs. Recommended adjustments for the fund include \$65,200 for additional maintenance and repairs and \$638,200 for capital projects from the 2020 COP. A new diving board and pool vacuum will be purchased from the Capital Equipment Replacement Fund.

Total projected revenues for the fund are estimated to be \$5,062,340, an increase of \$703,400 from the 2022 adopted revenues of \$4,358,940. Expenditures are projected to increase by the same amount. Ending fund balance is expected to be \$178,180.

PUBLIC SAFETY SALES TAX FUND (Exhibit D)

Revenue for the Public Safety Sales Tax Fund is exceeding projections due to the sales tax collections and the issuance of debt during the 2022 fiscal year. Sales tax is up 6% from the previous year (55% of the total budgeted amount collected at December 31, 2021). Debt was issued to purchase new handheld and mobile radios for Police and Fire/EMS, dispatch console updates, and a new 911 voice recorder (\$850,000). Total revenues are projected to increase over original projections by \$901,200 to \$1,887,018.

Actual expenditures are less than budget expectations due to staffing levels throughout the fiscal year (27% of total expenditures used at December 31, 2021). Additional funding is being recommended to expend the lease proceeds (radios, console upgrades, and 911 voice recorder) and for the outfitting of police vehicles. Additions to the expenditure budget can be found on Exhibit B. Total budgeted expenditures are estimated to be \$1,887,018. Projected ending fund balance for PSST Fund is \$268,037.

COMBINED WATERWORKS AND SEWERAGE SYSTEM (CWSS) FUND (Exhibit E)

Actual revenues for the CWSS Fund are in line with projected revenues. Water and sewer usage has decreased from the previous year. The decrease in usage has been offset by increases in rates. Significant revenue changes to the CWSS fund include an increase of the equity transfer of

\$1,865,600 to \$1,931,238 to provide budget for water main replacements that were funded by the 2020 COP. Total revenues for the CWSS fund are projected to be \$14,102,438.

Expenditures for the CWSS Fund are \$308,570 over the previous year due to water and sewer line replacements and increased fees from Kansas City for sewer treatment. Staff is recommending increases in budget for the Water Production division of \$75,000 due to the increase in cost of chemicals. The increases in capital and transfers are the remaining balance of the water main replacements from the 2020 COP and for reimbursement of the water main replacement on the 76th Street project (paid out of the Transportation Sales Tax Fund). Total expenditures for the CWSS fund are projected to be \$14,102,438. Projected ending fund balance for the fund will be \$1,804,248.

CAPITAL IMPROVEMENT SALES TAX FUND (Exhibit F)

Changes in revenue for the CIST Fund are mainly due to the timing of debt issuance. When the FY22 budget was proposed, it was unclear if the 2021 COP would be issued in the 2021 or 2022 fiscal year (issue date of June 10). An adjustment has been made for the issuance of debt (\$14,600,000) in the 2021 fiscal year and sales tax (\$20,000). Total projected revenue for the fund is \$2,859,160.

Changes to the funds expenditures include adding budget for the completion of the 76th and Tracy storm water project (\$200,000) and adjusting the available budget for the completion of the renovation to Fire Station #2. Total projected expenditures for the CIST fund are \$13,549,850. Ending fund balance is expected to be \$8,656,835. The higher than normal fund balance is due to the balance of debt proceeds on projects not yet complete.

The issuance of the 2020 and 2021 COP provided \$17.2 million in funding for the renovation of Fire Station #2 (\$5 million), construction of a new Police Headquarters (\$11.2 million), and City Hall improvements in conjunction with the changes needed for the Police Headquarters (\$1 million). Planning and construction on the projects started in the 2021 fiscal year and is expected to be completed in the 2023 fiscal year. Exhibit G shows a projected “construction in progress” schedule.

TRANSPORTATION SALES TAX FUND (Exhibit H)

There are several adjustments to the Transportation Sales Tax Fund. Sales tax projections increased (consistent with other funds), intergovernmental revenue is projected to increase \$775,000 (Dept. of Transportation grant receipts and increased disbursement from the Special Road District). An additional \$50,000 transfer from the CWSS fund has also been added to reimburse the fund for the 76th Street project (water mains were replaced in conjunction with the street project). Total revenue for the fund is expected to be \$4,115,800.

Adjustments needed for expense are mainly due to projects to complete from the 2021 fiscal year. Projects include sections of the Rock Creek Trail (\$700,000) and Downtown parking project (\$550,000). Overlay of 72nd Street (\$100,000) has also been added to the project list. Total projected expenditures for the fund are \$4,965,600. Ending fund balance is projected to be \$60,580.

CAPITAL EQUIPMENT REPLACEMENT FUND (Exhibit G)

Staff is recommending certain capital expenditures from other governmental funds be purchased from the Capital Equipment Replacement Fund (see Exhibit B). There are no budget adjustments required as additional expenditures can be absorbed at the current expenditure levels. Ending fund balance is projected to be \$789,434.

CONCLUSION

In conclusion, the General Fund, the Community Center Park Tax Fund, the Public Safety Sales Tax Fund, Combined Water and Sewer System Fund, Capital Improvement Sales Tax Fund, Transportation Sales Tax Fund and Capital Equipment Replacement Fund will end the fiscal year with a positive fund balance and within policy. These adjustments will assist staff in carrying out council goals and give the City the flexibility needed to continue and improve operations at the City.

Staff recommends changing budget authority for the General Fund to 21,585,488, CCPT Fund to \$5,062,340, PSST Fund to \$1,887,018, CWSS Fund to \$14,102,438, CIST Fund to \$13,549,850, and TST Fund to \$4,965,600. A resolution to amend the 2022 Budget based on recommended budgets will be placed on the Council agenda for consideration on February 28, 2022. If you have any questions, please contact me at your convenience.

GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES

	2021	2022	2022	
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Property Tax	3,749,070	3,809,050	3,884,050	75,000
Sales Tax	4,531,219	4,405,000	4,465,000	60,000
2019 Sales Tax	1,833,205	1,795,000	1,795,000	-
Gross Receipts Tax	2,960,364	3,115,000	3,115,000	-
Licenses & Permits	671,334	649,530	649,530	-
Intergovernmental	2,590,303	1,358,000	1,405,000	47,000
Charges for Services	2,815,111	3,264,646	3,559,146	294,500
Fines & Forfeitures	530,442	660,000	620,000	(40,000)
Misc. Revenue	939,637	915,512	1,063,512	148,000
Operating Revenue	20,620,684	19,971,738	20,556,238	584,500
Transfers	214,500	207,250	207,250	-
Debt Proceeds	584,937	-	-	-
Equity Transfer	-	305,000	822,000	517,000
Non-Operating Revenue	799,437	512,250	1,029,250	517,000
Total Revenue	21,420,121	20,483,988	21,585,488	1,101,500
Expenditures				
General Administration	1,353,543	1,364,314	1,375,814	11,500
Finance	1,357,340	1,489,303	1,512,303	23,000
Public Safety	9,695,746	9,499,977	9,502,677	2,700
Public Works	2,262,381	2,224,867	2,359,867	135,000
Community Development	724,171	707,665	777,665	70,000
Parks & Recreation	1,882,243	2,471,422	2,742,820	271,398
Non Departmental	707,469	1,024,687	1,003,589	(21,098)
Operating Expenditures	17,982,894	18,782,235	19,274,735	492,500
Capital & Supplemental	146,441	176,500	785,500	609,000
Debt Requirements	492,558	323,253	323,253	-
2019 Sales Tax Transfer	1,000,000	1,000,000	1,000,000	-
Transfers	350,457	202,000	202,000	-
Total Non-Operating Expenditures	1,989,456	1,701,753	2,310,753	609,000
Total Expenditures	19,972,350	20,483,988	21,585,488	1,101,500

Analysis of Funds Available

	2021	2022	2022
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>
Beginning Funds Available	3,279,934	4,727,706	4,727,706
Revenues	21,420,121	20,483,988	21,585,488
Equity Adjustment	-	(305,000)	(822,000)
Net Funds Available	24,700,055	24,906,694	25,491,194
Expenditures	(19,972,350)	(20,483,988)	(21,585,488)
Ending Funds Available	4,727,706	4,422,706	3,905,706

20% Fund Balance Requirement	3,756,447	3,854,947
Over/(Under)	666,259	50,759

Revenue Over/(Under) Expenditures

Items for Midyear adjustments

Dept.	Div.	Object	Description	Narrative	Priority	Requested	Approved
General Fund							
10	11	420130	Publications	Updated supplements	2	10,500	10,500
10	11	440160	Contractual	Legal update	1	6,000	6,000
20	21	440110	Accounting/Auditing	GASB 87 disclosure	1	10,000	10,000
20	24	420500	Small equipment supplies	Battery backups for server (up to 2 hours of Back up)	2	7,500	CERF
20	24	440240	Voice/Data	Internet upgrade (Charter)	3	3,000	3,000
20	21	440110	Accounting/Auditing	ARPA guidance	4	10,000	10,000
20	24	460400	Equipment Capital	Replace SAN	5	10,000	CERF
20	24	450650	Equipment maintenance	Repair to 911 tower	6	7,500	-
30	31	440610	Advertising	Police Chief Recruitment	1	24,500	24,500
30	32	420990	Misc. Supplies	Police vehicle outfitting	2	40,000	PSST
30	34	430610	Automotive Supplies	Maintenance for fire trucks	2	30,000	30,000
30	34	460410	Automotive Capital	Fire Marshal vehicle (leased)	3	42,000	7,000
30	34	460410	Automotive Capital	Fire Truck (trade old truck) 2020 COP	1	595,000	595,000
40	42	430330	Salt/Calcium Chloride	Salt inventory	2	50,000	40,000
40	43	430740	Heavy Equipment Maintenance	Additional maintenance on snow trucks and mower	1	100,000	100,000
50	53	440460	Abatement	Weed mowing for violations	1	75,000	75,000
60	61	460410	Automotive Capital	Parks, Rec, & CA Vehicle (leased)	6	42,000	7,000
60	63	450110	Building Services	Transfer switch for generator at City Hall	1	6,586	6,586
60	68	420511	Program Activities-Linden Square	Reimbursement for Whiskey Fes VIP	2	5,410	5,410
60	63	440160	Contractual	Additional mowing for 69th street lot (\$55per mow*35mows	3	1,925	1,925
60	63	450220	Parks Services	Mulch for Hobby Hill, Central, & Little Gully	4	1,352	1,352
60	63	450110	Building Services	Fire protection services agreement (FS1)	5	1,125	1,125
60	67	440384	Senior Overnight	Senior overnight trips		260,000	260,000
99	99	440320	Training	Unconscious Bias Training	1	3,250	3,250
Total General Fund Request						<u>1,342,648</u>	<u>1,197,648</u>

Items for Midyear adjustments

Dept.	Div.	Object	Description	Narrative	Priority	Requested	Approved
Community Center Fund							
80	82	460400	Equipment Capital	Fitness equipment (2020 COP project)		7,800	7,800
80	83	450110	Buildings	Reimbursement for refrigerant repair	1	19,900	19,900
80	83	450110	Buildings	Replacement of RTU4 Blower motor	2	17,000	17,000
80	83	450110	Buildings	Diving board replacement	3	17,300	CERF
80	83	450110	Buildings	Inverter & AHU in Electrical Room Repair	4	11,100	11,100
80	83	450110	Buildings	Pool Boiler Repair & Maintenance	5	9,000	9,000
80	83	450110	Buildings	Replace Dive Well Pump	6	4,800	4,800
80	83	450990	Miscellaneous	New Gemini Pool Vacuum	7	4,400	CERF
80	83	450110	Buildings	Replace Motherboard & Panel Battery for Alarm System	8	2,000	2,000
80	83	450120	Janitorial	GCC Exterior Window Cleaning	9	1,400	1,400
80	83	460300	Improvements	Natatorium improvements (2020 COP project)		62,900	62,900
80	85	460300	Improvements	Bathhouse renovation (2020 COP project)		567,500	567,500
Total Community Center Fund Request						<u>725,100</u>	<u>703,400</u>
Public Safety Sales Tax Fund							
30	39	420990	Misc. Supplies	Outfitting of Police vehicles	2	40,000	40,000
30	39	460400	Equipment Capital	Radios, dispatch consul mod, and 911 voice recorder	1	850,000	850,000
Total Public Safety Sales Tax Request						<u>890,000</u>	<u>890,000</u>
CWSS Fund							
70	72	440160	Contractual	Repair well #3	1	35,000	35,000
70	72	420310	Chemicals	Increase chemical line item due to price increase	2	40,000	40,000
70	73	460300	Improvements	Water main replacement	3	1,350,000	1,350,000
70	99	481100	Transfer	Water line replacement for street projects	4	450,000	450,000
Total CWSS Request						<u>1,875,000</u>	<u>1,875,000</u>

COMMUNITY CENTER PARKS SALES TAX FUND
STATEMENT OF REVENUES & EXPENDITURES

	2021	2022	2022	
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Community Center/Natatorium				
Sales Tax	923,164	900,000	915,000	15,000
Charges for Services	859,255	1,064,331	1,064,331	-
Facility Rental	82,234	192,000	146,000	(46,000)
Intergovernmental	175,000	175,000	175,000	-
Total Community Center/Natatorium	2,039,653	2,331,331	2,300,331	(31,000)
Outdoor Pool				
Charges for Services	152,907	190,500	190,500	-
Facility Rental	75,899	65,000	55,000	(10,000)
Total Outdoor Pool	228,806	255,500	245,500	(10,000)
Operating Revenue	2,268,459	2,586,831	2,545,831	(41,000)
Intergovernmental	525,000	525,000	525,000	-
Misc. Revenue	10,396	21,700	21,700	-
Transfers in	777,700	788,300	788,300	-
Debt Proceeds	954,371	-	-	-
Equity Transfer	-	437,109	1,181,509	744,400
Non-Operating Revenue	2,267,468	1,772,109	2,516,509	744,400
Total Revenue	4,535,927	4,358,940	5,062,340	703,400
Expenditures				
Community Center	881,843	882,095	882,095	-
Natatorium	802,687	958,968	1,024,168	65,200
Outdoor Pool	134,809	178,888	178,888	-
Non-Departmental	119,780	138,739	138,739	-
Total Operating Expenditures	1,939,119	2,158,690	2,223,890	65,200
Capital & Supplemental	158,658	-	638,200	638,200
Debt Requirements	2,197,420	2,200,250	2,200,250	-
Total Non-Operating Expenditures	2,356,078	2,200,250	2,838,450	638,200
Total Expenditures	4,295,198	4,358,940	5,062,340	703,400

Analysis of Funds Available

	2021	2022	2022
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>
Beginning Funds Available	1,118,960	1,359,689	1,359,689
Revenues	4,535,926	4,358,939	5,062,340
Equity Adjustment	-	(437,109)	(1,181,509)
Net Funds Available	5,654,886	5,281,519	5,240,520
Expenditures	(4,295,197)	(4,358,940)	(5,062,340)
Ending Funds Available	1,359,689	922,579	178,180

Revenue Over (Under) Expenditures

- -

PUBLIC SAFETY SALES TAX FUND
STATEMENT OF REVENUES & EXPENDITURES

	2021	2022	2022	
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Sales Tax	922,872	900,000	915,000	15,000
Misc. Revenue & Transfers	<u>49,445</u>	<u>21,500</u>	<u>32,775</u>	<u>11,275</u>
Operating Revenue	972,317	921,500	947,775	26,275
				-
Proceeds from Debt	-	-	850,000	850,000
Equity Transfer	<u>-</u>	<u>64,318</u>	<u>89,243</u>	<u>24,925</u>
Non-Operating Revenue	-	64,318	939,243	874,925
Total Revenue	<u>972,317</u>	<u>985,818</u>	<u>1,887,018</u>	<u>901,200</u>
Expenditures				
PSST Law	557,414	632,791	672,791	40,000
Non Departmental	<u>25,803</u>	<u>46,527</u>	<u>46,527</u>	<u>-</u>
Total Operating Expenditures	583,217	679,318	719,318	40,000
Capital & Supplemental	91,242	90,000	935,000	845,000
Debt Requirements	<u>207,328</u>	<u>216,500</u>	<u>232,700</u>	<u>16,200</u>
Total Non-Operating Expenditures	298,570	306,500	1,167,700	861,200
Total Expenditures	<u>881,787</u>	<u>985,818</u>	<u>1,887,018</u>	<u>901,200</u>

Analysis of Funds Available

	2021	2022	2022
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>
Beginning Funds Available	266,750	357,280	357,280
Revenues	972,317	985,818	1,887,018
Equity Adjustment	<u>-</u>	<u>(64,318)</u>	<u>(89,243)</u>
Net Funds Available	1,239,067	1,278,780	2,155,055
Expenditures	<u>(881,787)</u>	<u>(985,818)</u>	<u>(1,887,018)</u>
Ending Funds Available	357,280	292,962	268,037

Revenue Over(Under) Expenditures

COMBINED WATERWORKS & SEWER SYSTEM FUND
STATEMENT OF REVENUES & EXPENDITURES

	2021	2022	2022	
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Water	3,889,037	4,499,300	4,499,300	-
Sanitation	6,379,520	7,617,500	7,617,500	-
Misc. Revenue	74,900	45,000	54,400	9,400
Operating Revenue	10,343,457	12,161,800	12,171,200	9,400
Debt Proceeds	2,500,000	-	-	-
Equity Transfer	-	65,638	1,931,238	1,865,600
Non-Operating Revenue	2,500,000	65,638	1,931,238	1,865,600
Total Revenue	<u>12,843,457</u>	<u>12,227,438</u>	<u>14,102,438</u>	<u>1,875,000</u>
Expenditures				
Water Production	1,445,770	1,328,271	1,403,271	75,000
Water Operations & Maintenance	836,392	1,005,826	1,005,826	-
Sewer Collection	295,406	463,746	463,746	-
Non Departmental	6,336,993	7,171,545	7,171,545	-
Operating Expenditures	8,914,560	9,969,388	10,044,388	75,000
Capital & Supplemental	1,241,112	525,750	1,875,750	1,350,000
Debt Requirements	1,720,689	1,682,300	1,682,300	-
Transfers	50,000	50,000	500,000	450,000
Total Non-Operating Expenditures	3,011,801	2,258,050	4,058,050	1,800,000
Total Expenditures	<u>11,926,362</u>	<u>12,227,438</u>	<u>14,102,438</u>	<u>1,875,000</u>

Analysis of Funds Available

	2021	2022	2022
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>
Beginning Funds Available	2,818,391	3,735,486	3,735,486
Revenues	12,843,457	12,227,438	14,102,438
Equity Adjustment	-	(65,638)	(1,931,238)
Net Funds Available	15,661,848	15,897,286	15,906,686
Expenditures	(11,926,362)	(12,227,438)	(14,102,438)
Ending Funds Available	3,735,486	3,669,848	1,804,248
20% Fund Balance		1,993,878	2,008,878
Revenue Over(Under) Expenditures		-	-

CAPITAL IMPROVEMENT SALES TAX FUND
STATEMENT OF REVENUES & EXPENDITURES

	2021 Actual	2022 Adopted	2022 Midyear	Variance
Revenue Sources				
Sales Tax	1,846,344	1,785,000	1,805,000	20,000
Interest & Misc. Revenue	4,975	1,800	1,800	-
Intergovernmental	-	52,360	52,360	-
Transfers	1,000,000	1,000,000	1,000,000	-
Debt Proceeds	19,061,666	14,600,000	-	(14,600,000)
Total Revenue	21,912,986	17,439,160	2,859,160	(14,580,000)
Expenditures				
Debt Service/Transfer				
2021 COP	336,598	870,000	870,000	-
2020A COP	669,713	133,000	133,000	-
2017 Lease Purchase (Ends 6/1/32)	40,075	71,000	71,000	-
2011 COP - Refinanced 2017 (Ends 6/1/23)	355,112	370,000	370,000	-
2016 Lease Purchase (Ends 1/22/30)	126,434	97,000	97,000	-
2015 COP - Refinanced 2017 (Ends 6/1/26)	677,700	689,000	689,000	-
2015 COP (Ends 6/1/30)	113,171	115,000	115,000	-
The Heights - (Ends 7/1/36)	136,062	136,000	136,000	-
Engineering Transfer	100,000	100,000	100,000	-
Arts Council	7,487	17,850	17,850	-
Stormwater Projects				
Storm water Master Plan Implementation	4,960	-	200,000	200,000
Carriage Commons Box Culvert	-	255,000	255,000	-
Santerra Detention Basin	-	25,000	25,000	-
Misc. Stormwater Projects	90,412	75,000	75,000	-
Park Projects				
Parks Master Plan Implementation	-	-	-	-
Oak Grove Concessions	201,960	-	-	-
NE 72nd Tennis Court Repair	-	20,000	20,000	-
Happy Rock Tennis Court Repair	-	40,000	40,000	-
Parks Trail Replacement Program - Happy Rock	-	25,000	25,000	-
Facility Projects				
Fire Station Renovation	200,918	5,000,000	4,811,000	(189,000)
Public Safety Headquarters	165,467	5,500,000	5,500,000	-
City Hall	-	-	-	-
Total Budgeted Expenditures	3,226,069	13,538,850	13,549,850	11,000
Beginning Funds Available	660,608	19,347,525	19,347,525	
Revenues	21,912,986	17,439,160	2,859,160	
Net Funds Available	22,573,594	36,786,685	22,206,685	
Expenditures	(3,226,069)	(13,538,850)	(13,549,850)	
Ending Funds Available	19,347,525	23,247,835	8,656,835	

CONSTRUCTION IN PROGRESS

Police Headquarters, Fire Station #2, & City Hall

Fiscal Year	Projects	Beginning Balance	Debt Issued	Expended	Ending Funds Available
2021					
	Fire Station	-	5,011,918	200,918	4,811,000
	Police HQ	-	11,175,000	165,467	11,009,533
	City Hall	-	1,043,000	-	1,043,000
	Totals	-	17,229,918	366,385	16,863,533
2022					
	Fire Station	4,811,000	-	4,811,000	-
	Police HQ	11,009,533	-	5,500,000	5,509,533
	City Hall	1,043,000	-	-	1,043,000
	Totals	16,863,533	-	10,311,000	6,552,533
2023					
	Fire Station	-	-	-	-
	Police HQ	5,509,533	-	5,509,533	-
	City Hall	1,043,000	-	1,043,000	-
	Totals	6,552,533	-	6,552,533	-

**TRANSPORTATION SALES TAX FUND
STATEMENT OF REVENUES & EXPENDITURES**

	2021	2022	2022	
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Sales Tax	1,846,345	1,785,000	1,805,000	20,000
Interest & Misc. Revenue	1,233	1,800	1,800	-
Intergovernmental	549,551	934,000	1,709,000	775,000
Transfers	150,000	550,000	600,000	50,000
Debt Proceeds	1,026,206	-	-	-
Total Revenue	<u>3,573,334</u>	<u>3,270,800</u>	<u>4,115,800</u>	<u>845,000</u>
Expenditures				
Debt Service/Transfer				
2020 COP	74,962	50,000	50,000	-
2017 Lease Purchase (Ends 6/1/32)	110,205	111,000	111,000	-
2011 COP - Refinanced 2017 (Ends 6/1/23)	59,798	63,000	63,000	-
2015 COP (Ends 6/1/30)	33,804	35,000	35,000	-
2015 COP - Refinanced 2017 (Ends 6/1/26)	100,000	100,000	100,000	-
2010 GO (Ends 3/1/23)	227,400	218,000	218,000	-
The Heights - (Ends 7/1/36)	114,881	115,000	115,000	-
Engineering Transfer	100,000	100,000	100,000	-
Local transit	85,191	123,600	123,600	-
Road Projects				
Street Mill & Overlay Program	1,103,056	390,000	390,000	-
Intermediate Maintenance	14,991	150,000	150,000	-
City Intermediate Maintenance	19,709	20,000	20,000	-
Old Pike Reconstruction	12,000	-	-	-
NE 76th Street Construction	502,219	1,500,000	1,540,000	40,000
Downtown Parking	62,880	-	550,000	550,000
Road District Project - TBD	-	325,000	350,000	25,000
72nd Street Overlay	-	-	100,000	100,000
Sidewalk/Trail Projects				
Curb, Gutter, Sidewalk Replacement	307,970	150,000	150,000	-
ADA/Curbcut Sidewalks	-	50,000	50,000	-
Traffic/Ped Signal Upgrades	113,509	200,000	-	(200,000)
Rock Creek Trail	30,950	-	700,000	700,000
Linden Trail Connector	-	5,000	50,000	45,000
Total Budgeted Expenditures	<u>3,073,525</u>	<u>3,705,600</u>	<u>4,965,600</u>	<u>1,260,000</u>
Beginning Funds Available	410,571	910,380	910,380	
Revenues	<u>3,573,334</u>	<u>3,270,800</u>	<u>4,115,800</u>	
Net Funds Available	3,983,905	4,181,180	5,026,180	
Expenditures	<u>(3,073,525)</u>	<u>(3,705,600)</u>	<u>(4,965,600)</u>	
Ending Funds Available	<u>910,380</u>	<u>475,580</u>	<u>60,580</u>	

CAPITAL EQUIPMENT REPLACEMENT FUND
STATEMENT OF REVENUES & EXPENDITURES

	2021	2022	2022	
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>	<u>Variance</u>
Revenue Sources				
Taxes	597,933	500,000	500,000	-
Misc. Revenue	335,478	64,000	64,000	-
Transfers	39,260	36,000	36,000	-
Equity Transfer	-	87,947	87,947	-
Total Revenue	972,671	687,947	687,947	-
Expenditures				
Capital Expenditures	232,440	300,000	300,000	-
Debt Requirements	88,906	192,447	192,447	-
Transfers out	150,000	195,500	195,500	-
Total Expenditures	471,346	687,947	687,947	-

Analysis of Funds Available

	2021	2022	2022
	<u>Actual</u>	<u>Adopted</u>	<u>Midyear</u>
Beginning Funds Available	376,056	877,381	877,381
Revenues	972,671	687,947	687,947
Equity Adjustment	-	(87,947)	(87,947)
Net Funds Available	1,348,727	1,477,381	1,477,381
Expenditures	(471,346)	(687,947)	(687,947)
Ending Funds Available	877,381	789,434	789,434
Revenue Over(Under) Expenditures		-	-



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 24, 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 24, 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.

Color guard presentation by VFW Post 10906.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the January 10, 2022, Closed City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the January 10, 2022, 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 January 10, 2022, Regular City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the January 10, 2022, 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-22-04** 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. **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-22-05** 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. **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 December, 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.

Larry Newport, 2202 NE 69th Terrace, addressed the Council. Mr. Newport stated that the concrete on the west side of Woodland and NE 69th Terrace is breaking up and is in bad shape.

Linda McDaniel, 6236 N. Flora, addressed the Council. Ms. McDaniel said she has a couple of streetlights out on her street that she has been trying to get repaired since around early November. She has contacted Gladstone City Hall, Evergy, and the City of Kansas City, but nothing has really happened. The last she heard was back in the beginning of January. Someone from Public Works said she would reach out to the Director. Ms. McDaniel said her driveway area is really dark.

Mayor Mallams said she came to the right place and that he would make sure she connected with the Director of Public Works tonight.

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

Councilmember Moore did not have any comments.

Councilmember Spallo expressed her condolences to the Wallace family on the death of Milton and Carol Wallace. Milton served as a Mayor and City Councilman in Gladstone for years. He was a beloved member of our community. She also gave a shout out to City employees working out in the cold conditions.

Councilman Frisby did not have any comments.

Mayor Pro Tem Garnos said the Parks Board met last week and although some last minute emergencies prevented them from having a quorum, they still had a good update regarding the bathhouse renovation.

- Board and Commission Appointment to Arts Commission

Councilmember Moore moved to appoint Meagan Hayden to the Arts Commission. **Mayor Pro Tem Garnos** gave the second. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0).

- Mayor’s Christmas Tree Check Presentations

Mayor Mallams asked the recipients to come forward: Chris Evans for Feed Northland Kids, Ikey Harris for the Northland Christmas Store, and Art Hammen for Gladstone Neighbors Helping Neighbors. Each recipient received \$5,892.84. Mayor Mallams asked them if they would like to address the audience.

Chris Evans said that sixteen elementary schools in the NKC School District, collectively, send home about 675 back-snacks every school weekend. This money will certainly go a long way in this program.

Art Hammen thanked the Mayor and the generosity of the Gladstone residents for this year’s donations. He said this program does a lot of work with residents that need home repairs and cannot do it themselves. Neighbors Helping Neighbors has teamed up with Rebuilding Together KC and for every dollar that we give to them, they return it in \$4-\$5 worth of improvements and repairs for Gladstone residents. This donation will go a long way to help our residents.

Mayor Mallams thanked the City Council for their support of the Mayor’s Christmas Tree Program.

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

City Manager Wingerson explained that the first bill on tonight's agenda, Bill 22-05, is an ordinance to opt out of the State Imposed Sales Tax Holiday. If the Council wants to allow shoppers in Gladstone to participate, he would ask them to take the bill to its second and final reading and vote no. Item #11 is Bill 22-06, which is exactly the opposite and if the Council would like to participate in the green sales tax holiday, then they can vote yes.

Regular Agenda

Item No. 11. On the Agenda. **First Reading Bill No. 22-05** An Ordinance to opt out of the State Imposed Sales Tax Holiday.

Councilmember Spallo moved **Bill No. 22-05** be placed on its First Reading. **Councilman Frisby** 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. 22-05**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Frisby** 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. 22-05**, and enact the Bill as **Ordinance 4.582**. **Councilman Frisby** seconded. The Vote: "Nay", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (0-5)

Item No. 12. On the Agenda. **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.

Councilman Frisby moved **Bill No. 22-06** 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. 22-06**, 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. 22-06**, and enact the Bill as **Ordinance 4.583**. **Councilmember Moore** 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. 22-07** An Ordinance approving the Re-Plat of 2312 NE 72nd Street, a Subdivision in Gladstone, Clay County, Missouri and directing the appropriate officials to affix their signatures to said Plat for recording.

Mayor Pro Tem Garnos moved **Bill No. 22-07** 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.

Mayor Pro Tem Garnos moved to accept the First Reading of **Bill No. 22-07**, 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.

Mayor Pro Tem Garnos moved to accept the Second and Final Reading of **Bill No. 22-07**, and enact the Bill as **Ordinance 4.584**. **Councilmember Spallo** 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. 22-08** 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.

Councilmember Moore moved **Bill No. 22-08** be placed on its First Reading. **Councilman Frisby** 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. 22-08**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Frisby** 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. 22-03**, and enact the Bill as **Ordinance 4.585**. **Councilman Frisby** 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 24, 2022, Regular City Council meeting at 7:58 pm.

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(3) and (13) RSMo.

Motion to close: **Councilmember Moore** Second: **Councilman Frisby**. Roll Call Vote: All "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Respectfully submitted:

Becky Jarrett, Deputy City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor R.D. Mallams



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/2/2022

Department: Community Development

Meeting Date Requested: 2/14/2022

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

Subject: Special Event Permit

Background: The City of Gladstone, Missouri (Community Development Department) has launched a collaborative planning process to continue growing the community together. A 20-year Comprehensive Plan will address topics that impact the everyday lives of those living and working in Gladstone — from quality of life and housing to transportation, infrastructure, and the economy. The planning process provides stakeholders with the opportunity to guide land use and redevelopment to meet the future needs and demands of the Gladstone community. The new Comprehensive Plan will establish a vision to maintain and enhance the quality of life for the community.

There have been many changes within the community and greater metropolitan region since Gladstone's Comprehensive Plan was last updated in 2008. The planning team, elected officials, advisory committee, and other community stakeholders will evaluate the impacts of those changes to Gladstone and study future trends to help shape the plan's development.

Community input is needed throughout the planning process to envision Gladstone's future. Now, it's the entire community's turn to get involved! With the launch of community engagement opportunities, Gladstone residents, faith communities, business owners and employees, and community institutions and organizations are asked to share their big ideas for shaping the city's best future. Even those that don't live in Gladstone are asked to share their thoughts to better understand what attracts visitors to the community, whether it be for amenities, recreation, shopping, or work.

Engagement opportunities will include a mix of in-person and online activities throughout the planning process. Visit the Gladstone Comprehensive Plan Project Page today to participate in the initial Growing Together Community Survey, stay up-to-date with project progress, and learn about other engagement activities!

To get the word out the consultant will be using our website and social media. In addition, promotional signs will be located at City facilities and parks letting people know. Below is a list of where the promotional signage will be located. In addition to the City properties the consultant and staff will be looking at private business such as the North Kansas City School District.

Comprehensive Plan Promotional Sign Locations:

Banner Locations:

- City Hall – 7010 N Holmes Street
- Community Center – 6901 N Holmes Street

Yard Sign Locations:

- Central Park – 7011 N Holmes Street
- Linden Square – 602 NE 70th Street
- Oak Grove Park – 7600 N Troost Avenue
- Hobby Hill Park West – 7601 N Broadway Avenue
- Hobby Hill Park East – 1 NE 76th Street
- Happy Rock Park East – 7511 NE Antioch Road
- Happy Rock Park West – 7512 NE Antioch Road
- Hidden Hollow Park – 2900 NE 64th Street
- Sycamore Park | Rock Creek Meadows – 6700 N Prospect Avenue
- Flora Park West – 5960 N Flora Avenue
- Hamilton Heights Park – 6600 N Main Street

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

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

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

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

JM
City Attorney

SW
City Manager

LETTER OF TRANSMITTAL



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



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: FEBRUARY 1, 2022
PERMIT NO.: SEP22-00004
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: COMPREHENSIVE PLAN PROMOTION
LOCATION OF EVENT: SEE ATTACHED FOR LOCATION OF BANNERS AND YARD SIGNS
DATE OF EVENT: FEBRUARY 15, 2022 THRU SEPTEMBER 30, 2022
TIME OF EVENT: N/A
EST. ATTENDANCE: N/A

REQUESTED TEMPORARY VARIANCE:

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

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

Signed:


Alan D. Napoli, C.B.O.

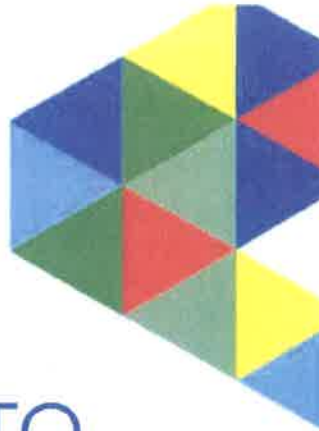
Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map(s)
- ☒ Picture of the banner and yard signs



Gladstone
COMPREHENSIVE PLAN
Growing Together



WE WANT TO HEAR **FROM YOU!**

Help Gladstone
Grow Together to
build a better
future



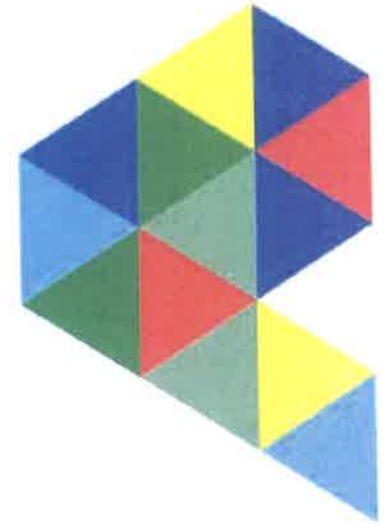
GLADSTONE.MO.US/**COMPREHENSIVEPLAN**



Gladstone

COMPREHENSIVE PLAN

Growing Together



WE WANT TO HEAR FROM YOU!

Help Gladstone ***Grow Together***
to build a better future



[GLADSTONE.MO.US/COMPREHENSIVEPLAN](https://gladstone.mo.us/comprehensiveplan)





Gladstone, MO



Legend

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

Notes

City Hall - 7010 N Holmes Street

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Gladstone, MO



1 in. = 167ft.



333.3 0 166.67 333.3 Feet

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Legend

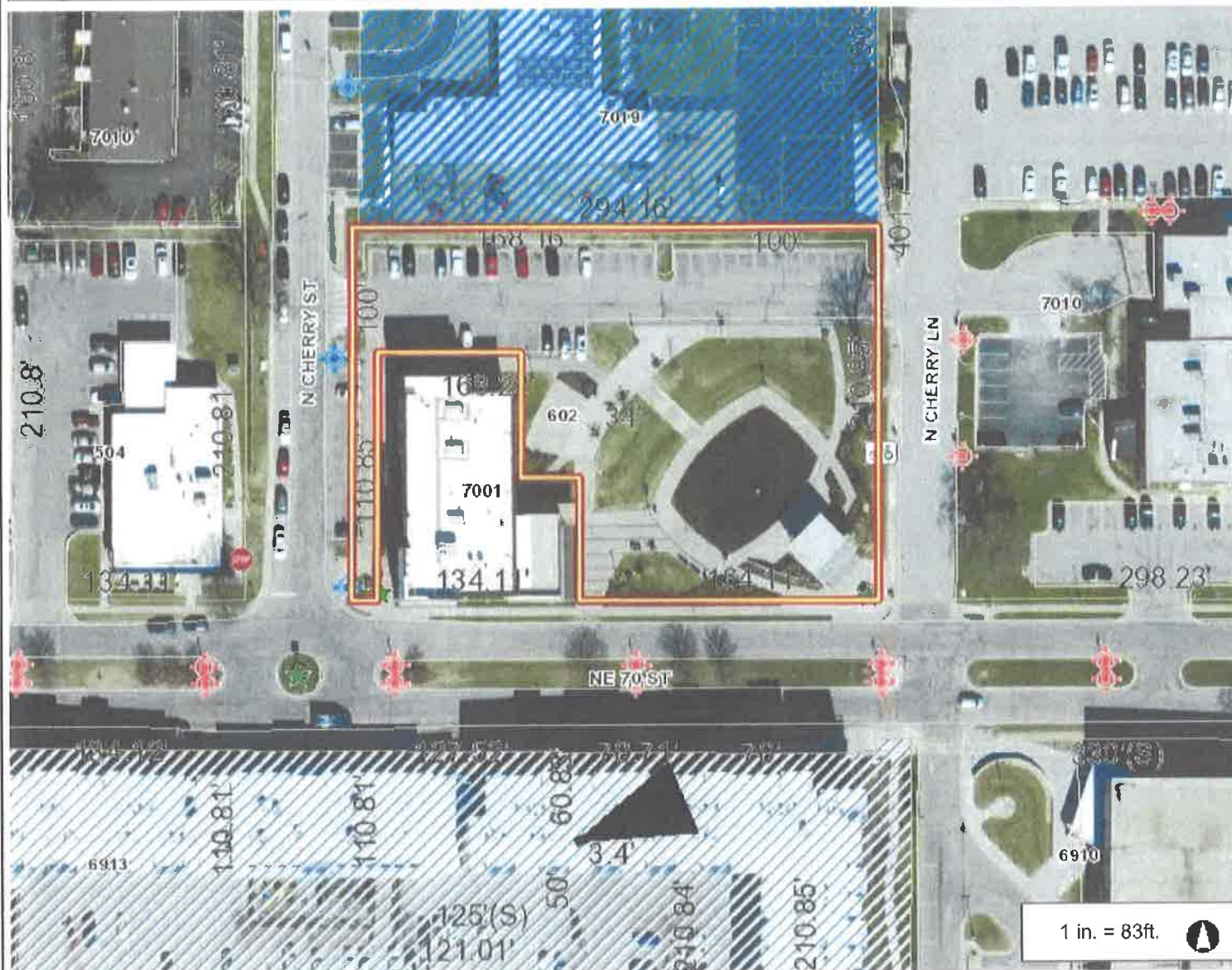
- Stop Sign
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- Driveway
- City Limits
- Parcel
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- Villages
- Apartment Polygon

Notes

Community Center - 6901 N Holmes Street
Central Park - 7011 N Holmes Street



Gladstone, MO



1 in. = 83ft.



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
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Notes

Linden Square - 602 NE 70th Street

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Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
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- Church
- Apartment Point
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- Edge Of Pavement
- Driveway
- City Limits
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Notes

Oak Grove Park - 7600 N Troost Avenue

1 in. = 167 ft.












333.3 0 166.67 333.3 Feet

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Legend

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

Notes

Hobby Hill Park West - 7601 N
Broadway Avenue
Hobby Hill Park East - 1 NE 76th Street

1 in. = 167ft.




333.3	0	166.67	333.3 Feet
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-  KCPL Lights
-  Gladstone Lights
-  School Point
-  Bike Parking
-  Bus Stop
-  Point of Interest
-  Church
-  Apartment Point
-  Street Centerline
-  Edge Of Pavement
-  Driveway
-  City Limits
-  Parcel
-  House Number
-  School Polygon
-  Villages
-  Apartment Polygon

Notes

Happy Rock Park East - 7511 NE
Antloch Road

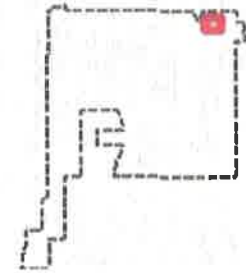
666.7	0	333.33	666.7 Feet
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Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
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Notes

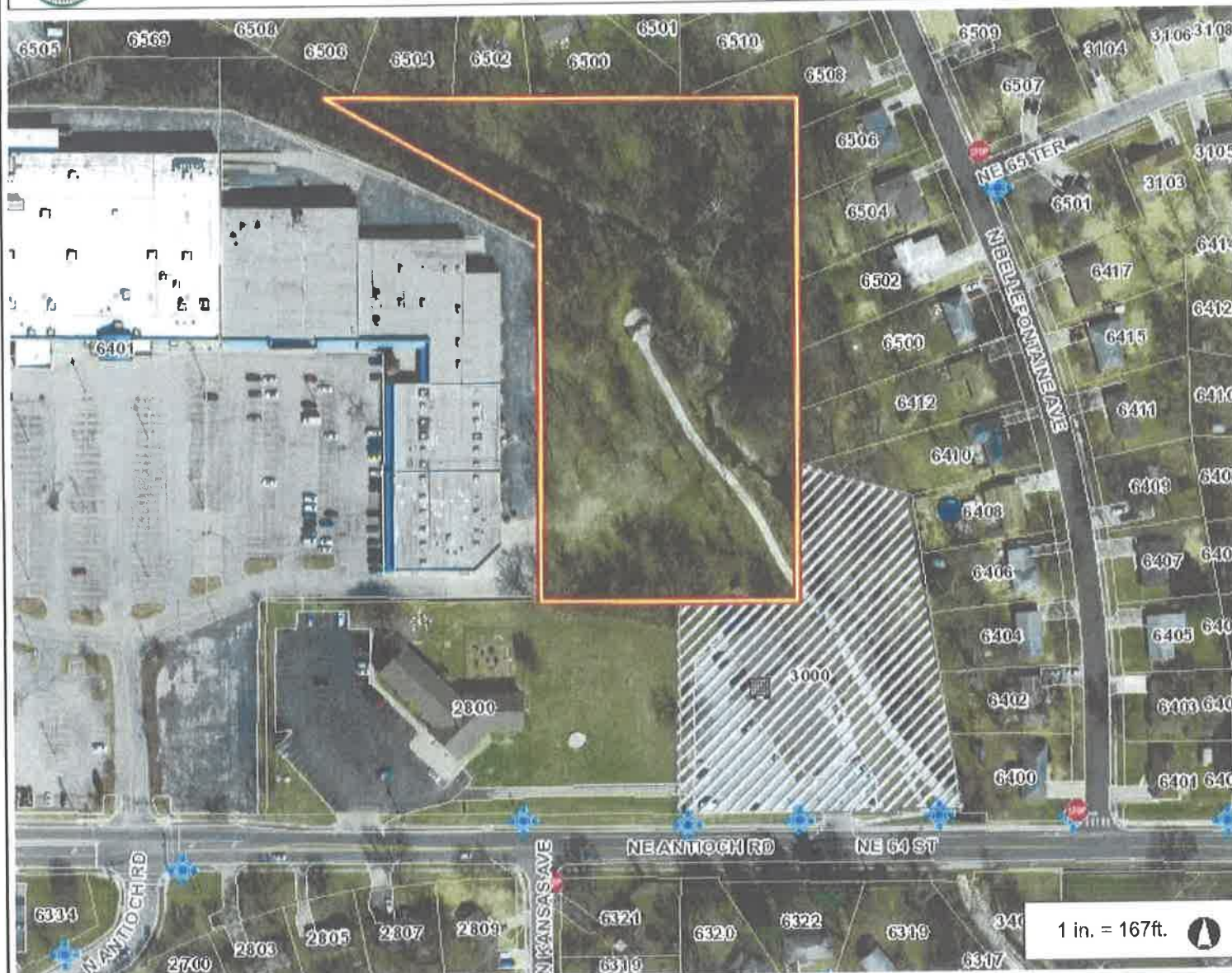
Happy Rock Park West - 7512 NE
Antioch Road

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Gladstone, MO



1 in. = 167ft.



333.3 0 166.67 333.3 Feet

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Legend

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- KOPL Lights
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- Apartment Polygon

Notes

Happy Rock Park West - 7512 NE Antioch Road



Gladstone, MO



Legend

- Stop Sign
- ◆ KCPL Lights
- ◆ Gladstone Lights
- 📍 School Point
- 🚲 Bike Parking
- 🚌 Bus Stop
- ★ Point of Interest
- ⛪ Church
- Apartment Point
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- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- ▨ School Polygon
- Villages
- ▨ Apartment Polygon

Notes

Happy Rock Park West - 7512 NE
Antloch Road

166.7 0 83.33 166.7 Feet

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Gladstone, MO



333.3 0 166.67 333.3 Feet

1 in. = 167ft.



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Notes

Happy Rock Park West - 7512 NE Antloch Road



Request for Council Action

RES ☒ # R-22-06

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/3/2022

Department: Public Works

Meeting Date Requested: 2/14/2022

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

Subject: Final payment approval, Project WP2186, 2021 Water Main Replacement – Phase 1.

Background: Work has been completed on the referenced project and the contractor, Blue Moon Hauling, 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 from the 2020 Certificate of Participation proceeds.

Original Contract Amount:	\$ 1,143,619.55
Change Order(s):	<u>(31,866.51)</u>
Revised Contract Amount:	\$ 1,111,753.04
Amount Paid to Date:	<u>1,056,165.39</u>
Total Amount Due Final Pay:	<u>\$ 55,587.65</u>

Public/Board/Staff Input:

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-22-06

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH BLUE MOON HAULING, LLC, FOR THE 2021 WATER MAIN REPLACEMENTS – PHASE 1 PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$55,587.65 FOR PROJECT WP2186.

WHEREAS, work under the contract with Blue Moon Hauling, LLC, for the 2021 Water Main Replacement – Phase 1, Project WP2186, 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:	\$ 1,143,619.55
Change Order(s):	(31,866.51)
Revised Contract Amount:	\$ 1,111,753.04
Amount Paid to Date:	1,056,165.39
Total Amount Due Final Pay:	\$ 55,587.65

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 14th DAY OF FEBRUARY 2022.

R.D. Mallams, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk



Request for Council Action

RES ☒ # R-22-07

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/8/2022

Department: General Administration

Meeting Date Requested: 2/14/2022

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

Subject: A Resolution encouraging Gladstone residents to become informed on the North Kansas City School District's Bond and Levy transfer ballot measure and to exercise their right to vote on April 5, 2022.

Background: Representatives from the North Kansas City School District made a presentation during the City Council Study Session on January 24, 2022 regarding their upcoming ballot initiative that would allow the transfer of funds from their debt service levy to their operations levy. This transfer allows the district to focus on operational costs, including personnel, and results in no tax increase to residents of the district. Due to Section 115.646 of the Missouri State Statutes, which prohibits the use of public funds to support a ballot measure, this Resolution can only recommend that residents educate themselves on the issue and encourage them to vote on April 5, 2022.

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: Staff recommends approval of the proposed Resolution

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

Bob Baer
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-22-07

A RESOLUTION ENCOURAGING GLADSTONE RESIDENTS TO BECOME INFORMED ON THE NORTH KANSAS CITY SCHOOL DISTRICT BOND AND LEVY TRANSFER BALLOT MEASURE AND TO EXERCISE THEIR RIGHT TO VOTE ON APRIL 5, 2022.

WHEREAS, the NKC School District has over 21,000 students, covering 82 square miles of Clay County, MO making it the county's third largest employer; and

WHEREAS, the NKC School District is the largest school district on the Missouri side of the KC metro area and the second largest school district in the state of Missouri; and

WHEREAS, the NKC School District has experienced steady growth over the past several years and is projected to grow by an additional 300 students per year in the future and demographers do not see an easing of growth for the foreseeable future for NKC Schools; and

WHEREAS, as the district grapples with capacity issues, it is also faced with aging buildings and infrastructure; and

WHEREAS, the no tax increase \$140 million bonds will provide:

- Replacement of Nashua Elementary School in the Nashua neighborhood
- Replacement of Crestview Elementary School in the Crestview neighborhood
- Expansion of Rising Hill Elementary School
- Site work for a new school in Hodge Park
- Study of Winnwood and Lakewood Elementary Schools' physical needs
- Improvements to Meadowbrook Elementary School
- Improvements to Chapel Hill Elementary School
- Improvements to Clardy Elementary School
- Improvements to Linden West Elementary School
- Improvements to Oakwood Manor Elementary School
- Completion of repurposing of the old Prospect Plaza
- Creation of a second district Transportation Hub
- Playground Upgrades
- Safety and Security Updates
- Deferred Maintenance, and;

WHEREAS, NKC Schools has lowered its levy by 76 cents over the past five years making taxes lower for its patrons but now needs voter approval to transfer 20 cents from the district's debt service levy to its operational levy, resulting in no proposed tax increase to residents.

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

THAT, the City Council hereby publicly encourages all Gladstone residents to become informed on the proposed North Kansas City School District bond and levy transfer ballot initiative and to exercise their right to vote in the upcoming election on April 5, 2022.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 14th DAY OF FEBRUARY, 2022.

R.D. Mallams, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-09

ORD # 4.586

Date: 2/8/2022

Department: Community Development

Meeting Date Requested: 2/14/2022

Public Hearing: Yes ☒ Date: 2/14/2022

Subject: Site Plan Revision, 7000 N. Oak Trafficway – Pure Water of Kansas City

Background:

Chris and Amanda Surber, the Applicants and Tom and Mary Ann Sims, the Owners are seeking site plan approval for the purpose of adding approximately 1,800 sq. ft. to the building located at 7000 N. Oak Trafficway in order to operate Pure Water of Kansas City, a Gladstone based business. Their plan is to remodel the interior and exterior of the building and improve the parking lot on the west side (backside) of the property.

Mr. Sims also plans to install a new stone veneer, approximately four (4) feet tall, on the front side of the building and enhance the landscaping around the monument sign adjacent to N. Oak Trafficway. With Mr. Sims upgrading the landscaping around the monument sign using more natural landscaping that requires minimal water, city staff is not requiring the installation of underground irrigation.

NE 70th St., which is a dead end street, is already being utilized by the AT&T maintenance facility directly to the south of 7000 N. Oak Trafficway for large commercial vehicles.

In the storm water analysis conducted by Kaw Valley Engineering, they recommend an extended detention basin on the west side (backside) of the property that will provide reductions in storm water runoff rates and volume.

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 – Mr. Jim Oldebeken spoke about Mr. Bateman's cave and lawsuit against the city.

Board – The Planning Commission voted unanimously in favor of approving this project request.

Staff – City Staff recommends approval upon the conditions listed in the staff report.

Austin Greer
Comm. Dev. Dir.

JM
City Attorney

SW
City Manager

BILL NO. 22-09

ORDINANCE NO. 4.586

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 7000 N. OAK TRAFFICWAY.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 7000 N. Oak Trafficway; and

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

WHEREAS, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

WHEREAS, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein;

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

SECTION 1. SITE PLAN APPROVAL.

The Site Plan for 7000 N. Oak Trafficway is hereby approved subject to the terms and conditions set forth herein;

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
4. The trash dumpster shall be enclosed with materials consistent with the primary building and located on the west side of the property shielded from public view. Specific construction materials and colors shall be submitted and approved as part of the building permit.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. Trash service and deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. Tractor trailers, RV's, and storage containers shall not be parked or stored overnight on the premises.
8. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14th DAY OF FEBRUARY, 2022.

R.D. Mallams, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk

First Reading: February 14, 2022

Second Reading: February 14, 2022

File # SITE21-00008



Community Development Department

Staff Report

Date: January 10, 2022

File #:

Requested Action: Site Plan Revision, 7000 N. Oak Trafficway

Date of PC Consideration: January 18, 2022

Date of Council Consideration: February 14, 2022

Applicant: Chris & Amanda Surber
Pure Water of Kansas City

Owner: Tom & Mary Ann Sims
1800 NE 76th St.

Architect: Kathleen Warman
Warman Architecture+Design

Address of Property: 7000 N. Oak Trafficway

Planning Information

- Current Zoning: CP – 2; Planned District, General Business District
- Zoning History: CP – 2; Planned District, General Business District
- Planned Land Use: Commercial (Comprehensive Plan)
- Surrounding Uses: North – Commercial; South – Commercial; East – N. Oak Trafficway; West – Single Family Residential.
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Adequate traffic movement is provided via two existing access points on NE 70th St.
- Total Parking Spaces Provided: 17 total spaces - 5 new spaces and 12 spaces existing

Analysis

Chris and Amanda Surber, the Applicants and Tom and Mary Ann Sims, the Owners are seeking site plan approval for the purpose of adding approximately 1,800 sq. ft. to the building located at 7000 N. Oak Trafficway in order to operate Pure Water of Kansas City, a Gladstone based business. Their plan is to remodel the interior and exterior of the building and improve the parking lot on the west side (backside) of the property.

Mr. Sims also plans to install a new stone veneer, approximately four (4) feet tall, on the front side of the building and enhance the landscaping around the monument sign adjacent to N. Oak Trafficway. With Mr. Sims upgrading the landscaping around the monument sign using more natural landscaping that requires minimal water, city staff is not requiring the installation of underground irrigation.

NE 70th St., which is a dead end street, is already being utilized by the AT&T maintenance facility directly to the south of 7000 N. Oak Trafficway for large commercial vehicles.

In the storm water analysis conducted by Kaw Valley Engineering, they recommend an extended detention basin on the west side (backside) of the property that will provide reductions in storm water runoff rates and volume.

Recommended Conditions

City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
4. The trash dumpster shall be enclosed with materials consistent with the primary building and located on the west side of the property shielded from public view. Specific construction materials and colors shall be submitted and approved as part of the building permit.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. Trash service and deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. Tractor trailers, RV's, and storage containers shall not be parked or stored overnight on the premises.
8. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

Recommendation

City Staff recommends that the request be APPROVED contingent upon the conditions listed above.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Tuesday, January 18th, 2022
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Bill Turnage
Brenda Lowe
Mike Ebenroth, Vice Chair
Alicia Hommon
Jennifer McGee, Chair
Larry Whitton

Absent: James New
JN Hernandez
Chase Cookson, Secretary
Kim Murch

Council & Staff Present:

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

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the January 3rd, 2022 Minutes. Chair McGee asked if there was a motion to approve the minutes from the January 3rd meeting.

Ms. Hommon moved to approve the minutes; Mr. Ebenroth seconded. The minutes were approved, 8-0.

Item 4 on the Agenda: Public Hearing: On a Site Plan Revision at 7000 N. Oak Trafficway. Applicant Chris & Amanda Surber/Owner Tom & Mary Ann Sims #Site21-00008. *The City Council Public Hearing is scheduled for Monday, February 14th, 2022.*

Mr. Greer read from the staff report.

Chris and Amanda Surber, the Applicants and Tom and Mary Ann Sims, the Owners are seeking site plan approval for the purpose of adding approximately 1,800 sq. ft. to the building located at 7000 N. Oak Trafficway in order to operate Pure Water of Kansas City, a Gladstone based business. Their plan is to remodel the interior and exterior of the building and improve the parking lot on the west side (backside) of the property.

Mr. Sims also plans to install a new stone veneer, approximately four (4) feet tall, on the front side of the building and enhance the landscaping around the monument sign adjacent to N. Oak Trafficway. With Mr. Sims upgrading the landscaping around the monument sign using more natural landscaping that requires minimal water, city staff is not requiring the installation of underground irrigation.

NE 70th St., which is a dead end street, is already being utilized by the AT&T maintenance facility directly to the south of 7000 N. Oak Trafficway for large commercial vehicles.

In the storm water analysis conducted by Kaw Valley Engineering, they recommend an extended detention basin on the west side (backside) of the property that will provide reductions in storm water runoff rates and volume.

City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
4. The trash dumpster shall be enclosed with materials consistent with the primary building and located on the west side of the property shielded from public view. Specific construction materials and colors shall be submitted and approved as part of the building permit.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. Trash service and deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. Tractor trailers, RV's, and storage containers shall not be parked or stored overnight on the premises.
8. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

City Staff recommends that the request be APPROVED contingent upon the conditions listed above.

Chair McGee asked if the applicants are here tonight.

Mr. Greer stated yes, the applicants and the property owners are in the audience tonight and will be willing to answer any questions that you may have regarding this project.

Mr. Turnage asked the applicants what the nature of the business is.

Mrs. Surber stated that they deliver water, they do water filtration services for homes. They install reverse osmosis water softeners. They also have a store where people can come in and fill up their bottles with water and a number of other water related services.

Chair McGee asked if there were any members of the public that would like to speak in favor of this project. – No members of the audience spoke.

Chair McGee asked if there were any members of the public that would like to speak in opposition of the project.

Mr. Jim Oldebeken stated that he lives at 76th Ter. He is not necessarily opposed to this particular project but there is a matter of public safety that he wants to present to the Planning Commissioners.

Mr. Greer asked Mr. Oldebeken if his remarks are related to this particular project tonight or are they related to the cave on 76th Terrace?

Mr. Oldebeken stated that he will cover that. Mr. Bob Bateman spoke to the Planning Commission in the previous meeting and made some statements that concern him. The one that concerns him the most has to do with a statement that said this cave could drown a child at Hobby Hill Park. Bob Bateman has said in this lawsuit exhibit one that he will be suing the business owners who's storm water ends up on his property. Which he thinks damages his property and to the hazard of a child drowning on his property. The connection has to do with a real hazard and a lawsuit. Mr. Oldebeken has a couple of questions that he would like to cover so they have the basics on the safety issue. His first question was "what water shed is this property on that we are considering tonight?"

Mr. Greer stated that he believes there is a mile or more between this particular property that we are discussing tonight and the location of the cave on 76th Terrace.

Mr. Oldebeken stated he has a handout for them. Mr. Bateman believes that the entire area of North Oak from Gladstone downtown area is damaging his cave and putting a child at risk. He never hears any feedback from the city since this lawsuit started on January 28th of 2021. Nothing comes back to the public when we have questions or concerns about this. The hazards with this cave are not limited to flooding. Another hazard is asphyxiation. Mr. Bateman neglected to comment about the fact that the cave map that was drawn in 2019, that the city has a copy of, was not completed. Also, you can get stuck in this cave. The area of this cave is two feet by two feet. In 1991, there was a report from Mike Banks when he surveyed the cave that there is a lower level to the cave. He is asking that the city does not consider any new applications until the public is comfortable with the safety hazards associated with storm water in this area. He asked if we could have a public hearing where the public can get some basics questions answered about safety. He wondered who has commented publicly to the city about Mr. Bateman's cave hazards and the lawsuit.

Mrs. Mary Ann Sims who owns the property at 7000 N. Oak Trafficway introduced herself and spoke. She would like to know how this cave has any connection to her property located at 7000 N. Oak Trafficway. This property is south of 72nd St. Her understanding is that the cave is on 76th Terrace. She would like to know how this has anything to do with her property and what they are proposing to do.

Mr. Greer thanked Mr. Oldebeken for being here tonight and sharing his comments with the Planning Commission. He also thanked Mrs. Sims for introducing herself and speaking as well. There is significant separation and distance between this project at 7000 N. Oak Trafficway and the cave location on 76th Terrace. Although Mr. Oldebeken believes there could be a connection between these two locations, I do not believe that there is, so let's refocus on the project and application that is in front of us tonight. Thank you.

Mr. Whitton stated that he is a lifetime resident of Gladstone and he said there is no way that the water runoff from the property at 7000 N. Oak Trafficway could ever move up to 76th Terrace. The water will run downhill and it will end up south of Englewood Road. The Planning Commissioners can't stop every project in town just because Mr. Bateman is suing the city.

Ms. Hommon asked if Mr. Greer could speak to the qualifications of Kaw Valley Engineering to be able to address the issue of the runoff so they can be confident on making their decision.

Mr. Greer stated that the Kaw Valley Engineering Firm is a well-known firm in the metro area. They are a reliable engineering firm that actually completes a lot of work with the city and city staff believes they are more than qualified to do this type of work.

Ms. Hommon asked if the city has ever had any litigation or any legal liability related to any error on Kaw Valley Engineering Firm.

Mr. Greer stated that not that he is aware of. Part of the reason why staff requires an engineering study like you've seen for this project tonight is so that we can have it for our records in case an issue arises in the future. By requiring this study, paid for by the applicant, to be included in the application, it's Alan and I's way of helping protect the city, Planning Commission, and City Council from any future liability. Thank you.

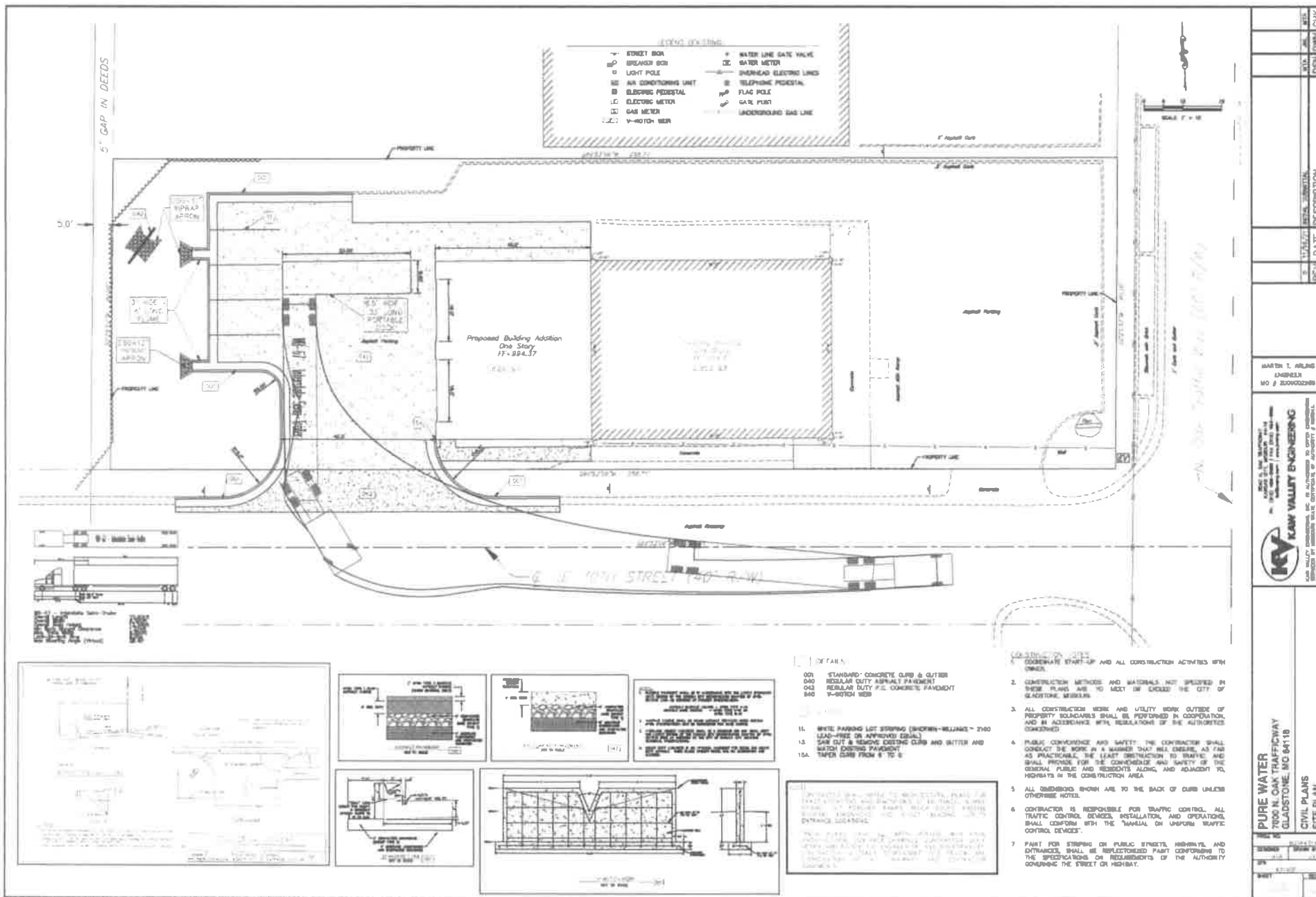
MOTION: By Ms. Hommon, second by Mr. Whitton to approve a Site Plan Revision for the property located at 7000 N. Oak Trafficway.

Vote: Ms. Lowe	Yes
Mr. Markenson	Yes
Mr. Whitton	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
V-Chair Ebenroth	Yes
Chair McGee	Yes
Ms. Hommon	Yes

The motion carried. (8-0)

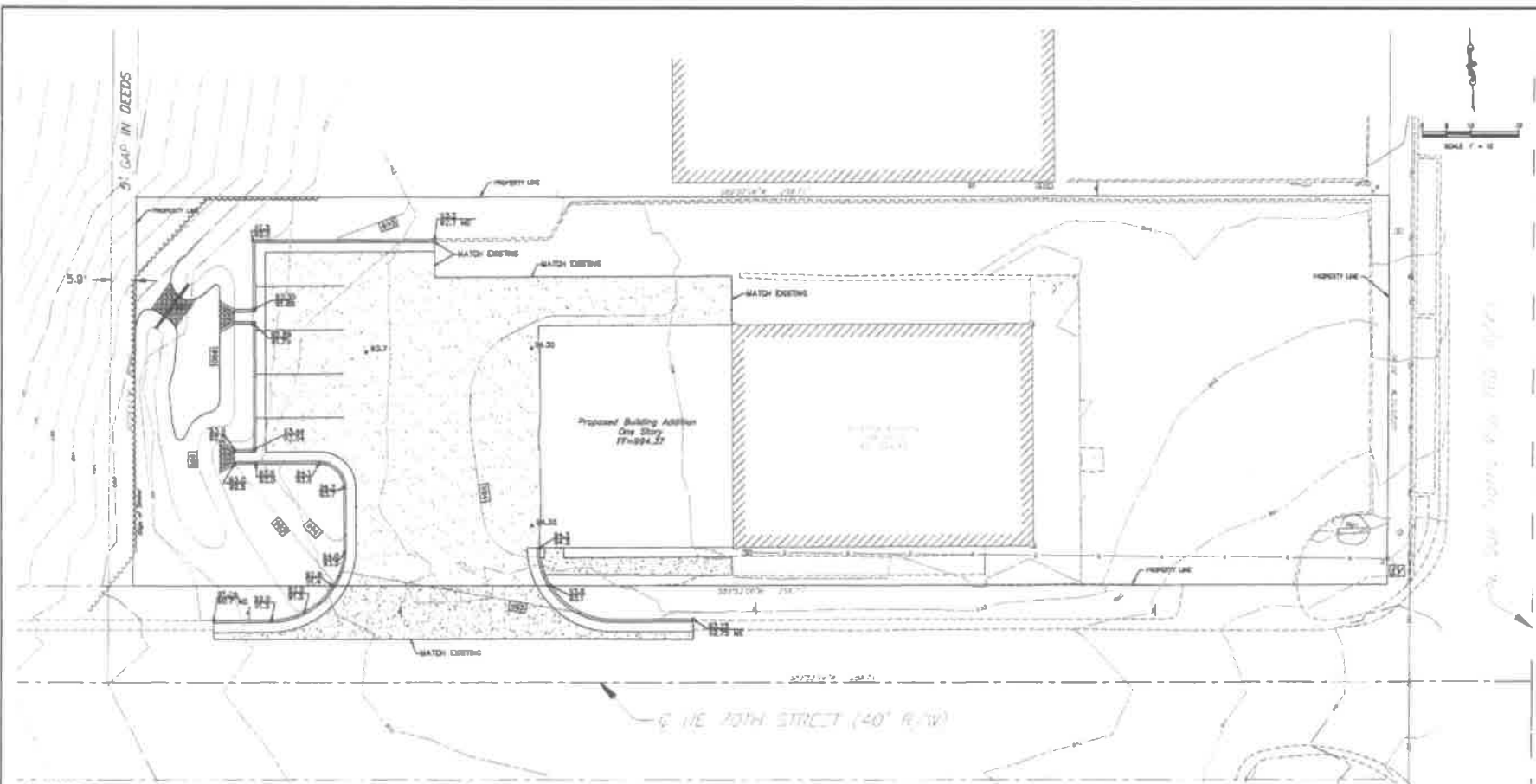
Item 5 on the Agenda: Communication from the Audience

Mr. Cody McElroy wanted to introduce himself to the Planning Commissioners. He is running for the Gladstone City Council and he is primarily concerned with affordable housing. People are looking to start families and want to buy housing at an affordable cost.



THE DRAWING SHALL NOT BE USED FOR ANY PURPOSE THAT IS NOT INTENDED BY THE ENGINEER OR ARCHITECT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE DRAWING.

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- NOTES:**
1. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES. FIELD SURVEY INFORMATION OF ANY OTHER UTILITIES NOT OBSERVABLE OR KNOWN TO THE SURVEYOR AND/OR PLANNING OF EXISTING UTILITY MAPS AND RECORDS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES IN THE AREA, EITHER IN KIND OR IN LOCATION. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
 2. THE CONSTRUCTION AREA SHALL BE CLEARED, GRASSED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE NEEDED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE NEEDED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVING AREA. SURVIVAL OF TOPSOIL WILL NOT BE PERMITTED UNLESS APPROVED. IT OBTAINED FROM OVERSEAS OFFICIALS. STOCKPILED EXCESS TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 8 INCHES.
 3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS. A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO BRINGING ON SITE.
 4. EXCAVATION UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. EXCESS FILL MATERIAL SHALL BE MADE IN LOTS NOT TO EXCEED EIGHT INCHES DEPTH. EXCAVATION TO REMAIN PROTECTIVE. FILL MATERIAL MAY BE USED FOR ROOF FROM ON-SITE EXCAVATION IF CAREFULLY PLACED TO THAT LARGE STONES ARE WELL DISTRIBUTED AND Voids ARE COMPLETELY FILLED WITH SANKLES STONES. EARTH SHALL BE BRIDLED TO FURNISH A SOLID EMANAGEMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIRECTION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMANAGEMENT.
 5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSTABLE SOIL CONDITIONS.
 6. IN ALL AREAS OF EXCAVATION, IF UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROTECTING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
 8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.
 9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING OR OTHER METHODS INDICATED ON THESE PLANS. THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
 10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF AVAILABLE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER AS NEEDED. THE AREA SHALL THEN BE SEED, FERTILIZED, MOWED, WATERED AND MAINTAINED UNTIL NASTY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
 11. CONTRACTOR SHALL USE 1/2" FENCE, SINKS OF HAY OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
 12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT CONSTRUCTION OPERATIONS.
 13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
 15. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2% SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
- LEGEND:**
- (D4) MATCH EXISTING
 - 63.00 SPOT ELEVATION (AND 100' TOP OF PAVEMENT)
 - 63.00 TOP OF CURB (AND 100' FLOWLINE OF CURB (AND 100'))
 - FLOW DIRECTION
 - (0000) FINISHED 1' CONTOUR INTERVALS
 - (0000) EXISTING 1' CONTOUR INTERVALS
 - (0000) 5'-NOTCH 100'
- PROPERTY INFORMATION:**
- PURE WATER 14.53% 80 FT 0.34 ACRES
PORT IMPROVEMENTS 16.78% 80 FT 0.39 ACRES
1.5% INCREASE
- PROPERTY INFORMATION:**
- PURE WATER 14.53% 80 FT 0.34 ACRES
PORT IMPROVEMENTS 16.78% 80 FT 0.39 ACRES
1.5% INCREASE

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100	12/15/2020	ISSUED FOR PERMIT

PURE WATER
7000 N. OAK TRAILWAY
GLADSTONE, MO 64118
CIVIL PLANS
GRADING PLAN

ENGINEER
KAY VALLEY ENGINEERING
1000 N. OAK TRAILWAY
GLADSTONE, MO 64118
PHONE: 816.424.1111
FAX: 816.424.1112
WWW.KAYVALLEYENGINEERING.COM

DATE
12/15/2020

PROJECT
17,994 SF PROPOSED BUILDING ADDITION ONE STORY

CLIENT
PURE WATER

LOCATION
7000 N. OAK TRAILWAY, GLADSTONE, MO 64118

SCALE
1" = 10'

NOTES
1. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES. FIELD SURVEY INFORMATION OF ANY OTHER UTILITIES NOT OBSERVABLE OR KNOWN TO THE SURVEYOR AND/OR PLANNING OF EXISTING UTILITY MAPS AND RECORDS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES IN THE AREA, EITHER IN KIND OR IN LOCATION. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

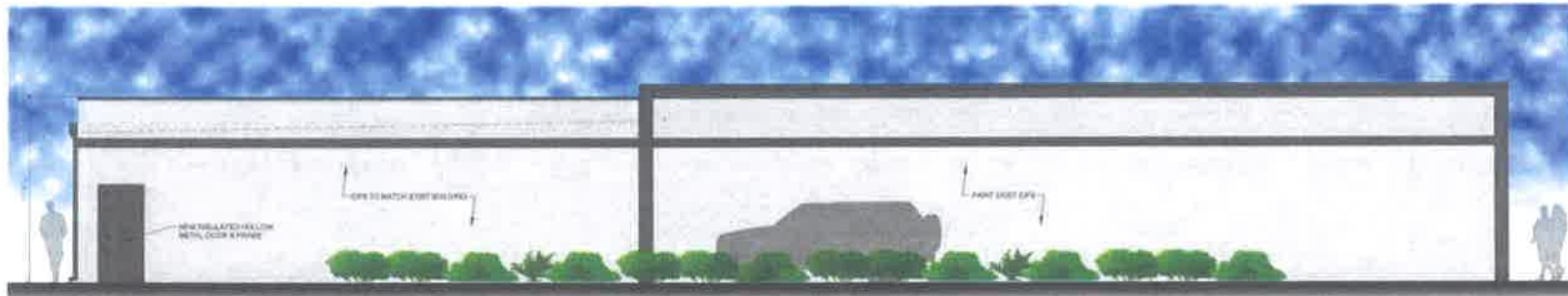
REVISIONS

REV	DATE	DESCRIPTION
1	12/15/2020	ISSUED FOR PERMIT
2	12/15/2020	ISSUED FOR PERMIT
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4	12/15/2020	ISSUED FOR PERMIT
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○ EXTERIOR ELEVATION - EAST
SCALE 1/4" = 1'-0"



○ EXTERIOR ELEVATION - SOUTH
SCALE 1/4" = 1'-0"



**HAPPY
SIGNS** 



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-10

ORD # 4.587

Date: 2/8/2022

Department: General Administration

Meeting Date Requested: 2/14/2022

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

Subject: An Ordinance authorizing the City Manager to enter into an agreement with Southeast Community College, located in Lincoln, Nebraska, 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. Southeast Community College, in Lincoln, Nebraska, 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. This agreement is similar to the recent clinical agreement approved on January 24, 2022 between the City of Gladstone and the Grand River Technical School in Chillicothe, MO.

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. 22-10

ORDINANCE NO. 4.587

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SOUTHEAST COMMUNITY COLLEGE 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, Southeast Community College, located in Lincoln, Nebraska, 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 Southeast Community College'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 Southeast Community College have negotiated a Clinical Agreement to provide field experience training for Southeast Community College Paramedic 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 Southeast Community College 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 14TH DAY OF FEBRUARY, 2022.

R.D. Mallams, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk

1st Reading: February 14, 2022

2nd Reading: February 14, 2022

EMERGENCY MEDICAL SERVICES CLINICAL AFFILIATION AGREEMENT

THIS AGREEMENT is made and effective this _____ day of _____, 2022 ("Effective Date"), by and between **SOUTHEAST COMMUNITY COLLEGE** ("SCC") and the **CITY OF GLADSTONE, MISSOURI** ("Clinical Site"). SCC and Clinical Site being referred to hereinafter collectively as the "Parties".

WHEREAS, SCC and Clinical Site desire to enter into an agreement to create an affiliation where SCC students may be assigned to Clinical Site for clinical education.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the Parties hereby mutually agree as follows:

1. **Course of Instruction.** It is mutually agreed that the purpose of this Agreement is to facilitate a portion of the course of instruction offered by SCC to its students, said course of instruction to include supervised clinical education. It is understood that the faculty for the program will be provided by SCC. The faculty will, in cooperation with the Clinical Site staff, ensure that all students are oriented to their duties and functions at the beginning of the clinical rotation. Such orientation shall include the policies and procedures specific to the Clinical Site.

2. **Textbooks.** SCC will provide the necessary textbooks and classroom supplies needed by the faculty in connection with the clinical education. SCC programs may provide their own references in space designated by the Clinical Site at the Clinical Site facilities for use by the students enrolled in the program. The Clinical Site assumes no responsibility for any loss or theft of educational materials belonging to SCC or personal belongings of SCC students or faculty. Students shall be responsible for all expenses, including meals, laundering of uniforms, medical expenses and transportation.

3. **Faculty.** The faculty coordinating or supervising the program shall be provided by SCC. SCC will notify the Clinical Site of any changes in faculty as such changes occur. The Clinical Site shall have the right to request a change in faculty if such faculty does not meet the Clinical Site's reasonable standards. In the event an SCC faculty or alternate instructor is unavailable for any reason, SCC and the Clinical Site will mutually decide upon a competent professional person to assist in the supervision of students enrolled in the course of study being conducted on the Clinical Site's facilities. SCC shall have the obligation to make sure that all SCC faculty shall be properly oriented to the Clinical Site policies and procedures in accordance with standards established by the Clinical Site. SCC faculty will provide information about the health programs' policies and a copy of the Student Handbook upon request of the department supervisor. Faculty assigned to the Clinical Site shall meet all health requirements required by the Clinical Site. SCC shall verify current professional licensure or certification each year on all faculty in the course of study in which they are coordinating or supervising. The Clinical Site agrees to provide emergency medical care for faculty in case of illness, accident, or when in contact with blood or

body fluids while on the Clinical Site's premises, but payment for any such treatment shall be the sole and only responsibility of the faculty treated.

4. **Students.** SCC, with the approval of the Clinical Site, will designate the number of students to be sent to the Clinical Site's facilities. SCC will advise the Clinical Site prior to the assignment date of the number of students to be assigned, along with a description of the service to which they will be assigned. The names of students to be assigned to the Clinical Site will be provided one week prior to assignment date. The Clinical Site reserves the right to accept for placement any individual student, provided however, any such acceptance or denial of acceptance must be in full compliance with any and all applicable laws. SCC assumes full responsibility for designating the amount of clinical time scheduled for SCC students on the Clinical Site's premises. SCC will coordinate scheduling with the Clinical Site. If, for any reason, there are any significant changes in the number of students or in the time schedule, SCC will first notify the Clinical Site. The Clinical Site shall have the right to limit the number of students that may be assigned to a service. Students are not to be reimbursed for clinical education.

5. **Student Welfare.** Student assignments shall be the sole responsibility of the SCC faculty assigned to the program. It shall be the responsibility of SCC students assigned to the Clinical Site to maintain, and to provide upon request, a current SCC Health Statement showing completion of the student's required immunizations; CPR certification if required, training in Universal Standards and Precautions and follow-up after exposures. Students shall wear the appropriate SCC approved attire at all times they are in the Clinical Site. In the event any SCC students shall sustain or contract minor injury, minor illness, or an emergency health situation while on the Clinical Site's premises, such student will be required to notify the SCC official in charge at the time, or the student's direct supervisor on the Clinical Site staff. The Clinical Site agrees to provide emergency medical care for students in case of illness, accident, or when in contact with blood or body fluids while on the Clinical Site's premises, but payment for any such treatment shall be the sole and only responsibility of the student treated. SCC shall require all students assigned to the Clinical Site's facilities to observe all applicable rules, regulations and policies duly adopted and in effect at the Clinical Site including, but not limited to, flu shot and vaccination policies. The Clinical Site agrees to make reasonable efforts to abide by the guidelines established by SCC in its expectations of student behavior. However, if a conflict exists between the Clinical Site and SCC policies, the Clinical Site policy shall apply unless the policy is in conflict with accepted standards of practice.

6. **Criminal Background Checks on Students and Faculty.** A criminal background check will be completed for each student and faculty member before being allowed to participate in clinical/practicum experiences, including the Nebraska child and adult abuse registries and other background checks as stated in the SCC Instructional Handbook under the Criminal Background checks-Students Section (E-1).

7. **Mandatory Drug & Alcohol Testing:** Students admitted to a Health Sciences program at SCC that requires a clinical rotation at a contracted healthcare facility will be required to submit to initial drug and alcohol testing prior to the first clinical rotation. Further drug testing and/or alcohol may be required of the student for cause. All Health Sciences students will be tested for the following drug categories: amphetamines/methamphetamines, barbiturates, benzodiazepines, cocaine and metabolites, marijuana metabolites, opiates, phencyclidine, and propoxyphene. This list is subject to change. Testing for additional substances may occur based on clinical affiliation agreement requirements.

8. **Liability Insurance.** SCC shall provide liability insurance coverage covering all acts or omissions of SCC faculty or students who are assigned to the Clinical Site in the amount of \$1,000,000 each incident or \$5,000,000 in the aggregate.

9. **Removal of Students.** In the event the performance or conduct of any SCC student is unacceptable to the Clinical Site, the Clinical Site shall have the right to require SCC to immediately remove such student from the Clinical Site premises. SCC agrees to remove any such student, provided however, any such removal must be in full compliance with any and all applicable laws. SCC and the Clinical Site will meet to review such incidents.

10. **Calendar.** The calendar of the school year will be provided for the Clinical Site, if requested, indicating dates during which the SCC program will be conducted on the Clinical Site premises, and indicating dates, which are designated as holidays and vacation periods.

11. **Clinical Site's Obligations.** The Clinical Site agrees to provide the following:

(a) The Clinical Site will provide a conference room and/or a classroom area, if available and not otherwise being used by the Clinical Site, for faculty/student use.

(b) In cooperation with SCC's faculty, the Clinical Site will provide students with equitable clinical experiences mutually acceptable to the Clinical Site and the SCC faculty. The Clinical Site shall determine where students will be assigned on the Clinical Site premises.

(c) The Clinical Site will retain the responsibility for patient care and will provide the services of professional employees to supervise services in each clinical area where students are assigned for their clinical experience.

(d) The Clinical Site will inform the faculty of any Clinical Site concerns that affect the legal and ethical responsibilities of the SCC student.

(e) The Clinical Site agrees to permit students and course instructors access to patient charts under its standard policies. Provision of this Agreement, however, shall not be considered a guarantee by the Clinical Site that such clinical experience will be available at any particular time and the Clinical Site may terminate any service it desires, as and when it desires, without obligation or damage to SCC.

12. **Confidentiality.** SCC faculty and students may have access to or be provided

with protected personal health information (PHI) about patients or employees at the Clinical Site as defined by the Health Insurance Portability and Accountability Act of 1996 (HIPAA). Therefore, SCC agrees to:

- (a) Use appropriate safeguards to prevent misuses of PHI
- (b) Make PHI available to individuals as set forth under the HIPAA rules
- (c) Return or destroy all PHI upon termination of this Agreement
- (d) Require SCC students and faculty to agree to all these restrictions
- (e) Report any improper disclosure of PHI immediately to Supervisor

A determination that an SCC faculty member or student has violated the HIPAA rules will be grounds for immediate termination of their service in the Clinical Site. SCC will follow SCC policy for the faculty member or student.

13. Term of Agreement. This Agreement shall be for a term of one year from and after the date of its execution, and shall be automatically extended from year to year thereafter until either party gives the other written notice of no less than ninety (90) days, its intention to terminate the agreement. In the event of termination beyond the control of the Clinical Site, the termination shall be effective at the termination date and no further SCC students in that clinical area will be allowed on the Clinical Site's facilities and SCC will make every attempt to find alternate clinical experience in order for the student to complete the program in a timely manner. In the event the termination of this agreement is for reasons within the control of the Clinical Site, all students who are currently enrolled in the program at the Clinical Site's facilities on the date of termination shall be allowed to complete the full program in which they are enrolled, and the termination shall operate only to prevent SCC from assigning any further or new students to the Clinical Site facilities. Notwithstanding any provision herein to the contrary, the Clinical Site shall have the right to immediately terminate this Agreement or to terminate the Agreement as to certain faculty or students in order to preserve the health, welfare, and safety of the Clinical Site employees, patients, or the public.

14. Correction of Problems/Joint Responsibilities. In the event that the Clinical Site believes that any faculty provided by SCC is operating in conflict with the teachings and procedures of the Clinical Site or if disagreements should develop between such faculty and the personnel of the Clinical Site, the Clinical Site may notify SCC of the problem and request SCC to correct the situation. It shall be the responsibility of SCC to correct any such problems within a reasonable time. In the event that an unsafe practice exists which may negatively influence patient care or clinical outcomes, the Clinical Site retains the right to immediately intervene and re- direct patient care. Clinical Site and SCC have joint responsibility for communicating any concerns about the clinical experience arrangements, providing contacts for coordination of assignments, and for insuring evaluation of student competency.

15. The Joint Commission. Southeast Community College students and faculty will

adhere to the requirements of The Joint Commission (JC), if the Clinical Site is accredited by JC.

16. **Non-Discrimination.** Neither SCC nor the Clinical Site shall discriminate against any employee, applicant, or student for employment or participation in the clinical education program because of race, color, religion, sex, age, marital status, national origin, ancestry, veteran status, sexual orientation, disability, or other factors prohibited by law or College policy.

17. **Program Evaluation.** The Clinical Site may request to meet at least once a year to evaluate the clinical education program.

18. **Notices.** Wherever herein notices or official communications are required to be given by one party to the other, they shall be deemed effective only when delivered to the appropriate agent of the parties. The agent for SCC shall be the Lincoln Campus Director and for the Clinical Site, an Administrator.

19. **Medicare/Medicaid Exclusion.** SCC hereby represents and warrants that SCC, its faculty and students are not and at no time have been excluded from participation in any federally funded health care program, including Medicare and Medicaid. SCC hereby agrees to immediately notify the Clinical Site of any threatened, proposed, or actual exclusion from any federally funded health care program, including Medicare and Medicaid. In the event that SCC is excluded from participation in any federally funded health care program during the term of this Agreement, or if at any time after the effective date of this Agreement it is determined that SCC is in breach of this section, this Agreement shall, as of the effective date of such exclusion or breach, automatically terminate.

20. **Independent Contractor.** SCC is an independent contractor pursuant to this agreement and its students and faculty shall in no manner be considered employees of the Clinical Site.

21. **For Physicians and Allied Health Professionals.** Unless this Agreement is renewed, replaced, or superseded by another agreement with the Clinical Site, the clinical privileges necessary to provide the services shall automatically cease and terminate as a result of the expiration or termination of this Agreement. Such automatic termination of clinical privileges shall occur without compliance with the notice, hearing, or any other due process provisions of the Medical Staff Bylaws.

22. **Entire Agreement.** 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.

23. **No Third-Party Benefit.** Nothing in this Agreement shall be construed as creating or giving rise to any rights in any third parties or any persons other than the Parties hereto.

24. **Governing Law.** This Agreement and the rights of the Parties shall be construed and governed according to the laws of the State of Missouri. The parties agree that venue shall be proper only in the Circuit Court of Clay County, Missouri in the event of any litigation or dispute arising from this Agreement.

25. **Assignment.** This Agreement may not be assigned by SCC, without the express written consent of Clinical Site.

26. **Amendment.** This Agreement may be amended at any time by mutual written agreement of the Parties.

27. **Indemnify and Hold Harmless.** SCC 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 through their duly authorized agents have caused this Agreement to be executed and effective on the day and year first above written.

City of Gladstone, Missouri

Southeast Community College

By: _____
City Manager

By: _____
Director

Date: _____

Date: _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-11

ORD # 4.588

Date: 2/8/2022

Department: General Administration

Meeting Date Requested: 2/14/2022

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

Subject: An Ordinance authorizing the City to participate in the Missouri Highway Safety Program and receive grant funds, under the terms outlined by the Missouri Department of Transportation, for the purpose of increased enforcement of traffic laws.

Background: See Attached

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: Staff recommends approval of proposed Ordinance

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

Bob Baer
Department Director/Administrator

JM
City Attorney

SW
City Manager

Each year, the police department receives grant funding from MODOT for the purpose of increasing traffic enforcement for impaired drivers, hazardous moving violators, and occupants not using their seatbelts. In past years, officers had the ability to work these grants in addition to their normal schedule at their overtime rate of 1.5 times their normal hourly rate, which the City was reimbursed for through the MODOT grant. The terms of the grant agreement are very specific and officers are required to track their traffic stops and document the issued warnings and citations carefully.

Last year, many departments across Missouri returned unused grant funds due to shift shortages, mandatory overtime and COVID-related agency restrictions on self-initiated activity. In response, MODOT has encouraged grant recipients to expend all of their allotted funds this year and have further authorized cities to compensate officers at two (2) times their hourly rate instead of the customary 1.5. The City of Gladstone policy lists that overtime will be paid a 1.5 times the normal hourly rate, so in order to achieve the higher rate, the following change is proposed to the City personnel manual:

OVERTIME

When operating requirements or other needs cannot be met during regular working hours, you may be scheduled to work overtime. All overtime work must be authorized or approved in advance by your department director or supervisor. Working overtime without prior authorization may result in disciplinary action. An employee's department director or authorized supervisor may require an employee to work hours in excess of the standard work week, and disciplinary action may be taken should an employee who, without sufficient reason:

- *Refuses to work; or*
- *Fails to appear when scheduled to work; or*
- *Indicated he/she would work then fails to appear.*

Most nonexempt employees will be paid time and one-half compensation for all hours worked in excess of 40 in a fixed seven-day work week and as otherwise required by state and federal law. For eligible law enforcement personnel, overtime or compensatory time shall be paid for all hours worked in excess of 80 in a fixed 14-day work period. For all eligible Fire/EMS personnel, overtime or compensatory time shall be paid for all hours worked in excess of 212 in a fixed 28-day work period. See Section 207(k) of the Fair Labor Standard Act.

The City reserves the right to grant compensatory time in lieu of overtime at the discretion of the City Manager or Department Director. Sick leave, bereavement, jury duty absence, vacation, comp time taken and holiday leave taken is not considered "hours worked" for the purposes of computing overtime. For the purposes of calculating overtime for general nonexempt employees, the workweek begins at 12:01 a.m. Wednesday and ends at 12:00 midnight Tuesday.

Compensatory time off in lieu of immediate overtime pay may be given as an alternative to allow for both operating and budget flexibility. Compensatory time off, at a rate of one and one-half hours for each hour of overtime worked, may be granted at the discretion of the Department Director when work schedules are deemed to allow for such time off. Whenever a non-exempt employee is working beyond their regular scheduled working hours to cover MoDOT Grant work, most nonexempt employees will be compensated at the maximum rate authorized by the Missouri Department of Transportation in the guidelines governing the use of such grants. Compensatory time off, in lieu of immediate pay, for all hours of MoDOT Grant overtime worked may not be granted.

Generally, compensatory time shall not be allowed to accumulate in excess of 40 hours for all nonexempt employees except those who work 24-hour shifts in the Fire/EMS division. Generally, nonexempt employees of the Fire/EMS division shall not be allowed to accumulate compensatory time in excess of 48 hours.

Any overtime work which will result in accumulation of compensatory time in excess of the limits set above, shall be compensated at the rate of one and one-half times their regular hourly rate. However, maximum compensatory time limits may be reduced within a department at the Director's discretion and based on operational need.

To reduce the accumulation of compensatory time a department director may require an employee to take alternative time off during the work week or work period. In the event alternative time off is taken during the workweek or period, the time off will be at one hour for each one hour worked.

Exempt employees are expected to work as much of each workday as is necessary to complete their job responsibilities. No overtime, compensatory time or additional compensation is provided to exempt employees.

In previous grant cycles, the City Council has passed an Ordinance authorizing the City Manager to sign the grant "Authorization Form"; however, this year MODOT has requested that the "Authorization Form" be signed by all members of the City Council. Passage of the proposed Ordinance will allow the City to participate in the Traffic Safety grant initiative and authorize the City to compensate officers working the MODOT grants at the suggested grant schedule of two (2) times the normal hourly rate instead of the traditional 1.5.

BILL NO. 22-11

ORDINANCE NO. 4.588

AN ORDINANCE AUTHORIZING THE CITY TO PARTICIPATE IN THE MISSOURI HIGHWAY SAFETY PROGRAM AND RECEIVE GRANT FUNDS, UNDER THE TERMS OUTLINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION, FOR THE PURPOSE OF INCREASED ENFORCEMENT OF TRAFFIC LAWS.

WHEREAS, the City of Gladstone and the Missouri Highways Transportation Commission seek to promote safety on the roadways; and

WHEREAS, enforcement of laws governing traffic on roadways creates a safer environment for citizens and visitors to the City of Gladstone; and

WHEREAS, effective enforcement of traffic laws reduces injuries and deaths on the roadway as well as property damage; and

WHEREAS, an agreement with the Missouri Department of Transportation to participate in Missouri's Highway Safety Program is in the best interests of residents of the City of Gladstone.

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

THAT, the City of Gladstone agrees to approve the "City Council Authorization" form, requiring the signatures of each member of the City Council, and participate in Missouri's Highway Safety Program for Traffic Enforcement.

FURTHER, THAT, the City of Gladstone authorizes the use of traffic safety grant funds received by the Missouri Department of Transportation to compensate police officers at the maximum rate authorized by the Missouri Department of Transportation's guidelines governing the use of Highway Safety Program grant funds

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14TH DAY OF FEBRUARY, 2022.

R.D. Mallams, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk

1st Reading: February 14, 2022

2nd Reading: February 14, 2022