



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 11, 2022**

The City Council will meet in a Closed Executive Session at 7:15 pm Monday, July 11, 2022, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021 (1) for Litigation and Confidential or Privileged Communications with Legal Counsel and 610.021(2) Real Estate.

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 June 27, 2022, Closed City Council Meeting Minutes.**
- 6. Approval of the June 27, 2022, Regular City Council Meeting Minutes.**
- 7. Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the*

agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.

8. Communications from the City Council.

9. Communications from the City Manager.

- Appointment to the Planning Commission.

10. CONSENT AGENDA

CONSIDER SPECIAL EVENT PERMITS:

Good Shepherd Church Service, Linden Square, Sunday, August 28, 2022, 8:00 am to 12:00 pm.

Good Shepherd Church hosting Disc Golf Tournament, Hobby Hill Park, Sunday, July 17, 2022, 12:00 to 5:00 pm.

RESOLUTION 22-32 A Resolution authorizing acceptance of work under contract with Metro Asphalt, Incorporated, for the 2021 Mill and Overlay Program Project TP2206 and authorizing Final Payment in the amount of \$7,844.51.

RESOLUTION 22-33 A Resolution authorizing acceptance of work under contract with Site Rite Construction Company for the Northeast 76th Street and North Tracy Storm Drainage Improvements Project CP2131 and authorizing final payment in the amount of \$500.

RESOLUTION 22-34 A Resolution authorizing acceptance of work under contract with Ace Pipe Cleaning, Incorporated, for the 2021 Sewer Cleaning and Televising Project SP2189 and authorizing final payment in the amount of \$3,438.85.

REGULAR AGENDA

- 11. RESOLUTION 22-35** A Resolution authorizing the City Manager to execute a contract with Superior Bowen Asphalt Company, LLC, in the total amount not to exceed

\$1,496,617.20 for the 2022 Mill and Overlay Program Project TP2306.

12. **RESOLUTION 22-36** A Resolution authorizing the City Manager to execute and file project applications seeking water and sewer infrastructure grant funding through the Community Grant Program administered by the Missouri Department of Natural Resources.
13. **RESOLUTION 22-37** A Resolution ratifying a time and materials contract with Kissick Construction Company in the total amount not to exceed \$100,000 for the 6 Northwest 65th Terrace Emergency Sanitary Sewer Replacement Project SP2387.
14. **RESOLUTION 22-38** A Resolution ratifying a time and materials contract with David E. Ross Construction Company in the total amount not to exceed \$75,000 for the Water Treatment Plant East Secondary Basin Emergency Repair Project WP2385.
15. **RESOLUTION 22-39** A Resolution authorizing the City Manager to execute a contract with Ace Pipe Cleaning, Incorporated, in the total amount not to exceed \$86,870.00 for the 2022 Sewer Cleaning and Televising Project SP2389.
16. **Other Business.**
17. **Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:
Becky Jarrett, Deputy City Clerk Date: July 7, 2022
City of Gladstone Posted at: 2:30 pm
7010 North Holmes
Gladstone, MO 64118
816-423-4096



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JUNE 27, 2022**

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

City Manager Scott Wingerson
City Attorney Chris Williams
City Clerk Kris Keller
Deputy City Clerk Becky Jarrett

ABSENT: Assistant City Manager Bob Baer

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

Mayor Garnos opened the Regular City Council Meeting Monday, June 27, 2022, at 7:30 pm.

Item No. 2. On the Agenda. Roll Call

Mayor Garnos stated that all Councilmember were present.

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

Mayor Garnos asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked VFW Post 10906 for presenting the colors: Dennis Perkins, Jim Zimmerman, Stanley Stoner, Gordon Harris, and Charlie Cram.

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

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the June 13, 2022, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the June 13, 2022, Closed City Council meeting as presented. Councilman Frisby seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore. (4-0) Mayor Garnos abstained from the vote due to being absent at the June 13, 2022, Closed City Council meeting.

Item No. 6. On the Agenda. Approval of the June 13, 2022, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the June 13, 2022, Regular City Council meeting as presented. Councilman Frisby seconded.

Mayor Pro Tem Moore moved to amend the June 13, 2022, Regular City Council minutes and remove the sentence on page four (4) that stated the Public Hearing was closed, because it was continued to June 27, 2022, and not closed. Councilman Frisby seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore. (4-0) Mayor Garnos abstained from the vote due to being absent at the June 13, 2022 Regular City Council meeting.

Item No. 7. On the Agenda. Proclamation.

Mayor Garnos declared July 2022 the National Parks and Recreation Month and presented the Proclamation to Director Justin Merkey.

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

Gabby Glossop 209 NW 73rd Street stated she was giving insight as to the harassment she and her husband were dealing with for the past two years from another Gladstone resident. She shared specific events and reported that she felt targeted by this individual. She also stated that she believes this has also caused her and her husband unnecessary issues with the Gladstone Police and Fire Department both at home and at their business. Ms. Glossop reported that she and her husband are currently trying to obtain an exparte court order to stop the harassment. She stated that she and her husband are Gladstone residents, as they grew up in Gladstone and love it. Ms. Glossop asked the council to discourage the harassing behaviors and intimidation that she and her husband are experiencing from the citizen and anyone else that is involved.

Mayor Garnos thanked Ms. Glossop for her comments and informed her that, due to the current litigation, they cannot respond but sharing her perspective and insight was appreciated.

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

Mayor Garnos made a motion to appoint Spencer Davis to the Parks and Recreation Advisory Board as a replacement for an existing vacancy, and the appointment would expire in December 2024. **Mayor Pro Tem Moore** nominated Spencer Davis to fill the position on Parks and Recreation Advisory Board that is currently vacant. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Mayor Garnos thanked Mayor Pro Tem Moore for filling in for him the past couple of weeks. He reported that he attended the Parks and Recreation Advisory Board meeting last week and received updates on the parks projects and on the Capital Improvement Plan. He had the privilege of welcoming people to the Blues Fest with Councilman Frisby last week.

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

City Manager Scott Wingerson announced that he hoped everyone will join the Independence Day Celebration at Oak Grove Park, July 4, 2022 at 7:00 pm and reported that City Hall would be closed July 4, 2022.

Item No. 11. On the Agenda. Consent Agenda

Following the Clerk's reading:

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

Councilman Mallams moved to approve **RESOLUTION R-22-29** A Resolution granting a permanent easement to Evergy to operate and maintain buried electrical lines at 6569 North Prospect Avenue also known as Fire Station Number 2. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Councilman Mallams moved to approve **RESOLUTION R-22-30** A Resolution authorizing acceptance of a proposal from Paymentus Corporation, a business located at 13024 Ballantyne Corporate Place, Suite 400, Charlotte, North Carolina, 28277, for payment processing services and authorizing the City Manager to sign a contract for such services. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Councilman Mallams moved to approve Fiscal Report for 11 Months Ending May 31, 2022. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Regular Agenda

Item No. 12. On the Agenda. Public Hearing: Establish Chapter 205: Short Term Stay and adding Section 7.205.010-Hotel, Motel, and Extended Stay regulations to the Gladstone City Code.

Mayor Garnos opened the Public Hearing at 7:53 pm.

Director of Community Development Austin Greer approached Council and reported that on May 16th, the Planning Commission discussed and recommended approval for an ordinance adding Chapter 205. – Short Term Stay and adding section 7.205.010 – Hotel, Motel, and Extended Stay regulations to the Gladstone City Code. He proceeded to inform the council that after much discussion, the Planning Commission voted in favor to recommend these regulations to the City Council. Five (5) Planning Commissioners voted in favor of these regulations and

three (3) Planning Commissioners voted against these regulations. He reported that City Staff used the discussion over multiple meetings from the Planning Commission to improve the ordinance in preparation for City Council consideration. He stated that there were two particular points that were discussed during the May 16th Planning Commission that he wanted to share.

The first point was defining a hotel/motel by using sixty (60) or more dwelling units and in City staff's conversations with hotel developers and operators, they were advised that most, if not all, reputable hotel brands/flags will only operate a hotel if it has a minimum of sixty rooms. Also, that using sixty (60) or more dwelling units could help the City in regulating the conversion by right of some existing buildings in the City to hotels/motels that may not be of the quality the community expects.

The second point was not being able to occupy the hotel/motel longer than thirty (30) consecutive days. City Staff understood the arguments made by Planning Commissioners, but ultimately decided to keep the number of days that were initially proposed. Thirty (30) consecutive days was a widely used and accepted number throughout many cities in the metropolitan area and the country.

Director Greer stated that in the future, if a smaller boutique hotel was proposed in Gladstone and was a respectable brand/flag, and the development could not meet the sixty (60) or more dwelling unit regulations put forward by this ordinance, the City Council could make an informed decision to consider the smaller project separately. He also reported that over the past two years, city staff had received several inquiries ranging from hotels to residential housing and treatment facilities locating to the City of Gladstone for alcohol, drug addiction, mental illness, behavioral health, transitional housing, and homeless facilities. He expressed that with the recent addition of the brand new Fairfield Inn & Suites by Marriott in Downtown Gladstone, city staff was proposing safeguards to ensure that current and future hotels maintained a certain quality expected by the citizens of Gladstone. It is important that these facilities maintain their approved use, quality, and integrity as these projects age from year one to year fifteen and beyond.

There were no comments either for or against the Establish Chapter 205: Short Term Stay and adding Section 7.205.010-Hotel, Motel, and Extended Stay regulations to the Gladstone City Code.

Mayor Garnos closed the Public Hearing at 7:57 pm.

Item No. 13. On the Agenda. **FIRST READING BILL NO. 22-23** An Ordinance establishing Chapter 205: Short Term Stay and adding Sections 7.205.010-Hotel, Motel, and Extended Stay regulations to the Gladstone city code.

Councilmember Tina Spallo moved **Bill No. 22-23** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0). The Clerk read the Bill.

Councilmember Tina Spallo moved to accept the First Reading of **Bill No. 22-23**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded.

The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0). The Clerk read the Bill.

Councilmember Tina Spallo moved to accept the Second and Final Reading of **Bill No. 22-23** and enact the Bill as **Ordinance 4.600**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 14. On the Agenda. A Resolution authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri, and Northland Neighborhoods, Incorporated, to provide consulting services to assist in the ongoing development and revitalization of neighborhoods for the period of July 1, 2022, through June 30, 2023.

Councilman Mallams moved to approve **RESOLUTION R-22-31** A Resolution authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri and Northland Neighborhoods, Incorporated, to provide consulting services to assist in the ongoing development and revitalization of neighborhoods for the period of July 1, 2022, through June 30, 2023. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 15. On the Agenda. **FIRST READING BILL NO. 22-24** An Ordinance authorizing the City Manager to execute agreements between the City of Gladstone, Missouri and the Kansas City Area Transportation Authority to provide public transportation services and property management assistance for the period July 1, 2022, through June 30, 2023.

Councilman Frisby moved **Bill No. 22-24** be placed on its First Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the First Reading of **Bill No. 22-24**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the Second and Final Reading of **Bill No. 22-24** and enact the Bill as **Ordinance 4.601**. **Councilman Mallams** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 16. On the Agenda. Special Presentation to Councilman Tom Frisby.

Mayor Garnos presented Councilman Frisby with a plaque and a key to the City for his dedication and outstanding contributions to the City of Gladstone from April 2020 to June 2022.

Mayor Garnos thanked Councilman Frisby for his significant accomplishments and valuable input on the design of the Fire Station expansion, Police Headquarters, pay package for the police, firefighters and paramedics, and hiring of the new police chief. He also thanked him for his concept that not everything has to be fixed in a well-run city like Gladstone.

Councilmember Spallo shared that it was a pleasure serving with Councilman Frisby and that she appreciated his different perspective on certain items that always made her think. She also reported that he should be recognized for his work outside of the City Council, with the Chamber and the Chairman of BluesFest. She stated that he will be truly missed by all.

Councilman Mallams thanked Councilman Frisby for his continued commitment to the Northland beginning as a police officer, business owner of the Winnwood skating rink, working with the Chamber of Commerce in Gladstone and selflessly serving as a member of the City Council. Councilman Mallams sent best wishes, health and happiness to Tom, his wife, and family.

Mayor Pro Tem Moore stated that prior to being on the Council, she remembered seeing Councilman Frisby's capable leadership as the Chairman of the Chamber, his service with BluesFest that made it a success and that he was a successful business owner for many years in the community. Mayor Pro Tem Moore shared that she has always respected and admired his point of view, even when they did not always agree. She expressed that she had been impressed with his thoughtful and careful way that he arrived at solutions and decisions and that he always had the best interest of the city throughout all of the council's deliberations. She stated that he would be missed as part of the Gladstone family and wished he, his wife, and daughter the very best in their journey.

Councilman Frisby apologized to the residents of Gladstone, the leadership team, and the council members for not completing his term that he had all intentions of doing. He also apologized for the burden it has placed on the council for the vacant seat. Councilman Frisby thanked his wife Laura and shared that the process of being a councilmember was a first time experience and that his wife helped navigate the process. He thanked former City Councilmember and form Mayor Carol Rudy, who encouraged him to run for City Council and had been his mentor through the process. He also thanked City Manager Scott Wingerson for his guidance and for the conversations with City Manager Wingerson and Assistant City Manager Bob Baer. He continued to thank the City Leadership team and former City Clerk, Ruth Bucchino. He expressed his thanks to the City Council Members and stated that had been a pleasure working with them. He thanked Mayor Pro Tem Jean Moore for being a great mentor to him. Councilman Frisby shared that he was pleased to see the progress at the City thus far and he was glad that he was able to play a small part in it. He suggested that everyone keep chasing excellence and recommended that anyone interested in being a member of the City Council, should pursue it.

Item No. 17. On the Agenda. Other Business.

There was no other Business.

Item No. 18. On the Agenda. Adjournment.

Mayor Garnos adjourned the June 27, 2022, Regular City Council meeting at 8:16 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Bill Garnos, Mayor



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/23/2022

Department: Community Development

Meeting Date Requested: 7/11/2022

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

Subject: Special Event Permit

Background: Good Shepherd Church is requesting approval to hold their Sunday (August 28, 2022) Service at Linden Square. Setup will begin at 8:00 am with service from 10:00 am to 11:00 am and should be cleaned up and out by 12:00 pm. A 10' x 10' tent will be setup on site and temporary signs will be set out for the event.

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: JUNE 23, 2022
PERMIT NO.: SEP22-00075
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GOOD SHEPHERD SUNDAY SERVICE
LOCATION OF EVENT: LINDEN SQUARE
602 NE 70TH STREET
DATE OF EVENT: SUNDAY, AUGUST 28, 2022
TIME OF EVENT: 8:00 AM TO 12:00 PM
EST. ATTENDANCE: 500±

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

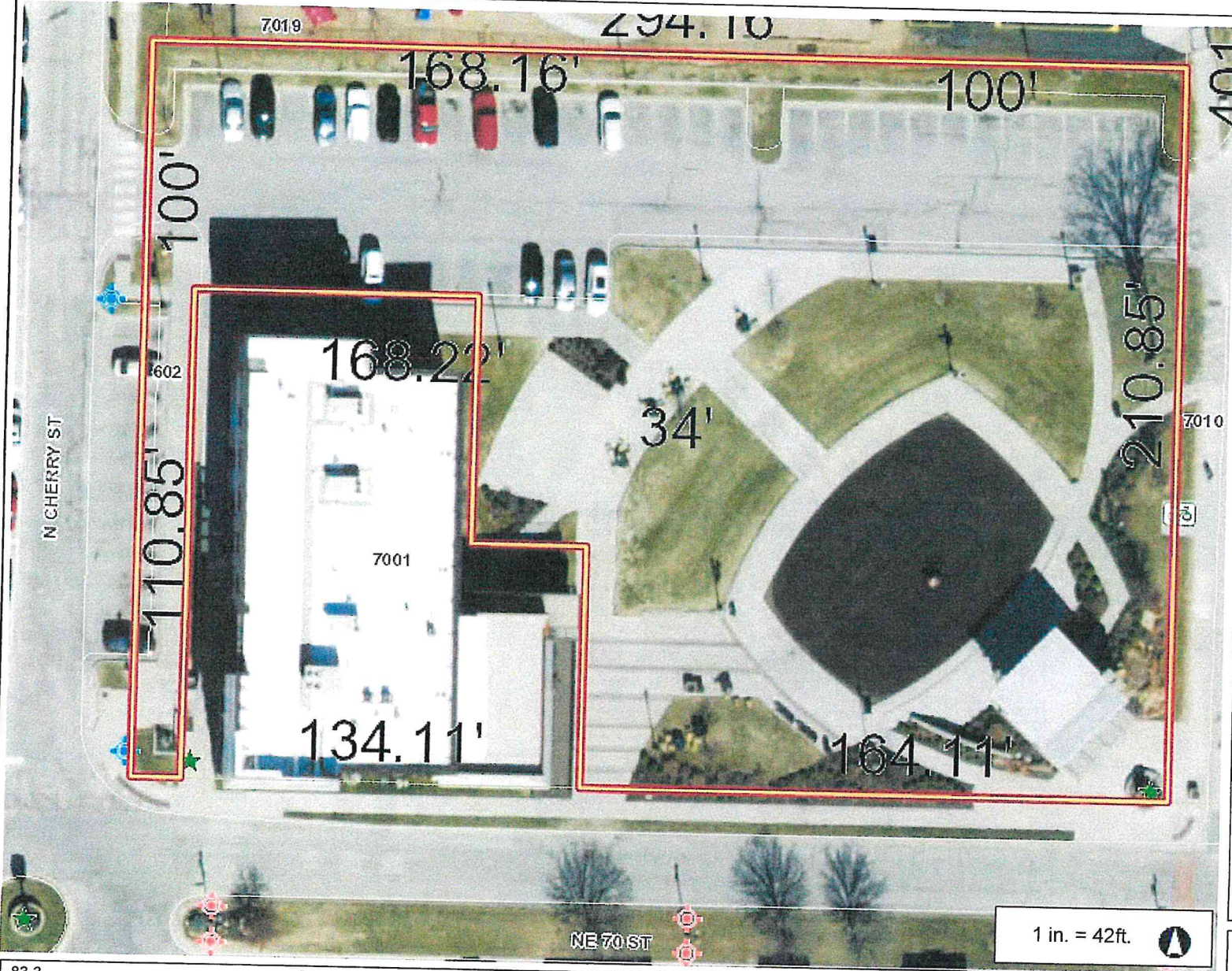
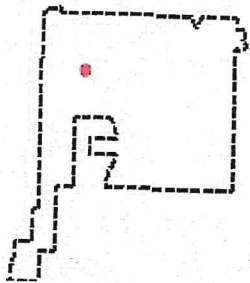
ATTACHMENT(S):

☒ 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
- 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: 6/23/2022

Department: Community Development

Meeting Date Requested: 7/11/2022

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

Subject: Special Event Permit

Background: The Good Shepherd (gsDisc Golf) Church will be hosting the Professional Disc Golf Association (PDGA) Flex Starr (Disc Golf) Tournament at Gladstone's Hobby Hill Park on Sunday July 17, 2022. The event will begin at 12:00 pm and should conclude by 5:00 pm. Temporary signs will be set out for the event.

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: JUNE 23, 2022
PERMIT NO.: SEP22-00074
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: PDGA FLEX STARR TOURNAMENT (DISC GOLF)
LOCATION OF EVENT: HOBBY HILL PARK
7601 N BROADWAY AVENUE
DATE OF EVENT: SUNDAY, JULY 17, 2022
TIME OF EVENT: 12:00 PM TO 5:00 PM
EST. ATTENDANCE: 75±

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

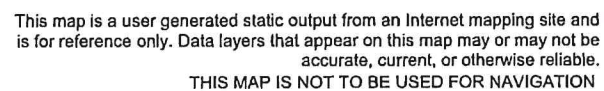
☐ Other _____



Legend

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

Notes



RESOLUTION NO. R-22-32

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH METRO ASPHALT, INCORPORATED, FOR THE 2021 MILL AND OVERLAY PROGRAM PROJECT TP2206 AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$7,844.51.

WHEREAS, work under the contract with Metro Asphalt, Incorporated, for the 2021 Mill and Overlay Program, Project TP2206, has been completed to the satisfaction of the Director of Public Works.

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

THAT, the City Manager of the City of Gladstone, Missouri is hereby authorized to accept work under the contract and make final payment as follows:

Original Contract Amount:	\$ 829,693.70
Change Order(s):	(45,242.94)
Revised Contract Amount:	\$ 784,450.76
Amount Paid to Date:	776,606.25
Total Amount Due Final Pay:	\$ 7,844.51

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF JULY 2022.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-22-32

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/28/2022

Department: Public Works

Meeting Date Requested: 7/11/2022

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

Subject: Final payment approval, 2021 Mill & Overlay Program, Project TP2206

Background: Work has been completed on the referenced project and the contractor, Metro Asphalt, Inc., has made application for final pay.

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

Original Contract Amount:	\$ 829,693.70
Change Order(s):	(45,242.94)
Revised Contract Amount:	\$ 784,450.76
Amount Paid to Date:	776,606.25
Total Amount Due Final Pay:	\$ 7,844.51

Public/Board/Staff Input:

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-22-33

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH SITE RITE CONSTRUCTION COMPANY FOR THE NORTHEAST 76th STREET AND NORTH TRACY STORM DRAINAGE IMPROVEMENTS PROJECT CP2131 AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT \$500.

WHEREAS, work under contract with Site Rite Construction Company for the Northeast 76th Street and North Tracy Storm Drainage Improvements, Project CP2131, has been completed to the satisfaction of the Director of Public Works.

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

THAT, the City Manager of the City of Gladstone, Missouri is hereby authorized to accept work under the contract and make final payment as follows:

Original Contract Amount:	\$ 224,702.06
Change Order(s):	<u>9,458.18</u>
Revised Contract Amount:	\$ 234,160.24
Amount Paid to Date:	<u>233,660.24</u>
Total Amount Due Final Pay:	<u>\$ 500.00</u>

FURTHER, THAT, funds for such purpose are authorized from the Capital Improvements Sales Tax Fund and the Missouri Department of Natural Resources Stormwater Grant Program.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF JULY 2022.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-22-33

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/30/2022

Department: Public Works

Meeting Date Requested: 7/11/2022

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

Subject: Final payment approval, NE 76th and N. Tracy Storm Drainage Improvements, Project CP2131

Background: Work has been completed on the referenced project and the contractor, Site Rite Construction Company, has made application for final pay. Change Orders were the result of relocating an existing water main and an adjustment between plan quantities and field measured quantities.

Budget Discussion: Funds for this contract were budgeted from the Capital Improvements Sales Tax Fund and the Missouri Department of Natural Resources Stormwater Grant Program.

Original Contract Amount:	\$ 224,702.06
Change Order(s):	9,458.18
Revised Contract Amount:	\$ 234,160.24
Amount Paid to Date:	233,660.24
Total Amount Due Final Pay:	\$ 500.00

Public/Board/Staff Input:

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-22-34

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH ACE PIPE CLEANING, INCORPORATED, FOR THE 2021 SEWER CLEANING AND TELEVISIONING PROJECT SP2189 AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$3,438.85.

WHEREAS, work under the contract with Ace Pipe Cleaning, Incorporated, for the 2021 Sewer Cleaning and Televisioning, Project SP2189, has been completed to the satisfaction of the Director of Public Works and the City Engineer.

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

THAT, the City Manager of the City of Gladstone, Missouri is hereby authorized to accept work under the contract and make final payment as follows:

Original Contract Amount:	\$ 81,975.00
Change Order(s):	(13,198.11)
Revised Contract Amount:	\$ 68,776.89
Amount Paid to Date:	65,338.04
Total Amount Due Final Pay:	\$ 3,438.85

FURTHER, funds for such purpose are authorized from the Combined Water and Sewer System Funds.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF JULY 2022.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-22-34

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/6/2022

Department: Public Works

Meeting Date Requested: 7/11/2022

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

Subject: Final payment approval, 2021 Sewer Cleaning and Televising, Project SP2189

Background: Work has been completed on the referenced project and the contractor, Ace Pipe Cleaning, Inc., has made application for final pay. Staff has conducted a final inspection and determined the work to be completed in a satisfactory manner, in accordance with the specifications.

Original Contract Amount:	\$ 81,975.00
Change Order(s):	(13,198.11)
Revised Contract Amount:	\$ 68,776.89
Amount Paid to Date:	65,338.04
Total Amount Due Final Pay:	\$ 3,438.85

Budget Discussion: Funds were budgeted in the amount of \$ 120,000.00 from the CWSS Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$

Public/Board/Staff Input: The project consisted of standard cleaning, root cutting, televising and recording of approximately 35,000 linear feet of small diameter sanitary sewer at various locations throughout the City.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-22-35

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH SUPERIOR BOWEN ASPHALT COMPANY, LLC, IN THE TOTAL AMOUNT NOT TO EXCEED \$1,496,617.20 FOR THE 2022 MILL AND OVERLAY PROGRAM, PROJECT TP2306.

WHEREAS, two proposals were received for the 2022 Mill and Overlay Program Project TP2306, and the proposal of Superior Bowen Asphalt Company, LLC, in the amount of \$1,496,617.20 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 Superior Bowen Asphalt Company, LLC for work as outlined in the contract for a total amount not to exceed \$1,496,617.20.

FURTHER, THAT, funds for such purpose are authorized from the Transportation Sales Tax Fund and The American Rescue Plan Act funding.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF JULY 2022.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-22-35

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/30/2022

Department: Public Works

Meeting Date Requested: 7/11/2022

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

Subject: Contract Award, 2022 Mill and Overlay Program, Project TP2306

Background:

Two bids were received for this project, including Bid Alternates A and B:

Superior Bowen Asphalt Company	\$1,496,617.20
Metro Asphalt, Inc.	\$1,644,647.40

The project consists of approximately 100,000 square yards of milling, 12,500 tons of asphalt and other associated work. Please see the attached memorandum explaining proposed changes to the 2022 street maintenance program due to escalating construction prices.

Budget Discussion: Funds are budgeted in the Transportation Sales Tax Fund and from ARPA funds. Ongoing costs are estimated to be \$ 1,000,000 annually. Previous years' funding was \$800,000. The Engineer's Estimate for the project is \$1,524,294.00.

Public/Board/Staff Input:

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager



***Department of Public Works
Memorandum***

DATE: July 6, 2022

TO: Scott Wingerson, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: Revised 2022 Street Maintenance Program

City staff presented the preliminary street maintenance program earlier this year. Staff noted at that time that construction prices continue to remain volatile due to the COVID-19 pandemic and other world events. Since that time, the price of oil and other raw materials has continued to escalate.

To date, the City has opened bids for both the first phase of the concrete replacement program and the annual mill and overlay program and construction prices have increased in excess of 30% for both projects. As a result, it will be necessary to push the mill and overlay of some streets back one year. Staff is proposing to complete all concrete work on streets presented in the original plan and push the mill and overlay of several streets into 2023. A revised list is attached to this memorandum. Furthermore, approximately \$500,000 is still set aside to complete intermediate maintenance, additional sidewalk repairs, and change orders.

Please contact me if you have any questions.

2022 Mill & Overlay		
Street	From	To
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
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
NE 62nd Ter	N. Flora	N. Highland
N. Main	NW 65th Ter	NW 67th St
NW 65th Ter	N. Main	CDS (West)

2023 Mill & Overlay (Delayed 1 Year)		
Street	From	To
Brooktree Lane	N. Indiana	M-1
N. Troost	NE 68th St	NE 72nd St
N. Flora	N. Normandy	NE Shady Lane
NE 70th St	N. Woodland	CDS (West)
N. Highland Court	NE 70th St	CDS (North)
N. Kranz	NE 70th Ter	NE 72nd St

RESOLUTION NO. R-22-36

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AND FILE PROJECT APPLICATIONS SEEKING WATER AND SEWER INFRASTRUCTURE GRANT FUNDING THROUGH THE COMMUNITY GRANT PROGRAM ADMINISTERED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MODNR).

WHEREAS, the State of Missouri appropriated \$410 million of its American Rescue Plan Act of 2021 (ARPA) funds to invest in water and sewer infrastructure through the community grant program administered by MODNR.

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 and file project applications for the projects listed in attached Exhibit "A"; and

FURTHER, THAT, the City Manager and the City Clerk of the City of Gladstone, Missouri are hereby authorized to furnish such information that MODNR may reasonably request in connection with the applications which are herein authorized, to sign all necessary documents on behalf of the City including resolutions on MODNR's adopted form, to furnish such assurances to MODNR as may be required by law or regulation, and to receive payment on behalf of the City.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF JULY 2022.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk

EXHIBIT “A”

No.	Project Description	Grant Funds	Local Funds	Total Cost
1	Water Treatment Plant Improvements	\$3,950,000	\$1,050,000	\$5,000,000
2	NE 68 th Street and N. Bellefontaine Storm Improvements	\$395,000	\$105,000	\$500,000
3	East Creek Sanitary Sewer Improvements	\$474,000	\$126,000	\$600,000
4	Lead Service Line Inventory	\$158,000	\$42,000	\$200,000



Request for Council Action

RES ☒ #R-22-36

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/1/2022

Department: Public Works

Meeting Date Requested: 7/11/2022

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

Subject: Missouri Department of Natural Resources (MODNR) Water Infrastructure Community Grant Program

Background: Please see attached memorandum.

Budget Discussion:

Public/Board/Staff Input:

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager



Department of Public Works

Memorandum

DATE: July 5, 2022

TO: Scott Wingerson, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: Missouri Department of Natural Resources (MODNR) Water Infrastructure Community Grant Program

The State of Missouri appropriated \$410 million dollars of its American Rescue Plan Act of 2021 (ARPA) funds to invest in water and sewer infrastructure through the community grant program administered by MODNR. The grant categories and the available funding amounts are Drinking Water Infrastructure (\$125 million), Wastewater Infrastructure (\$125 million), Stormwater Infrastructure (\$150 million), and Lead Service Line Inventories (\$10 million). Communities can apply for one project in each category. The maximum grant award for drinking water, wastewater, and stormwater projects is \$5 million and the maximum grant award for lead service line inventories is \$200,000.

For each project category, MODNR has established scoring criteria that takes into account financial need, system reliability, and project status. A project with a local match that exceeds 20% of the project cost will receive additional points. The deadline for project applications is July 14, 2022 and all funds must be obligated by December 31, 2024 and spent by December 31, 2026.

MODNR requires a resolution on its standard form granting the City Manager the authority to submit an application on behalf of the City. The application also requires the City to certify that funds are available for the local match. Future financing cannot be used for the local match, therefore, staff is proposing projects that are either currently funded or can be paid from fund balance.

Staff recommends that the City submit a project application for the following projects:

Water Treatment Plant Improvements

Lamp-Rynearson has completed the Water Treatment Plant Master Plan and has submitted the report to MODNR. The proposed application will include sand filter rehabilitation, lime feed system rehabilitation, primary and secondary basin rehabilitation, a change from gas chlorine to sodium hypochlorite for disinfection, 5-MG reservoir improvements, SCADA upgrades, and electrical improvements. The City is seeking \$3,950,000 in grant funds to combine with

\$1,050,000 in local funds. The local match is available in CWSS fund balance and a reduction in debt service in FY24.

NE 68th Street and N. Bellefontaine Storm Improvements

The proposed project will include bank stabilization and the installation of new curb inlets and pipe at NE 67th Terrace and NE 68th Terrace. The City is seeking \$395,000 in grant funds to combine with \$105,000 in local funds. The local match is programmed in the CIST fund in FY23.

East Creek Sanitary Sewer Improvements

The sanitary sewer in the vicinity of N. Broadway and NE 61st Street surcharges during heavy rains. The proposed project will increase the capacity of the existing sewer in this area and rehabilitate existing sewers in the East Creek watershed as funding allows. The City is seeking \$474,000 in grant funds to combine with \$126,000 in local funds. A total of \$50,000 is budgeted in the CWSS fund for sanitary sewer improvements in FY23 and the remaining \$76,000 is available in fund balance.

Lead Service Line Inventory

Water systems are required to inventory service line materials by October 2024 with an eventual goal of removing all lead service lines from service. The number of lead service lines in Gladstone is expected to be small, however, the City is still required to complete the inventory. The City is seeking \$158,000 in grant funds to combine with \$42,000 in local funds. The local match is available in CWSS fund balance.

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

RESOLUTION NO. R-22-37

A RESOLUTION RATIFYING A TIME AND MATERIALS CONTRACT WITH KISSICK CONSTRUCTION COMPANY IN THE TOTAL AMOUNT NOT TO EXCEED \$100,000 FOR THE 6 NORTHWEST 65th TERRACE EMERGENCY SANITARY SEWER REPLACEMENT PROJECT SP2387.

WHEREAS, the City of Gladstone discovered a collapsed sanitary sewer in the vicinity of 6 Northwest 65th Terrace; and

WHEREAS, staff requested the assistance of Kissick Construction Company to replace approximately 150 feet of 8 inch sanitary sewer on an emergency basis to prevent a sanitary sewer overflow.

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 Kissick Construction Company for work as outlined in the contract for a total amount not to exceed \$100,000.

FURTHER, THAT, funds for such purpose are available from the Combined Waterworks and Sewerage System Funds.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF JULY 2022.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-22-37

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/6/2022

Department: Public Works

Meeting Date Requested: 7/11/2022

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

Subject: 6 NW 65th Terrace Emergency Sanitary Sewer Replacement, Project SP2387

Background: In May 2021, Public Works responded to a surcharged manhole at this address. Staff was able to clear the sewer main, however, a subsequent television inspection confirmed the need for a future point repair. The resident at that time denied access to make the repair since the public main was flowing with no visible issues at that time.

On June 26, 2022, Public Works responded to another callout at this address and the manhole was surcharged again and sewage was bubbling to the surface. Staff was unable to clear the main this time and 2 separate break downs were identified – one of which was located directly underneath an eight-foot private retaining wall. At that time, the City requested the assistance of Kissick Construction Company to replace approximately 150 linear feet of eight-inch sanitary sewer to prevent the discharge of sewage into Hamilton Heights Park. A new manhole was installed to reroute the sewer around the retaining wall. A roof downspout was also found to be improperly attached to the sanitary sewer and has been disconnected. The work is complete with the exception of surface restoration. The estimated cost of the improvements is \$100,000 and Kissick Construction Company is working on a time and material basis.

Budget Discussion: Funds are available in fund balance in the amount of \$100,000 from CWSS.

Public/Board/Staff Input: Staff is requesting that the City Council ratify a time and materials contract with Kissick Construction Company in a total amount not to exceed \$100,000 for replacement of the sanitary sewer and to assist with surface restoration including fence replacement and sod.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-22-38

A RESOLUTION RATIFYING A TIME AND MATERIALS CONTRACT WITH DAVID E. ROSS CONSTRUCTION COMPANY IN THE TOTAL AMOUNT NOT TO EXCEED \$75,000 FOR THE WATER TREATMENT PLANT EAST SECONDARY BASIN EMERGENCY REPAIR PROJECT WP2385.

WHEREAS, the Water Treatment Plant East Secondary Basin is not in service; and

WHEREAS, the Water Treatment Plant East Secondary Basin is a critical component of the treatment process and needs to be repaired in a timely fashion; and

WHEREAS, staff has executed a time and materials contract with David E. Ross Construction Company to make the emergency repair.

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 David E. Ross Construction Company for work as outlined in the contract for a total amount not to exceed \$75,000.

FURTHER, THAT, funds for such purpose are authorized from the Combined Waterworks and Sewerage System Funds.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF JULY 2022.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-22-38

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/1/2022

Department: Public Works

Meeting Date Requested: 7/11/2022

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

Subject: Water Treatment Plant East Secondary Basin Emergency Repair, Project WP2385

Background: The Water Treatment Plant East Secondary Basin is currently not in service. The basin scrapers will not rotate and City staff has been working with Lamp-Rynearson to identify the cause of the failure. It appears that a portion of the basin has dropped approximately 2" causing the scrapers to drag on the basin floor. In order to correct the issue, the bridge and basin middle section will need to be raised to their original position using a large crane and the existing structural steel members need to be reinforced. Due to the specialty nature of the work, staff has requested the assistance of David E. Ross Construction Company. A report from Lamp-Rynearson is attached which includes a sketch of the East Secondary Basin.

The East Secondary Basin is a critical part of the treatment process and needs to be placed back in service in a timely fashion. City staff has executed a time and materials contract with David E. Ross Construction Company in the total amount not to exceed \$75,000 to make the repairs. Work on the basin started this week.

Budget Discussion: Funds are available in fund balance in the amount of \$75,000 from CWSS.

Public/Board/Staff Input: Staff is requesting that the City Council ratify the contract with David E. Ross Construction Company in the total amount not to exceed \$75,000 for the Water Treatment Plant East Secondary Basin Emergency Repair.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager

June 8, 2022

Tim Nebergall
Public Works Director
City of Gladstone
7010 N Holmes
PO Box 10719
Gladstone, Mo 64118

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

Re: East Secondary Clarifier

Dear Mr. Nebergall,

We recently inspected the reference clarifier in response to a failure of the mechanism involving jamming of the muffler ring at the center column. During our inspection, we performed a scan of the clarifier equipment. We have also been in contact with representatives from Ross Construction who also visited the site and made an inspection.

The secondary clarifiers were installed in 1974 and have been in service for nearly fifty years. The clarifier has a diameter of sixty feet. The equipment is supported by a full length bridge consisting of two MC18 x 42.7 channels. All of the clarifier equipment is supported by the bridge. The cone and muffler ring are stationary, and the center column and scrapers rotate within the cone.

Enclosed with this letter is a view of the scan that shows the deflection of the bridge beams, which is approximately 1.5" to 2" at the center of the beams. The measurements from the scan are similar to measurements made by Ross Construction. Our inspection also showed that three of the scrapers have settled to the floor, the cone has deflected at tie-rod locations, and the upper portion of the cone (approximately 12") has badly deteriorated. The scrapers have previously been trimmed in the past to provide clearance at the floor. There are also sump stirrers attached to the bottom of the column that extend into the hopper in the floor. Full access to the hopper is not possible, but it does not appear that the sump stirrers are touching the sides or bottom of the hopper.

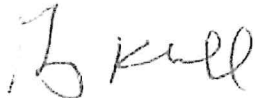
The loads supported by the beams will normally cause the beams to deflect. The measured deflection is roughly equivalent to L/480 to L/360, which would be acceptable for a bridge meant only to provide access. The deflection is excessive for a bridge that supports equipment. Based on catalog information, the center column loading amounts to 44,200 pounds of equipment. The bridge beams by themselves are not capable of supporting such a load. We reached out to Trent Ropp of Ray Lindsey, who handle the WesTech line. WesTech produces what was the U.S. Filter clarifier line. WesTech could not provide design information specific to Gladstone's clarifiers, but was able to tell us that the steel used was likely 36 ksi and that the bridge used a truss design. The attached sketch provides some detail that shows the truss support system. Truss supported equipment dead loads (does not account for live loads) provide a calculated bridge trussed-beam deflection of about 0.62". Full bridge live loads per code could add up to an additional 2.2" of deflection.

It is our opinion that the bridge beams have further deflected over time due to material loss caused by corrosion. There is some minor material loss of the bridge beams at the connections with the cone, but there appears to be significant loss of the truss rods above the water level (see attached photo of the rod just under the bridge beam). As material loss occurred, deflection increased, the scrapers came into contact with the floor, the muffler ring bound at the center column and the drive chain broke. When the muffler ring became bound, the torque on the cone tie rod connections caused the connecting piping and the cone to deflect.

Our recommendation will be to replace the corroded ends of the four truss rods (about a 6' section) while raising the bridge. We are continuing to coordinate with staff and Ross construction to determine the best means to support the bridge during repairs, along with possible additional means of support.

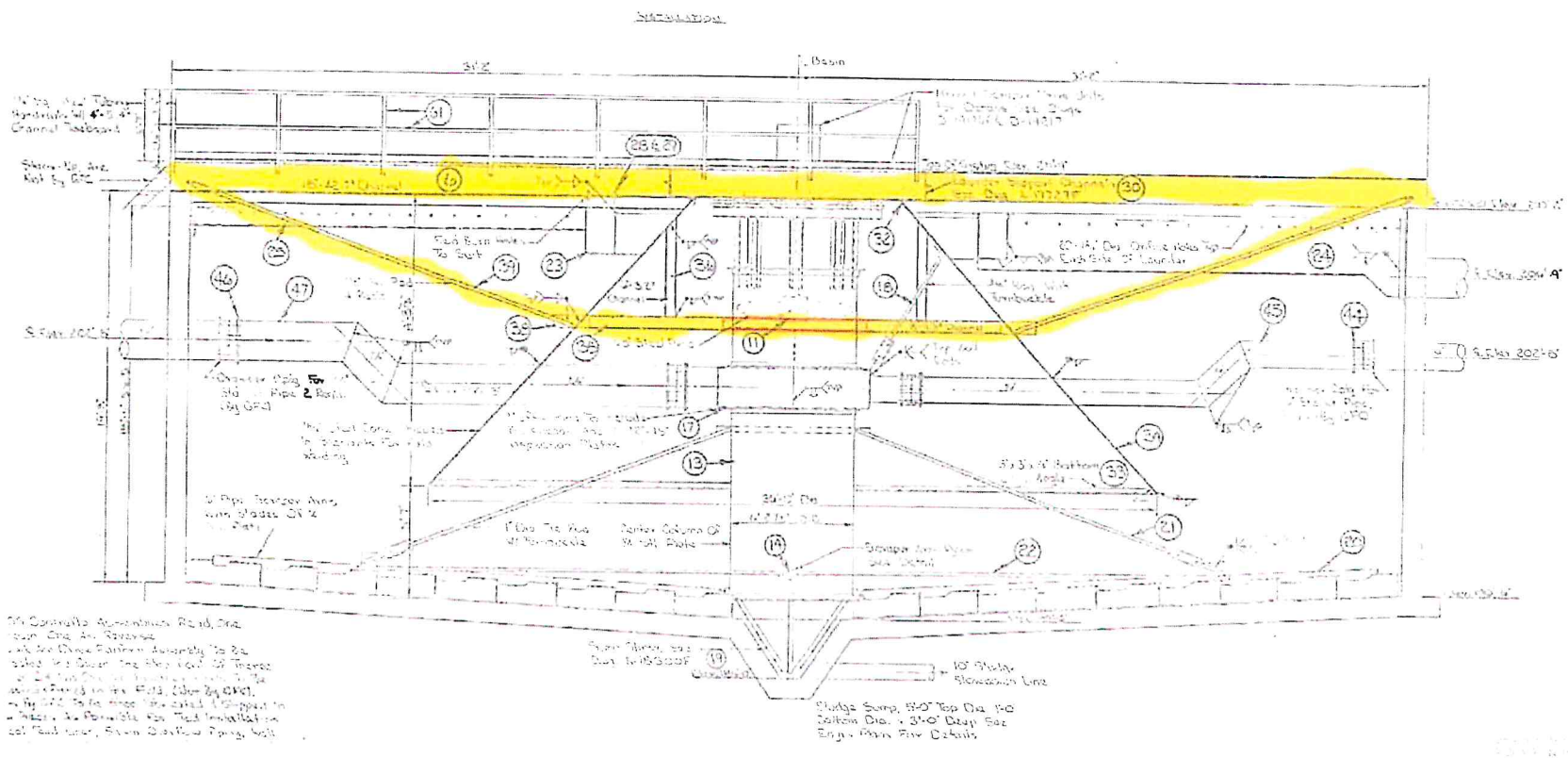
Please call 816 823-7230 or e-mail me at greg.kendall@lamprynearson.com with any questions.

Sincerely

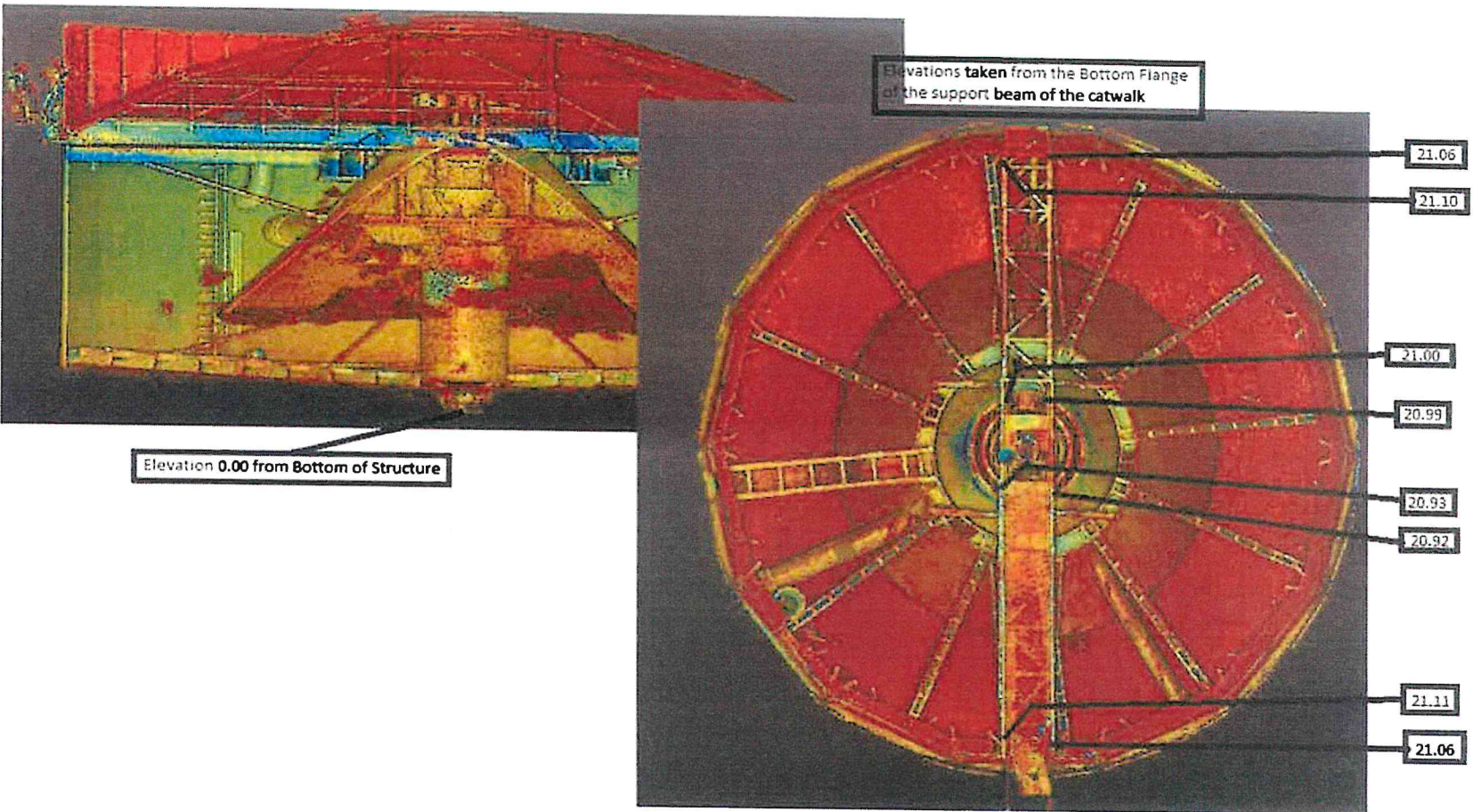
A handwritten signature in black ink, appearing to read "G. Kendall".

Greg Kendall, P.E.

C: Steve Wescott, City of Gladstone
Steve Querry, City of Gladstone
Dan Packard, Packard Engineering







RESOLUTION NO. R-22-39

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ACE PIPE CLEANING, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$86,870.00 FOR THE 2022 SEWER CLEANING AND TELEVISIONING PROJECT SP2389.

WHEREAS, Kansas City, Missouri, awarded a contract to Ace Pipe Cleaning, Incorporated, titled "Industrial High CFM Vacuuming and Power Rodding and Liquid Sludge Waste Hauling" that included cooperative language and pricing; and

WHEREAS, the City of Gladstone wishes to enter into a contract with Ace Pipe Cleaning, Incorporated, for sewer cleaning, televising and related work under the terms and conditions of the Kansas City, Missouri, contract in accordance with Section 67.330, et seq. of the Revised Statutes of Missouri, known as the "State-Local Technical Services Act."

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 Ace Pipe Cleaning, Incorporated, for work as outlined in the contract for a total amount not to exceed \$86,870.00.

FURTHER, THAT, funds for such purpose are authorized from the Combined Waterworks and Sewerage System Funds.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11th DAY OF JULY 2022.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-22-39

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/1/2022

Department: Public Works

Meeting Date Requested: 7/11/2022

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

Subject: Contract Award, 2022 Sewer Cleaning and Televising, Project SP2389

Background: The City of Gladstone cleans approximately 25% of the sanitary sewer collection system (150,000-linear feet) each year using a combination of contractors and in-house staff. Kansas City, Missouri recently awarded a contract to Ace Pipe Cleaning, Incorporated titled "Industrial High CFM Vacuuming and Power Rodding and Liquid Sludge Waste Hauling" that included cooperative language and pricing for sewer cleaning, televising, and related work.

Budget Discussion: Funds are budgeted in the amount of \$120,000 from the CWSS Fund. Ongoing costs are estimated to be \$ 120,000 annually. Previous years' funding was \$120,000.

Public/Board/Staff Input: Staff recommends that the City of Gladstone execute a contract with Ace Pipe Cleaning, Incorporated in the total amount not to exceed \$86,870.00 for this work. The work will be performed under the terms and conditions of the Kansas City, Missouri contract in accordance with Section 67.330, et seq. of the Revised Statutes of Missouri, known as the "State-Local Technical Services Act." The proposed project includes the cleaning and televising of approximately 39,000 linear feet of sanitary sewer.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

SW
City Manager