



**CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, OCTOBER 10, 2022**

The City Council will meet in a Closed Executive Session at 6:50 pm, Monday, October 10, 2022, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021 (1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021 (2) Real Estate, 610.021(3) Personnel, 610.021(9) Employee Groups, and 610.021 (12) Negotiated Contract.

**OPEN STUDY SESSION 7:10 PM**

1. **Big Shoal Farm** - Eugene Suter will present the 2022 Summary of the farm.
2. **2021-2022 City Council Goals Update** – City Manager Wingerson will provide an update to the City Council's 2021-2022 goals.

**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 September 26, 2022, Closed City Council Meeting Minutes.**

6. **Approval of the September 26, 2022, Regular City Council Meeting Minutes.**
7. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*
8. **Communications from the City Council.**
9. **Communications from the City Manager.**

### **REGULAR AGENDA**

10. **RESOLUTION R-22-52** A Resolution authorizing acceptance of work under contract with David E. Ross Construction Company, for the Water Treatment Plant East Secondary Basin Emergency Repair project, and authorizing final payment in the amount of \$10,596.00 for Project WP2385.
11. **RESOLUTION R-22-53** A Resolution authorizing the City Manager to execute a contract with Nationwide Turf Installation, in the total amount not to exceed \$189,614.00 for the Happy Rock Park Trail Replacement; project CP2358C.
12. **Other Business.**
13. **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 October 6, 2022  
Posted at: 12:20 PM



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, SEPTEMBER 26, 2022**

**PRESENT:** Mayor Bill Garnos  
Mayor Pro Tem Jean Moore  
Councilman R.D. Mallams  
Councilmember Tina Spallo  
Councilman Les Smith

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 Garnos** opened the Regular City Council Meeting Monday, September 26, 2022 at 7:32 pm.

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

**Mayor Garnos** stated that all five Councilmembers 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: Carla Gleaton, Dennis Perkins, Jim Zimmerman, Stanley Stoner, 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 September 12, 2022, Closed City Council Meeting Minutes.

**Councilman Mallams moved** to approve the minutes of the September 12, 2022, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, and Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 6. On the Agenda.** Approval of the September 12, 2022, Regular City Council Meeting Minutes.

**Councilman Mallams moved** to approve the minutes of the September 12, 2022, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, and Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 7. On the Agenda.** Communication from the Audience.

Abigail Zdanys 2905 NE 56<sup>th</sup> Terrace, discussed the on-going littering issue and requested that signs be posted indicating no littering and inquired about fines being enforced. She also requested that a city clean-up day be placed on the calendar, preferably the Saturday after Patriot Day.

**Item No. 8. On the Agenda.** Communication from the City Council.

**Councilman Mallams** announced that the Animal Shelter had ten (10) Labrador puppies dropped off that should be able to be adopted in about three weeks.

**Mayor Garnos** reported his attendance at multiple events since the last City Council meeting that included Northland Regional Chamber of Commerce Board of Directors, Parks and Recreation Advisory Board meetings, and the Gladstone Area Chamber of Commerce luncheon that kicked off the Gladfest activities. He also stated that he spoke at the Presidents meeting for Gladstone Home Owners and Neighborhoods Associations. The Mayor expressed his excitement for the dedication of Fire Station Number 2 this week and Gladfest this weekend.

**Item No. 9. On the Agenda.** Communication from the City Manager.

**City Manager Wingerson** announced upcoming events:

- Fire Station Number 2 dedication Thursday, September 29, 2022 at 4:00 pm and is open to the public.
- Gladfest, September 30 through October 2, 2022. He also thanked the volunteers and City staff that were involved.
- Whiskey Fest, October 8, 2022, and tickets could be purchased online and more information is available at the City’s website.
- Rock Creek Meadows has a prescribed burn for the health of the basin this Thursday or Friday, depending on the weather conditions.

**Item No. 10. On the Agenda.** Consent Agenda.

Following the Clerks’ reading:



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

**Councilman Smith** moved to approve **RESOLUTION R-22-50** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2023 Ford Explorer Police Interceptor SUV vehicles for the total purchase amount of \$169,924.00. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Councilman Smith** moved to approve the **Financial Report Two Months Ending August 31, 2022**. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 11. On the Agenda.** **PUBLIC HEARING:** Site Plan Revision at 7510 N. Oak Trafficway.

**Mayor Garnos** opened the Public Hearing at 7:43 pm.

**Community Director Austin Greer** addressed the City Council. He reported that the applicant was requesting a site plan revision to add parking garages, an added amenity to the mixed-use development that was initially approved last year. He presented the staff report for 7510 N. Oak Trafficway and gave the planning specifications of the parking garages.

Director Greer reported that City Staff recommended the following conditions, if the City Council chose to approve the project request:

1. All development signage shall comply with approved City standards.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Tractor trailers shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
4. Disabled vehicles shall not be stored on site.
5. No items shall be stored on resident balconies.
6. Residents of the development shall not store personal or company trailers on the development site.
7. Provide outdoor bike racks within the development area to serve residents of the development.
8. Entry points of buildings shall be secured twenty-four hours/seven days of the week year round.
9. Dumpster/storage areas shall be enclosed on four (4) sides with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between 7:00 a.m. to 10:00 p.m.
10. A fire sprinkler system shall be installed and comply with the 2018 International Fire Code standards.

**Director Greer** concluded his presentation and stated that he would represent the developer and answer any questions the City Council may have. He confirmed that they would all be single car garages and that the planning commission approved it.

There was no one in favor or opposed to the site Plan Revision at 7510 N. Oak Trafficway.

**Mayor Garnos** closed the Public Hearing at 7:47 pm.

**Item No. 12. On the Agenda. FIRST READING BILL NO. 22-34** An Ordinance approving a Site Plan Revision for Property at 7510 N. Oak Trafficway.

**Councilman Mallams** moved **Bill No. 22-34** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

**Councilman Mallams** moved to accept the first reading of **Bill No. 22-34**, waive the rule and place the bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

**Councilman Mallams** moved to accept the Second and Final Reading of **Bill No. 22-34** and enact the Bill as **Ordinance 4.611**. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 13. On the Agenda. CONSIDER BUILDING PERMIT**

**Councilmember Spallo** moved to approve the building permit for 7510 N. Oak Trafficway. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 14. On the Agenda. PUBLIC HEARING:** Fixing the annual rate of levy for the 2022 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

**Mayor Garnos** opened the Public Hearing at 7:49 pm.

Finance Director Dominic Accurso addressed the City Council. Director Accurso reported the presentation would be the public hearing for fixing the annual rate of levy for the 2022 real estate and personal property tax. He emphasized that it was only the city’s portion of property tax and didn’t include the school district, County Services, or any other taxing jurisdictions.

Director Accurso explained the process and that the original numbers were based on information from June, which was a preliminary valuation. The final valuations were received in early September. (PowerPoint presentation attached). The State Auditor approved the levy for real residential property at 0.7510, real agricultural at 0.4760, and real commercial property at 0.7290. The rate for personal property is 0.9290. Total real and personal property revenue (unaudited) for 2022 in the City of Gladstone was \$3,460.255 and the projected 2023 budgeted revenue is \$3,572.00. Mr. Accurso completed his presentation and offered to answer questions.

There was no one in favor or opposed to the annual rate of levy.

**Mayor Garnos** closed the Public Hearing at 7:55 pm.

**Item No. 15. On the Agenda.** **FIRST READING BILL NO. 22-35** An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of levy for the 2022 Real Estate and Personal Property Taxes within the corporate limits of the City of Gladstone, Missouri.

**Councilmember Spallo** moved **Bill No. 22-35** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

**Councilmember Spallo** moved to accept the first reading of **Bill No. 22-35**, waive the rule and place the bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

**Councilmember Spallo** moved to accept the Second and Final Reading of **Bill No. 22-35** and enact the Bill as **Ordinance 4.612**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 16. On the Agenda.** **FIRST READING BILL NO. 22-36** An Ordinance authorizing the City Manager to enter into an Agreement with Clay County, Missouri and the City of Liberty, Missouri for the co-location of Public Safety Answering Points.

**Councilman Smith** moved **Bill No. 22-36** be placed on its First Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

**Councilman Smith** moved to accept the first reading of **Bill No. 22-36**, waive the rule and place the bill on its Second and Final Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

**Councilman Smith** moved to accept the Second and Final Reading of **Bill No. 22-36** and enact the Bill as **Ordinance 4.613**. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 17. On the Agenda.** **RESOLUTION R-22-51** A Resolution authorizing the City Manager to execute an agreement with Xybix Systems, Incorporated, for the purchase of eleven (11) dispatch consoles and associated furniture for the co-located Emergency Services Communications Center in the amount of \$257,845.81.

**Mayor Pro Tem Moore** moved to adopt **RESOLUTION R-22-51** A Resolution authorizing the City Manager to execute an agreement with Xybix Systems, Incorporated, for the purchase of eleven (11) dispatch consoles and associated furniture for the co-located Emergency Services Communications Center in the amount of \$257,845.81. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 18. On the Agenda.** Other Business.

**Councilman Mallams** made a motion to reconvene Closed City Council meeting pursuant to RSMo. Open Meeting Act Exception 610.021(1) for 610.021(3) Personnel. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0).

**Item No. 19. On the Agenda.** Adjournment.

**Mayor Garnos** adjourned the September 26, 2022, Regular City Council meeting at 8:03 pm.

Respectfully submitted:

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Kris Keller, City Clerk

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

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

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Bill Garnos, Mayor





## 2022 Summary

### Overview

- ▶ 4.5 Acres of Sweet Corn
- ▶ 1.25 Acres of Sunflowers
- ▶ 1.25 Acres of Pumpkins





## Highlights

- Additional exposure for Gladstone, Farmers Market and the Atkins-Johnson Museum
- Gladstone space for Ag Education
  - ❑ Over 200 school kids and adults visited for in-field sessions on crops
- Provided employment for 19 4H and other high school kids
- Generated income for Gladstone and the Friends of the Atkins-Johnson Farm and Museum



## Produce Grown

- 527 Bushels of Sweet Corn...2,634 dozen  
(Donated another 237 dozen, to Harvesters, After the Harvest, Synergy Services and the Fire Stations)
- 300+ Bouquets of Sunflowers



## Financial Overview

➤ Total Income	\$24,855.96
➤ Growing Expenses	\$ 9,875.82
➤ Labor Costs	\$ 9,467.00
➤ Net Income	\$ 5,513.14

## Citizen's Served

- ▶ Sweet Corn
  - ▶ 2,800 + Customers purchased sweet corn
  - ▶ 205 Dozen ears were donated to After the Harvest, Harvester's and Synergy Services serving over 1,000 people
  - ▶ 40 Firefighters were provided sweet corn for their kitchens
  - ▶ 40 Gladstone employees were provided sweet corn
- ▶ Sunflowers
  - ▶ 340 + Customers purchased sunflowers
  - ▶ Hundreds more visited the field

## Issues

Dry weather and heat in June/July decimated the pumpkins to the extent that we didn't have a crop

The Sunflower Festival generated over \$1000 of sunflower sales.  
Additional sunflowers would be available for sale if we could identify and support more sales options.

An enclosed all-season structure would provide the opportunity for additional programming

## 3 Year Summary

1. Food produced in 3 years: more than 8,000 dozen corn, more than 8,000 pumpkins (in 2 years), over \$10,000 of sunflowers
2. Revenues generated: over \$70,000, with net profits of more than \$10,000
3. Students visiting for programming: over 800
4. Adults attending programming: over 200
5. Teen jobs: more than 60 with over \$25,000 paid in wages
6. Customers served: almost 10,000
7. Nonprofits served: 6, who shared the produce with hundreds of their clients/program participants

Note: The NKCS System is already asking to set program dates for 2023.





Questions?



## *Department of General Administration*

### *Memorandum SCW22-14*

**TO:** Mayor Bill Garnos  
Mayor Pro Tem Jean Moore  
Councilman R.D. Mallams  
Councilmember Tina Spallo  
Councilman Les Smith

**FROM:** Scott Wingerson, City Manager *Scott*

**DATE:** October 6, 2022

**SUBJECT:** 2022 City Council Goals Progress Report

Please find the following update on 2022 City Council goals. This update attempts to highlight primary efforts toward each goal and serve as a starting point for the upcoming goal setting session.

- 1) Keep Gladstone as a safe place with a focus on crime reduction, traffic enforcement, and the recruitment and retention of high quality police officers, firefighters, and EMS personnel.**

The emergency services function has undergone significant transition this year.

First, the entire Police Department command staff has been replaced and have made significant strides in establishing a culture of support and accountability. While there has been difficulty associated with the change, the Department is well on its way to becoming the pride of the metropolitan area.

Second, a draft reporting chart was provided to the City Council for consideration. This chart will be completed and distributed to the Council on a quarterly basis. Conceptually modeled after the monthly financial report, the crime report attempts to share the objective numbers as a comparison point and through a narrative, seek to highlight causes or next enforcement steps for significant increases or decreases. During our peak vacancy period, PD prioritized response to calls for service and criminal investigations as they are the basic functions of the police department. While the crime report does not show a dramatic increase in overall crime, traffic enforcement activity is down due to personnel turnover.

In June, 2022 the City Council approved a budget that contained significant wage adjustments for specific benchmark positions. This adjustment is paying dividends by enhancing retention and providing the opportunity to hire high quality personnel.

	Budgeted Positions	Peak Vacancy	Current Vacancy
Commissioned Officers	48	14	3
Communication Officers	9	4	0
Animal Control Officers	3	2	0
Firefighters	39	10	2

We look forward to enhanced personnel stability due to leadership, agency culture and appropriate wages. This will allow us to continue to keep Gladstone as a safe place to live, work, or visit.

**2) Continue implementation of parks, cultural arts, facilities, streets, sidewalks, stormwater, distribution and production of water systems, and comprehensive master plans.**

Parks improvements include an update to the Community Center fitness floor, new banquet room carpet, and new leisure pool decking. Additionally, a major update to the outdoor pool was completed including renovation of restrooms and the creation of a party room and additional shade structures. The outdoor pool hosted nearly 40,000 visitors this season. Through ARPA funding, replacement of the softball complex play structure, Oak Grove Park shelters, and Happy Rock Trail replacement are in progress.

Cultural Arts programming continues to rebound from the pandemic. Crowds at Linden Square, F.A.D., and Theater in the Park approach pre-Covid attendance figures.

Three projects highlight facility improvements. First, Fire Station No. 2 is approaching completion. This project added sleeping rooms, shower rooms, a community room, and renovated the existing parts of the station. Second, the Police HQ project is underway. Expected completion of this project is Fall 2023. Thank you to emergency services personnel who remained flexible during construction.

Finally, staff applied for Federal Funding to replace the HVAC at the natatorium. This work is estimated at \$3.5 million. We hope to hear the status of this request by the end of 2022.

The second phase of the Rock Creek Greenway Trail (behind Early Education Center) was completed. Design of the Linden Connector Trail is planned for 2023 and Federal funding has been secured for the next phase of the Vivion Road Trail.

Funding for streets and sidewalks continues to be a priority. Approximately \$1.4 million was spent last year to rehabilitate about 22 lane miles of City streets. This year's program was enhanced by ARPA funding and will approach \$2 million. The focus of the program is N. Oak, NE 72<sup>nd</sup> Street, and residential collector streets. Additionally, the NE 76<sup>th</sup> street project has been completed along with a new traffic signal at 72<sup>nd</sup> and Troost.

The N. Tracy stormwater project was completed. This project was necessary to accommodate the improvements at NE 76<sup>th</sup> Street. Stormwater improvements in the Carriage Commons neighborhood improved safety and resulted in reduced flood insurance premiums for several residents.

The City replaced over 7000 feet of water mains at a cost of \$1.1 million with another 9000 feet planned for replacement this year. Funding by the CWSS fund and ARPA, this effort is designed to reduce the frequency of breaks and improve system reliability.

The Water Treatment Master Plan was presented to the City Council. Staff is developing a financing proposal for Council consideration in early 2023. This document has also been approved by MoDNR.

Development of a new comprehensive plan has been underway for more than a year. This high level plan contains a significant public engagement component. Draft plans will be presented to the Planning Commission and City Council in Fall 2022 with adoption anticipated by the end of 2022.

**3) Continue commitment to downtown and commercial corridors through effective and innovative development and redevelopment strategies.** Projects in various stages of completion include:

- Fairfield Inn & Suites by Marriott
- Parkside at Hobby Hill – Multifamily & Commercial Mixed-Use Project
- North Eagle
- Eye Center of Gladstone
- Davita Dialysis
- North Kansas City Early Education Center
- Fire Station No. 2
- Police HQ
- Gladstone Foods
- Olympic Carwash
- Van Chevrolet
- Gladstone Dodge, Jeep, & Ram

Projects being contemplated for 2023/2024 include a second hotel, medical user, townhomes, condominiums, and retail.



The City was awarded \$4.3 million to be used on improvements to N. Oak from 69<sup>th</sup> Street to 72<sup>nd</sup> Street. City staff published a Request for Proposal (RFP) for the complete streets plan completed by Confluence in 2020 which helped establish a vision for integrating new pedestrian and multimodal facilities into the North Oak Corridor and Downtown Gladstone area. Currently, city staff is reviewing those proposals. The Road District has confirmed that they will assist with the City's local match.

#### **4) Prioritize proactive residential and commercial code enforcement.**

Continuing to keep education in mind, city staff includes code enforcement articles in the Gladstone Magazine in an effort to help inform the public and increase compliance. Additionally, educational flyers are sent to those that receive compliance notifications whether that be residential and/or commercial. Staff continues to meet with various HOA's and NHO's to educate them on the city's process for property maintenance and nuisance violations.

City staff also places nuisance violation signs on both residential and commercial properties when violations are found.

While the city has an aggressive code compliance function, some residents choose to become repeat offenders. Specifically, tall grass, weeds, rubbish, and garbage. Residents receive a warning for the first offense. On the second offense, the city takes action using a contractor. The city's contractor abates the property and a charge is assessed to the property owner. In addition to the contractor's portion of the bill, the Community Development Department adds a \$150 administrative fee.

An example of an average bill for abating a property that has tall grass/weeds can be \$350.

- \$200 for the contractor's work
- \$150 Administrative Fee

Historical trends of abatement costs by the city:

July 1, 2022 to June 30, 2023 – Forecasted abatement costs \$80,000 +  
July 1, 2021 to June 30, 2022 – Abatement costs are \$75,979.00  
July 1, 2020 to June 30, 2021 – Abatement costs are \$39,252.00  
July 1, 2019 to June 30, 2020 – Abatement costs are \$33,430.00  
July 1, 2018 to June 30, 2019 – Abatement costs are \$9,460.00

The City of Gladstone recovers over 90% of these abatement costs.

Community Development used the code enforcement and dangerous building process for 3000 NE 76<sup>th</sup> St. The ownership of this property is challenging the decision and the city's legal team is working through the process with the courts.

Staff continues to provide opportunities that support the residential and commercial code enforcement programs including year-round operation of the regional yard waste recycling facility, hosting the annual spring beautification event, and participation in the MARC Household Hazardous Waste Program.

**5) Prioritize infrastructure for neighborhood revitalization to meet the needs of our residents, encourage quality residential density and homeowner investment to pressure and increase housing values.**

Investment in infrastructure has been discussed above. Residential construction permits indicate investment of \$16,212,157.00 in our residential structures and fees collected are \$221,547.00

We continue to recruit high quality developments such as Parkside at Hobby Hill. This project is helping redevelop dilapidated properties along N. Oak Trafficway and 76<sup>th</sup> Street. This \$30,000,000 development is under construction and should be open for residents in 2023. As recommended in the Comprehensive Plan we have begun the process of recruiting developers that specialize in medium density residential projects.

The Economic Development team is currently having conversations with developers and builders in regard to the city-owned properties on 69<sup>th</sup> Street adjacent to the Community Center for townhomes or condos.

The Economic Development team is currently working with Caliber Incorporated from Ankeny, Iowa on their proposed townhome development on the vacant 6 acres located west of the Sonic on N. Oak Trafficway. The developer anticipates this project to be a \$20,000,000 investment with approximately 88 to 94 townhomes for rent.

The benefits of investing in public infrastructure include: promoting economic investment in the local community including job retention and creation; promoting reinvestment in private property and a related increase in property values; improves the reliability of services such as the delivery of drinking water and fire protection and; serves to support aesthetic, safe, and healthy neighborhoods.

**6) Create a long-term development and programming plan for Atkins-Johnson Farm and Museum to make it sustainable.**

First, staff recommends the city complete a formal master plan for growth, as a similar plan has not been done since 2016. While the 2016 plan does have some projects still being implemented, many more of the projects have been completed. More importantly, the museum had only been open for three years at the time. The Atkins-Johnson Farm and Museum has now been in operation for nine years, and it has grown significantly in this time both in terms of scale with operations under the entire Big Shoal Heritage Area umbrella, community involvement and engagement, and current operations on site. A new master plan with an updated view of where the site stands today would allow the city, community partners, and the Friends of the Atkins-Johnson Farm and Museum to better direct efforts for the site's continued growth. As we move

into the tenth year of operation in 2023, the timing could not be better to reflect on the site's future.

The largest ongoing project with the potential for growth in revenue, community engagement, museum collections, and programming is the Barn Project. This plan to build a prefabricated structure with the exterior appearance of a barn and with a large, open multi-use space, an office, additional storage, and ideally a small catering kitchen and indoor bathroom. Current funding levels do not allow for this type of facility to be developed.

In terms of revenue, the largest source of growth this space would allow is through rentals. This space could be rented out for weddings, receptions, and other events such as corporate retreats, scout events, and more. The museum already gets some requests for these types of events, but there are limits on the potential for growth because of the lack of indoor space. Specifically, the city could charge a lot more and would get more requests with a more desirable space. With an indoor space it creates more versatility, easier planning, and has a built-in option for bad weather – something that is very important in event planning (particularly for weddings - which has the most income potential). Rather than \$200 for the day with the potential for additional fees, comparable venues between \$1,500 - \$5,000+ depending on venue size, how much is offered by the venue, and schedule (prime season vs. off season, increased costs on weekends, etc.). Even if the site only booked ten weddings at \$2,500 each/year – below average for a venue site – it would still increase the annual income by \$25,000 a year.

The Barn Project would also serve as a safe-guard and a way to increase capacity sizes for pre-existing programming, including some of the site's most popular programming such as the Afternoon Tea and Storytime on the Farm. The barn creates a built-in weather plan, staging area, storage area, and hopefully a catering kitchen as well that would drastically increase capacity and potential offerings for the site. It would also allow the lectures on the farm grow and become a proper lecture series, which is both an interest and financial booster for many other historic sites. In addition to the city's programming, it could also be hugely beneficial to the city's community partners who currently or in the future might utilize the property. For instance, on days where there was not a conflict in schedule, the Friends of the Atkins-Johnson Farm and Museum and Gladstone Farmer's Market would both be able to utilize the space in case of severe weather as well.

Increased storage in the facility would allow for increased collections space. While the museum does have some storage in the current facility, it is very limited and the climate control in the storage room is not ideal according to best standards of care. Increasing storage space and creating an up-to-date facility for the most sensitive items to be stored would allow for increased acquisitions. In a museum setting, this ability is essential as it allows the creation of new, engaging exhibits that might need these items to complete them, fosters care in the community (artifact donors are proven to maintain higher levels of engagement on average with a facility and often become financial donors), and allows the museum to serve its goal of preserving the history of this area.

Second, the Big Shoal Cemetery shows a lot of room for growth. Community engagement with the site is high, as proven by the amount of people who try to get into the limited cemetery tour spots, engage with social media post about the cemetery, choose it as a field trip option, and

show up for decoration events such as Memorial Day and Christmas every year. We also get a good bit of more passive interest with people who walk through the cemetery on a daily basis or museum visitors who consistently do not mind the quarter mile walk it takes to tour the cemetery too. Current offerings related to the cemetery are limited. In order to maximize community engagement, more cemetery-specific programming could be introduced. Options for this could include increasing cemetery tour offerings (with a different tour, as the Candlelight Tour requires significant volunteer cooperation), increasing self-guided tour offerings through signage or an app, getting a historical marker for the cemetery or for one of the buried there, or working with the community for volunteer clean up days/landscaping.

Outside of the more historic-based programming, the Big Shoal Farm has also been a huge recent boom for growing interest in the farm. While the farm is run more by the Friends of the Atkins-Johnson Farm and Museum, the notable increase of community engagement since crop sales began in 2019 does suggest the city should continue its support. There has been a trackable increase in the number of visitors inside of the museum during crop sales – many of who come back after discovering what all is offered on site, many children have been introduced to the site through farm-specific programming and field trips, and the revenue generated by crop sales has the potential to help fund major projects for the farm. In 2022, the Friends board voted to give \$5,000 to help rebuild the bridges onsite and \$50,000 for the barn project when it is time for construction to start, in no small part based on their increased available funds after crop sales began. This year in particular, the new Big Shoal Farm Sunflower Field Festival was a huge success. In its first year, it had over 500 people and over 1/5 of those toured the museum while on the property – a record breaking day for the sunflower fields. As we move in to 2023 and beyond, the success of the Big Shoal Farm Sunflower Field Festival shows that increasing farm-specific programming has the potential to benefit the property as a whole. In 2023, the festival is expected to repeat and grow, and the Big Shoal Farm Pumpkin Field Festival will be introduced as well.

Third, increasing youth-specific engagement projects is also a priority. In addition to educational benefits, community engagement at historic sites focused on working with children is proven to foster greater understanding and appreciation of local history, introduce them to diverse cultures and viewpoints, bolster local preservation and tourism movements, and building stronger community ties. In actionable terms, as these children grow into adults they are consistently more engaged with politics, volunteer in the community, work with preservation movements, more likely to serve on community boards, and are more engaged with diverse populations as adults. The Atkins-Johnson Farm and Museum already does some specific youth-based programming including field trips, 4-H Mini Day Camps, Children's Garden Day, and one-off events such as volunteer days with Scouts or the Atkins-Johnson Through the Eyes of Young Artist exhibit.

To build engagement with youth in the community, there are several things the museum could do. Starting in Spring of 2022, a new field trip program that allowed an entire middle school grade level in both the North Kansas City and Liberty School district was successfully implemented. This program can now be marketed and expanded, although movement prior to the implementation of the barn project will have to be limited as the current system requires the majority of the children to be outside without an alternate plan in case of severe weather.



However, even limited, this plan does have significant value for growth as it deepens connections with the local school district, has the potential to dramatically increase visitation, and will increase revenue as a \$3 per student fee is charged on field trips.

Another avenue that could be followed would be deepening pre-existing partnerships with local youth groups such as 4-H, scouts, or school clubs that have worked with the museum on singular events. Particularly when working with high school age students, these types of partnerships have proven levels of success. As operations continue to expand, volunteers need to grow alongside it. Working with youth groups serves the dual purpose of education and closing the volunteer gap that can exist. An alternative to this plan could be creating a youth-based volunteer group specifically for Big Shoal Heritage Area, which current museum staff is qualified for and has previously worked with at other sites. Site-specific groups do lead to higher levels of engagement and are often a great resource for assisting in fundraising efforts. However, they also require a lot a lot of staff time and resources so for the time being this might be best to keep in mind as a plan for the future when staff time and resources are more readily available.

The Museum could also increase the offered youth-based programming. An example of a new program is Historic Day Camps at the Farm, which would be taught in partnership with a new contractor recently introduced. Based on other offerings and what would work well for the site, a half-day, one-week camp could be arranged in the summer. This would also be a revenue boost, as similar camps in the Kansas City Area make around \$3,000 per session.

Finally, as the museum moves into its tenth year, it is time to consider evaluating, updating, and adding to permanent exhibits. Exhibits in the museum were completed at different times with different levels of funding, different goals, and different aesthetic approaches, as is common when opening a new museum. To create a more cohesive appearance and narrative for visitors, staff should complete a detailed evaluation of the exhibits in their current state and update where needed. In addition to the visual and narrative benefits, updating exhibits – when marketed correctly – can be a great way to increase visitors and get people re-engaged with what all is going on at our site. Simply put, visitors like to come back to a site when they know they'll see something new, and updating permanent exhibits can often be more exciting because there is more to see and it is rarer.

#### **7) Develop a branding strategy to effectively promote Gladstone.**

This effort has evolved into a discussion of the City seal. Staff is currently considering processes to help facilitate the project moving forward.

#### **8) Promote diversity, equity, and inclusion in all that we do to continue to be a welcoming city to everyone.**

This focus included common dimensions of diversity including but not limited to age, disability, ethnicity/national origin, family status, sex, gender, generation, life experiences, race/religion and veteran status. In Fire from 2020 to present, staff increased the female/male ratio from 18% to 27%. In Police from 2020 to present, we increased the female/male ratio from 17% to 22% while increasing the number of minority groups represented.

Over the last year, staff worked with two employees who intended to transition from one gender to another. Individual plans were established to support and govern the actions of the city and the employee which included provisions such as dress code, ID changes, pronoun usage, facilities usage, appropriate norms of conduct for city employees and education.

Staff also completed a variety of diversity, equity and inclusion type training by department through both in-person training, webinars, and 15 to 20 minute short videos. For example, in 2021 Public Safety completed full-day classroom training Discovering Our Bias – How to Mitigate the Effects of Implicit Bias.

Additionally, MPR Online University offered web-based programs designed specifically for public entities. More than 50 of the courses offered qualify for Missouri POST certified law enforcement raining credit. Courses are available anytime, from any computer with internet access and are typically 1 or 2 hour programs. Topics include:

- Diversity in the Workplace
- Racial Profiling for Missouri
- Shaping an Ethical Workplace Culture
- Community Policing
- The LBGTQ Community

Police Legal Science training provided POST hours to law enforcement officers. In 2021 and 2022, this required training included:

- Diverse Communities/Bias Prevention
- Biased-Based/Racial Profiling/Fair and Impartial Policing
- Implicit Bias
- Ethics

Over the past year, Streamery, a new provider, was added as another training structure which offers a comprehensive library of training videos on-demand. The platform houses hundreds of short 15 to 20 minute safety videos based on various topics such as:

- Diversity in the Workplace for Managers and Supervisors
- Preventing Workplace Discrimination for Employees
- Preventing Workplace Discrimination for Managers and Supervisors
- Preventing Harassment in the Workplace
- Creating a Positive Workplace (both for the office and industrial)

Thank you for your consideration of this material. If you should have any questions or desire additional information please advise.

Encl

## RESOLUTION NO. R-22-52

**A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH DAVID E. ROSS CONSTRUCTION COMPANY, FOR THE WATER TREATMENT PLANT EAST SECONDARY BASIN EMERGENCY REPAIR PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$10,596.00 FOR PROJECT WP2385.**

**WHEREAS**, work under the contract with David E. Ross Construction Company for the Water Treatment Plant East Secondary Basin Emergency Repair project, Project WP2385, 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:	\$ 75,000.00
Change Order(s):	9,884.00
Revised Contract Amount:	\$ 84,884.00
Amount Paid to Date:	74,288.00
<b>Total Amount Due Final Pay:</b>	<b>\$ 10,596.00</b>

**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 10TH DAY OF OCTOBER 2022.**

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

ATTEST:

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



## *Request for Council Action*

RES ☒ # R-22-52

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 9/29/2022

Department: Public Works

Meeting Date Requested: 10/10/2022

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

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

Background: Work has been completed on the referenced project and the contractor, David E. Ross Construction Company, has made application for final pay. The change order was the result of time and material work performed exceeding the original contract amount.

Budget Discussion: Funds for this contract were budgeted from the Combined Waterworks and Sewerage System Funds.

Original Contract Amount:	\$ 75,000.00
Change Order(s):	9,884.00
Revised Contract Amount:	\$ 84,884.00
Amount Paid to Date:	74,288.00
<b>Total Amount Due Final Pay:</b>	<b>\$ 10,596.00</b>

Public/Board/Staff Input:

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

Timothy A. Nebergall  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager



**RESOLUTION R-22-53**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH NATIONWIDE TURF INSTALLATION, IN THE TOTAL AMOUNT NOT TO EXCEED \$189,614.00 FOR THE HAPPY ROCK PARK TRAIL REPLACEMENT; PROJECT CP2358C.**

**WHEREAS**, seven proposals were received for the Happy Rock Park Trail Replacement, and the proposal from Nationwide Turf Installation, in the amount of \$189,614.00 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 Nationwide Turf Installation, for work as outlined in the agreement for a total amount not to exceed \$189,614.00.

**FURTHER, THAT**, funds for such purpose are authorized from the American Rescue Plan Act.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF OCTOBER, 2022.**

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

ATTEST:

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



## *Request for Council Action*

RES ☒ # R-22-53

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/4/2022

Department: Public Works

Meeting Date Requested: 10/10/2022

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

Subject: Contract Award, Project CP2358C, Happy Rock Park Trail Replacement

Background:

Seven bids were received for this project:

Nationwide Turf Installation	\$189,614.00
McConnell & Associates	\$222,756.00
Phillips Paving Co. Inc.	\$226,300.00
Primetime Contracting Corporation	\$262,700.00
Gunter Construction Company	\$270,150.00
Blue Moon Hauling & Excavating	\$315,775.00
Legacy Underground Construction	\$325,434.00

The project consists of the removal of approximately 1,800 linear feet of existing 8-foot asphalt trail and the installation of approximately 1,800 linear feet of new 10-foot wide concrete trail and other associated work.

Budget Discussion: Funds are budgeted in the amount of \$200,000 from ARPA funds. Ongoing costs are estimated to be \$ 500 annually. Previous years' funding was \$0.00. The Engineer's Estimate for the project was \$198,000.

Public/Board/Staff Input: Nationwide Turf Installation is a company based in Valles Mines, MO and has been in business for 12 years. The company's background is in athletic fields and related work including concrete installation. The company has concrete crews based in Kansas City. Staff has conducted a reference check and found all respondents to be very complimentary of their experiences with Nationwide Turf Installation.

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

Timothy A. Nebergall  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager