



**CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, APRIL 25, 2022**

The City Council will meet in Closed Executive Session at 6:30 pm, Monday, April 25, 2022, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.01(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021(2) Real Estate, and 610.021(3) Personnel and 610.021(9) Employee Groups.

**OPEN STUDY SESSION: 6:50 PM**

1. **2022 Street Maintenance Program:** Director Nebergall will present the proposed 2023 Street Maintenance Program.
2. **Police Headquarters Update:** Overview of the project presented by representatives from Hoefer Welker.

**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 April 11, 2022, Regular City Council Meeting Minutes.**
6. **PROCLAMATION:** Older Americans Month
7. **PROCLAMATION:** Building Safety Month
8. **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.*
9. **Communications from the City Council.**
10. **Communications from the City Manager.**
11. **CONSENT AGENDA**

**RESOLUTION R-22-13** A Resolution authorizing the City Manager to execute a contract with McConnell and Associates Corporation, in the total amount not to exceed \$52,598.00 for the Happy Rock Park tennis court resurfacing project CP2260.

**RESOLUTION R-22-14** A Resolution authorizing the City Manager to execute an agreement with Eaton Corporation for the purchase of an uninterruptible power supply (UPS) battery backup system for the emergency services dispatch center in the amount of \$38,531.29.

**RESOLUTION R-22-15** A Resolution authorizing the City Manager to execute an agreement with BusComm Incorporated for the purchase of a multichannel recording system for the emergency services dispatch center in the amount of \$38,405.72.

**RESOLUTION R-22-16** A Resolution authorizing the City Manager to execute a contract with Waste Management of Missouri, Incorporated for Public Facility Waste Hauling and the Spring Beautification Event.

## **CONSIDER SPECIAL EVENT PERMITS:**

Afternoon Tea on the front yard of the Atkins-Johnson Farm and Museum, Saturday, May 7, 2022, from 12:00 pm to 1:30 pm.

Gladstone Classic Car Concours and Historical Vehicle Exhibition. Free car show, Atkins-Johnson Farm and Museum, Sunday, June 12, 2022 (rain date Saturday, June 18, 2022) from 10:00 am to 1:00 pm.

Gladstone Spring Beautification at Happy Rock Park West, Friday, April 29, through Sunday, May 1, 2022, from 8:00 am to 5:00 pm daily.

Gladstone Spring Brush Drop-Off, Public Works Facility on Friday, May 6, through Sunday, May 8, 2022, 8:00 am to 5:00 pm daily.

## **CONSIDER FINANCIAL REPORT FOR MONTH END MARCH, 2022.**

## **REGULAR AGENDA**

- 12. CONSIDER BUILDING PERMIT:** Police Headquarters, 7010 North Holmes.
- 13. CONSIDER BUILDING PERMIT:** Pure Water of Kansas City, 7000 North Oak Trafficway.
- 14. CONTRACTOR AWARD: RESOLUTION R-22-17** A Resolution authorizing the City Manager to execute professional services contracts in the amount of \$14,125,000.00 for construction of a new Police Headquarters and exterior improvements to City Hall.
- 15. Other Business.**
- 16. Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:  
Kris Keller, City Clerk  
City of Gladstone  
7010 North Holmes  
Gladstone, MO 64118  
816-423-4096

Date: 4/21/2022  
Posted at 3:30 pm



## *Department of Public Works*

### *Memorandum*

**DATE:** April 19, 2022

**TO:** Scott Wingerson, City Manager

**FROM:** Timothy A. Nebergall, Director of Public Works

**RE:** Proposed 2022 Street Maintenance Program

The City of Gladstone develops a street maintenance program each year. The street network is surveyed and a program called MicroPaver is used to quantify pavement condition using a Pavement Condition Index (PCI). The index, along with other considerations such as funding and traffic volume, is used to develop an equitable street maintenance program for the entire community.

The City typically utilizes three (3) techniques: intermediate maintenance, mill and overlay, and full-depth reconstruction. Intermediate maintenance is used on structurally sound pavements and includes a variety of techniques including crack seal, slurry seal, and microsurface. Mill and overlay consists of removing the top 2" of existing asphalt and resurfacing the roadway. This technique is typically accompanied by concrete work, including curb and sidewalk repairs and ADA ramps. The third and most expensive type of maintenance is full depth replacement which includes removing the entire roadway section, stabilizing the subgrade below, and reconstructing the pavement.

This year's proposed program includes the placement of approximately 6-lane miles of microsurface and 18-lane miles of mill and overlay. No full depth reconstruction is planned this year. An additional 3-lane miles of mill and overlay is planned in conjunction with water main replacement work.

A map of the proposed program and list of proposed streets is attached. This program represents over a \$2M investment in the City's street network including a \$600,000 contribution from the American Rescue Plan Act. The program also includes a \$350,000 contribution from the Gladstone Special Road District. Staff intends to request their participation at their next meeting.

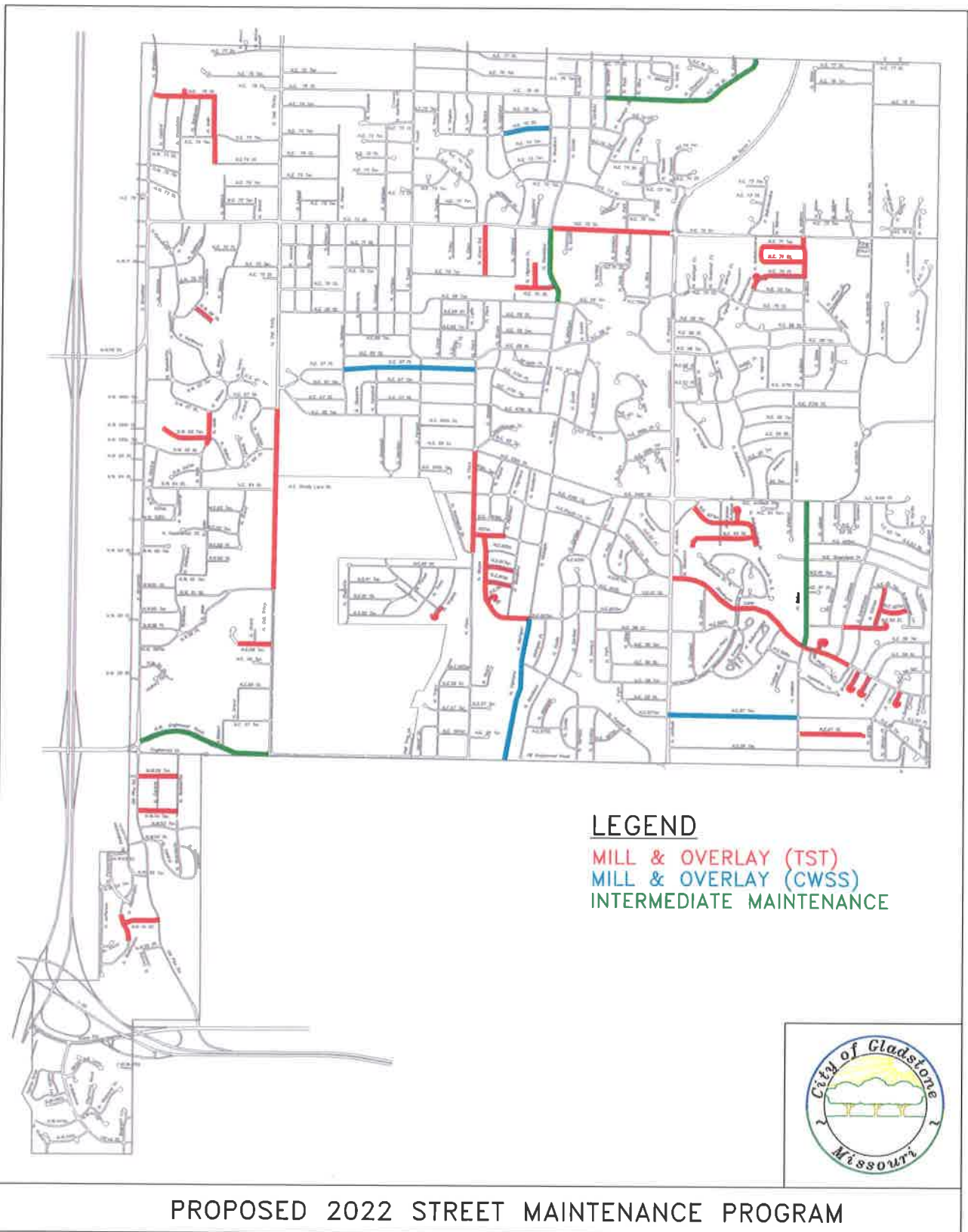
It should also be noted that construction prices continue to remain volatile due to the COVID-19 pandemic and other world events. Although not anticipated, these events have the potential to impact the size and scope of the project moving forward.

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

**Proposed 2022 Mill & Overlay - 4/19/22**

<b>Street</b>	<b>From</b>	<b>To</b>
N. Oak Trfwy	NE 61st St	NE 67th St
NE 72nd St	N. Woodland	M-1
NE 59th Ter	N. Oak Trfwy	Dead End
NW 69th Street	N. Baltimore	CDS (East)
N. Wyandotte	NE Broadway	N. Main
N. Main	NE 74th St	NE 76th St
NE 61st Ter	N. Woodland	N. Wayne
NE 61st St	N. Woodland	N. Wayne
NE 60th Ter/N. Wayne	N. Michigan	NE 62nd Ter
Brooktree Lane	N. Mersington	N. Indiana
Brooktree Lane	N. Indiana	M-1
N. Clinton	Brooktree Lane	CDS (South)
N. Peachtree	Brooktree Lane	CDS (South)
N. Buttonwood	Brooktree Lane	CDS (South)
Brooktree Circle	Brooktree Lane	CDS (North)
NE 60th St	N. Mersington	CDS (East)
N. Clinton Lane	NE 60th St	NE 61st Ter
NE 60th Ter	N. Clinton Lane	N. Gladstone Lane
N. Indiana	NE 70th Ter	NE 72nd St
NE 71st Ter	N. Indiana	N. Bellefontaine
NE 71st St	N. Indiana	N. Bellefontaine
N. Bellefontaine	NE 71st St	NE 71st Ter
NE 70th Pl	N. Indiana	N. Bellefontaine
NE 57th St	N. Indiana	Dead End (East)
NE 63rd Ter	NE Antioch	N. Bellefontaine
NE 63rd St	N. Bellefontaine	Dead End (West)
N. Agnes Ct	NE 63rd Ter	CDS (North)
NW 54th Ter	Old Pike Road	N. Wyandotte
NW 55th Ter	Old Pike Road	N. Wyandotte
NW 51st St	Old Pike Road	N. Washington
N. Flora	N. Normandy	NE Shady Lane
NE 62nd Ter	N. Flora	N. Highland
NE 70th St	N. Woodland	CDS (West)
N. Highland Court	NE 70th St	CDS (North)
N. Main	NW 65th Ter	NW 67th St
NW 65th Ter	N. Main	CDS (West)
N. Troost	NE 68th St	NE 72nd St
N. Kranz	NE 70th Ter	NE 72nd St

2022 Intermediate Maintenance – 4/19/22		
Street	From	To
NE 76th St	N. Brooklyn	NE City Limits
NW Englewood Rd	N. Broadway	N. Oak
N. Indiana	Brooktree Lane	NE 64th St
N. Woodland	NE 69th Ter	NE 72nd St





## *Department of General Administration*

### *Memorandum SCW22-07*

**TO:** Mayor and City Council  
**FROM:** Scott Wingerson, City Manager  
**DATE:** April 21, 2022  
**SUBJECT:** Police Headquarters Update

The April 25, 2022 Regular Agenda contains two items related to the Police Headquarters project. The first is consideration of a Building Permit for the project. The second is to contract with Turner Construction for construction management services. Both agenda items include co-located dispatch and exterior improvements to City Hall as discussed at the March 28, 2022 City Council meeting.

The purpose of the open study session is to provide an overview of the project. Representatives from Hoefer Welker will be present to discuss the project.

The design process began with an internal charrette seeking input from volunteers from the Police Department. The charrette also included input from the City Council. From that point, Hoefer Welker Architects began the preliminary design process. This process allowed for continued input and refinement by the employee group. Once the preliminary design was complete, three variances were approved by the Board of Zoning Adjustment and an open house held. Concurrently, with this process several open study sessions were scheduled to provide updates to the public. Since the end of the preliminary design phase, Hoefer Welker and Turner Construction have worked together to create the necessary construction documents to build the project.

In general terms, the project includes an 18,000 +/- sf addition to the south side of City Hall. This two-story addition, plus renovated existing space provides for co-located dispatch, an emergency operation center, new space for patrol, investigations, fitness room, locker rooms, break room, sally port, holding, evidence, records, administration and support activities. This project also includes exterior improvements to City Hall to address ADA deficiencies and complement the design of the Police Headquarters addition. This facility will serve the needs of the Police Department for years to come.

This has been a long and difficult process from site selection, to financing, to preliminary design, to final design. Thank you to the professional teams at Hoefer Welker and Turner Construction. Special thanks to the Police Department personnel who gave their time and input into the project: Caleb Breedlove, Sabrina Skourtis, Josh East, Eli Dorsey, and Kim Romine. Finally, thank you to the support team and their staff: Bob Baer, Fred Farris, Dominic Accurso, Justin Merkey, and Tim Nebergall.





**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, April 11, 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  
City Clerk Kris Keller  
Deputy City Clerk Becky Jarrett

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

Mayor Mallams opened the Regular City Council Meeting of Monday, April 11, 2022, at 7:30 pm.

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

Mayor Mallams stated that all Councilmembers were present.

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

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

The agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the March 28, 2022, Closed City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the March 28, 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 March 28, 2022, Regular City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the March 28, 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.** Communications from the Mayor

- Mayor Mallams recognized Dave Fricke and Les Smith and thanked them for their attendance tonight.
- Mayor’s State of the City address.

Mayor Mallams presented his wife Toni with flowers and thanked her for her support. He also expressed his thanks to the City Council, City Manager Wingerson, and Assistant City Manager Baer for the support they provided him over the past year.

The Mayor referenced the “Gladstone Way”, a term he had heard City Manager Wingerson use at a prior event and what the phrase meant in terms of service to the residents. The Mayor highlighted each Department Director and encouraged them to set the standard of excellence in their respective departments. He stated that he has been part of the City Council since 2014 and was honored to serve as Mayor this past year. He expressed his belief that that the City will continue to progress from good to great for the citizens in the community, because that’s the “Gladstone Way”.

Gladstone has made progress over the past twelve to eighteen months:

- Fairfield Inn the first hotel in Gladstone opened in December 2021. (New construction)
- North Kansas City School District reenergized Prospect Plaza with the Early Education Center. (Reconstruction)
- Grand Royale Independent Living Facility (Reconstruction)
- Hy-Vee re-invested with store upgrades. (Reconstruction)
- Woof’s Play & Stay (New construction)
- DaVita Dialysis Clinic (New construction)
- White Chapel Funeral Home (Reconstruction)
- Olympic Car Wash (Reconstruction and addition)
- Improvement to downtown Gladstone –improved parking
- Improvements to Gladstone Dodge, Chrysler, Jeep, and Ram. (Reconstruction underway)
- Parkside at Hobby Hill Apartments (New construction underway)
- Shoal Creek Greenway & Rock Creek Trail Extensions
- Sales Tax Election Approved by 80.2% for Police and Fire improvements
- Gladstone Fire Station #2 (Reconstruction and addition underway)

Mayor Mallams highlighted the areas that ARPA Relief Funds will be utilized:

- Community Center
- Parks and Recreation
- Streets and Sidewalks
- City Hall Improvements
- Co-Located Dispatch

Mayor Mallams concluded his State of the City Address.

## **REGULAR AGENDA**

**Item No. 8. On the Agenda.** **PUBLIC HEARING:** Amending Section 6.110.570, Levying sewer service charges and commodity rate charges in the City.

**Mayor Mallams** opened and immediately continued the public hearing to Monday, May 9, 2022, at the 7:30 p.m. City Council meeting.

**Item No. 9 On the Agenda.** **FIRST READING BILL NO. 22-14** An Ordinance declaring the results of the Gladstone General Municipal Election held on Tuesday, April 5, 2022, as certified by the Clay County Board of Election Commissioners; declaring that candidate Bill Garnos has been elected to a three year term on the Gladstone City Council.

**Councilmember Moore** moved **Bill No. 22-14** to be placed on its First Reading. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilmember Moore, and Mayor Pro Tem Garnos, Mayor Mallams. (5-0). The Clerk read the Bill.

**Councilmember Moore** moved to accept the First Reading of **Bill No. 22-14**, waive the rule and place the Bill on its Second Reading. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilmember Moore, and Mayor Pro Tem Garnos, Mayor Mallams. (5-0). The Clerk read the Bill.

**Councilmember Moore** moved to accept the Second and Final Reading of **Bill No. 22-14**, and enact the Bill as **Ordinance 4.591**. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilmember Moore, and Mayor Pro Tem Garnos, Mayor Mallams. (5-0).

**Item No.10 On the Agenda.** **City Council Oath of Office. Bill Garnos**

City Clerk Kris Keller administered the Oath of Office to Councilman Elect Bill Garnos, for position of Councilman, effective April 5, 2022.

**Item No.11 On the Agenda.** **Election of Mayor and Oath of Office**

**Mayor Mallams** opened nominations for the office of Mayor of the City of Gladstone and nominated Mayor Pro Tem Bill Garnos.

**Councilmember Tina Spallo** seconded.

As there were no further nominations for the office of Mayor to come before the City Council, **Mayor R. D. Mallams** called for a vote. The vote: "aye"- Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos, Mayor Mallams. (5-0)

City Clerk Kris Keller administered the Oath of Office for the position of Mayor of the City of Gladstone, Missouri, to **Mayor Pro Tem Bill Garnos**.

**Item No. 12. On the Agenda.** Election of Mayor Pro Tem.

**Mayor Garnos** presided and opened nominations for the office of Mayor Pro Tem of the City of Gladstone.

**Councilmember Spallo** moved to place a nomination for **Councilmember Jean Moore** in the role of Mayor Pro Tem. **Councilman Frisby** seconded.

As there were no further nominations for the office of Mayor Pro Tem to come before the City Council, **Mayor Garnos** called for a vote. The vote: "aye"- Councilmember Spallo, Councilmember Moore, Councilman Mallams, and Mayor Garnos. (5-0).

**Mayor Bill Garnos** announced that **Councilmember Jean Moore** had been elected as Mayor Pro Tem.

**Item No. 13. On the Agenda.** Communications from the Audience.

Jim Oldebeken, 400 NE 76<sup>th</sup> Terrace, addressed the Council. Mr. Oldebeken congratulated Councilman Garnos on his re-election as Councilman and his election as Mayor. He also thanked former Mayor Mallams for his service this past year. Mr. Oldebeken prepared a report that he shared with each Council member on voter trend. (attached) This information was data reported by the Clay County Board of Election Commissioners and indicated that the City of Gladstone has just over 18,000 registered voters and 1,829 voted in the April 5, 2022 election. Mr. Oldebeken stated the he thinks we can and must do better and it involves citizens being responsible to support our elected officials. He hopes that the Gladstone Comprehensive Plan will include engaging the citizens in the City Council Meetings, Road & Commissions Meetings, and in voting. He discussed the importance of the Oath of Office and thanked the Council for taking it seriously. This led to the mention of the Constitution, Bill of Rights, and Declaration of Independence and how important it is to be knowledgeable of them.

**Mayor Garnos** thanked Mr. Oldebeken and expressed his appreciation for the efforts Mr. Oldebeken took to enhance voter turnout.

**Item No. 14. On the Agenda.** Communications from the City Council.

**Councilmember Spallo** – No comments other than Congratulating Mayor Garnos and that she is looking forward to the year ahead.

**Councilman Mallams** - Thanked Director Greer for his assistance with the Power Point presentation. He also announced that he received a letter on behalf of the Arbor Day Foundation, that Gladstone earned recognition for the 2021 Tree City USA.

**Mayor Pro Tem Moore** expressed what a wonderful job former Mayor Mallams did this year. She also commented on what an outstanding job he did at the Arbor Day celebration this month.

**Mayor Garnos** - Thanked the City Council for their support and confidence for the upcoming year. Mayor Garnos gave thanks to the former City Council members who had a vision of what Gladstone can and should look like. He thanked the past mayors for their inspiring leadership and kindness. He also thanked his wife Lori for her support.

**Item No. 15. On the Agenda.** Communications from the City Manager.

City Manager Wingerson expressed his gratitude to Mayor Mallams for his steady and supportive leadership over the past year and especially for his kind and inspirational words this evening. He congratulated newly elected Mayor Pro Tem Jean Moore as well as Mayor Garnos on his re-election and also for being elected as Mayor by his peers.

Mr. Wingerson reiterated the importance of an Oath of Office and that we should all be proud to have the opportunity to take part in the process, because it's not offered in many parts of the world. He stated that we should all be proud to be Gladstonians, Clay-Countians, Missourians and Americans.

**Item No. 16. On the Agenda.** Other Business

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

**Item No. 17. On the Agenda.** Adjournment.

Mayor Garnos adjourned the April 11, 2022, Regular City Council meeting at 8:03 pm.

Respectfully submitted:

\_\_\_\_\_  
Kris Keller, City Clerk

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

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

\_\_\_\_\_  
Mayor Bill Garnos

# PROCLAMATION

**WHEREAS**, Gladstone, Missouri, is a community that includes 7,142 citizens aged 60 and older; and

**WHEREAS**, the older adults in Gladstone, Missouri, are among of our most “treasured resources,” united by historical experiences, strengthened by diversity, and interpreting events through varied perspectives and backgrounds to bring wisdom and insight to our community; and

**WHEREAS**, increasing numbers of adults are reaching retirement age and remaining strong and active for longer than ever before; and

**WHEREAS**, the older adults in Gladstone, Missouri, deserve recognition for the contributions they have made and will continue to make to the culture, economy, and character of our community and our nation; and

**WHEREAS**, our community can provide that recognition and respect by improving the quality of life for older Americans by:

Increasing their opportunities to remain active and engaged in community life;

Providing individualized services and support systems to maintain the dignity, independence, and self-determination of older Americans as they age;

Combating ageist attitudes by honoring their past, present, and future contributions.

**NOW, THEREFORE, I, Bill Garnos**, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all Gladstone residents, do hereby proclaim May 2022, as:

## OLDER AMERICANS MONTH

and we urge every citizen to take time this month to honor our older adults and the professionals, family members, and volunteers who care for many of them. Our recognition and involvement of older Americans can enrich our entire community’s quality of life.

Signed this 25<sup>th</sup> day of April, 2022

# PROCLAMATION

**WHEREAS**, the City of Gladstone is committed to recognizing our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike; and

**WHEREAS**, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, and others in the construction industry—who work year-round to ensure the safe construction of buildings; and

**WHEREAS**, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state and federal officials that are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play; and

**WHEREAS**, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes; and

**WHEREAS**, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our local code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity; and

**WHEREAS**, "Safety for All: Building Codes in Action," the theme for Building Safety Month 2022, encourages us all to raise awareness about planning for safe and sustainable construction; career opportunities in building safety; understanding disaster mitigation, energy conservation; and creating a safe and abundant water supply to all of our benefit; and

**WHEREAS**, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

**NOW, THEREFORE, I, Bill Garnos**, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all Gladstone residents, do hereby proclaim May 2022, as:

## BUILDING SAFETY MONTH

**RESOLUTION NO. R-22-13**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH MCCONNELL AND ASSOCIATES CORPORATION, IN THE TOTAL AMOUNT NOT TO EXCEED \$52,598.00 FOR THE HAPPY ROCK PARK TENNIS COURT RESURFACING PROJECT CP2260.**

**WHEREAS**, one proposal was received for the Happy Rock Park Tennis Court Resurfacing Project, and that proposal from McConnell and Associates Corporation in the amount of \$52,598.00 has been determined by the Director of Parks, Recreation and Cultural Arts to be a fair proposal.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with McConnell and Associates Corporation, for work as outlined in the agreement for a total amount not to exceed \$52,598.00.

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

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25th DAY OF APRIL 2022.**

\_\_\_\_\_  
Bill Garnos, Mayor

ATTEST:

\_\_\_\_\_  
Kris Keller, City Clerk





## *Request for Council Action*

RES ☒ # R-22-13

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 4/6/2022

Department: Parks & Recreation

Meeting Date Requested: 4/25/2022

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

Subject: Happy Rock Park Tennis Courts Resurfacing

Background: The tennis courts at Happy Rock Park are in need of resurfacing, which will include crack repairs, color acrylic resurfacer and line painting. McConnell & Associates is the sole local vendor capable of performing this work, and they are a TIPS Cooperative vendor.

Budget Discussion: Funds are budgeted in the amount of \$ 60,000.00 from the CIST Fund. Ongoing costs are estimated to be \$ [Click here to enter amount](#) annually. Previous years' funding was \$ [Click here to enter amount](#)

Public/Board/Staff Input: McConnell & Associates is a local contractor based in North Kansas City, MO. They have completed several projects for the City in recent years. Staff has always been pleased with their performance and is looking forward to working with them again on this project.

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

Justin Merkey  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager

**RESOLUTION NO. R-22-14**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EATON CORPORATION FOR THE PURCHASE OF AN UNINTERRUPTIBLE POWER SUPPLY (UPS) BATTERY BACKUP SYSTEM FOR THE EMERGENCY SERVICES DISPATCH CENTER IN THE AMOUNT OF \$38,531.29.**

**WHEREAS**, the present uninterruptible power supply (UPS) battery backup system used to power emergency dispatch equipment during a power outage is in need of replacement; and

**WHEREAS**, three (3) written proposals for replacement of the UPS system were solicited by qualified vendors; and

**WHEREAS**, staff has reviewed the bids and recommended that the proposal submitted by Eaton Corporation be accepted; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to contract with Eaton Corporation for the purchase of a UPS battery backup system for the emergency services dispatch center.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute an agreement with Eaton Corporation for the purchase of a UPS battery backup system for the emergency services dispatch center at a cost not to exceed \$38,531.29.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 25<sup>th</sup> DAY OF APRIL 2022.**

\_\_\_\_\_  
Bill Garnos, Mayor

ATTEST:

\_\_\_\_\_  
Kris Keller, City Clerk



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

RES ☒ # R-22-14

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 04/19/2022

Department: General Administration

Meeting Date Requested: 4/25/2022

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

**Subject:** A Resolution authorizing the City Manager to execute an agreement with Eaton Corporation for the purchase of an uninterruptible power supply (UPS) battery backup system for the emergency services dispatch center in the amount of \$38,531.29.

**Background:** The radio consoles, voice recorder, 911 lines, and computer-aided dispatch computers are connected to a battery backup system that maintains uninterrupted power to the equipment during periods of power failure. Even with an emergency generator, there is a lag time between the outage and emergency power restoration where the equipment would normally power down if a system was not in place to maintain a consistent power supply. Presently, the uninterrupted power supply (UPS) being used in the dispatch center is aged and not functioning reliably. The proposed UPS system will be capable of meeting our present and future, co-located dispatch needs.

**Budget Discussion:** Funds are budgeted in the amount of \$38,531.29 from the 2021 Radio Lease Purchase. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

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

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

Bob Baer  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager



## Gladstone Police Department Support Services Division - Memorandum

---

**DATE:** 3/23/2022

**TO:** Assistant City Manager Bob Baer *BB*

**FROM:** Administrative Services Manager Rob Sanderson

**CC:** Captain Karl Burris; Police Chief Fred Farris

**RE:** Uninterrupted Power Supply (UPS) Unit for Dispatch

The current Uninterrupted Power Supply (UPS) Unit in our dispatch center is no longer functioning. The system is important, as it maintains power to our critical radio and server equipment in case of an outage. The system was 21 years old and no longer manufactured. The cost to potentially repair, versus replace, is considerable. Therefore, I recommend replacing the system. Especially with the co-location on the horizon.

In researching this project, I received three independent quotes to replace the UPS. Each of these solutions will support the full twelve console center. The quotes are as follows:

Eaton: \$38,531.29

BusComm: \$48,104.40

Nationwide Power: \$40,087.00

The run times range from 8-12 minutes for the Nationwide Power system, 9 minutes from BusComm and 30 minutes for Eaton. The important thing to note are these times are at full load (30KW). After speaking with IT Manager John Beadles, our current dispatch center runs all three consoles and the backroom equipment at just under 5KW. He estimates all 12 consoles and the backroom equipment would pull about 10KW at maximum. So in theory, just one of these cabinets would run the consolidated dispatch center at 3x the quoted rate (1.5 hours for Eaton and 24-36 minutes for Nationwide and BusComm).

Eaton would be my choice. They are responsive and local. This price includes 3 years of service vs the 1 year with Nationwide Power. The price is lower and the runtime is longer. Eaton was recommended by the Lenexa Police Radio Shop Manager, Brady Sharp.

The other cost we would need to consider would be an electrician to install the unit. Please let me know if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rob Sanderson'. The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail that ends in a small hook.

Rob Sanderson

**RESOLUTION NO. R-22-15**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BUSCOMM INCORPORATED FOR THE PURCHASE OF A MULTICHANNEL RECORDING SYSTEM FOR THE EMERGENCY SERVICES DISPATCH CENTER IN THE AMOUNT OF \$38,405.72.**

**WHEREAS**, the present recording system in the emergency services dispatch center is past its useful service expectancy and a new system is needed to comply with the radio system encryption mandate being implemented in 2022; and

**WHEREAS**, three (3) written proposals for replacement of the recording system were solicited by qualified vendors; and

**WHEREAS**, staff has reviewed the bids and recommended that the proposal submitted by BusComm Incorporated be accepted; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to contract with BusComm Incorporated for the purchase of a multichannel recording system for the emergency services dispatch center.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute an agreement with BusComm Incorporated for the purchase of a multichannel recording system for the emergency services dispatch center at a cost not to exceed \$38,405.72.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 25<sup>th</sup> DAY OF APRIL 2022.**

\_\_\_\_\_  
Bill Garnos, Mayor

ATTEST:

\_\_\_\_\_  
Kris Keller, City Clerk



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

RES ☒ # R-22-15

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 4/19/2022

Department: General Administration

Meeting Date Requested: 4/25/2022

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

**Subject:** A Resolution authorizing the City Manager to execute an agreement with BusComm Incorporated for the purchase of a multichannel recording system for the emergency services dispatch center in the amount of \$38,405.72.

**Background:** The recording system in the communications center provides the ability to record, store and recall radio transmissions and phone conversations on every assigned City of Gladstone radio talkgroup and all 911 and non-emergency phone lines coming into the consoles. The current recording system is approximately 13 years old and will not have the ability to record radio traffic under the new encryption mandate being implemented by the Metropolitan Area Regional Radio System (MARRS) later this year. The recording system recommended by staff will provide ample channels for our current needs and will have the ability to expand to accommodate the needs of additional communities in a co-located dispatch scenario. Expanding the system in the future can be a cost shared by the other participating jurisdictions utilizing the common space. Beyond the first year, an ongoing annual maintenance agreement will be required which can also be shared between our co-located dispatch partners.

**Budget Discussion:** Funds are budgeted in the amount of \$38,405.72 from the 2021 Lease Purchase. Ongoing costs are estimated to be \$ 4,483.68 annually. Previous years' funding was \$0

**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



## Gladstone Police Department Support Services Division - Memorandum

---

**DATE:** 3/23/2022

**TO:** Assistant City Manager Bob Baer *BB*

**FROM:** Administrative Services Manager Rob Sanderson

**CC:** Captain Karl Burris; Police Chief Fred Farris

**RE:** Dispatch Channel Recorder

The current NICE dispatch recorder is functioning and recording our radio channels. However, the system will not meet the needs of a co-located dispatch center. There is also speculation that the recorder will not support the new radio systems; which are scheduled to be installed in June of 2022.

In researching this project, I received three independent quotes to replace the recorder. Each of these solutions will support the full twelve console center. The quotes are as follows:

Motorola Solutions NICE: \$239,830.10  
BusComm Verint: \$38,405.72  
BusComm Stancil Solutions: \$40,228.08

My recommendation is to purchase and install the Verint product sold by BusComm. IT Manager John Beadles and I attended a demo of the Verint dispatch recorder. This recorder has a large enough chassis to handle our current channel requirement AND is expandable to take on the co-located center. The interface is intuitive easy to use. One of the best features is the ability to email audio files without having to download a player. It's all embedded.

Please let me know if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read "Rob Sanderson", with a long horizontal stroke extending to the right.

Rob Sanderson



**RESOLUTION NO. R-22-16**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH WASTE MANAGEMENT OF MISSOURI, INCORPORATED FOR PUBLIC FACILITY WASTE HAULING AND THE SPRING BEAUTIFICATION EVENT.**

**WHEREAS**, two (2) proposals were received for Public Facility Waste Hauling and the Spring Beautification Event and the proposal of Waste Management of Missouri, Incorporated has been determined by the Director of Public Works to be the lowest and best proposal.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Waste Management of Missouri, Incorporated for the services set forth in Exhibit "A".

**FURTHER, THAT** funds for such purpose are authorized from the General Fund.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 25<sup>th</sup> DAY OF APRIL 2022.**

---

Bill Garnos, Mayor

ATTEST:

---

Kris Keller, City Clerk



## *Request for Council Action*

RES ☒ # R-22-16

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 4/20/2022

Department: Public Works

Meeting Date Requested: 4/25/2022

Public Hearing: Yes ☐ Date: N/A

Subject: Public Facility Waste Hauling and Spring Beautification Event Contract

Background: The City of Gladstone solicited bids from six (6) companies with active business licenses for Public Facility Waste Hauling, the Spring Beautification Event, and on-call roll-off service in February. Two (2) companies; Waste Management of Missouri, Incorporated (Waste Management) and GFL Environmental, Incorporated (formerly Waste Corporate of America), submitted bids.

Initially, both companies declined to submit a bid for the Spring Beautification Event and each was contacted again to reconsider. GFL, who had provided the service the previous three (3) years, declined the opportunity. Republic Services also declined to submit a bid for just the event when approached directly by staff.

Waste Management (formerly Deffenbaugh), agreed to provide the service for a fixed fee of \$50,000 for the disposal of one-hundred (100) roll-off containers plus a tonnage charge of \$43.35 per ton. The average disposal weight of each roll-off container is approximately 3.5 tons, which would result in a total event cost of approximately \$65,000. This cost is approximately double what was spent last year. When asked, all of the haulers cited a shortage of truck drivers and increased labor and material costs as the reason for declining the opportunity and/or the increased cost.

Budget Discussion: Funds are available in the amount of \$ 80,000 from the General Fund for providing these services. Ongoing costs are estimated to be \$ 115,000 annually.

Public/Board/Staff Input: City staff presented the issue to the Environmental Management Advisory Committee to begin evaluating the event in its current format and to develop recommendations for the City Council. The City's current contract for public facility waste hauling expires at the end of July. Furthermore, Waste Management has previously participated in the Spring Beautification Event and has the necessary manpower to complete the event. City staff recommends award of the contract to Waste Management.

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

Timothy A. Nebergall  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager

RCA DUE TO CITY CLERK WEDNESDAY 12:00 PM

Exhibit "A"	
Item	
8 yard	27.45
3 yard	16.99
6 yard	23.21
6 yard - recycling	17.10
40 yard roll-off	413.93*
20 yard roll-off	195.00*
Spring Beautification (100 Roll-offs Dumpsters)	\$50,000 + \$43.35/ton

\*No additional tonnage fees



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

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/25/2022

Department: Community Development

Meeting Date Requested: 4/25/2022

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

Subject: Special Event Permit

Background: The Parks, Recreation and Cultural Arts Department will host the City's Annual Afternoon Tea on the front yard of the Atkins-Johnson Farm and Museum. This event is a formal tea with beverages and light hors d'oeuvres being served to the attendees under a 60'x30' tent. A short educational program will be presented. The event will take place on Saturday, May 7, 2022. The event will begin at 12:00 pm and conclude by 1:30 pm.

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: MARCH 25, 2022**  
**PERMIT NO.: SEP22-00041**  
**RE: TYPE 4 OUTDOOR SPECIAL EVENT**

**NAME OF EVENT: AFTERNOON TEA**  
**LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD**  
**ATKINS-JOHNSON FARM AND MUSEUM**  
**DATE OF EVENT: SATURDAY, MAY 7, 2022**  
**TIME OF EVENT: 12:00PM TILL 1:30PM**  
**EST. ATTENDANCE: 100±**

## REQUESTED TEMPORARY VARIANCE:

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

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

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

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

## ATTACHMENT(S):

- ☒ Map  
☐ Other \_\_\_\_\_



## Gladstone, MO



### Legend

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

### Notes

666.7 0 333.33 666.7 Feet

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



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

**RES** ☐ # City Clerk Only

**BILL** ☐ # City Clerk Only

**ORD** # City Clerk Only

Date: 3/25/2022

Department: Community Development

Meeting Date Requested: 4/25/2022

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

Subject: Special Event Permit

Background: The Parks, Recreation and Cultural Arts Department will host Annual Gladstone Classic Car Concours and Historical Vehicle Exhibition. This is a free car show to the public and will take place at the Atkins-Johnson Farm and Museum. The event will take place on Sunday, June 12, 2022 (rain date Saturday, June 18, 2022) from 10:00 am until 1:00 pm.

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: MARCH 25, 2022**  
**PERMIT NO.: SEP22-00042**  
**RE: TYPE 4 OUTDOOR SPECIAL EVENT**

**NAME OF EVENT: CAR CONCOURS**  
**LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD**  
**ATKINS-JOHNSON FARM AND MUSEUM**  
**DATE OF EVENT: SUNDAY, JUNE 12, 2022**  
**RAIN DATE: SATURDAY, JUNE 18, 2022**  
**TIME OF EVENT: 10:00AM TILL 1:00PM**  
**EST. ATTENDANCE: 200±**

## REQUESTED TEMPORARY VARIANCE:

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

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

Signed:

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

## ATTACHMENT(S):

- ☒ Map  
☐ Other \_\_\_\_\_





## Gladstone, MO



### Legend

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

### Notes

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



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

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/25/2022

Department: Community Development

Meeting Date Requested: 4/25/2022

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

Subject: Special Event Permit

Background: Public Works will host the City's Annual Spring Brush Drop-Off for the residents of Gladstone to bring their brush, leaves and other yard waste for proper disposal. The event will take place at the Public Works Facility on Friday, May 6, 2022 through Sunday, May 8, 2022. The event will run from 8:00 am until 5:00 pm daily.

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: MARCH 25, 2022**  
**PERMIT NO.: SEP22-00051**  
**RE: TYPE 4 OUTDOOR SPECIAL EVENT**

**NAME OF EVENT: SPRING BRUSH DROP-OFF**  
**LOCATION OF EVENT: 4000 NE 76<sup>TH</sup> STREET**  
**PUBLIC WORKS FACILITY**  
**DATE OF EVENT: FRIDAY, MAY 6, 2022 THRU SUNDAY, MAY 8, 2022**  
**TIME OF EVENT: 8:00AM TILL 5:00PM DAILY**  
**EST. ATTENDANCE: 900±**

## REQUESTED TEMPORARY VARIANCE:

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

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

Signed:

  
Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

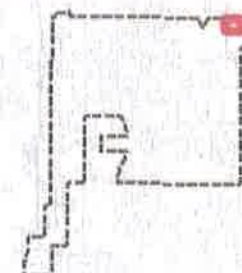
## ATTACHMENT(S):

- ☒ Map  
☐ Other \_\_\_\_\_





## Gladstone, MO



### Legend

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

### Notes

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



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 3/25/2022

Department: Community Development

Meeting Date Requested: 4/25/2022

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

Subject: Special Event Permit

Background: Public Works will host the City's Annual Gladstone Spring Beautification Event for the residents of Gladstone to bring their bulk item trash for proper disposal. The event will take place at Happy Rock Park West on Friday, April 29, 2022 through Sunday, May 1, 2022. The event will run from 8:00 am until 5:00 pm daily.

Budget Discussion: Funds are budgeted in the amount of \$30,000 from the General Fund. Ongoing costs are estimated to be \$ 65,000 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: MARCH 25, 2022**  
**PERMIT NO.: SEP22-00050**  
**RE: TYPE 4 OUTDOOR SPECIAL EVENT**

**NAME OF EVENT: SPRING BEAUTIFICATION**  
**LOCATION OF EVENT: 7512 NE ANTIOCH ROAD**  
**HAPPY ROCK PARK WEST**  
**DATE OF EVENT: FRIDAY, APRIL 29, 2022 THRU SUNDAY, MAY 1, 2022**  
**TIME OF EVENT: 8:00AM TILL 5:00PM DAILY**  
**EST. ATTENDANCE: 1,300±**

## REQUESTED TEMPORARY VARIANCE:

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

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

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

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

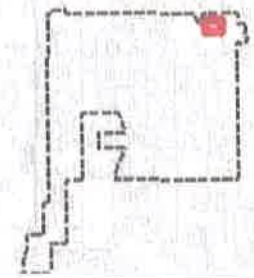
## ATTACHMENT(S):

- ☒ Map
- ☐ Other \_\_\_\_\_





## Gladstone, MO



### Legend

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

### Notes

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



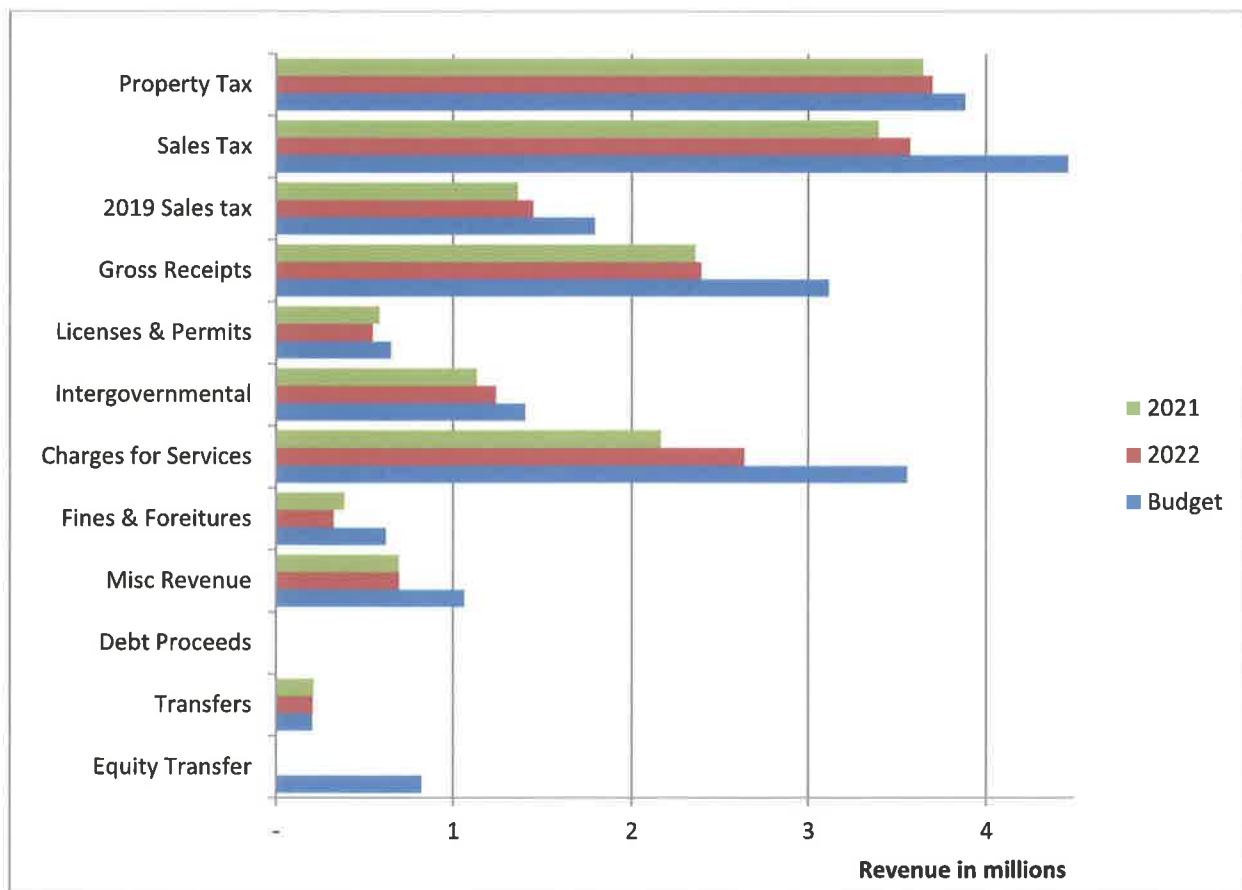
# CITY OF GLADSTONE MISSOURI

Financial Report for 9 Months Ending  
March 31, 2022

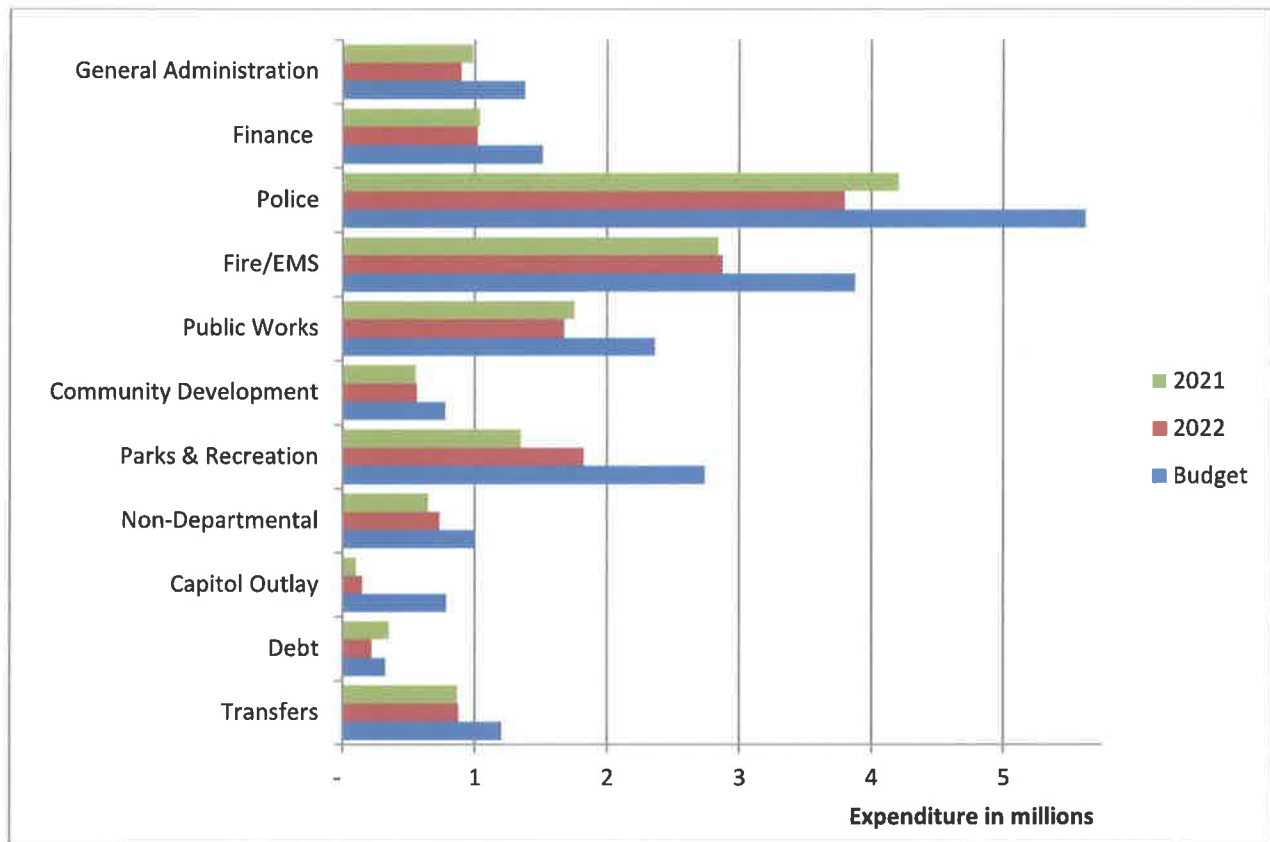
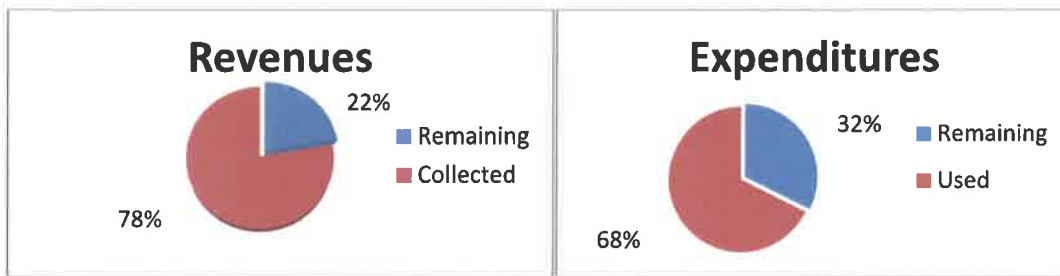
## GENERAL FUND

### General Fund Revenues

Total revenues for the General Fund through 9 months or 75% of this fiscal year are \$16,755,313 compared to total budgeted revenues for the year of \$21,585,488 or 78% of budgeted revenue. Property tax revenue received is \$3,700,423, an increase of \$52,822 or 1%. Sales tax on a cash basis is \$3,572,762 or \$175,380 (5%) more than previous year. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$1,446,302, an increase of 6%. Gross receipts taxes are \$2,393,823, an increase of \$31,528. License and Permit revenues are \$543,628 or a decrease of \$40,398 (7%) from FY21 due to the issuing of building permits for large construction projects in the prior year. Intergovernmental revenue is \$1,239,576 or \$104,271 (9%) over the previous year due to the increases from the gas tax. Charges for Services are \$2,635,209 an increase of 22% or \$466,604 compared to the previous year. This is primarily due to increases from senior and recreation activities. Fines and Forfeitures have decreased 16% from the prior year to \$324,366. Miscellaneous Revenue is comparable to the previous year at \$692,474. Debt proceeds are not budgeted for the current fiscal year. Transfers made to the fund amount to \$206,750. An equity transfer of \$822,000 is budgeted for the General Fund.



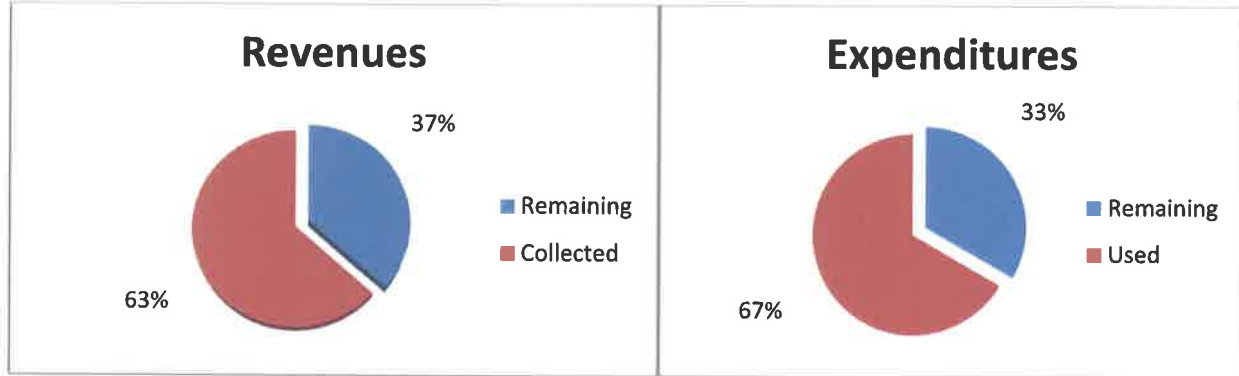
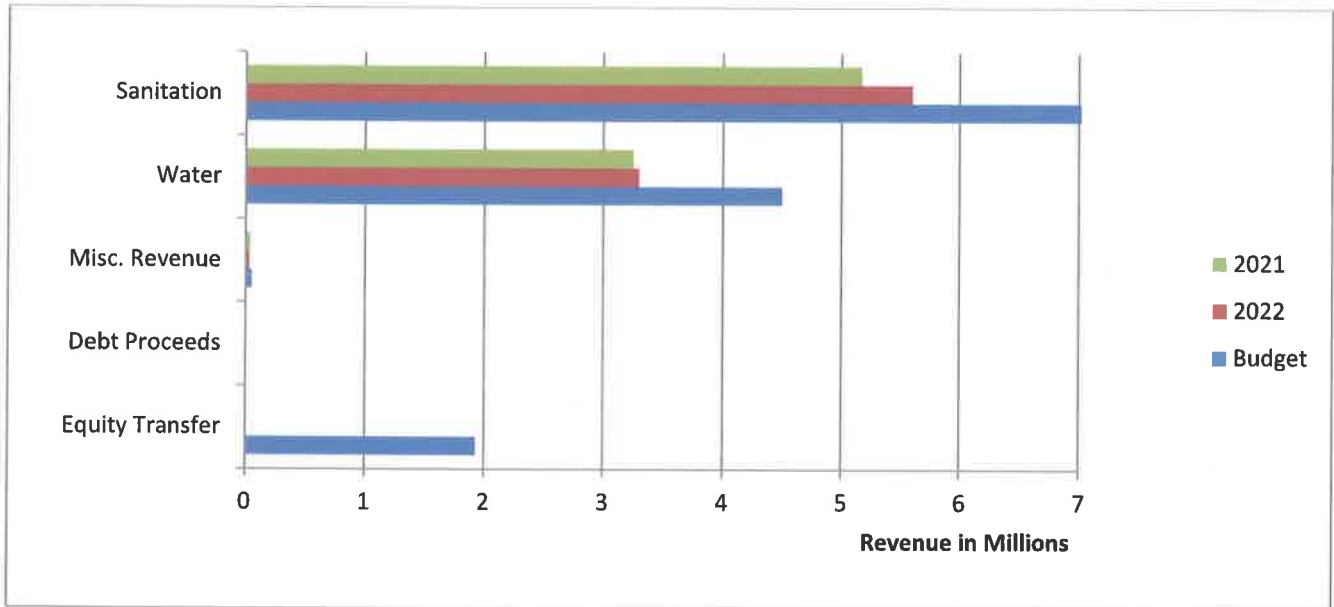




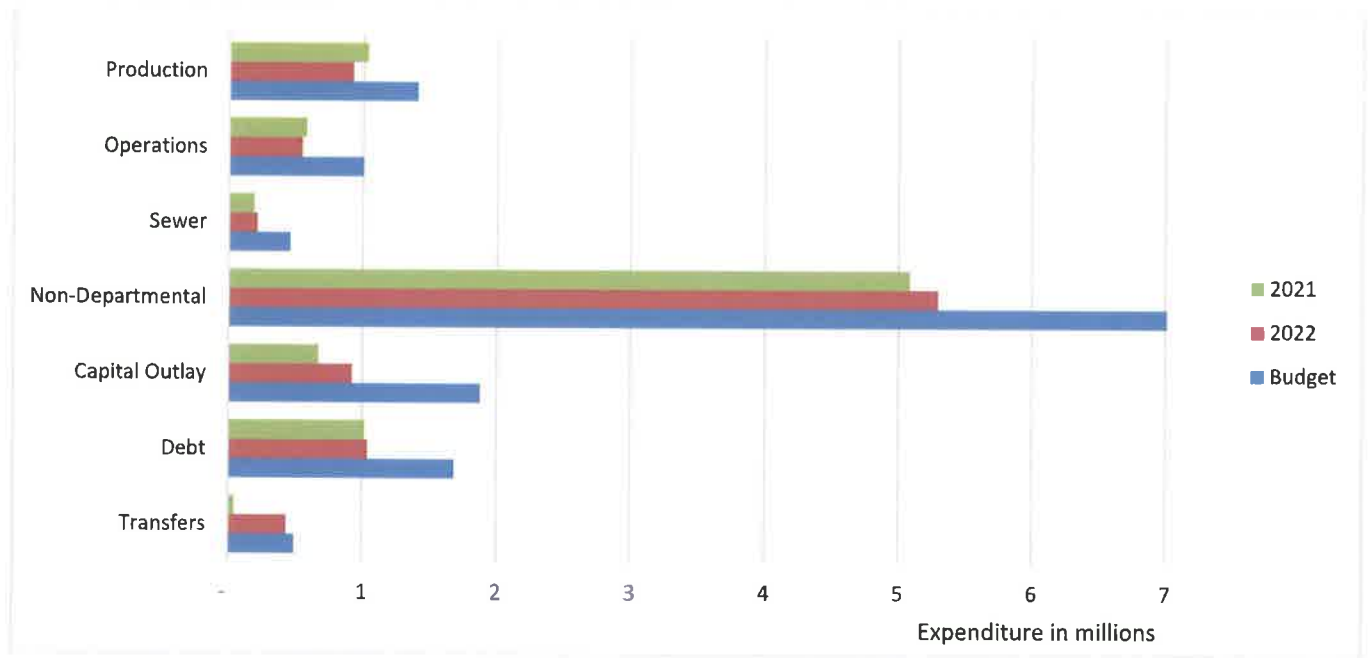
Expenditures through 9 months or 75% of this fiscal year amounted to \$14,603,506 or 68% of FY22 budgeted expenditures of \$21,585,488. This indicates that actual expenditures are 1% or \$85,478 less than last year's expenditures of \$14,688,984. General Administration expenditures are \$893,780, a decrease of \$89,849 or 9% due to contractual payments (timing of Magazine) and changes in staffing. Finance expenditures are comparable to the previous year at \$1,017,264. Police expenditures are \$3,798,287, a decrease of \$409,853 (10%) due to changes in staffing and vacant positions. Fire/EMS expenditures are comparable to the previous year at \$2,869,886. Public Works expenditures are \$1,672,866, \$79,005 or 5% less than the prior year due to the timing of road salt purchases and changes in staffing. Community Development expenditures are comparable to the previous year at \$559,197. Parks & Recreation expenditures are \$1,820,637, an increase of 35% or \$474,700 from the same time last year due to increases in Senior and Recreation activities. Non-Departmental expenditures are \$730,556, an increase of 13% or \$82,095 due to increases in development agreements and training. Capital Outlay is \$148,145. Debt payments are \$217,841, a decrease of 38% or \$133,196 due to moving debt payments of the 2020 and 2019 lease purchases to CERF. Transfers made to other funds amount to \$875,047. Current revenues exceed current expenditures by \$2,151,806.

## COMBINED WATER AND SEWERAGE SYSTEM FUND

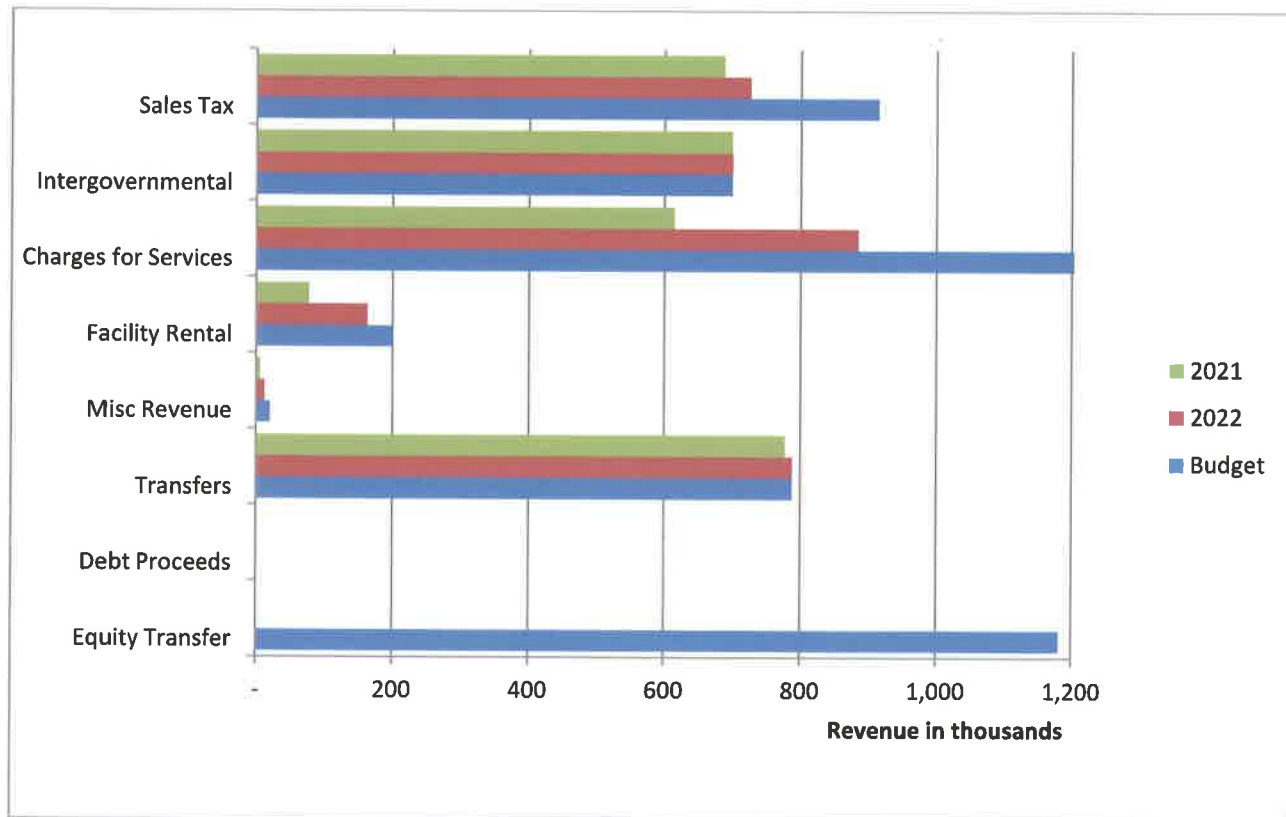
Total budgeted revenues for the fiscal year are \$14,102,438. Total revenues through 9 months or 75% of this fiscal year, amounted to \$8,932,545 or 63% of FY22 budgeted revenues. Although consumption has decreased, operating revenues are up \$465,454 (5%) from the previous year due to increased water and sewer rates.

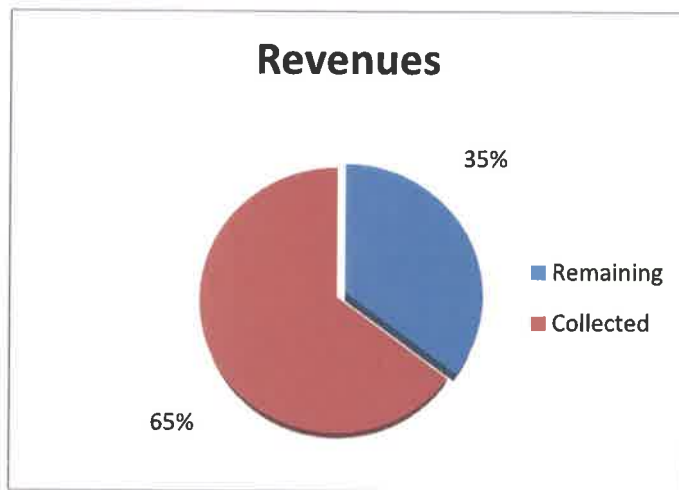


Total budgeted expenditures for the fiscal year are \$14,102,438. Total expenditures through 9 months or 75% of this fiscal year amounted to \$9,393,283 or 67% of FY22 budgeted expenditures. Production expenditures are down \$110,889 (11%) to \$923,927 due to changes in personnel and the lime sludge removal project in the previous fiscal year. Operations division expenditures are \$551,455, a decrease of \$30,782 (5%) due to changes in personnel and vacant positions. Sewer division expenditures have increased \$23,286 (12%) to \$218,270 due to the timing of sewer line maintenance. Non-departmental expenditures are \$5,297,583, up \$209,512 due to the increase in sewage rates. Capital outlay is \$922,976. Payments for debt have increased 2% or \$21,040 to \$1,039,562 due to the 2020 COP. Transfers for the fund are \$439,510 (reimbursement to the TST fund for the water main portion of the 76<sup>th</sup> Street project). Current expenditures exceed current revenues by \$460,739 (this is due to the equity transfer for capital projects funded by the 2020 COP in fiscal year 2021).



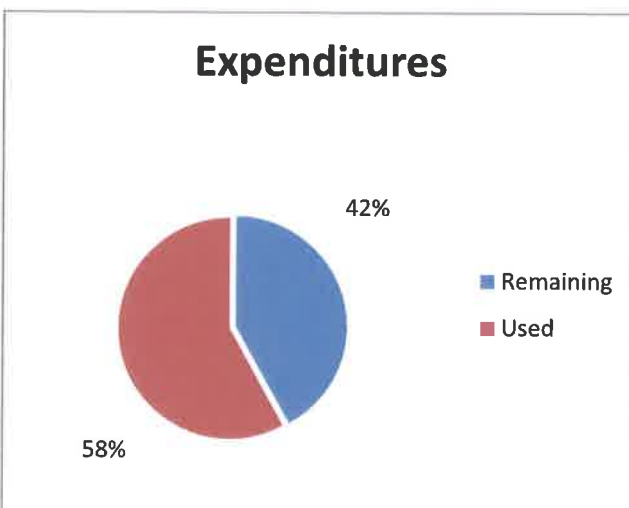
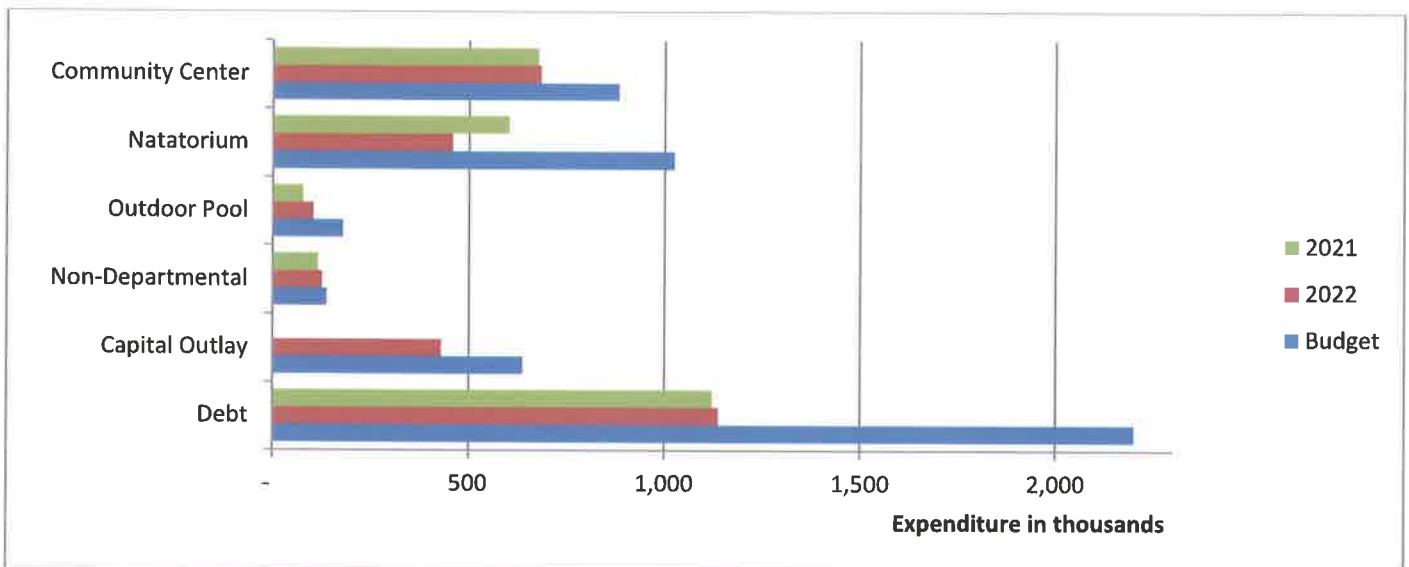
### COMMUNITY CENTER AND PARKS TAX FUND





Total budgeted revenues for the Community Center Fund are \$5,062,340. Total revenues through 9 months or 75% of this fiscal year, amounted to \$3,274,430 or 65% of FY22 budgeted revenues. Sales tax received is \$725,955, an increase of \$37,707 from the previous year. Intergovernmental revenue (Charge to the North Kansas City School District for the natatorium) is \$700,000. Charges for Services are \$884,537, an increase of \$269,948 from the previous year. Revenue from facility rental is \$162,701, an increase of \$84,510. Miscellaneous revenue is \$12,937. Budgeted transfers to the fund are \$788,300. Equity transfer budgeted for the fiscal year is

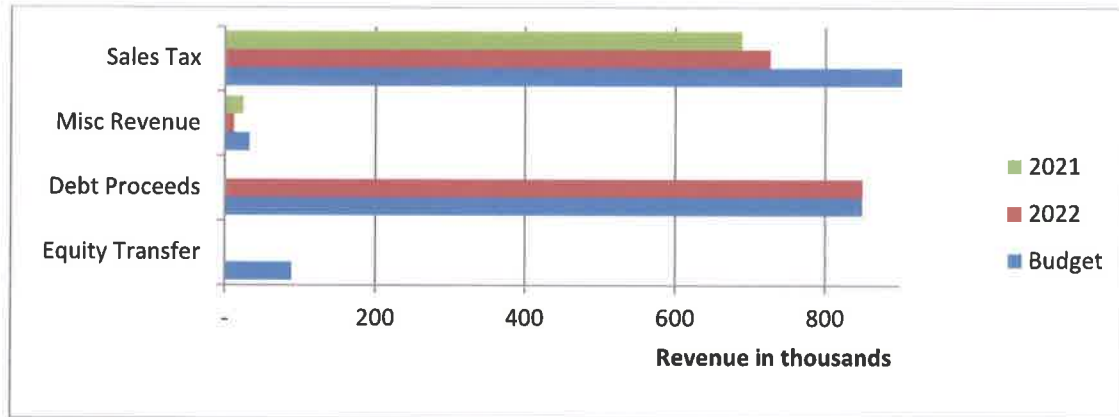
\$1,181,509.



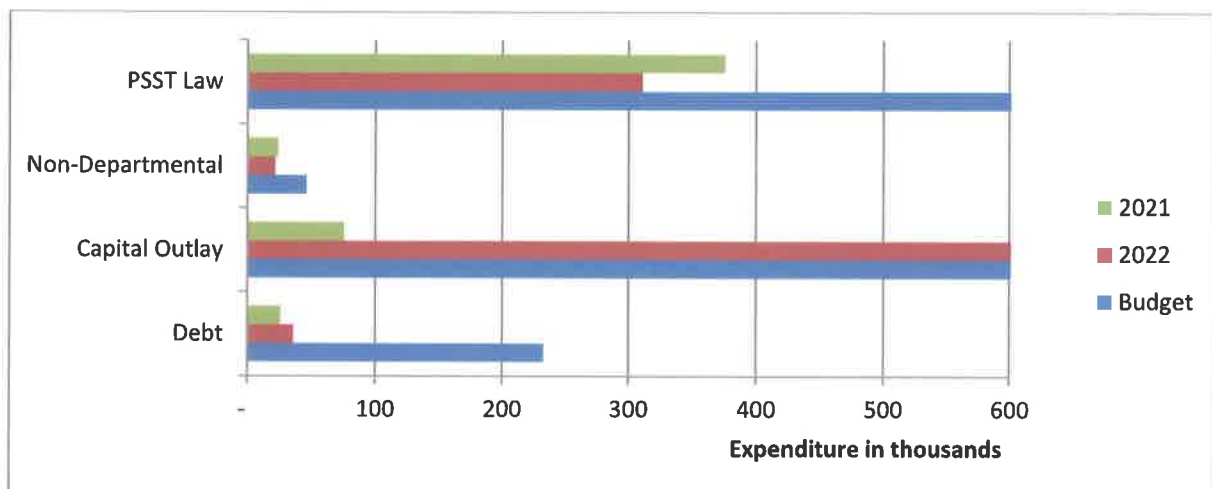
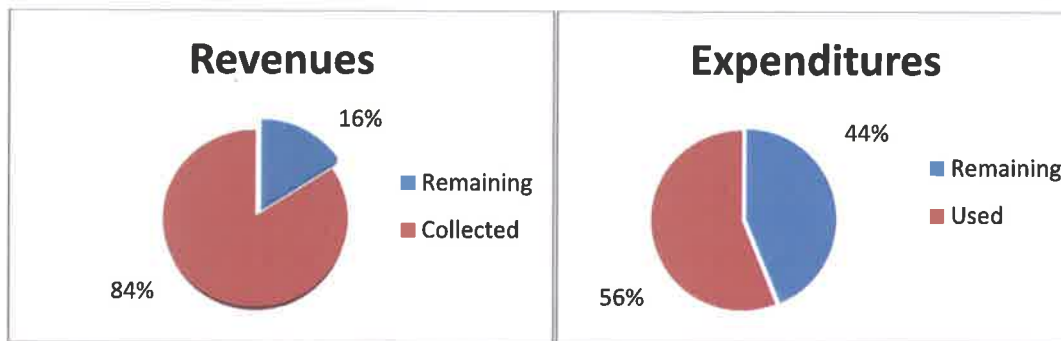
Total budgeted expenditures for the fiscal year are \$5,062,340. Total expenditures through 9 months or 75% of this fiscal year amounted to \$2,939,712 or 58% of FY22 budgeted expenditures. Community Center expenditures are comparable to the previous year at \$682,471. Natatorium expenditures are \$448,219, a decrease of \$145,013 (24%) due to vacant positions and changes in personnel. Outdoor Pool expenditures are \$105,040, an increase of \$27,062 due to increases in part time personnel costs. Non-departmental expenditures have increased \$9,967 to \$126,680 due to increases in property and liability insurance. Expenditures for Capital Outlay are \$429,939. Debt has increased by \$15,367 to \$1,137,363 due to the 2020A COP. Current

revenues exceed current expenditures by \$334,717.

## PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$1,887,018. Total revenues through 9 months or 75% of this fiscal year amounted to \$1,587,660 or 84% of FY22 budgeted revenues. Sales tax on a cash basis is \$725,940, or an increase of \$38,022 (6%). Miscellaneous revenue is \$11,720. Debt proceeds of \$850,000 are from a lease purchase for the acquisition of new radios.



Total budgeted expenditures for the fiscal year are \$1,887,018. Total expenditures through 9 months or 75% of this fiscal year are \$1,059,411 or 56% of the FY22 budgeted expenditures. Law division is \$310,685, down \$64,976 (17%) from the same time last year due to vacant positions. Non-Departmental is \$21,724, compared to \$24,190 during the previous year. Capital outlay is \$691,191 due to the purchase of the new radios. Payments for debt are \$35,811, an increase of \$9,600 due to the radio lease purchase. Current revenue over expense for the fund is \$528,248.

Respectfully submitted,

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

Dominic Accurso  
Director of Finance



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 4/15/22

Department: Community Development

Meeting Date Requested: 4/25/22

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

Subject: Approval of Building Permit

Background: The applicant is requesting approval of a building permit for the construction of an 18,288 square foot addition, Police Station, to its existing building, City Hall. The new addition will be constructed on the south side of City Hall extending west beyond the existing building.

The new addition required three (3) variances; one for front yard setback, one for side yard setback and a height variance:

- Front Yard Variance: Requested a variance from the thirty-five (35) foot front yard requirement to encroach ten (10) feet into the front yard requirement. This puts the building twenty-five (25) feet from the City's Right-of-Way/Property Line.
- Side Yard Variance: Requested a variance from the twenty-five (25) foot side yard requirement to encroach twenty-one (21) feet into the side yard requirement. This puts the building four (4) feet from the City's Right-of-Way/Property Line.
- Height Variance: Requested a variance from the thirty-five (35) foot height restriction to exceed the restriction by two (2) feet. This puts the highest point of the building thirty-seven (37) feet in height.

The Board of Zoning Adjustments heard the applicants request for these variance at their November 15, 2021 meeting. Residents within one-hundred eighty-five (185) feet of the property requesting the variance were notified of the hearing. None of the residents attending where opposed to the variances. The Board members approved all three (3) variance 5-0.

Attached is a colored rendering, landscape plan, site plan, lower and upper floor plans and colored elevations, which also denote the materials. A materials board will be available at the Council meeting for their viewing.

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

Public/Board/Staff Input: See attached Building Permit Staff Report and accompanying plans.

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

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

JM  
City Attorney

SW  
City Manager

RCA DUE TO CITY CLERK WEDNESDAY 12:00 PM

# BUILDING PERMIT STAFF REPORT

---



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



**TO: CITY COUNCIL**  
**FROM: COMMUNITY DEVELOPMENT**  
**DATE: APRIL 12, 2022**  
**PERMIT No.: BP22-00005**

## GENERAL INFORMATION

**BUSINESS/PROPERTY NAME:** Gladstone Police Station  
**APPLICANT:** City of Gladstone  
**STATUS OF APPLICANT:** Owner  
**OWNER:** City of Gladstone  
**REQUESTED ACTION:** Approval of Building Permit  
**PURPOSE:** Construction of a new Police Station adjacent to City Hall  
**LOCATION:** 7010 N Holmes Street  
**SIZE:** 18,288 sq. ft.

## ZONING INFORMATION

**EXISTING LAND USE:** R-1  
**SURROUNDING LAND USE-N:** R-1  
**E:** R-1  
**W:** R-1/MXD  
**S:** CP-2  
**COMPREHENSIVE PLAN:** Public  
**ZONING HISTORY:** Board of Zoning and Adjustment variance for front and side yard setbacks and height; approved November 15, 2021 (5-0)

## APPLICABLE REGULATIONS

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

## ADDITIONAL COMMENTS

No Additional Comments





POLICE

CITY HALL

CITY OF KANSAS









POLICE

CITY HALL

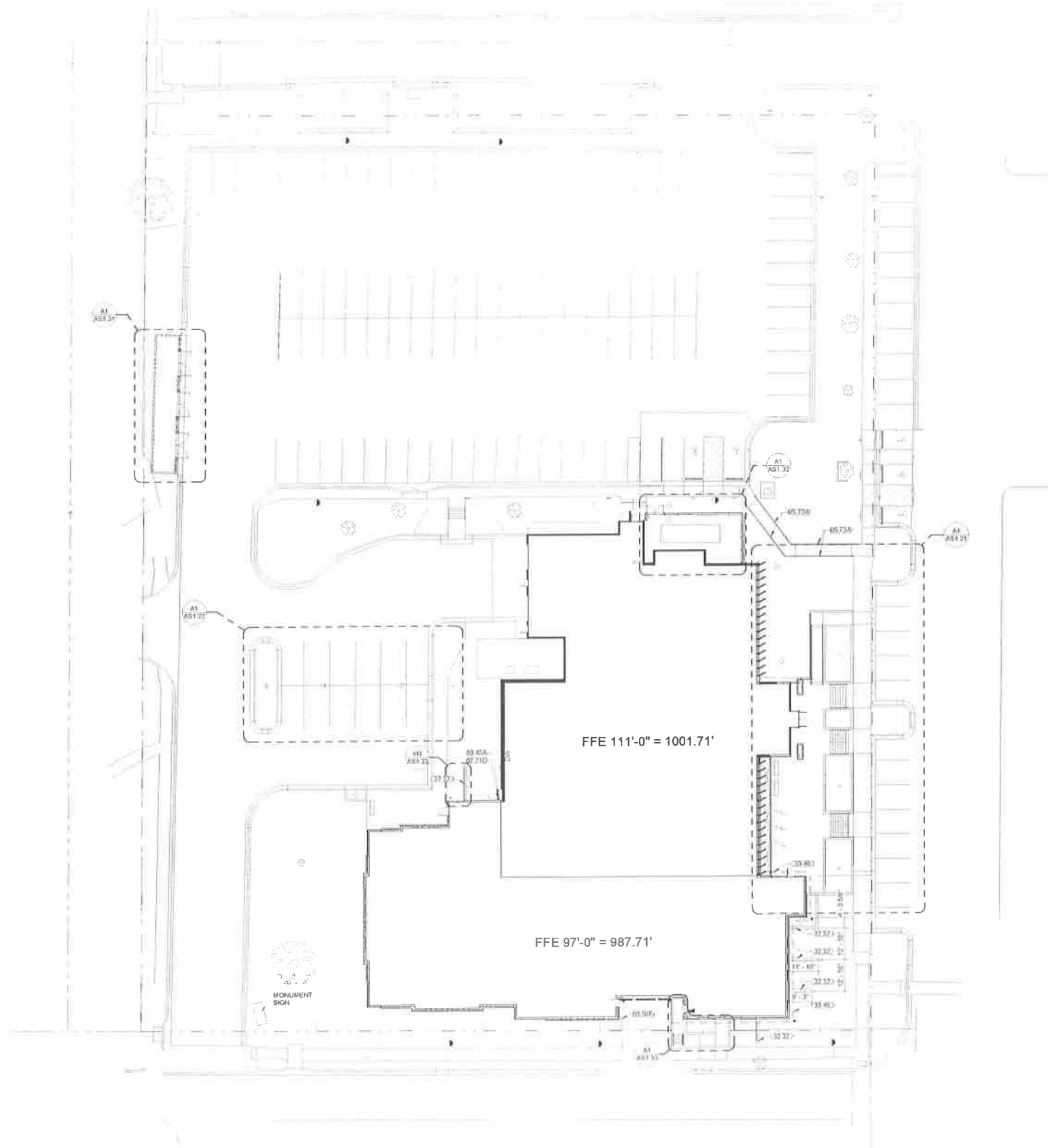
CITY OF GLADSTONE







12/13/2021 7:36:13 PM



GENERAL NOTES - ARCHITECTURAL SITE PLAN  
1. RE: SHEET 00 01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.  
2. ALL SIDEWALKS SHALL SLOPE 1/4" INCH PER FOOT AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.  
3. ALL GRADES SHALL SLOPE AWAY FROM THE BUILDING AT 5 PERCENT FOR THE FIRST 10 FT LOCATIONS AND SIZES OF ALL CONCRETE MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS WITH THE SELECTED EQUIPMENT MANUFACTURER(S) SUPPLIER AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.  
4. PAINT ALL EXPOSED STEEL AT TRASH AND GENERATOR ENCLOSURES AND VEHICLE CANOPY (R01 OR E SW (1998)).

MATERIAL KEYNOTES	
03 45A	PRECAST CONCRETE SPASH BLOCK
05 50F	PROVIDE WALKING PAD UNDER BLOCK LOCATIONS
05 50F	METAL BALLARDS - CONCRETE FILLED WITH DOWS TOP
05 73A	DECORATIVE METAL STAINLESS STEEL GUARDRAIL
07 71D	FINISHED METAL EXTERIOR
32 32	SEGMENTAL RETAINING WALL
33 45	FOUNDATION DRAINAGE WRAPPED IN FILTER FABRIC



HOEFEL WELKER  
11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211  
P: 913.307.3700 - F: 913.307.3710 www.hoefelwelker.com

# GLADSTONE POLICE DEPARTMENT

7010 N. HOLMES ST.  
GLADSTONE, MO 64118

CONSTRUCTION DOCUMENTS

COPYRIGHT © BY  
HOEFEL WELKER, LLC

REVISION DATES:



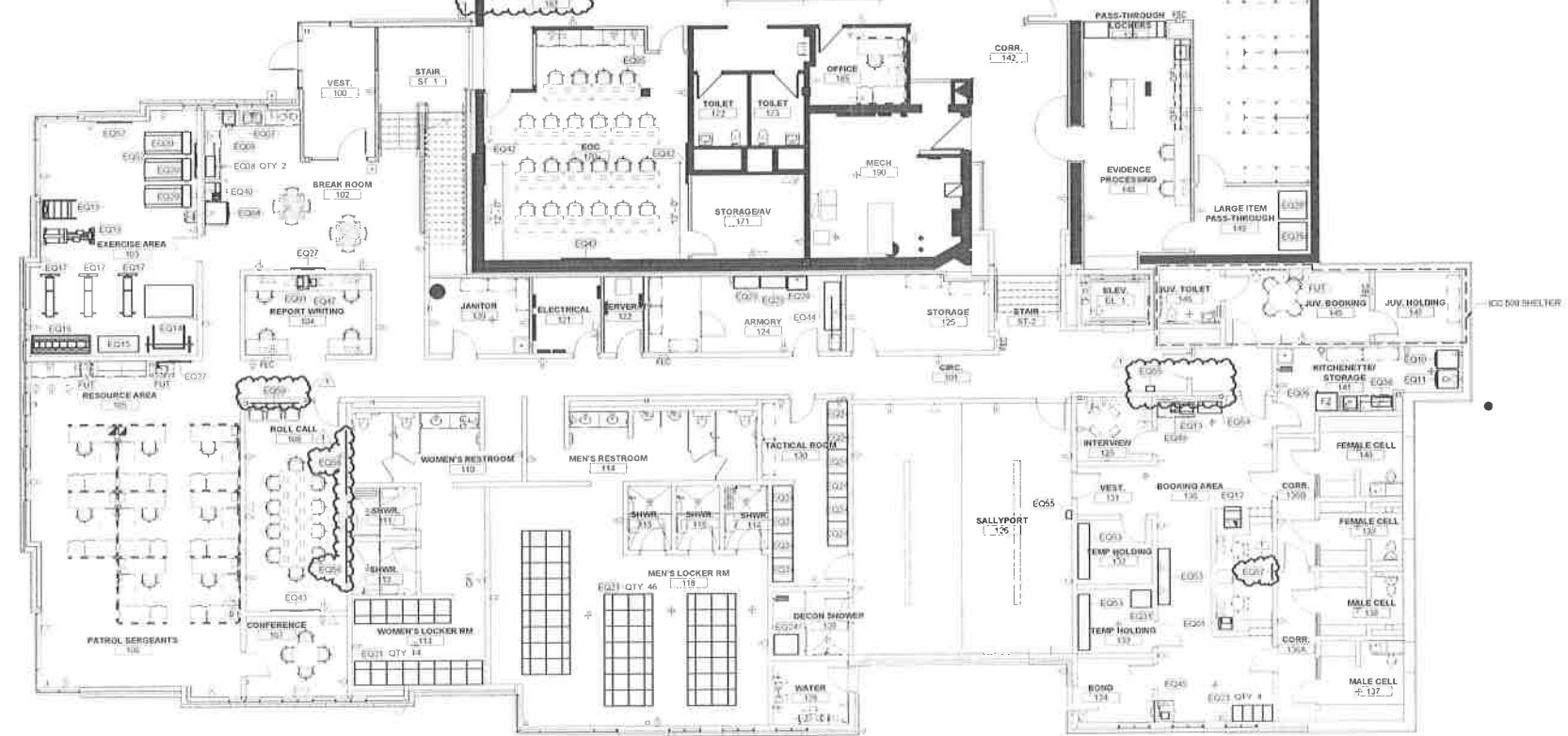
AS1.11  
ISSUE DATE: DECEMBER 10, 2021  
HOEFEL WELKER # 198151

ARCHITECTURAL SITE PLAN



1/10/2022 4:14:18 PM

EQUIPMENT SCHEDULE					
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	QTY	REMARKS
EQ01	FULL SIZE REFRIGERATOR	WHIRLPOOL	WR75SDHZ	2	
EQ04	FULL SIZE REFRIGERATOR	WHIRLPOOL	WR75SDHZ	2	
EQ05	UNDERCOUNTER REFRIGERATOR	SUMMIT	AL54	2	
EQ07	DISHWASHER	GE	GDFT23SSLSB	2	
EQ08	COFFEE MAKER	CARDMASTER	PRECISION BREW PB430	2	
EQ10	WASHER	LG	WM8000LA	1	
EQ11	DRYER	LG	DE98100V	1	
EQ21	DUTY LOCKER 14" INX14" GREY	SPACESAVER	FULLY WALL MOUNTED STEEL, INTERIOR LOCKER WITH 4 SHOULDER LOCKS	30	
EQ22	CIVILIAN LOCKER 12" INX14" BLUE GREY	SPACESAVER	SINGLE TIER STEEL LOCKER VENTED DOOR WITH VENTED TOP	25	
EQ23	BOOKING LOCKER 2 TIER 15"	SPACESAVER	2 TIER METAL LOCKER	4	
EQ24	TACTICAL GEAR LOCKERS	SPACESAVER	FREESTYLE TACTICAL READINESS LOCKERS, MULTI TIER	15	
EQ25	BLOOD DRY CABINET	SAFESOURCE	SAFESOURCE	1	
EQ27	58" WALL MOUNTED TELEVISION	VIDO	V5807-J01	1	INSTALL WITH TILT TV BRACKET, SANUS VLT15-B1
EQ34	EVIDENCE LOCKER CONTROLLER	SPACESAVER	ED3	1	
EQ35	PASS THROUGH EVIDENCE LOCKER	SPACESAVER	TWO COLUMN 9 DOOR 10' 10" 35' (CONFIG 4)	1	
EQ36	PASS THROUGH EVIDENCE LOCKER	SPACESAVER	COMMUNITY 7 DOOR 11A 26' 47' (CONFIG 13)	1	
EQ37	PASS THROUGH EVIDENCE LOCKER	SPACESAVER	THREE COLUMN 21 DOOR 21' 18V (CONFIG 53)	1	
EQ38	MICROWAVE	GE	JES2233J3	1	
EQ39	MICROWAVE	GE	JES2233J3	1	
EQ40	ICE MAKER	MANTOWO ICE	COMBI-ICE	1	INSTALL WITH TILT TV BRACKET, SANUS VLT15-B1
EQ42	70" WALL MOUNTED TELEVISION	VIDO	V70S-03	1	INSTALL WITH TILT TV BRACKET, SANUS VLT15-B1
EQ43	35" WALL MOUNTED TELEVISION	VIDO	V3504-J01	1	INSTALL WITH TILT TV BRACKET, SANUS VLT15-B1
EQ44	WORKBENCH	HUSKY	100" WORKBENCH	1	INSTALL WITH TILT TV BRACKET, SANUS VLT15-B1
EQ45	58" WALL MOUNTED TELEVISION	VIDO	V5807-J01	1	INSTALL WITH TILT TV BRACKET, SANUS VLT15-B1
EQ49	DETENTION BENCH - 72"	HUSKY	66" 22	1	
EQ54	DETENTION BENCH - 48"	HUSKY	66" 44	1	
EQ55	UNDERCOUNTER REFRIGERATOR	WHIRLPOOL	WR75SDHZ	2	
EQ56	GLASS WHITEBOARD	CLARUS	FLAT PURE WHITE 4'X6'	1	CONCEALED MOUNTING, MAGNETIC
EQ57	GLASS WHITEBOARD	CLARUS	FLAT PURE WHITE 4'X6'	1	CONCEALED MOUNTING, MAGNETIC
EQ58	GLASS WHITEBOARD	CLARUS	FLAT PURE WHITE 4'X6'	1	CONCEALED MOUNTING, MAGNETIC
EQ59	TACKBOARD	CLARUS	CONCEPT TACKBOARD GRANITE 4'X6'	1	
EQ60	MOVABLE SHELVING	EXIST	EXIST	1	
EQ61	PRINTER, DESKTOP	EXIST	EXIST	1	
EQ62	PRINTER, COMPACT FLOOR MODEL	EXIST	EXIST	1	
EQ63	FREZZER	EXIST	EXIST	1	
EQ112	LINE SCANNING	EXIST	EXIST	1	
EQ113	BROADBAND ANALYZER	BY OWNER	BY OWNER	1	
EQ114	SQUAT RACK	BY OWNER	BY OWNER	1	
EQ115	KETTLE BELL RACK	BY OWNER	BY OWNER	1	
EQ116	KETTLE BELL RACK	BY OWNER	BY OWNER	1	
EQ117	LIFTING RACK	BY OWNER	BY OWNER	1	
EQ118	ELECTRICAL	BY OWNER	BY OWNER	1	
EQ119	STRETCHER	BY OWNER	BY OWNER	1	
EQ120	TREADMILL	BY OWNER	BY OWNER	1	
EQ121	BLOOD DRY CABINET	EXIST	EXIST	1	
EQ122	CUPPANTS WASH	EXIST	EXIST	1	
EQ123	TRAY WASH	EXIST	EXIST	1	
EQ124	RESTRAINT CHAIR	EXIST	EXIST	1	
EQ125	PAPER SHREDDER	EXIST	EXIST	1	
EQ126	MOVABLE SHELVING	EXIST	EXIST	1	
EQ127	FULL SIZE REFRIGERATOR	EXIST	EXIST	1	
EQ128	SMALL SAFE - EXIST	EXIST	EXIST	1	
EQ129	FAX MACHINE	EXIST	EXIST	1	
EQ130	LABEL PRINTER	WAMP	WAMP	1	
EQ131	PRINTED BREATHANALYZER	LEEMARK	LEEMARK	1	
EQ132	10 CARD PRINTER	LEEMARK	LEEMARK	1	
EQ133	LIVE SCAN RECORDS	EXIST	EXIST	1	
EQ134	PRINTER, RECORDS LINE SCAN	LEEMARK	LEEMARK	1	



- GENERAL NOTES - FURNITURE & EQUIPMENT PLANS:
1. RE SHEET 0001 - FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE
  2. RE SHEET 0002 - FOR TYPICAL MOUNTING HEIGHTS
  3. RE SHEET 0115 - FOR ENLARGED TOILET ROOM PLANS
  4. REFER TO ARTWORK PACKAGE FOR ARTWORK PLACEMENT PLANS AND SPEC SHEETS
  5. REFER TO I.O. BINDER FOR PRICING AND LOG CATEGORY DESIGNATIONS

**HOEFER WELKER**  
11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211  
P: 913.307.3700 • F: 913.307.3710 • www.hoefewelker.com

CONSTRUCTION DOCUMENTS

# GLADSTONE POLICE DEPARTMENT

7010 N. HOLMES ST.  
GLADSTONE, MO 64118

COPYRIGHT © BY  
HOEFER WELKER, LLC

REVISION DATES:  
1. ADDENDUM 01 01/10/22



**F1.11**  
ISSUE DATE: DECEMBER 10, 2021  
HOEFER WELKER # 138151

FURNITURE AND EQUIPMENT PLAN  
LOWER LEVEL

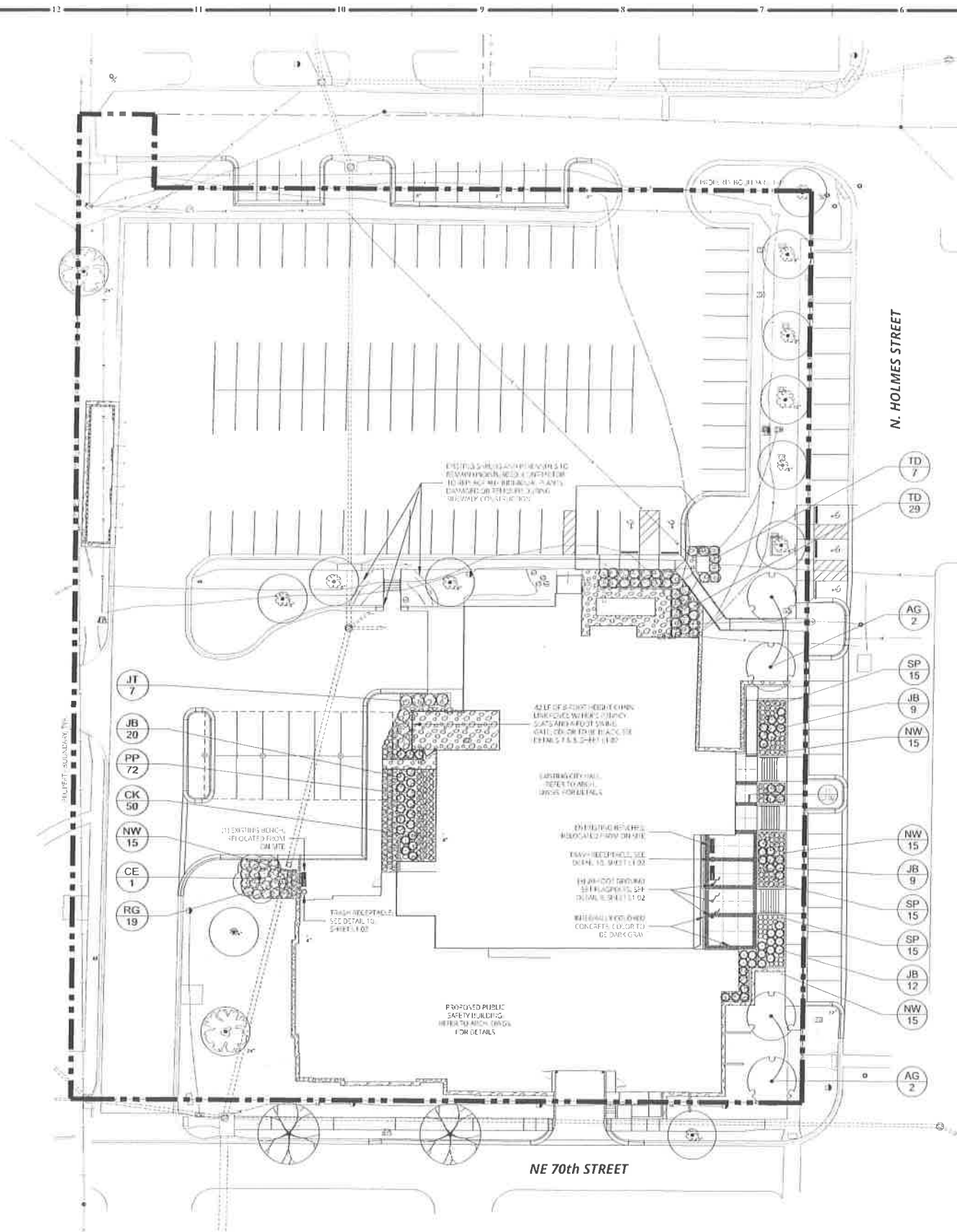
A1 LOWER LEVEL FURNITURE PLAN  
1/8" = 1'-0"

LANDSCAPE NOTES

1. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
2. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
3. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
4. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
5. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
6. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
7. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
8. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
9. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
10. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
11. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
12. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
13. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
14. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
15. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
16. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
17. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
18. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
19. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
20. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
21. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
22. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
23. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.
24. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE LANDSCAPE NOTES.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AG	4	AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B & B	2" CAL	
	CE	1	EASTERN REDBUD MULTI-TRUNK / CERCIS CANADENSIS	#15	MULTI	5'-6' TALL
	QA	2	WHITE OAK / QUERCUS ALBA	B & B	2.5" CAL	
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	JT	7	TAYLOR EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'TAYLOR'	B & B		5'-6' TALL
EXISTING TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	ET	13	EXISTING TREE / SPECIES VARY	EXISTING		
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	JB	63	BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'	5 GAL		
	RG	19	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL		
	TD	36	DENSE JAPANESE YEW / TAXUS CUSPIDATA 'DENSIFORMIS'	5 GAL		
GRASSES & PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	CK	50	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL		
	NW	61	WALKER'S LOW CATMINT / NEPETA X 'WALKER'S LOW'	1 GAL		
	PP	90	RUSSIAN SAGE / PEROVSKIA ATRICULIFOLIA 'PEEK-A-BLUE'	1 GAL		
	SP	36	PRAIRIE MUNCHKIN LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN'	1 GAL		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	DG	4,727 SF	DECORATIVE GRAVEL / 1/2" - 3/4" MISSOURI RAINBOW	ROCK		
	TS	14,719 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD		



1 LANDSCAPE PLAN  
SCALE = 1" = 20'





## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 4/18/22

Department: Community Development

Meeting Date Requested: 4/25/22

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

Subject: Approval of Building Permit

Background: Pure Water of Kansas City is relocating from 6930 N Oak Trafficway (Civic Center) to 7000 N Oak Trafficway. They want to add approximately 1,826 square feet to the rear of the existing building. This will be used as storage for the water bottles. As part of the addition, the entire existing building will be updated with a stone façade in front and they will repaint the existing building. The new materials and colors meet with Gladstone's site design regulations.

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

Public/Board/Staff Input: See attached Building Permit Staff Report and accompanying plans.

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

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

JM  
City Attorney

SW  
City Manager

# BUILDING PERMIT STAFF REPORT

---



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



**TO: CITY COUNCIL**  
**FROM: COMMUNITY DEVELOPMENT**  
**DATE: APRIL 18, 2022**  
**PERMIT No.: BP22-00046**

## GENERAL INFORMATION

**BUSINESS/PROPERTY NAME:** Pure Water of Kansas City  
**APPLICANT:** Davis Construction  
**STATUS OF APPLICANT:** General Contractor  
**OWNER:** Thomas and Mary Ann Sims  
**REQUESTED ACTION:** Approval of Building Permit  
**PURPOSE:** 1,826 sq. ft. addition to rear of existing building and exterior remodel.  
**LOCATION:** 7000 N Oak Trafficway  
**SIZE:** 4,648 total

## ZONING INFORMATION

**EXISTING LAND USE:** CP-2  
**SURROUNDING LAND USE-N:** CP-2  
**E:** C-3  
**W:** R-1  
**S:** C-3  
**COMPREHENSIVE PLAN:** Commercial  
**ZONING HISTORY:** Planning Commission approved the Site Plan 1/18/22 8-0  
City Council approved the Site Plan 2/18/22 5-0

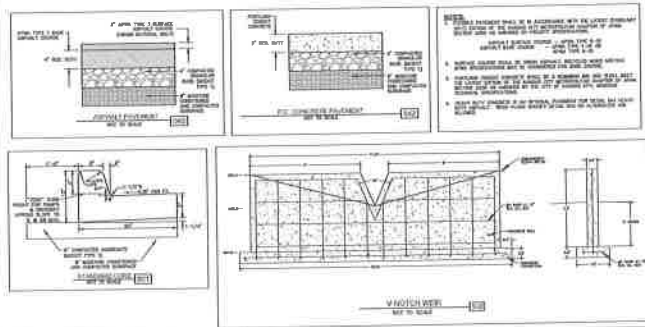
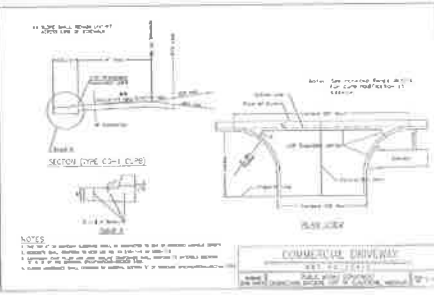
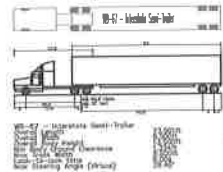
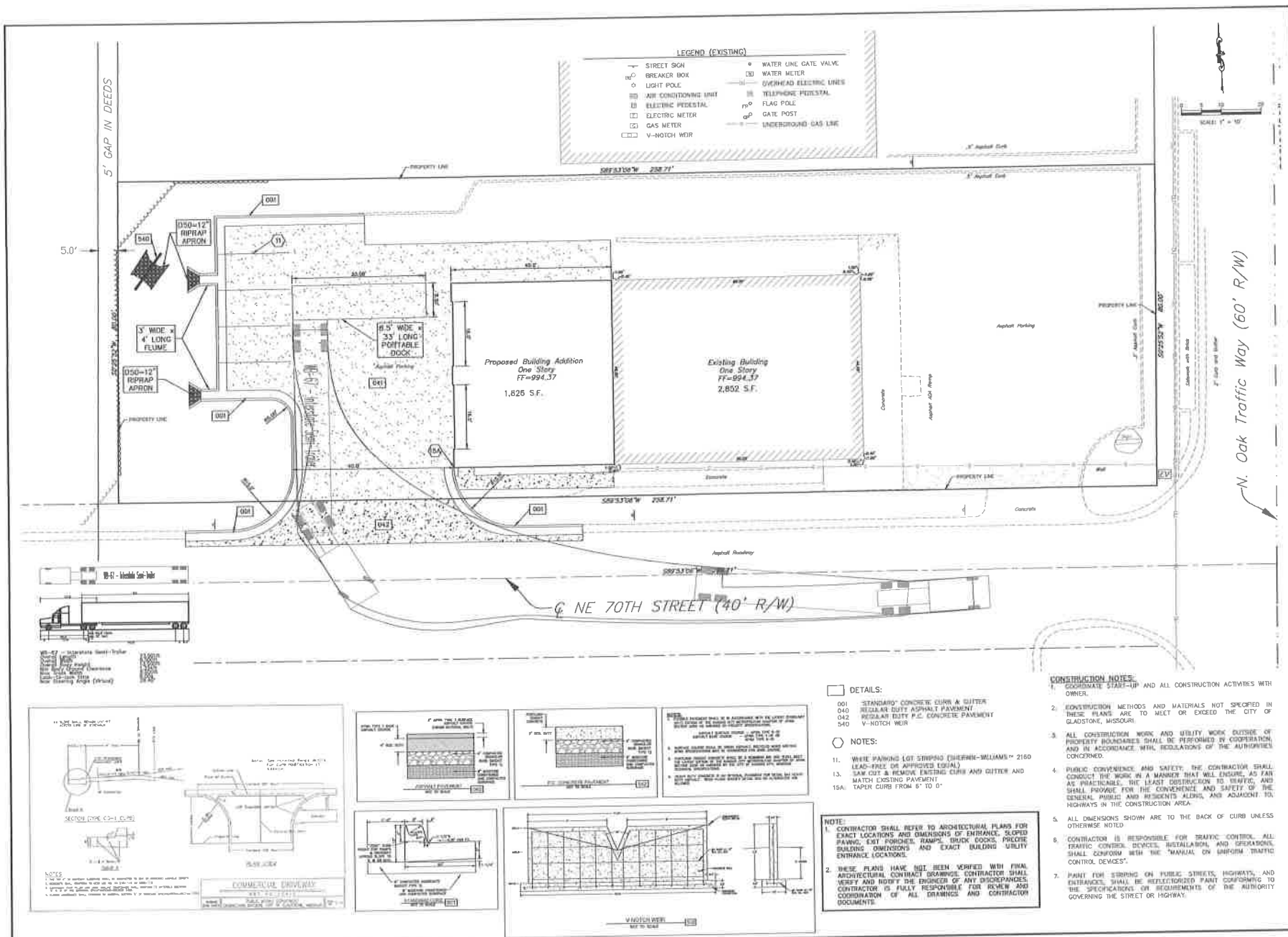
## APPLICABLE REGULATIONS

**2021 IBC, 2021 IEBC, 2017 NEC, 2018 IFC, 2018 IECC, 2018 IFGC, 2018 IMC, 2018 IPC, 2018 ISPSC AND 2017 ICC A117.1**

## ADDITIONAL COMMENTS

No Additional Comments





- CONSTRUCTION NOTES:**
- COORDINATE STAKES-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
  - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF GLADSTONE, MISSOURI.
  - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
  - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA.
  - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS, SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
  - PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS, AND ENTRANCES, SHALL BE REAPPLIED TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.
- NOTE:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXISTING RAMP, BRICK DOCKS, PORCHES, BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
  - THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

DATE	10/1/2014	BY	DKM	CHK	
REV	DATE	DESCRIPTION			
1	10/1/2014	INITIAL SUBMITTAL			
2	10/1/2014	REVISED			

**KAW VALLEY ENGINEERING**  
MATTHEW A. CROSS  
ENGINEER  
MO # 2020008364

**PURE WATER**  
7000 N. OAK TRAFFICWAY  
GLADSTONE, MO 64118

**CIVIL PLANS**  
**SITE PLAN**

PROJECT: 43195P  
SHEET: C200  
DATE: 10/1/2014

## **RESOLUTION R-22-17**

### **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE PROFESSIONAL SERVICES CONTRACTS IN THE AMOUNT OF \$14,125,000.00 FOR CONSTRUCTION OF A NEW POLICE HEADQUARTERS AND EXTERIOR IMPROVEMENTS TO CITY HALL.**

**WHEREAS**, on November 9, 2020, the City Council approved Resolution R-20-52 which served to select Turner Construction Company as the Construction Manager for both the expansion and renovation of Fire Station #2 and construction of a new Police Department headquarters subject to negotiation of a guaranteed maximum amount; and

**WHEREAS**, a guaranteed maximum amount for construction management services for construction of a Police Headquarters and associated exterior improvements to City Hall has been negotiated in the amount of \$12,252,307; and

**WHEREAS**, additional services not included in the guaranteed maximum amount will be necessary to complete the project including design fees, testing services, temporary office rental, computer wiring, furniture, and moving expenses totaling \$1,872,693; and

**WHEREAS**, the accomplishment of the work and services described herein and in the attached Exhibit 1 is necessary and essential to the construction of the Police Headquarters building and exterior improvements to City Hall at a total project cost of \$14,125,000; and

**WHEREAS**, the City Council desires to authorize the City Manager to enter into a contract with Turner Construction to manage the construction a new Police Headquarters and exterior improvements to City Hall and Turner Construction Company at a guaranteed maximum amount for construction management services of \$12,252,307 and to enter into contracts for additional services associated with the project in the amount of \$1,872,693 for a total project cost of \$14,125,000.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY 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 contract with Turner Construction Company for construction management services for the construction of a new Police Headquarters facility and exterior improvements to City Hall for a total guaranteed maximum amount of \$12,252,307 and to take any other such measures and execute any additional agreements in the amount of \$1,872,693 that may be necessary to insure the completion of the project for a total project cost of \$14,125,000.

**FURTHER, THAT**, funds for such purpose are authorized from the 2021 Certificates of Participation and American Recovery Plan Act funds.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 25TH DAY OF APRIL 2022.**

---

Bill Garnos, Mayor

ATTEST:

---

Kris Keller, City Clerk



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

RES ☒ # R-22-17

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: April 19, 2022

Department: General Administration

Meeting Date Requested: April 25, 2022

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

Subject: Construction Management Services related to Police HQ

Background: A general sales tax was authorized by the voters of Gladstone to fund performance-based increases, renovation and expansion of Fire Station No 2, and a new Police Headquarters facility. Subsequently, the City Council authorized the issuance of Certificates of Participation to allow the facility projects to move forward and to accommodate exterior improvements to City Hall.

On November 9, 2020, the City Council approved Resolution 20-52 which served to select Turner Construction as the Construction manager for the facility projects, subject to negotiation of a guaranteed maximum amount. The Resolution under consideration at the April 25, 2022 meeting, serves to establish the guaranteed maximum amount of \$12,252,303 for construction of the Police Headquarters and exterior City Hall projects. The maximum amount also provides for co-located dispatch improvements.

The guaranteed maximum amount does not include items such as design fees, testing services, temporary office rental, owner contingency, and furniture. There are allowances in the budget for these types of items which bring the total project cost to \$14,125,000.

Budget Discussion: Funds are budgeted in the amount of \$14,125,000 from the 2021 COP and ARPA

Public/Board/Staff Input:

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

Department Director/Administrator

CW  
City Attorney

SW  
City Manager

**EXHIBIT 2 - CONSTRUCTION SCHEDULE OF VALUES**

BID PACKAGE NAME		Gross SF =	25,822
		Cost	Cost / SF
01.01	General requirements	\$222,128	\$8.60
02.01	Demolition	\$248,839	\$9.64
03.01	Building & site concrete	\$788,160	\$30.52
04.01	Masonry	\$489,000	\$18.94
05.01	Structural steel & miscellaneous metals	\$751,303	\$29.10
06.01	General trades	\$334,910	\$12.97
06.02	Architectural woodwork (furnish)	\$89,734	\$3.48
07.01	Roofing / sheet metal	\$293,494	\$11.37
07.02	Waterproofing & joint sealants	\$135,885	\$5.26
07.03	Spray applied fireproofing	\$23,700	\$0.92
07.04	Metal panels	\$405,801	\$15.72
08.01	Doors / frames / hardware (furnish)	\$119,589	\$4.63
08.02	Glass / glazing	\$467,721	\$18.11
08.03	Overhead doors	\$15,488	\$0.60
09.01	Metal framing / drywall / ceilings	\$743,492	\$28.79
09.03	Carpet / resilient base	\$99,631	\$3.86
09.04	Tile	\$62,117	\$2.41
09.05	Painting	\$76,522	\$2.96
09.06	Resinous flooring	\$56,075	\$2.17
09.07	Terrazzo (Not Included)	\$0	\$0.00
09.08	Access flooring	\$26,375	\$1.02
10.01	Specialties	\$42,790	\$1.66
10.02	Signage	\$31,100	\$1.20
10.04	Lockers	\$178,095	\$6.90
11.02	Appliances	\$38,956	\$1.51
11.04	Detention equipment	\$108,000	\$4.18
12.01	Window treatment	\$22,692	\$0.88
13.01	Pre-manufactured parking structures	\$103,600	\$4.01
14.01	Elevators	\$85,850	\$3.32
21.01	Fire suppression	\$131,544	\$5.09
22.01	Plumbing	\$569,210	\$22.04
23.01	HVAC	\$622,189	\$24.10
23.02	HVAC equipment procurement (RTUs)	\$334,222	\$12.94
26.01	Electrical & Low Voltage	\$1,480,250	\$57.33
26.02	Electrical equipment procurement (generator, ATS & lights)	\$428,283	\$16.59
31.01	Earthwork	\$152,780	\$5.92
32.01	Asphalt paving	\$53,600	\$2.08
32.03	Landscaping	\$108,992	\$4.22
32.05	Permanent fencing	\$12,817	\$0.50
33.01	Site utilities	\$265,166	\$10.27
Permit	Permits (Not Required)	\$0	\$0.00
<b>SUBTOTAL</b>		<b>\$10,220,100</b>	<b>\$395.79</b>
<b>INSURANCE AND BONDING</b>		<b>\$556,582</b>	<b>\$21.55</b>
<b>ESCALATION AND CONTINGENCY</b>		<b>\$294,062</b>	<b>\$11.39</b>
DESIGN CONTINGENCY (NOT INCLUDED)		\$0	\$0.00

**EXHIBIT 2 - CONSTRUCTION SCHEDULE OF VALUES**

<b>BID PACKAGE NAME</b>	<b>Gross SF =</b>	<b>25,822</b>
	<b>Cost</b>	<b>Cost / SF</b>
ESCALATION (NOT INCLUDED)	\$0	\$0.00
OWNER CONTINGENCY (NOT INCLUDED IN GMP)	\$0	\$0.00
CONSTRUCTION CONTINGENCY	\$294,062	\$11.39
<b>SUBTOTAL - DIRECT COSTS</b>	<b>\$11,070,744</b>	<b>\$428.73</b>
<b>CM SERVICES</b>	<b>\$1,181,563</b>	<b>\$45.76</b>
PRECONSTRUCTION	\$12,500	\$0.48
CONSTRUCTION STAFF & REIMBURSABLES	\$805,000	\$31.17
CONSTRUCTION STAFF & REIMBURSABLES (FOR ACCEPTED ALTERNATES)	\$125,143	\$4.85
CM FEE 1.95%	\$238,920	\$9.25
<b>PROJECT CONSTRUCTION GMP TOTAL</b>	<b>\$12,252,307</b>	<b>\$474.49</b>
<b>SERVICES OUTSIDE OF CONSTRUCTION ESTIMATE</b>	<b>\$1,872,693</b>	<b>\$72.52</b>
PROJECT DESIGN SERVICES (BASE FEE)	\$898,550	\$34.80
PROJECT DESIGN SERVICES (AMENDMENT FOR ACCEPTED ALTERNATES)	\$132,197	\$5.12
SPECIAL INSPECTIONS AND TESTING SERVICES	\$82,921	\$3.21
PERMITS AND PLAN REVIEW FEES (NOT REQUIRED)	\$0	\$0.00
FURNITURE	\$307,250	\$11.90
DISPATCH WORKSTATIONS (OUTSIDE OF PROJECT BUDGET)	\$0	\$0.00
POLICE LOCKERS (SCOPE MOVED TO CONSTRUCTION BUDGET)	\$0	\$0.00
PHONE SYSTEM (REUSE EXISTING)	\$0	\$0.00
SECURITY SYSTEM (INCLUDED IN CONSTRUCTION BUDGET)	\$0	\$0.00
NETWORK EQUIPMENT (WAPS, SWITCHES & PATCH CABLES)	\$37,164	\$1.44
COMPUTER SYSTEM (REUSE EXISTING)	\$0	\$0.00
APPLIANCES (SCOPE MOVED TO CONSTRUCTION BUDGET)	\$0	\$0.00
MOVING	\$15,000	\$0.58
TEMPORARY OFFICE RENTAL DURING CONSTRUCTION	\$100,158	\$3.88
OWNER CONTINGENCY	\$299,453	\$11.60
<b>PROJECT ESTIMATE TOTAL</b>	<b>\$14,125,000</b>	<b>\$547.01</b>