



**CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, DECEMBER 12, 2022**

The City Council will meet in a Closed Executive Session at 6:45 pm, Monday, December 12, 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 7:00 PM**

1. Co-located Emergency Services Dispatch Center tour.
2. 2022 Fiscal Year Audit Presentation.

**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 November 28, 2022, Closed City Council Meeting Minutes.

6. **Approval of the November 28, 2022, Regular City Council Meeting Minutes.**
7. **RECOGNITION:** Donation Presentation by the Episcopal Church of the Good Shepherd for the planting of trees in city parks.
8. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*
9. **Communications from the City Council.**
  - Board and Commission Appointments.
10. **Communications from the City Manager.**
11. **CONSENT AGENDA**

**CONSIDER BUILDING PERMIT:** Saint Andrews Catholic Church, 6415 NE Antioch Road.

**RESOLUTION R-22-63** A Resolution authorizing Change Order No. 2 in the amount of \$54,643.95 to the contract with Nationwide Turf Installation, for the Happy Rock Park Trail Replacement Project CP2358C.

## **REGULAR AGENDA**

12. **FIRST READING BILL NO. 22-41** An Ordinance authorizing the execution of certain documents related to a project previously financed by the City under Article VI, Section 27 of the Missouri Constitution and Sections 100.010 to 100.200 of the Revised Statutes of Missouri; and authorizing the execution of certain documents and taking of certain actions in connection therewith.
13. **FIRST READING BILL NO. 22-42** An Ordinance authorizing the City Manager to enter into a Cooperative Agreement with Clay County, MO, the City of Excelsior Springs, MO; the City of Liberty, MO; the City of Kearney, MO; the City of North Kansas City, MO; and the City of Smithville, MO for Replica, Inc. Subscription Service Access.

**14. Other Business.**

**15. Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:  
Kris Keller, City Clerk                      Date December 8, 2022  
City of Gladstone                              Posted at: 4:00 pm  
7010 North Holmes  
Gladstone, MO 64118  
816-423-4096



## Gladstone Police Department Chief's Office - Memorandum

---

Date: December 8, 2022

To: Scott Wingerson, City Manager

From: Fred Farris, Chief of Police

Re: Study Session – Tour of Dispatch Center Construction

The renovation of the former Police Headquarters at City Hall has been underway for several months. There have been many changes to the space, most notably in the area designated for the new co-located emergency services dispatch center. As you recall, Clay County, the City of Liberty and the City of Gladstone will co-locate their emergency communications personnel in the new, state-of-the-art facility containing eleven (11) consoles and new equipment.

On Monday, December 12th, Police Administrative Section Manager Rob Sanderson will provide a guided tour of the construction area and outline the important and unique features planned for the space. Most of the major components for the dispatch center have been funded, ordered and are awaiting installation. This is an opportunity to stand in the space and envision the completed project; Rob will be happy to answer any questions and discuss the timeline for completion.





## *Department of Finance*

### *Memorandum*

**DATE:** December 8, 2022

**TO:** Scott Wingerson – City Manager

**FROM:** Dominic Accurso – Director of Finance

**RE:** Auditor's Presentation and Ambulance Claim Review

With the 2022 fiscal year audit substantially complete, we have received the draft Report to the Mayor and City Council from our auditors (report to follow memo). This report satisfies the auditor's responsibility to communicate certain matters to those charged with governance. The matters include the responsibilities of the auditors with regard to the financial statements, planning, timing, and scope of the audit, along with auditor's adjustments and findings. The management representation letter is also part of the report. The letter attests to the accuracy of the financial statements that we have submitted to the auditors for their analysis.

Overall, the audit is progressing very well with minimal audit adjustments. The majority of adjustments on pages 14 through 17 are entity wide adjustments (EW). These are adjustments that convert the fund financial statements (fixed assets, long term debt, and deferred inflows or outflows are not recognized) to the Government Wide Financial Statements (resemble private sector financial statements). These adjustments are not corrections to the financials, but are necessary to show the differences between the Government Wide Financial Statements and the Governmental Fund Financial Statements.

As of December 7th, staff is working towards the final steps to complete the audit. The final Annual Comprehensive Annual Financial Report (ACFR) should be available on the City's website by the end of the month. I would like to thank and recognize Senior Accountant Robert Daniels and the staff from BT&Co. for their exceptional work on this year's audit.

Staff from BT&Co., will present this information during the December 12<sup>th</sup> open study session. They will also discuss new reporting requirements as well as address any questions or concerns from the City Council.

The City also engaged EMS Financial Services for an independent review of ambulance claims. The review consisted of the examination of the documentation from our EMS crews along with documentation from our medical billing provider (Mediclaims). Thirty claims were chosen at random between the 2021 and 2022 calendar year. The review found that our EMS staff and billing provider are doing an exemplary job. In the conclusion of the report, the reviewer wrote, "We commend Gladstone for the quality of patient care provided to the community. We also

applaud the billing company for their detailed work and prompt follow-up on secondary payments and deductibles. Medical necessity for ambulance was documented, patient signature regulations were met, loaded mileage was routinely noted, and the origin and destination of the transport was recorded. The documentation done by the crews will help the organization maintain compliance. Moreover, the level of documentation compliance is remarkable given the strains put on field providers by the COVID pandemic.” The review of ambulance claims will continue to be completed every two years. The review helps the City and billing company by demonstrating compliance with current regulations and shows staff’s continued commitment to the health and safety of our community.

Should you have any questions or concerns, please contact me at your convenience.



*Certified Public Accountants*

## CITY OF GLADSTONE, MISSOURI

---

Report to the Honorable Mayor and City Council  
\_\_\_\_\_, 2022



Certified Public Accountants

\_\_\_\_\_, 2022

Honorable Mayor and City Council  
City of Gladstone, Missouri  
7010 N. Holmes Street  
Gladstone, Missouri 64118

We are pleased to present this report related to our audit of the financial statements and compliance of the City of Gladstone, Missouri for the year ended June 30, 2022. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the City's financial and compliance reporting process.

This report is intended solely for the information and use of the City Council and management and is not intended to be and should not be used by anyone other than these specified parties. It will be our pleasure to respond to any questions you have about this report. We appreciate the opportunity to continue to be of service to the City.

[FIRM SIGNATURE]

4501 SW Huntoon St. Topeka, KS 66604 | t: 785.234.3427 | toll-free: 800.530.5526 | f: 785.233.1768 | w: blandcoocpa.com

An Independently Owned Member, RSM US Alliance

RSM US Alliance member firms are separate and independent businesses and legal entities that are responsible for their own acts and omissions, and each are separate and independent from RSM US LLP. RSM US LLP is the U.S. member firm of RSM International, a global network of independent audit, tax, and consulting firms. Members of RSM US Alliance have access to RSM International resources through RSM US LLP but are not member firms of RSM International.

CITY OF GLADSTONE, MISSOURI  
Report to the Honorable Mayor and City Council  
\_\_\_\_\_, 2022

TABLE OF CONTENTS

	<u>Page</u>
Required Communications	
Our Responsibilities with Regard to the Financial Statement Audit	1
Overview of the Planned Scope and Timing of the Financial Statement Audit	1
Accounting Policies and Practices	1 - 2
Audit Adjustments	2
Uncorrected Misstatements	2
Departure from the Auditors' Standard Report	2
Other Information Included in Annual Reports	2 - 3
Observations About the Audit Process	3
Significant Written Communications Between Management and Our Firm	3
Summary of Significant Accounting Estimates	4
Representation Letter	



# Required Communications

Generally accepted auditing standards (AU-C 260, *The Auditor's Communication with Those Charged with Governance*) require the auditor to promote effective two-way communication between the auditor and those charged with governance. Consistent with this requirement, the following summarizes our responsibilities regarding the financial statement audit as well as observations arising from our audit that are significant and relevant to your responsibility to oversee the financial reporting process.

Area	Comments
<b>Our Responsibilities with Regard to the Financial Statement Audit</b>	Our responsibilities under auditing standards generally accepted in the United States of America and <i>Government Auditing Standards</i> issued by the Comptroller General of the United States have been described to you in our arrangement letter dated August 1, 2022. Our audit of the financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.
<b>Overview of the Planned Scope and Timing of the Financial Statement Audit</b>	We have issued a separate communication dated October 3, 2022 regarding the planned scope and timing of our audit and identified significant risks.
<b>Accounting Policies and Practices</b>	<p><b>Preferability of Accounting Policies and Practices</b></p> <p>Under generally accepted accounting principles, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice.</p> <p><b>Adoption of, or Change in, Accounting Policies</b></p> <p>Management has the ultimate responsibility for the appropriateness of the accounting policies used by the City. The City did not adopt any significant new accounting policies nor have there been any changes in existing significant accounting policies during the current period. Following is a description of a Governmental Accounting Standards Board (GASB) Statement that was adopted during the year:</p> <p>GASB Statement No. 87 <i>Leases</i> increases the usefulness of the financial statements by requiring recognition of certain lease assets</p>

Area	Comments
	and liabilities for leases that previously were classified as operating leases.
	<b>Significant Accounting Policies</b>
	We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.
	<b>Significant Unusual Transactions</b>
	We did not identify any significant unusual transactions.
	<b>Management's Judgments and Accounting Estimates</b>
	Summary information about the process used by management in formulating particularly sensitive accounting estimates and about our conclusions regarding the reasonableness of those estimates is in the attached "Summary of Significant Accounting Estimates."
<b>Audit Adjustments</b>	Audit adjustments proposed by us and recorded by the City are summarized in the attached representation letter.
<b>Uncorrected Misstatements</b>	We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.
<b>Departure from the Auditors' Standard Report</b>	<b>Expected Emphasis-of-Matter Paragraph</b>
	The City implemented a new accounting standard during the year. Below is a draft of the paragraph to be included in the auditors' report:
	<p><b>Emphasis of Matter</b></p> <p>As discussed in Note 15 to the financial statements, the City implemented Governmental Accounting Standards Board Statement No. 87, <i>Leases</i>. Our opinion is not modified with respect to this matter.</p>
<b>Other Information Included in Annual Reports</b>	Our responsibility for other information included in annual reports is to read the information and consider whether its content or the manner of its presentation is materially inconsistent with the financial information covered by our auditors' report, whether it contains a material

Area	Comments
<b>Observations About the Audit Process</b>	<p data-bbox="802 254 1390 426">misstatement of fact or whether the other information is otherwise misleading. We read the City's introductory and statistical sections. We did not identify material inconsistencies with the audited financial statements.</p> <p data-bbox="802 447 1235 480"><b>Disagreements with Management</b></p> <p data-bbox="802 489 1390 728">We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit, or significant disclosures to be included in the financial statements.</p> <p data-bbox="802 749 1299 783"><b>Consultations with Other Accountants</b></p> <p data-bbox="802 791 1390 892">We are not aware of any consultations management had with other accountants about accounting or auditing matters.</p> <p data-bbox="802 913 1390 980"><b>Significant Issues Discussed with Management</b></p> <p data-bbox="802 989 1390 1089">No significant issues arising from the audit were discussed with or the subject of correspondence with management.</p> <p data-bbox="802 1110 1390 1178"><b>Significant Difficulties Encountered in Performing the Audit</b></p> <p data-bbox="802 1186 1390 1253">We did not encounter any significant difficulties in dealing with management during the audit.</p> <p data-bbox="802 1274 1390 1341"><b>Difficult or Contentious Matters That Required Consultation</b></p> <p data-bbox="802 1350 1390 1451">We did not encounter any significant and difficult or contentious matters that required consultation outside the engagement team.</p>
<b>Significant Written Communications Between Management and Our Firm</b>	<p data-bbox="802 1472 1390 1608">Copies of certain written communications between our firm and the management of the City, including the representation letter provided to us by management, are attached.</p>



# City of Gladstone, Missouri

## Summary of Significant Accounting Estimates

### Year Ended June 30, 2022

The following describes the significant accounting estimates reflected in the City's June 30, 2022 financial statements:

Estimate	Accounting Policy	Management's Estimation Process	Basis for Our Conclusion on Reasonableness of Estimate
Total OPEB liability	The total OPEB liability is computed by an independent actuarial firm. The disclosure is based upon numerous assumptions and estimates, including the expected rate of investment return, the interest rate used to determine the present value and medical care cost trend rates.	The rate of return is based on historical and general market data.	Review of information supporting the estimate resulted in our conclusion that the estimate appears reasonable.
Net pension asset	The net pension asset is computed by an independent actuarial firm hired by LAGERS.	Management of the City obtained and reviewed the GASB Statement No. 68, Employer Reporting Accounting Schedules as of June 30, 2022. Management compared the City's employer contributions as shown on these schedules to the City's actual contributions and recalculated its net pension asset.	Review of management's analysis resulted in our conclusion that the estimate appears reasonable.
Fair value of investments	The fair value of investments is computed by the custodians of the investments.	Management obtained and reviewed the year-end valuations prepared by the custodians.	Review of the investment information prepared by the custodians resulted in our conclusion that the estimates appear reasonable.
Leases assets and lease obligations payable	The lease assets and lease obligations payable are computed by an independent firm hired by the City.	The lease obligations payable are measured at the present value of payments expected to be made during the lease term, and the lease assets are measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs.	Review of management's analysis resulted in our conclusion that the estimate appears reasonable.
Leases receivable and deferred inflows	The leases receivable and deferred inflows are computed by an independent firm hired by the City.	The leases receivable are measured at the present value of lease payments expected to be received during the lease term, and the deferred inflows are measured at the value of the leases receivable plus payments received at or before the commencement of the lease term that relate to future periods.	Review of management's analysis resulted in our conclusion that the estimate appears reasonable.

BT&Co., P.A.  
4301 SW Huntoon Street  
Topeka, Kansas 66604-1659

This representation letter is provided in connection with your audits of the basic financial statements of City of Gladstone, Missouri (the City) as of and for the year ended June 30, 2022 for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

We confirm, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves, that as of the date of the auditors' report:

#### **Financial Statements**

1. We have fulfilled our responsibilities, as set out in the terms of the audit arrangement letter dated August 1, 2022 for the preparation and fair presentation of the financial statements referred to above in accordance with U.S. GAAP.
2. We have identified and included all organizations that are a part of our financial reporting entity as defined in Section 2100 of the Governmental Accounting Standards Board (GASB) Codification, including all component units, joint ventures, and jointly governed organizations.
3. We have reported major governmental and enterprise funds as required by GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, as amended.
4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
5. We acknowledge our responsibility for the design, implementation, and maintenance of controls to prevent and detect fraud.
6. The methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of U.S. GAAP, and reflect our judgment based on our knowledge and experience about past and current events, and our assumptions about conditions we expect to exist and courses of action we expect to take.
7. The methods, assumptions and data used in making accounting estimates result in estimates that are appropriate for financial statement measurement and disclosure purposes and have been consistently selected and applied in making the estimates. Significant judgments made in making the estimates have taken into account all relevant information of which we are aware. Appropriate specialized skills or expertise has been applied in making the estimates. We have also appropriately considered alternative assumptions or outcomes. All disclosures related to the estimates, including disclosures



describing estimation uncertainty, are complete and reasonable in the context of U.S. GAAP. No subsequent events have occurred that would require adjustment to the estimates and related disclosures included in the financial statements.

8. Related-party transactions have been recorded in accordance with the economic substance of the transaction and appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Types of related party transactions engaged in by the City include those with component units for which the City is accountable and interfund transactions, including interfund accounts and advances receivable and payable, sale and purchase transactions, interfund transfer, long-term loans, and leasing arrangements.
9. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, as amended.
10. The City is following either its established accounting policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available or is following paragraph 18 of GASB Statement No. 54 to determine the fund balance classifications for financial reporting purposes.
11. The financial statements include all fiduciary activities required by GASB Statement No. 84, *Fiduciary Activities*, as amended.
12. All events subsequent to the date of the financial statements, and for which U.S. GAAP requires adjustment or disclosure, have been adjusted or disclosed.
13. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
14. Management has followed applicable laws and regulations in adopting, approving and amending budgets.
15. Risk disclosures associated with deposit and investment securities are presented in accordance with GASB requirements.
16. Provisions for uncollectible receivables have been properly identified and recorded.
17. Capital assets, including infrastructure, intangible assets, and right of use assets, are properly capitalized, reported and, if applicable, depreciated.
18. The government has properly separated information in debt disclosures related to direct borrowings and direct placements of debt from other debt and disclosed any unused lines of credit, collateral pledged to secure debt, terms in the debt agreements related to significant default or termination events with finance-related consequences and significant subjective acceleration clauses in accordance with GASB Statement No. 88.
19. Components of net position (net investment in capital assets, restricted, and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
20. Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
21. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

22. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
23. The City's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and appropriately disclosed, and net position is properly recognized under the policy.
24. The government has disclosed the entities with which it has a tax abatement agreement, the total gross amount of taxes abated during the period, the specific taxes that were abated and whether any commitments other than to reduce taxes were made as part of any tax abatement agreement as required by GASB Statement No. 77.
25. The City has recorded and disclosed in the financial statements all:
  - a. Compensating balance arrangements or other legal restrictions of cash balances.
  - b. Security agreements as defined in the Uniform Commercial Code.
  - c. Liens or encumbrances on assets or revenues, or assets or revenues which were pledged as collateral for any liability or which were subordinated in any way.
  - d. Contractual obligations for construction or capital assets not included in the liabilities or encumbrances recorded on the books.
  - e. Leases.
  - f. Significant estimates and material concentrations.
  - g. Authorized but unissued bonds and/or notes.
  - h. Risk financing activities.
  - i. The effect on the financial statements of GASB Statements that have been issued but have not yet been adopted.
  - j. Debt issue provisions
26. We have no plans or intentions that may materially affect the carrying value or classification of assets or liabilities. In that regard:
  - a. The City has no plans or intentions to discontinue the operations of any activities or programs or to discontinue any significant operations.
  - b. The City has no significant amounts of idle property and equipment.
27. We are responsible for making the accounting estimates included in the basic financial statements. Those estimates reflect our judgment based on our knowledge and experience about past and current events and our assumptions about conditions we expect to exist and courses of action we expect to take. In that regard, adequate provisions have been made:
  - a. To reduce receivables to their estimated net collectable amounts.
  - b. To reduce investments, intangibles, and other assets which have permanently declined in value to their realizable values.
  - c. For pension obligations, post-retirement benefits other than pensions, and deferred compensation agreements attributable to employee services rendered through June 30, 2022.
28. The City has no:
  - a. Material transactions that have not been properly recorded in the accounting records underlying the financial statements.
  - b. Violations or possible violations of laws or regulations whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency. In that regard, we specifically represent that we have not been designated as, or alleged to be, a "potentially responsible party" by the Environmental Protection Agency in connection with any environmental contamination.
  - c. Other material liabilities or gain or loss contingencies that are required to be accrued or disclosed.
  - d. Lines of credit or similar arrangements.
  - e. Liabilities that are subordinated in any way to any other actual or possible liabilities.



- f. Debt issue repurchase options or agreements or sinking fund debt repurchase ordinance requirements.
  - g. Special or extraordinary items.
  - h. Arbitrage rebate liabilities.
  - i. Impairments of capital assets.
  - j. Repurchase agreements.
  - k. Financial guarantees or other contingent liabilities.
29. We have no direct or indirect legal or moral obligation for any debt of any organization, public or private, or to special assessment bond holders, that is not disclosed in the financial statements.
  30. We have complied with all aspects of laws, regulations and provisions of contracts and agreements that would have a material effect on the financial statements in the event of noncompliance.
  31. We believe the implementation of the GASB Statement No. 87 *Leases* is appropriate.
  32. We have reviewed and approved the proposed adjusting journal entries to the financial statements included in the attached schedule. We will record these entries, as applicable, in our accounting system as of June 30, 2022.
  33. We have no knowledge of any uncorrected misstatements in the financial statements.

#### **Information Provided**

34. We have provided you with:
  - a. Access to all information of which we are aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters.
  - b. Additional information that you have requested from us for the purpose of the audit.
  - c. Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.
  - d. Minutes of the meetings of the governing board and committees of board members, or summaries of actions of recent meetings for which minutes have not yet been prepared.
35. All transactions have been recorded in the accounting records and are reflected in the basic financial statements.
36. We have disclosed to you the results of our assessment of risk that the basic financial statements may be materially misstated as a result of fraud.
37. It is our responsibility to establish and maintain internal control over financial reporting. One of the components of an entity's system of internal control is risk assessment. We hereby represent that our risk assessment process includes identification and assessment of risks of material misstatement due to fraud. We have shared with you our fraud risk assessment, including a description of the risks, our assessment of the magnitude and likelihood of misstatements arising from those risks, and the controls that we have designed and implemented in response to those risks.
38. We have no knowledge of allegations of fraud or suspected fraud, affecting the City's basic financial statements involving:
  - a. Management.
  - b. Employees who have significant roles in internal control.
  - c. Others where the fraud could have a material effect on the basic financial statements.
39. We have no knowledge of any allegations of fraud or suspected fraud affecting the City's basic financial statements received in communications from employees, former employees, analysts, regulators, or others.

40. We have no knowledge of noncompliance or suspected noncompliance with laws and regulations.
41. We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
42. We have disclosed to you the identity of all of the City's related parties and all the related-party relationships and transactions of which we are aware.
43. We are aware of no significant deficiencies, including material weaknesses, in the design or operation of internal controls that could adversely affect the City's ability to record, process, summarize, and report financial data.
44. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
45. We agree with the findings of the specialists in evaluating the total other postemployment benefit liability and the net pension asset and have adequately considered the qualifications of the specialists in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give instructions, or cause any instructions to be given, to the specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.
46. During the course of your audit, you may have accumulated records containing data that should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.
47. With respect to the proposed adjustments to the trial balances identified during the audit and the preparation and completion of the basic financial statements and notes performed in the course of the audit:
  - a. We have made all management decisions and performed all management functions;
  - b. We assigned an appropriate individual to oversee the services;
  - c. We evaluated the adequacy and results of the services performed, and made an informed judgment on the results of the services performed;
  - d. We have accepted responsibility for the results of the services; and
  - e. We have accepted responsibility for all significant judgments and decisions that were made.

#### **Supplementary Information**

48. With respect to supplementary information presented in relation to the basic financial statements as a whole:
  - a. We acknowledge our responsibility for the presentation of such information.
  - b. We believe such information, including its form and content, is fairly presented in accordance with U.S. GAAP.
  - c. The methods of measurement or presentation have not changed from those used in the prior period.
49. With respect to the required supplementary information presented as required by GASB to supplement the basic financial statements:
  - a. We acknowledge our responsibility for the presentation of such required supplementary information.
  - b. We believe such required supplementary information is measured and presented in accordance with guidelines prescribed by U.S. GAAP.
  - c. The methods of measurement or presentation have not changed from those used in the prior period.

## Compliance Considerations

In connection with your audit conducted in accordance with *Government Auditing Standards*, we confirm that management:

50. Is responsible for the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework.
51. Is responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to the auditee.
52. Has identified and disclosed to the auditor all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements.
53. Is responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
54. Acknowledges its responsibility for the design, implementation, and maintenance of controls to prevent and detect fraud.
55. Has a process to track the status of audit findings and recommendations.
56. Has identified for the auditor previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.
57. Is not aware of any investigations or legal proceedings that have been initiated with respect to the period under audit.
58. Acknowledges its responsibilities as it relates to non-audit services performed by the auditor, including that it assumes all management responsibilities; that it oversees the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge or experience; that it evaluates the adequacy and results of the services performed; and that it accepts responsibility for the results of the services.

Very truly yours,

CITY OF GLADSTONE, MISSOURI

\_\_\_\_\_  
Scott Wingerson, City Manager

Date Signed \_\_\_\_\_

\_\_\_\_\_  
Dominic Accurso, Director of Finance

Date Signed \_\_\_\_\_



# City of Gladstone, Missouri

Year End: June 30, 2022

## Adjusting Journal Entries

Number	Date	Name	Account No	Debit	Credit
1	6/30/2022	Fund Balance	101-0000-000-00-00-259000 GF01A		-506.86
1	6/30/2022	Misc Services	101-0000-111-10-11-440990 GF01A	506.86	
To tie out fund balance					
2	6/30/2022	Interest Payable			-184,935.00
2	6/30/2022	Fund Balance		190,269.00	
2	6/30/2022	Interest Expense			-5,334.00
Entity-wide entry to record accrued interest on debt					
5	6/30/2022	Lease Payable			-12,091,209.00
5	6/30/2022	DNR loan payable			-130,991.00
5	6/30/2022	Loan Payable			-1,261,377.00
5	6/30/2022	Revenue Bonds Payable			-200,000.00
5	6/30/2022	COP's payable			-33,761,843.00
5	6/30/2022	Premium on LT debt			-1,623,914.00
5	6/30/2022	Fund Balance		52,198,605.00	
5	6/30/2022	OFS - Debt proceeds		850,000.00	
5	6/30/2022	Interest Expense			-85,027.00
5	6/30/2022	Interest Expense			-9,408.00
5	6/30/2022	Principal			-3,884,836.00
Entity-wide entry to record debt					
6	6/30/2022	Right-to-Use Asset		3,287,719.00	
6	6/30/2022	Accrued Interest Payable			-16,252.00
6	6/30/2022	Lease Liability			-3,287,719.00
6	6/30/2022	Lease Liability		221,390.00	
6	6/30/2022	Community Development			-152,638.00
6	6/30/2022	Non-departmental			-68,752.00
6	6/30/2022	Accumulated Amortization			-215,930.00
6	6/30/2022	Interest Expense		16,252.00	
6	6/30/2022	Amortization Expense		215,930.00	
6	6/30/2022	Lease Receivable	101-0000-000-00-00-115920 GF01A	2,630,367.00	
6	6/30/2022	Lease Receivable	101-0000-000-00-00-115920 GF01A		-781,852.00
6	6/30/2022	Accrued Interest Receivable	101-0000-000-00-00-136110 GF01A	2,777.00	
6	6/30/2022	Deferred Inflow of Resources - Lease-Related	101-0000-000-00-00-229800 GF01A		-2,630,367.00
6	6/30/2022	Deferred Inflow of Resources - Lease-Related	101-0000-000-00-00-229800 GF01A	815,240.00	
6	6/30/2022	Interest Revenue	101-0000-200-00-00-361101 GF01A		-19,442.00

6	6/30/2022	Interest Revenue	101-0000-200-00-00-361101 GF01A	-2,777.00
6	6/30/2022	Lease Revenue	101-0000-200-00-00-362201 GF01A	-815,240.00
6	6/30/2022	Development Agreements Downtown	101-0000-221-99-99-440151 GF01A	-70,000.00
6	6/30/2022	Lease Principal	101-0000-900-99-99-490035 GF01A	68,752.00
6	6/30/2022	Lease Interest	101-0000-900-99-99-490036 GF01A	1,248.00
6	6/30/2022	Lease Receivable	202-0000-000-00-00-115920 SRF01	3,035,270.00
6	6/30/2022	Lease Receivable	202-0000-000-00-00-115920 SRF01	-503,452.00
6	6/30/2022	NKCSD Receivable	202-0000-000-00-00-128110 SRF01	-1,840,325.00
6	6/30/2022	Accrued Interest Receivable	202-0000-000-00-00-136110 SRF01	12,753.00
6	6/30/2022	Deferred Revenue NKC School District	202-0000-000-00-00-229600 SRF01	1,840,325.00
6	6/30/2022	Deferred Inflow of Resources - Lease-Related	202-0000-000-00-00-229800 SRF01	-3,035,270.00
6	6/30/2022	Deferred Inflow of Resources - Lease-Related	202-0000-000-00-00-229800 SRF01	505,878.00
6	6/30/2022	Interest Revenue	202-0000-200-00-00-361101 SRF01	-21,548.00
6	6/30/2022	Interest Revenue	202-0000-200-00-00-361101 SRF01	-12,753.00
6	6/30/2022	Lease Revenue	202-0000-200-00-00-362201 SRF01	-505,878.00
6	6/30/2022	NKC Natatorium User Fee	202-0000-600-00-00-333800 SRF01	525,000.00
6	6/30/2022	AO NKC Natatorium User Fee	202-0000-900-99-99-393338 SRF01	-123,250.00
6	6/30/2022	AO Interest Revenue	202-0000-900-99-99-393611 SRF01	123,250.00
6	6/30/2022	Development Agreements	450-0000-552-50-52-440150 GF01V	-198,000.00
6	6/30/2022	Lease Principal	450-0000-900-99-99-490035 GF01V	152,638.00
6	6/30/2022	Lease Interest	450-0000-900-99-99-490036 GF01V	45,362.00
6	6/30/2022	AO - Lease Revenue Contra Account	101-0000-900-99-99-369990 BTC GF01A	801,294.00

To record GASB 87 lease activity

7	6/30/2022	Deferred outflows - OPEB		101,696.00
7	6/30/2022	Deferred inflows - OPEB		-276,487.00
7	6/30/2022	OPEB liability		-270,724.00
7	6/30/2022	Fund Balance		455,689.00
7	6/30/2022	General Administration		-1,465.00
7	6/30/2022	Finance		-1,743.00
7	6/30/2022	Public Safety		-1,076.00
7	6/30/2022	Public Works		-2,187.00
7	6/30/2022	Community Development		-1,161.00
7	6/30/2022	Parks & Recreation		-2,542.00
7	6/30/2022	Deferred Outflows-OPEB	501-0000-000-00-00-190100 ENT01	2,660.00
7	6/30/2022	Deferred Inflows-OPEB	501-0000-000-00-00-200100 ENT01	-47,740.00
7	6/30/2022	OPEB Long Term Liability	501-0000-000-00-00-233000 ENT01	19,451.00
7	6/30/2022	Benefits/Health Insurance	501-0000-473-70-72-415330 ENT01	9,152.00
7	6/30/2022	Benefits/Health Insurance	501-0000-473-70-73-415330 ENT01	13,874.00
7	6/30/2022	Benefits/Health Insurance	501-0000-474-70-74-415330 ENT01	2,603.00

Entity-wide entry to record the total OPEB liability and related deferred inflows  
and deferred outflows.

8	6/30/2022	Deferred outflows - pension		958,013.00	
8	6/30/2022	Deferred inflows - pension			-3,520,544.00
8	6/30/2022	LAGERS asset		8,072,298.00	
8	6/30/2022	Fund Balance			-2,345,060.00
8	6/30/2022	General Administration			-455,718.00
8	6/30/2022	Finance			-541,798.00
8	6/30/2022	Public Safety			-335,459.00
8	6/30/2022	Public Works			-680,096.00
8	6/30/2022	Community Development			-361,093.00
8	6/30/2022	Parks & Recreation			-790,543.00
8	6/30/2022	Deferred Outflows-Pension	501-0000-000-00-00-190000 ENT01	52,913.00	
8	6/30/2022	Deferred Inflows-Pension	501-0000-000-00-00-200000 ENT01	585,265.00	
8	6/30/2022	Wages & Salaries	501-0000-473-70-72-410110 ENT01		-126,974.00
8	6/30/2022	Wages & Salaries	501-0000-473-70-73-410110 ENT01		-192,470.00
8	6/30/2022	Wages & Salaries	501-0000-474-70-74-410110 ENT01		-36,126.00
8	6/30/2022	Assets/LAGERS	501-0000-000-00-00-233200 BTC ENT01		-282,608.00

Entity-wide entry to record the net pension liability and related deferred inflows and deferred outflows.

---

9	6/30/2022	Land and land rights		9,643,512.00	
9	6/30/2022	Construction in progress		10,928,443.00	
9	6/30/2022	Buildings		36,878,027.00	
9	6/30/2022	Improvements		16,992,524.00	
9	6/30/2022	Machinery and Equipment		12,202,082.00	
9	6/30/2022	Infrastructure		182,303,349.00	
9	6/30/2022	Accumulated Depreciation			-182,672,935.00
9	6/30/2022	Fund Balance			-78,989,085.00
9	6/30/2022	OFS - Sales of capital assets		43,844.00	
9	6/30/2022	Gain/loss on disposal			-23,368.00
9	6/30/2022	General Administration		787,264.00	
9	6/30/2022	Finance		199,718.00	
9	6/30/2022	Public Safety		386,350.00	
9	6/30/2022	Public Works		567,832.00	
9	6/30/2022	Community Development		176,066.00	
9	6/30/2022	Parks & Recreation		3,057,315.00	
9	6/30/2022	Non-departmental		56,160.00	
9	6/30/2022	Capital outlay			-12,537,098.00

Entity-wide entry to record capital asset activity

---

10	6/30/2022	Compensated absences			-2,676,772.00
10	6/30/2022	Fund Balance		2,708,784.00	
10	6/30/2022	General Administration		158,619.00	
10	6/30/2022	Finance		19,493.00	
10	6/30/2022	Public Safety			-242,337.00

10	6/30/2022	Public Works		-2,737.00
10	6/30/2022	Community Development	11,543.00	
10	6/30/2022	Parks & Recreation	23,407.00	

Entity-wide entry to record accrued compensated absences

PBC - 1	6/30/2022	Pool Revenues Collected In Advance	202-0000-000-00-00-229220 SRF01	-45,849.84
PBC - 1	6/30/2022	Memberships Quarterly / Youth	202-0000-600-00-00-346301 SRF01	134.64
PBC - 1	6/30/2022	Memberships Quarterly / Adult	202-0000-600-00-00-346302 SRF01	-185.74
PBC - 1	6/30/2022	Memberships Quarterly / Senior	202-0000-600-00-00-346303 SRF01	-616.60
PBC - 1	6/30/2022	Memberships Quarterly / Family	202-0000-600-00-00-346304 SRF01	2,760.72
PBC - 1	6/30/2022	Memberships Annual / Youth	202-0000-600-00-00-346401 SRF01	-209.07
PBC - 1	6/30/2022	Memberships Annual / Adult	202-0000-600-00-00-346402 SRF01	1,226.94
PBC - 1	6/30/2022	Memberships Annual / Senior	202-0000-600-00-00-346403 SRF01	14,119.13
PBC - 1	6/30/2022	Memberships Annual / Family	202-0000-600-00-00-346404 SRF01	12,131.60
PBC - 1	6/30/2022	Membership City / NKC Annual / Adult	202-0000-600-00-00-346602 SRF01	978.04
PBC - 1	6/30/2022	Membership City / NKC Annual / Family	202-0000-600-00-00-346604 SRF01	2,498.91
PBC - 1	6/30/2022	Outdoor Swim Fees Annual	202-0000-600-00-00-347230 SRF01	13,011.27

PBC - To post deferred membership true up

PBC - 2	6/30/2022	Prepaid Expenses - Senior Activities	101-0000-000-00-00-155650 GF01A	28,418.50
PBC - 2	6/30/2022	Accounts Payable	101-0000-000-00-00-201000 GF01A	-28,418.50

PBC - To book PO 23-000012

Receptive Tourse \$28,418.50



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, NOVEMBER 28, 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 of Monday, November 28, 2022, at 7:30 pm.

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

Mayor Garnos stated that all 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.

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

The agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the November 14, 2022, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the November 14, 2022, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilman



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

**Item No. 6. On the Agenda.** Approval of the November 14, 2022, Regular City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the November 14, 2022, Regular City Council meeting as presented. **Councilman Smith** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

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

There were no communications from the audience.

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

**Councilman Smith** congratulated the Mayor on the successful Tree Lighting Ceremony and thanked Arvest Bank for the outdoor refreshments and Security Bank for the indoor refreshments.

**Councilman Mallams** extended a Happy Birthday to Councilman Smith.

**Mayor Pro Tem Moore** thanked the Mayor, Director Justin Merkey, and his staff for the great Mayor’s Christmas Tree Lighting Ceremony, specifically for the preparation of Linden Square for the evenings ceremony. She also expressed her appreciation for the newest edition of the Gladstone Magazine, which looked great in her opinion.

**Mayor Garnos** thanked City Leadership and the Parks, Recreation, and Cultural Arts staff who made the Mayor’s Christmas Tree Lighting a success. He also thanked Master of Ceremonies Joe Lauria and the Antioch Middle School and Chapel Hill Elementary School choirs. He reported the fundraising efforts appeared to be doing well with the total numbers being available in January. The donation funds will be divided between the three chosen organizations: Feed Northland Kids, Gladstone Neighbors Helping Neighbors, and the Gladstone Animal Shelter.

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

City Manager Wingerson announced that City Council candidate filing would begin Tuesday, December 6, 2022 at 8:00 am and that there are two available City Council seats. Holidays on the Farm begins December 10, 2022 and the deadline for the Santa Claus calls or letters request is December 10, 2022.

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

Following the Clerks’ reading:

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

**Mayor Pro Tem Moore** moved to approve **SPECIAL EVENT PERMIT**: Good Shepherd Church is hosting a disc golf tournament, Sunday, December 4, 2022, 11:30 am to 3:30 pm, Hobby Hill Park. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Mayor Pro Tem Moore** moved to approve **SPECIAL EVENT PERMIT**: Duck’s Flying Discs-Kansas City, Professional Disc Golf Association (PDGA) Charity to benefit Northland Animal Welfare Society (NAWS), Saturday, January 7, 2023, 8:00 am to 4:00 pm, Hobby Hill Park. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-22-60** A Resolution authorizing the City Manager to execute a professional services contract with Cook, Flatt & Strobel Engineers, Incorporated, in the total amount not to exceed \$60,000.00 for the design of the Linden Connector Trail, Project TP2373. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-22-61** A Resolution authorizing acceptance of a proposal from Mid-America Pump, in the total amount not to exceed \$26,668.17 to replace the motor on High Service Pump No. 3 at the Water Treatment Plant, Project WP2390. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-22-62** A Resolution authorizing the City Manager to execute an agreement with BusComm Incorporated, for the purchase of additional recording ports and channels to expand the digital recording system in the Emergency Services Dispatch Center in the amount of \$36,727.50. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

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

## **Regular Agenda**

**Item No. 11. On the Agenda. Public Hearing: Amending Chapter 105 – Animal Regulations in Title II – Public Health, Safety, and Welfare in the Gladstone City Code relating to Residential Hens and Bees.**

**Mayor Garnos** opened the public hearing: 7:39 pm

Community Development Director Austin Greer addressed the Council. He shared that over the past couple of years, City Staff had been contacted by residents who had a desire to keep hens and bees on their residential property. The individuals who had inquired about keepings hens and bees typically lived in neighborhoods with ¼ or ½ acre lots. Public interest on this topic was also expressed during the citizen-based strategic planning process called Gladstone: Shaping Our Future. He proceeded to explain that the current City Ordinances were confusing for residents

and City Staff and that clarity on the topics would be beneficial to all parties. The draft Ordinance he presented was vetted by other members of City Staff and the Planning Commission. He stated the project was discussed in an Open Study session with the Planning Commission in September 2022 and approval was recommended by the Planning Commission on November 7, 2022. There were seven (7) Planning Commissioners that voted in favor and two (2) Planning Commissioners that voted against the proposed Ordinance. He presented the following key highlights from the proposed Ordinance and stated that it resembled the Ordinance that the City of Liberty, Missouri passed a few years ago:

#### Hens

- Up to 3 acres – 6 hens (maximum)
- 3 acres or more – 10 hens (maximum)
- One time permit fee – Proposing \$20
- Coops and runs shall be at least 10 ft. from any property line and at least 50 ft. from any residential structure, deck, or porch not owned by the applicant.
- Private restrictions, such HOA covenants, shall supersede City regulation.
- Enforcement will be a combination between Animal Control (Police) and Code Enforcement (Community Development).

#### Bees

- Up to 3 acres – 1 bee hive (maximum)
- 3 acres or more – 2 bee hives (maximum)
- One time permit fee – Proposing \$20
- All hives must be at least 10 ft. from any property line and at least 50 ft. from any residential structure, deck, or porch not owned by the applicant.
- Hives shall not be located within 50 ft. of a pre-existing swimming pool or pre-existing kenneled animal.
- A supply of fresh water shall be maintained in a location readily accessible to the hive on the site throughout the day to prevent bees from congregating at neighboring swimming pools or other sources of water on nearby properties.
- Private restrictions, such as an HOA covenants, shall supersede City regulation.
- Enforcement will be a combination between Animal Control (Police) and Code Enforcement (Community Development).

He highlighted the changes that were made from the Planning Commission and City Staff discussion in September and November 2022 were the following; amount of allowed hens for three (3) acres or less to six (6) hens and three (3) acres and more to ten (10) hens, charge a one-time permit fee of \$20.00 – similar to dog permit fee, maximum height of the coop shall be eight (8) feet, the coop and run may not exceed 80 square feet for six (6) hens and not more than 100 square feet for 10 hens.

He reported that City Staff's interpretation of the existing code made having fowl illegal, if the property was under three (3) acres and the draft ordinance presented, provided a legal way for individuals to keep hens if they lived on a property that was less than three (3) acres. He also

informed the Councilmembers that a few emails had been received that day from individuals voicing their opinion on the proposed ordinance.

Discussion:

**Mayor Garnos** asked if Director Greer could share some of the issues that were raised as to why there was a split vote at the Planning Commission meeting.

Director Greer responded that he did not want to speak for the members of the Planning Commission who voted no and stated he did not recall a well-defined reason. His personal interpretation of their thought may have been that this proposed Ordinance represented moving backwards from the goal of revitalizing neighborhoods but he also apologized in advance if he misinterpreted the meaning.

**Mayor Pro Tem Moore** added that it was a good discussion at the Planning Commission meeting regarding the proposed Ordinance. She believed that an issue of waste and the idea of engaging Urban Farmers in the City of Gladstone came up, but that everyone stated their concerns and it was a policy-driven decision.

In favor of an Ordinance Amending Chapter 105 – Animal Regulations in Title II – Public Health, Safety, and Welfare in the Gladstone City Code relating to Residential Hens and Bees.

Cody McElroy, 4 NW 72<sup>nd</sup> Street, Apt D, addressed the city council in support of the Ordinance of hens and bees, but he raised concerns that if a significant amount of people got chickens, would the City have a plan to deal with a large amount of waste from the chickens?

Mike Selesky 6223 N. Indiana Avenue, addressed the City Council and reported that he currently had chickens and commented on the question of waste and indicated that it could be composted. He shared benefits of owning chickens. He stated that he and his family started raising chickens for the health of their child. He requested that Council consider the proposed Ordinance due to the cost of things going up, that raising chickens taught his children responsibility, and that their chickens were also pets. He thanked the Council for their time. **Mayor Garnos** asked Mr. Selesky if there was anything in the proposed Ordinance that conflicted with what he was trying to do at the present time. Mr. Selesky reported that the size of the coops, number of chickens, and the fact they would be confined to the coop were concerns.

Danny Fowler, 6917 N Troost, addressed the City Council and reported that he was in favor of an Ordinance, but discussed his concerns regarding the number of chickens, the size of the coop, and that the chickens would be confined to a coop. He expressed that it may not be the best way to care for the chickens and added that they were also pets. He reported that although there were flaws, he felt the City could get something on the books now and then changes could be made at a later time. He commented that chicken waste wouldn't really be a problem, because it could be composted. He concluded that people have vegetable gardens, so Urban Farming was not just about chickens; he felt that chickens could be a key component to it.

Opposed of an Ordinance Amending Chapter 105 – Animal Regulations in Title II – Public Health, Safety, and Welfare in the Gladstone City Code relating to Residential Hens and Bees.



Cammie Maxey 205 NW 67<sup>th</sup> Street, addressed the City Council in favor of clarifying and creating rules that govern chicken-keeping and was pleased that the Council was addressing it. She also owns chickens and ducks based on the current laws that only addresses wild fowl and she reported that they own domesticated fowl on their property. She shared that she learned how fragile the food supply chain was during the pandemic, at times of other crisis, and understood the importance of Urban Farming. She reported that the chickens are an integral part of her garden and if residents are required to keep them in a coop at all times, it would create the unwanted smells; however, allowing free range chickens, would avoid that scenario. She supported creating rules, but believed the current rules are so restrictive that it would make it hard to manage a flock, due to the number of chickens allowed. She expressed that the current requirements are much too unmanageable and would move Gladstone away from sustainable and earth-friendly organic practices, but if there were minimal restrictive laws, it could help the city in those areas. She added that if the focus of the City was to have variety in the community, then it should not make keeping chickens nearly impossible.

April Bevington 3213 NE 70<sup>th</sup> Terrace, addressed the City Council and reported that she believed it was a good idea to have something on record, but that it should be correct the first time. She expressed that restrictions from the start would make it difficult for people who already had chickens and they would have to reduce or change the way they are doing things now. She also commented that if rules are initially less-restrictive, then concerns could be addressed at a later time.

Selena Maxie 205 NW 67<sup>th</sup> Street, addressed the City Council and expressed her love for the chickens and how they help her in daily life. She reported her experience with chickens had been a learning opportunity and hoped the number of hens aren't limited and that ducks would be allowed. She expressed her concern of chickens being confined to a coop.

Amy Selesky, 6223 N. Indiana Avenue, addressed the City Council and reported that she would like a clear Ordinance and discussed her concerns regarding the limited number of allowed chickens and that being confined to a coop was too restrictive. She also stated that that six (6) hens would not produce enough eggs for their family and that she would like to see the number increased.

Jessica Lowe, 7232 N. Indiana, addressed the City Council and reported that she is considering chickens. She discussed her concern regarding the limited number of hens, especially for individuals just starting to raise them. She also expressed her thoughts that the chickens should be able to roam freely and that they are considered pets that also provide. She reported that she supports part of the Ordinance, but believed there was a big part that wouldn't work and that it shouldn't be restrictive from the start.

April Bevington, addressed the City Council and reported that she preferred a less-restrictive way of living and chose to live in Gladstone. She discussed that even if a Home Owner's Association rules superseded the restrictions, people who want hens could still have them in other areas of Gladstone.

Don Seymour, 203 NW 67<sup>TH</sup> Street, addressed the City Council and reported that he agreed that there needed to be rules, but thought they could be closer to the Kansas City rules. He stated that he believed raising chickens had been positive for Selena Maxie in different aspects of her life. He also added that the family's garden thrived because of the chickens.

Frank (last name and address was not reported) addressed the City Council and expressed that he was excited to have the Ordinance, but not the restrictions on the number of chickens or ducks, the restrictions on keeping them confined, and the size of a coop.

Dinah Wonderly, 207 NW 67<sup>th</sup> Street, addressed the City Council and reported that she never had any issues with her neighbors that had chickens. She reported that she believed in an Ordinance, but not one that is so restrictive.

Comments:

**Mayor Pro Tem Moore** discussed the Ordinance restrictions that included; the number of chickens, if they were allowed out of the coop, and that a fenced yard would be required. She stated that she was not certain if chicken owners had fenced yards. She reported that she had issues with passing it and then changing it.

*\*Inaudible comments were made*

Director Greer thanked everyone for coming and participating in the meeting. He reported that many of the complaints had come from roaming chickens. Prior to now, fencing had been discussed among City Staff, but it was determined that it could be a financial burden for someone to fence their entire yard.

He commented on the dedication and compassion that the present participants in the audience had regarding their hens but we needed to keep in mind that there are also irresponsible citizens. Director Greer explained to the Council that the Staff recommendation was based on online research that indicated that six (6) hens, depending on the breed, was more than sufficient to provide eggs for the average family of four (4). There was a prior debate to follow the Kansas City, Missouri ruling of fifteen (15) chickens; however, since Gladstone is not Kansas City, City Staff and the Planning Commission felt a good compromise was to allow citizens to own six (6) chickens legally, since the current ordinance is zero chickens.

*\*Inaudible comments were made*

**Councilman R. D. Mallams** expressed concerns that the chickens could fly into a neighbor's yard and gave an example that it could happen over a three (3) foot chain link fence.

*\*Inaudible comments were made.*

Director Greer added that online research suggested that each hen required approximately ten (10) square feet, which was in the Ordinance and he felt that it was on the generous side.

**Councilman Smith** commended Director Greer on his great work. He discussed the three main issues; number of chickens, coop size, and ducks. He stated that since the audience had real-life

experience and the proposed Ordinance would not make them successful, he believed that a number greater than six (6) would be worthy of additional discussion.

**Councilmember Spallo** reported that she wanted to table the discussion to allow time for more research to possibly increase the number of hens, look at ducks, and discuss the free range issues. She stated that audience members had brought up some important points and that she didn't think it would be appropriate to take immediate action.

**Mayor Pro Tem Moore** echoed Director Greer's comments and stated that she too appreciated the participation of the citizens in the government process and was pleased to have the audience in attendance.

City Manager Wingerson reported the action could be tabled and suggested the end of February 2023 or the beginning of March 2023 to readdress the topic.

**Mayor Garnos** inquired with fellow councilmembers regarding the Planning Commission's part in the current situation and with the issues raised.

**Councilman Smith** suggested to bring the audience and Council back for a meeting to discuss the issues at City Hall, since some comments made weren't at the podium and were not made part of the record. He expressed the importance of the citizens' participation in this process.

City Manager Wingerson stated if significant changes were made, then it should be sent back to the Planning Commission for additional discussion. He added it would require specific steps, which would extend the time frame, but it may be the best way to go in this situation.

**Mayor Garnos** added that the numbers could be reviewed and consideration given as to whether chicks are included in the total number allowed. He commented that the coop size was a surprise to him and that it made sense to allow them to roam in a fenced yard, adding that ducks should also be added to the conversation. He reported that the Council was trying to support and facilitate the issue as they had never been against raising bees or chickens. He expressed that they wanted to find a way to assist with the issues, as the current Ordinance stands at three (3) acres and not many residents have more than a three (3) acre lot.

City Attorney Chris Williams recommended to postpone any action on the Ordinance to a future meeting after input had been received from the public, Staff, and perhaps Planning Commission.

**Mayor Garnos** closed the Public Hearing: 8:34 pm

**Item No. 12. On the Agenda. FIRST READING BILL NO. 22- 40** An Ordinance Amending Chapter 105 – Animal Regulations in Title II – Public Health, Safety, and Welfare in the Gladstone City Code relating to Residential Hens and Bees.

**Councilman Mallams** made a motion to postpone any further action on the proposed Bill to a later date. **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.** Other Business

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

**Item No. 14. On the Agenda.** Adjournment

Mayor Garnos adjourned the November 28, 2022, Regular City Council meeting at 8:35 pm.

Respectfully submitted:

---

Kris Keller, City Clerk

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

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

---

Bill Garnos, Mayor



**AGENDA ITEM #9**  
**BOARD & COMMISSION APPOINTMENT RECOMMENDATIONS**  
**FOR CITY COUNCIL ACTION DECEMBER 12, 2022**

<u><b>BOARD/COMMISSION</b></u>	<u><b>TERM EXPIRATION</b></u>
--------------------------------	-------------------------------

**ARTS COMMISSION**

Reappointment	GK Callahan	December 2025
Reappointment	Chad Pio	December 2025
New Appointment	Sarah Day	December 2025

**BOARD OF ZONING ADJUSTMENT**

Reappointment	Michael Houx	December 2027
New Appointment	Taylor Sherrell	December 2027

**CAPITAL IMPROVEMENTS PROGRAM**

Reappointment	Ron Guglielmino	December 2025
New Appointment	Greg Strasser	December 2025
New Appointment	Bob Wilson	December 2023

**CODE BOARD OF APPEALS**

Reappointment	Robert Franke	December 2025
Reappointment	Charles Logan	December 2025

**ENVIRONMENTAL MANAGEMENT ADVISORY COMMITTEE**

Reappointment	Gary Smedile	December 2025
Reappointment	Larry Thrasher	December 2025

**NEIGHBORHOOD COMMISSION**

Reappointment	D.D. Zimmerman	December 2025
New Appointment	Dan Green	December 2025

**PARKS AND RECREATION ADVISORY BOARD**

Reappointment	Emily Lenhausen	December 2025
Reappointment	Jim Olshefski	December 2025
Reappointment	Ashlyn Stone	December 2025
New Appointment	Julie Beamer	December 2025
New Appointment	Andrea Johnson	December 2025

**PLANNING COMMISSION**

Reappointment	Chase Cookson	December 2026
Reappointment	Spencer Davis	December 2026
Reappointment	Jennifer McGee	December 2026
Reappointment	James New	December 2026
New Appointment	Steve Beamer	December 2025
New Appointment	Cameron Nave	December 2023

**TAX INCREMENT FINANCING COMMISSION**

Reappointment	Sharon Euler	December 2026
Reappointment	Pete Hall	December 2026



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 12/5/2022

Department: Community Development

Meeting Date Requested: 12/12/2022

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

Subject: Building Permit

Background: The Catholic Diocese of Kansas City – St. Joseph and Saint Andrews the Apostle Parish request the approval of Building Permit BP22-00291 for the construction of a new 51,940 square foot church at 6415 NE Antioch Road. This new church is designed after the Roman Catholic Church in Rome, Italy. In addition to the new church, improvements to the grounds will be made and the existing church and rectory will be demolished. I have attached plans and elevations for Council's convenience and a materials board will be available at the City Council meeting.

On August 22, 2022, the City Council approved the property to be rezoned from R-1 to RP-1 and approved the Final Development Plan.

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

# BUILDING PERMIT STAFF REPORT

---



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



TO: CITY COUNCIL  
FROM: COMMUNITY DEVELOPMENT  
DATE: NOVEMBER 30, 2022  
PERMIT NO.: BP22-00291

## GENERAL INFORMATION

BUSINESS/PROPERTY NAME: Saint Andrew the Apostle Parish  
APPLICANT: HTK Architects  
STATUS OF APPLICANT: Architect of Record  
OWNER: Catholic Diocese of Kansas City – St. Joseph  
REQUESTED ACTION: Approval of Building Permit  
PURPOSE: Construction of a New Church  
LOCATION: 6415 NE Antioch Road  
SIZE: 51,940 sq. ft.

## ZONING INFORMATION

EXISTING LAND USE: R-1  
SURROUNDING LAND USE-N: R-1  
E: R-1  
W: C-1 and R-1  
S: R-1  
COMPREHENSIVE PLAN: Civic  
ZONING HISTORY: Rezoned from R-1 to RP-1 and Final Development Plan was approved on August 22, 2022

## APPLICABLE REGULATIONS

2021 IBC, 2021 IEBC, 2020 NEC, 2021 IFC, 2021 IECC, 2021 IFGC, 2021 IMC, 2021 IPC, 2021 ISPSC, AND 2017 ICC A117.1

## ADDITIONAL COMMENTS

1. Need to get a MoDNR Stormwater Permit, submit a copy to the City.
2. All new storm pipe, boxes, etc. installed are private and the responsibility of the owner; note on plans.
3. Will need a Post-Construction Maintenance Agreement for stormwater management.
4. Erosion control plans do not show any site erosion control.
5. Sheet G301 – Applicable Codes: Indicates 2018 International Fuel Gas Code (IFCC) and International Energy Conservation Code (IECC); the City of Gladstone has adopted the 2021IFCC and IECC.

Applicant is agreeable to the aforementioned comments.



**H T K**  
ARCHITECTS

500 N. MICHIGAN, SUITE 3000 CHICAGO, ILLINOIS 60610  
TEL: 312.427.4400 FAX: 312.427.4401  
1075 N. ASHLAND AVE. OVERLAND PARK, KANSAS 66110  
TEL: 913.241.5774 FAX: 913.241.6774

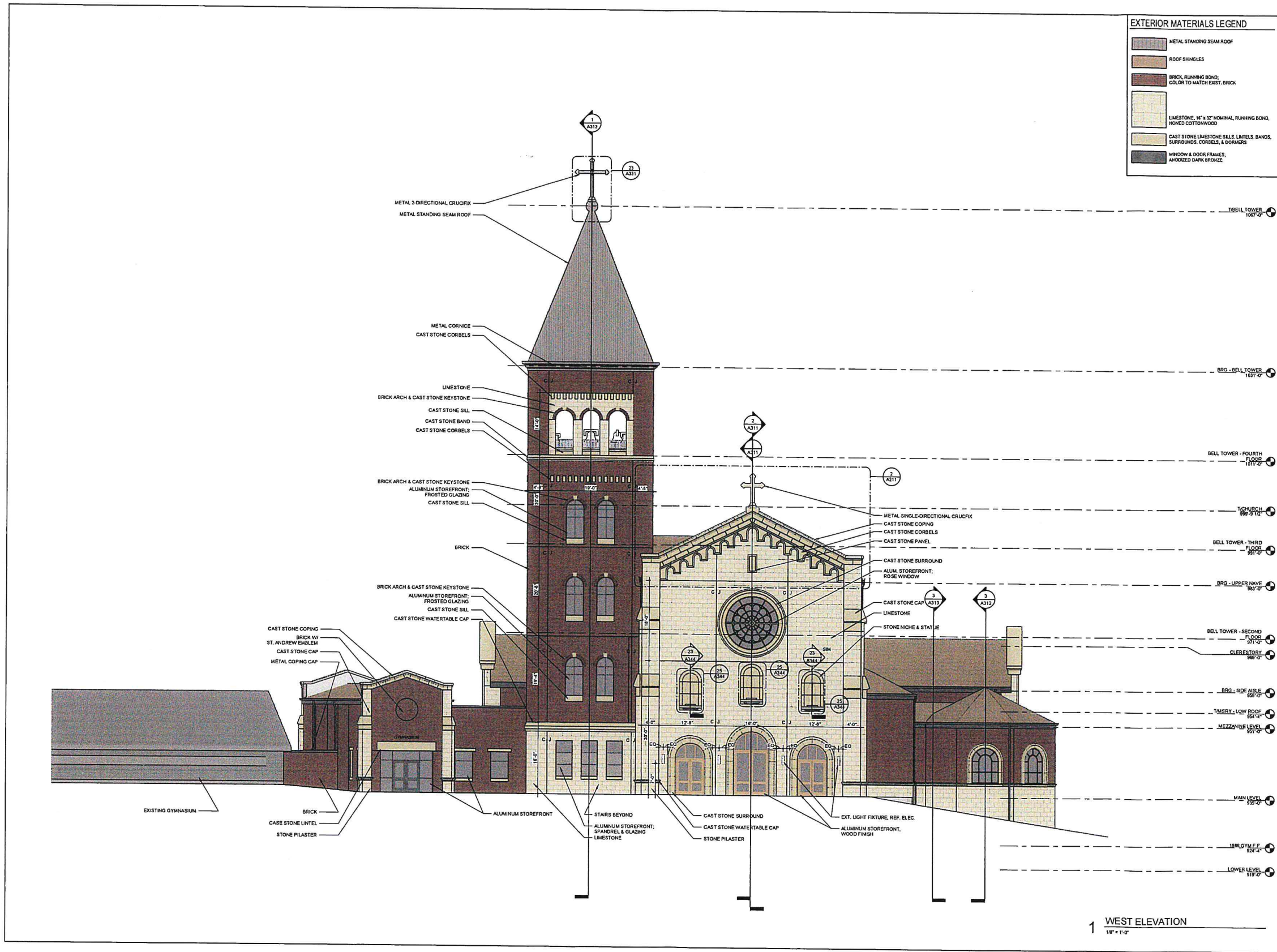


CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH  
SAINT ANDREW THE APOSTLE PARISH  
66415 NE Antioch Rd, Gladstone, MO 64119

PERMIT SE

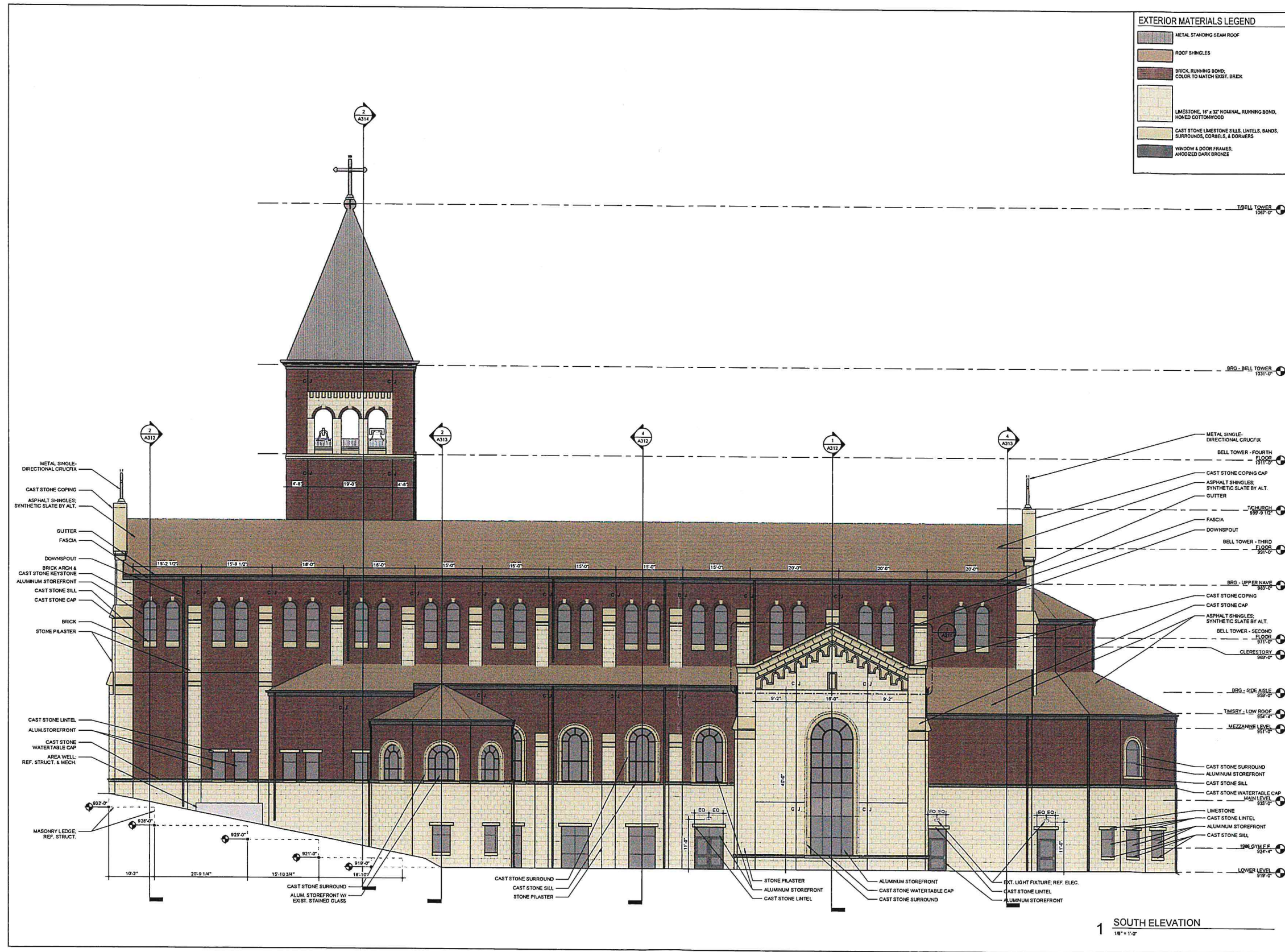


11/17/2022 2:22:36 PM BIM 360://2106.10-002 Saint Andrew the Apostle Parish the Apostle Parish ARCH\_R21\_BIM360.rvt





11/17/2022 2:22:43 PM BIM 360/2106.10-002 Saint Andrew the Apostle Parish - the Apostle Parish\_ARCH\_R21\_BIM360.rvt



**SAINT ANDREW THE APOSTLE PARISH:  
ADDITIONS & RENOVATIONS**

**SHEET CONTENTS:**  
BUILDING ELEVATION - SOUTH

**HTK PROJECT NUMBER:**  
2106.10-002

**SHEET NUMBER:**  
**A202**  
PERMIT SET



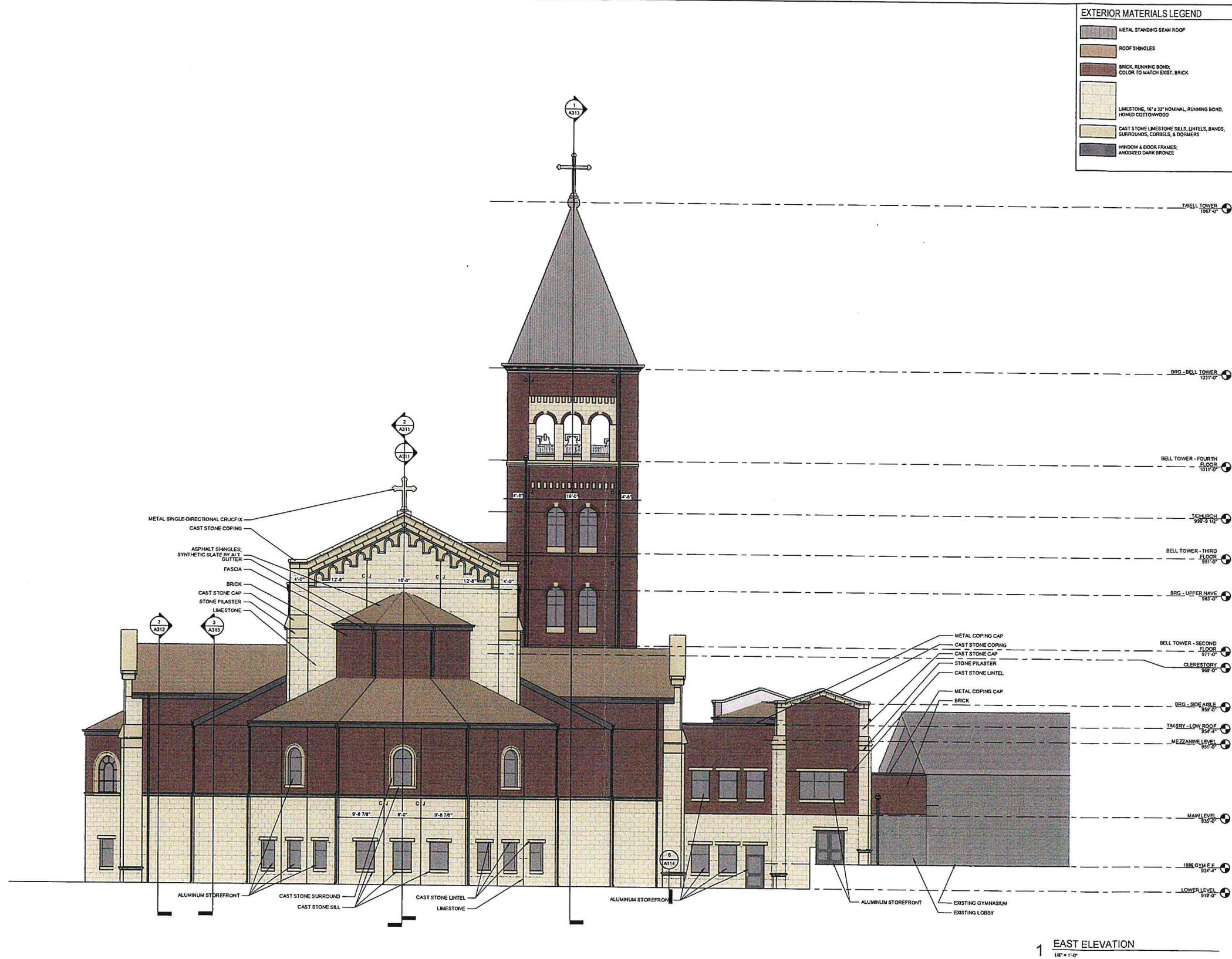
**DATE:**  
November 15, 2022

**REVISED DATE:**

CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH  
SAINT ANDREW THE APOSTLE PARISH  
6415 NE Antioch Rd., Gladstone, MO 64119



11/17/2022 2:22:49 PM BIM 360://2106.10-002 Saint Andrew the Apostle Parish/2106.10-002-Saint-Andrew-the-Apostle-Parish\_ARCH\_R21\_BIM360.rvt





**SAINT ANDREW THE APOSTLE PARISH:  
ADDITIONS & RENOVATIONS**

**SHEET CONTENTS:**  
● BUILDING ELEVATION -  
● NORTH  
●

---

**HTK PROJECT NUMBER:**  
● 2106.10-002

---

**SHEET NUMBER:**  
**A204**  
PERMIT SET

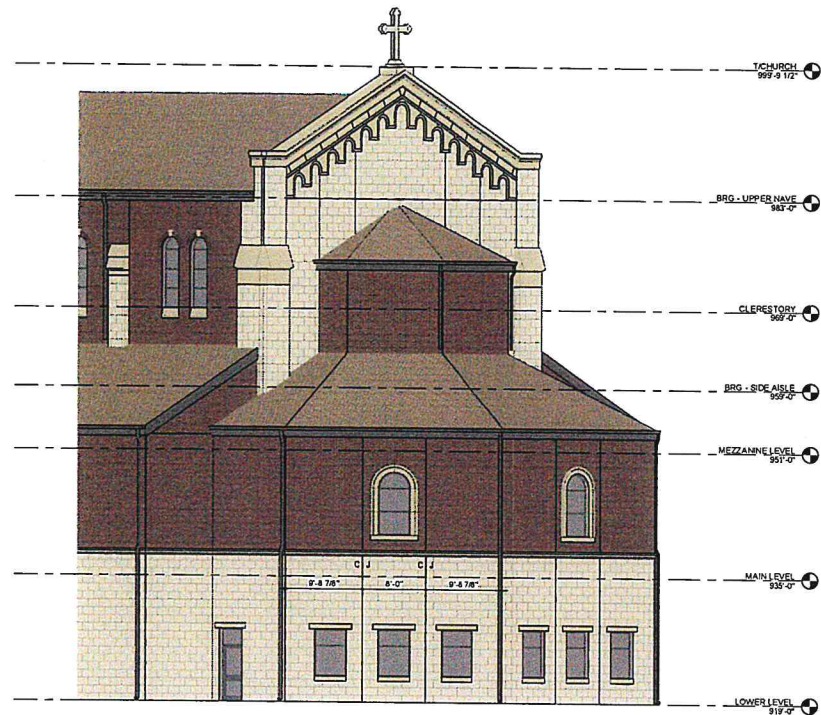
NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINFORCING STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

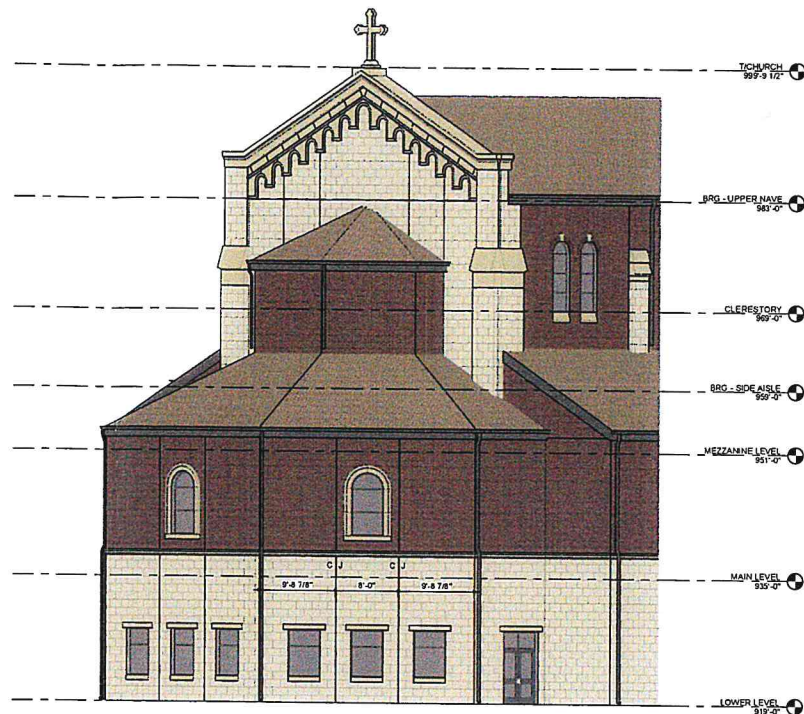
NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN



11/17/2022 2:23:01 PM BIM 360/2106.10-002 Saint Andrew the Apostle Parish-the Apostle-Parish\_ARCH\_R21\_BIM360.rvt



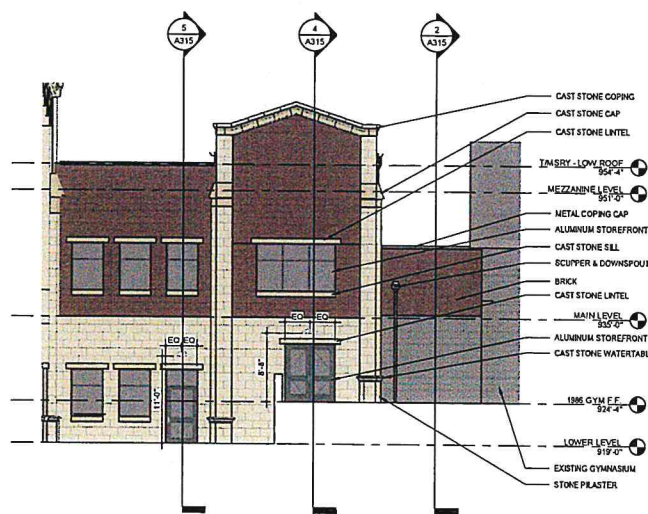
1 SOUTHEAST ELEVATION - APSE END  
1/8" = 1'-0"



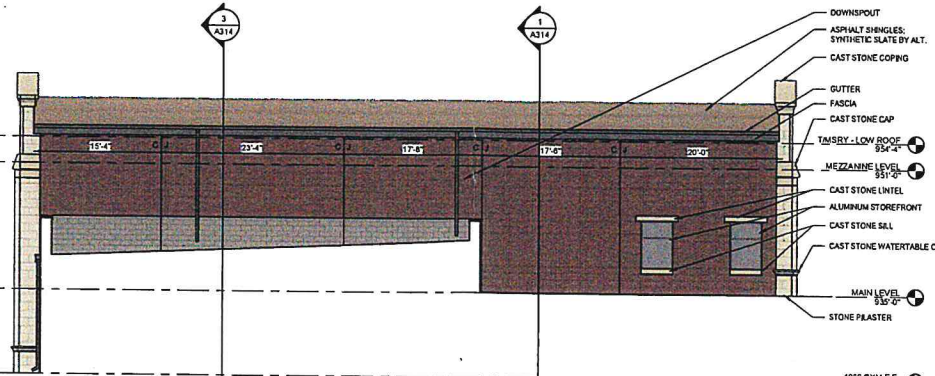
2 NORTHEAST ELEVATION - APSE END  
1/8" = 1'-0"

#### EXTERIOR MATERIALS LEGEND

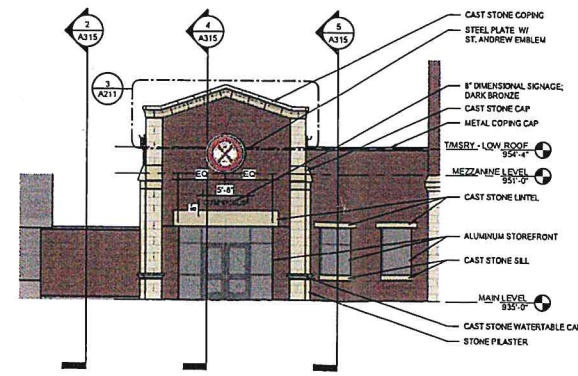
	METAL STANDING SEAM ROOF
	ROOF SHINGLES
	BRICK, RUNNING BOND, COLOR TO MATCH EXIST. BRICK
	LIMESTONE, 16" x 32" NOMINAL, RUNNING BOND, HONEY COTTONWOOD
	CAST STONE LIMESTONE SELLS, LINTELS, BANDS, SURROUNDINGS, CORBELS, & DOWNPIERS
	WINDOW & DOOR FRAMES; ANODIZED DARK BRONZE



3 NORTHEAST ELEVATION - BUILDING LINK  
1/8" = 1'-0"



4 NORTHWEST BUILDING ELEVATION - BUILDING LINK  
1/8" = 1'-0"



5 SOUTHWEST ELEVATION - BUILDING LINK  
1/8" = 1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS  
FOR REINFORCING STEEL IN EXTERIOR WALLS  
AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS  
LOCATED ON THIS SHEET, PRECEDING  
SHEETS AND FOLLOWING SHEETS) FOR  
APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS  
LOCATED ON THIS SHEET, PRECEDING  
SHEETS AND FOLLOWING SHEETS) FOR  
APPLICABLE NOTES NOT SHOWN



DATE:  
November 15, 2022  
REVISED DATE:

## SAINT ANDREW THE APOSTLE PARISH: ADDITIONS & RENOVATIONS

CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH  
SAINT ANDREW THE APOSTLE PARISH  
8415 NE ANCHUT RD, GARDEN CITY, MO 64119

SHEET CONTENTS:  
BUILDING ELEVATIONS

HTK PROJECT NUMBER:  
2106.10-002

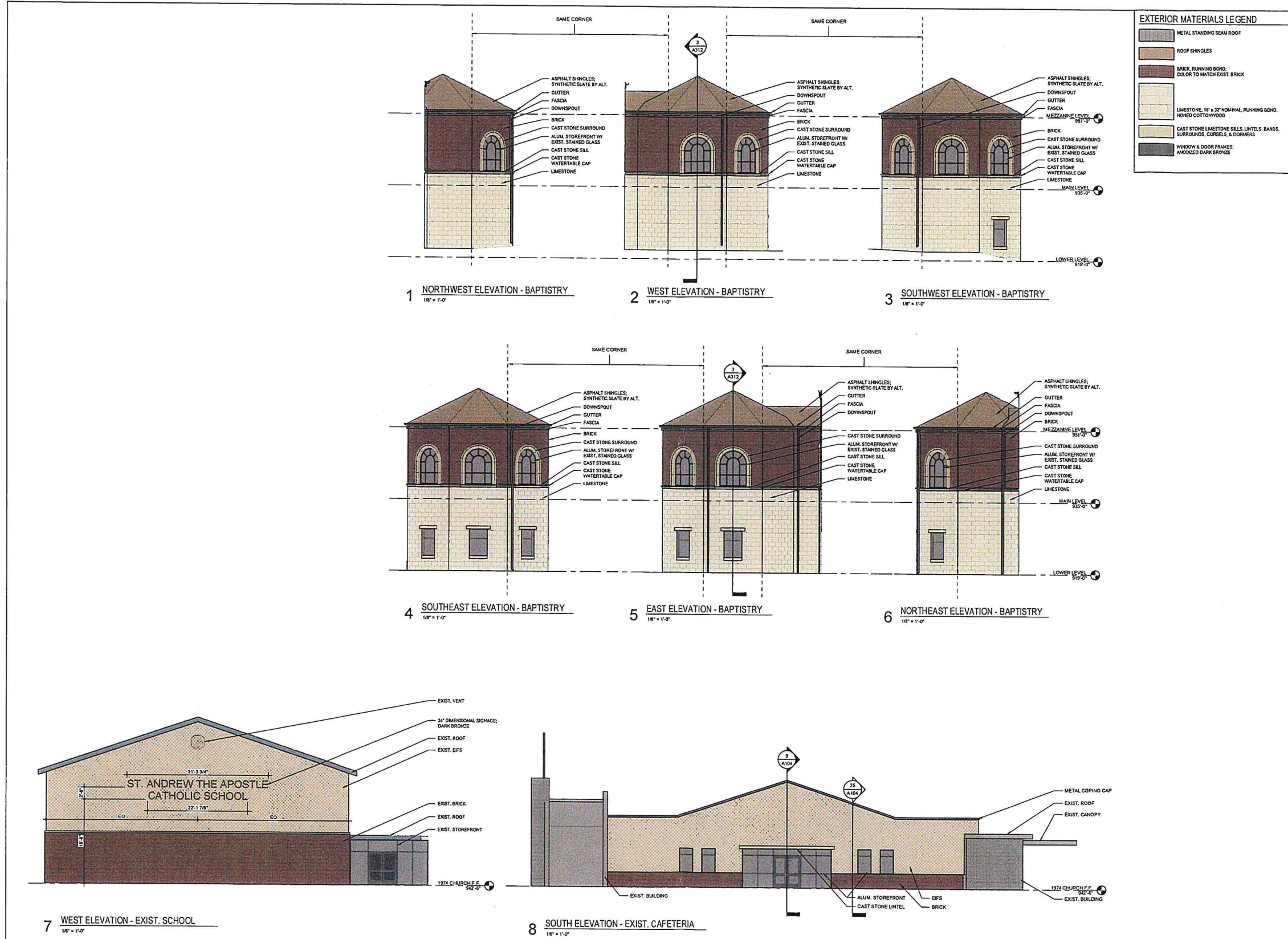
SHEET NUMBER:

A205

PERMIT SET



11/17/2022 2:23:07 PM BIM 360//2106.10-002 Saint Andrew the Apostle Parish-Architectural\_P21\_BIM360.rvt



DATE:  
November 15, 2022  
REVISED DATE:

**SAINT ANDREW THE APOSTLE PARISH:  
ADDITIONS & RENOVATIONS**

CATHOLIC DIOCESE OF KANSAS CITY, ST. JOSEPH  
SAINT ANDREW THE APOSTLE PARISH  
6415 NE Antioch Rd., Gladstone, MO 64119

SHEET CONTENTS:  
BUILDING ELEVATIONS

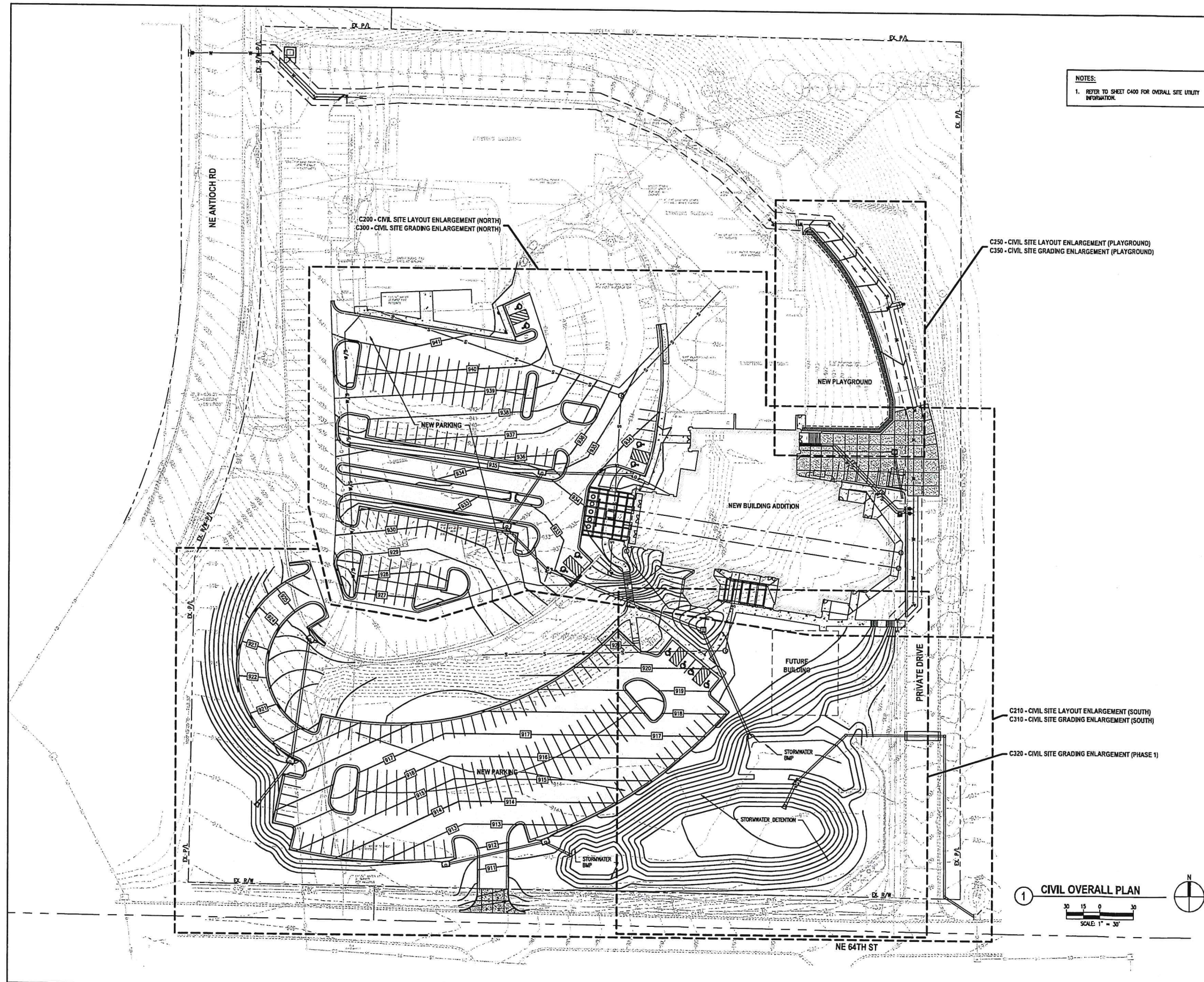
HTK PROJECT NUMBER:  
2106.10-002

SHEET NUMBER:

**A206**

PERMIT SET





Walter P. Moore and Associates, Inc.  
1100 Walnut, Suite 1403  
Kansas City, Missouri 64106

616.701.1100



DATE:  
November 15, 2022

REVISED DATE:

# SAINT ANDREW THE APOSTLE PARISH: ADDITIONS & RENOVATIONS

CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH  
SAINT ANDREW THE APOSTLE PARISH  
6475 NE Antioch Rd., Gladstone, MO 64119

SHEET CONTENTS:  
CIVIL OVERALL PLAN

HTK PROJECT NUMBER:  
2106.10-002

SHEET NUMBER:

C100

PERMIT SET



## SAINT ANDREW THE APOSTLE PARISH: ADDITIONS & RENOVATIONS

CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH  
SAINT ANDREW THE APOSTLE PARISH  
66415 NE Antioch Rd, Gladstone, MO 64119

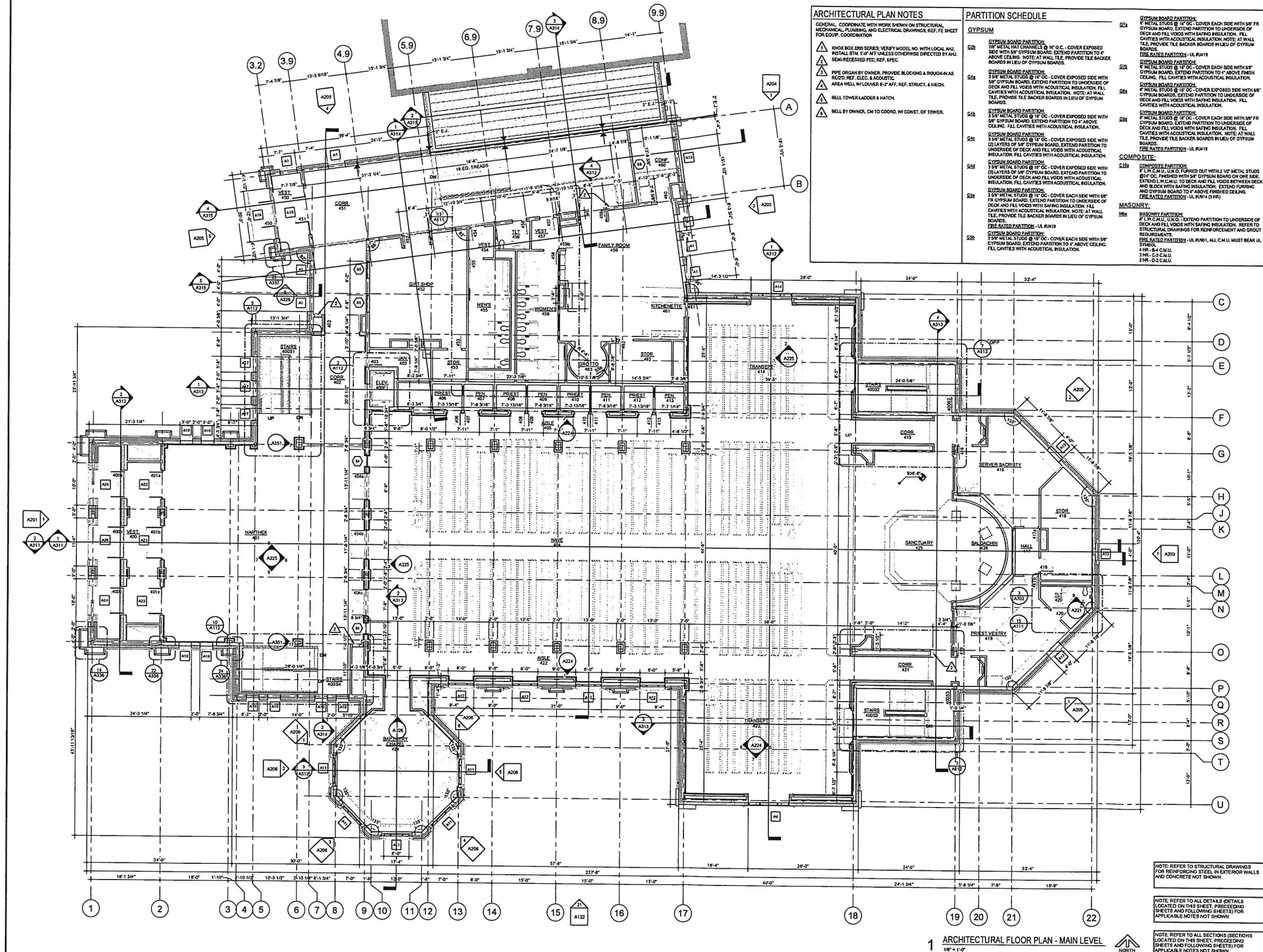
**SHEET NUMBER:**

A101

PERMIT SET



11/17/2022 2:21:43 PM BIM 360/2105 10-002 Saint Andrew the Apostle Parish-Architectural-ARCH\_R21\_BIM360.rvt



SAINT ANDREW THE APOSTLE PARISH:  
ADDITIONS & RENOVATIONS



DATE: November 15, 2022  
REVISED DATE:

CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH  
SAINT ANDREW THE APOSTLE PARISH  
6415 NE Antioch Rd., Gladstone, MO 64119

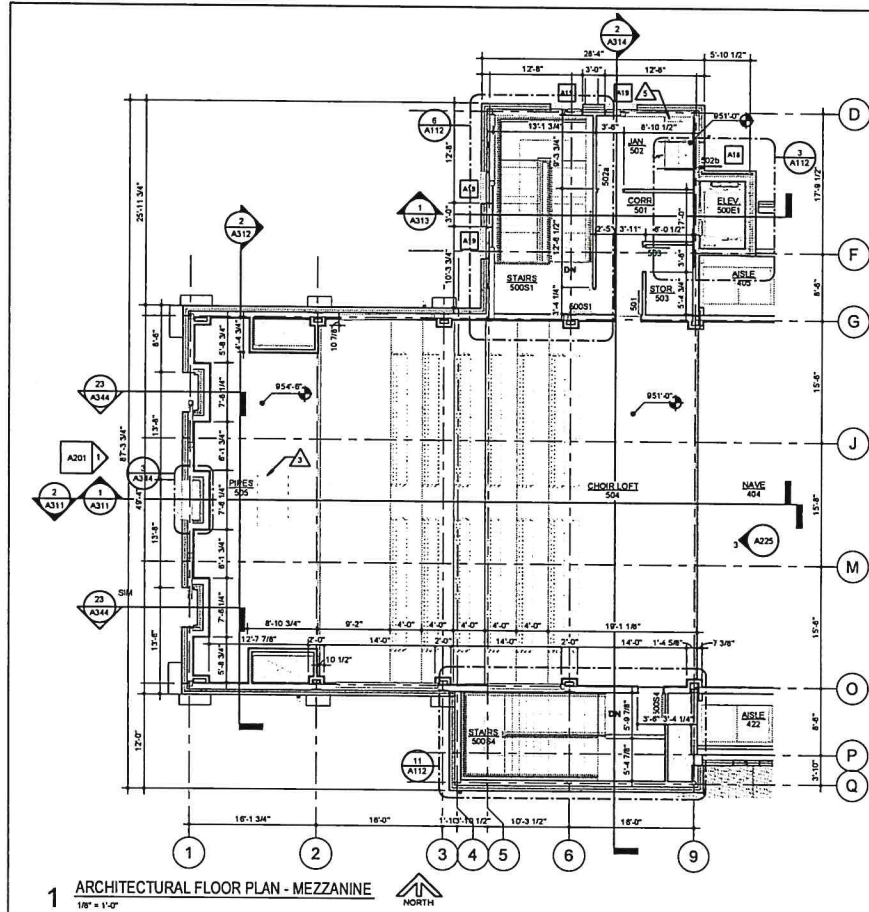
SHEET CONTENTS:  
ARCHITECTURAL FLOOR  
PLAN - MAIN LEVEL

HTK PROJECT NUMBER:  
2105-10-002

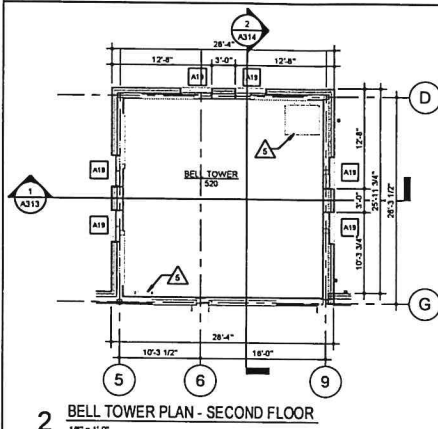
SHEET NUMBER:  
A102  
PERMIT SET



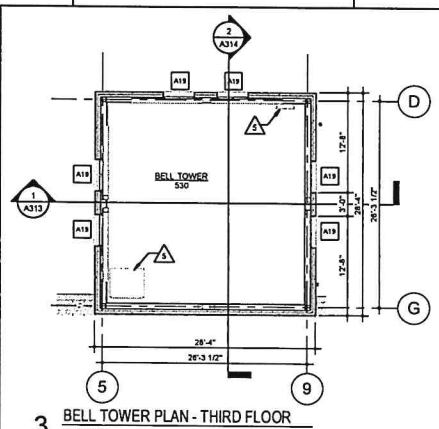
11/17/2022 2:21:47 PM BIM 360/2/106.10.002 Saint Andrew the Apostle Parish the Apostle Parish\_ARCH\_R21\_BIM360.rvt



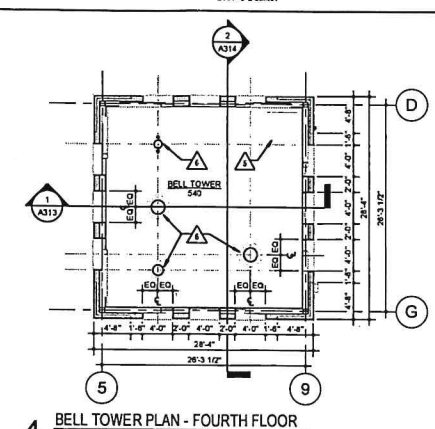
1 ARCHITECTURAL FLOOR PLAN - MEZZANINE  
1/8" = 1'-0"



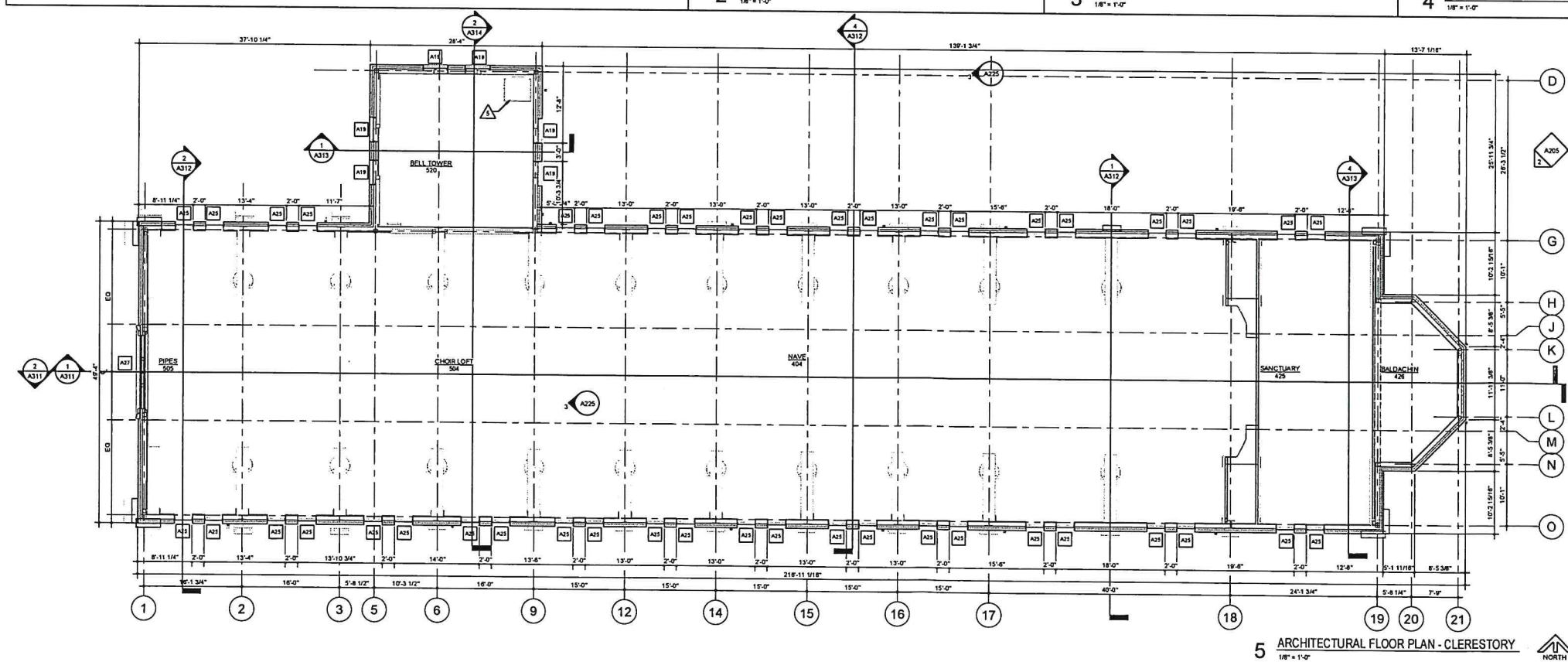
2 BELL TOWER PLAN - SECOND FLOOR  
1/8" = 1'-0"



3 BELL TOWER PLAN - THIRD FLOOR  
1/8" = 1'-0"



4 BELL TOWER PLAN - FOURTH FLOOR  
1/8" = 1'-0"



5 ARCHITECTURAL FLOOR PLAN - CLERESTORY  
1/8" = 1'-0"

#### ARCHITECTURAL PLAN NOTES

- GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, REF. FE SHEET FOR EQUIP. COORDINATION
- ▲ KICK BOX 300 SERIES, VERIFY MODEL NO. WITH LOCAL A.U.I. INSTALL 8" MIN. 5'-2" AFF. UNLESS OTHERWISE DIRECTED BY A.U.I. SEMI-RECESSED F.E.C. REF. SPEC.
  - ▲ PIPE ORGAN BY OWNER, PROVIDE BLOCKING & ROUGH-IN AS REQ'D. REF. ELEC. & ACoust. AREA WELL W/ LOUVER 8'-2" AFF. REF. STRUCT. & MECH.
  - ▲ BELL TOWER LADDER & HATCH.
  - ▲ BELL BY OWNER, CH TO COORD. W/ CONST. OF TOWER.

#### PARTITION SCHEDULE

- GYP-SUM**
- G1A GYP-SUM BOARD PARTITION: 5/8" METAL STUDS @ 16" O.C. - COVER EACH SIDE WITH 5/8" FR. GYP-SUM BOARD. EXTEND PARTITION TO UNDERSIDE OF DECK AND FILL VOIDS WITH SAFING INSULATION. FILL CAVITIES WITH ACoustICAL INSULATION. NOTE: AT WALL, TLE. PROVIDE TLE BACKER BOARDS IN LIEU OF GYP-SUM BOARD. FIRE RATED PARTITION - UL-RH19
  - G1B GYP-SUM BOARD PARTITION: 5/8" METAL STUDS @ 16" O.C. - COVER EACH SIDE WITH 5/8" FR. GYP-SUM BOARD. EXTEND PARTITION TO 4" ABOVE FINISH CEILING. FILL CAVITIES WITH ACoustICAL INSULATION.
  - G1C GYP-SUM BOARD PARTITION: 5/8" METAL STUDS @ 16" O.C. - COVER EXPOSED SIDE WITH 5/8" GYP-SUM BOARD. EXTEND PARTITION TO UNDERSIDE OF DECK AND FILL VOIDS WITH SAFING INSULATION. FILL CAVITIES WITH ACoustICAL INSULATION. NOTE: AT WALL, TLE. PROVIDE TLE BACKER BOARDS IN LIEU OF GYP-SUM BOARD.
  - G1D GYP-SUM BOARD PARTITION: 3/4" METAL STUDS @ 16" O.C. - COVER EXPOSED SIDE WITH 5/8" GYP-SUM BOARD. EXTEND PARTITION TO 4" ABOVE CEILING. FILL CAVITIES WITH ACoustICAL INSULATION.
  - G1E GYP-SUM BOARD PARTITION: 3/4" METAL STUDS @ 16" O.C. - COVER EXPOSED SIDE WITH (2) LAYERS OF 5/8" GYP-SUM BOARD. EXTEND PARTITION TO UNDERSIDE OF DECK AND FILL VOIDS WITH SAFING INSULATION. FILL CAVITIES WITH ACoustICAL INSULATION.
  - G1F GYP-SUM BOARD PARTITION: 3/4" METAL STUDS @ 16" O.C. - COVER EXPOSED SIDE WITH (3) LAYERS OF 5/8" GYP-SUM BOARD. EXTEND PARTITION TO UNDERSIDE OF DECK AND FILL VOIDS WITH SAFING INSULATION. FILL CAVITIES WITH ACoustICAL INSULATION.
  - G1G GYP-SUM BOARD PARTITION: 3/4" METAL STUDS @ 16" O.C. - COVER EACH SIDE WITH 5/8" FR. GYP-SUM BOARD. EXTEND PARTITION TO UNDERSIDE OF DECK AND FILL VOIDS WITH SAFING INSULATION. FILL CAVITIES WITH ACoustICAL INSULATION. NOTE: AT WALL, TLE. PROVIDE TLE BACKER BOARDS IN LIEU OF GYP-SUM BOARD. FIRE RATED PARTITION - UL-RH19
  - G1H GYP-SUM BOARD PARTITION: 3/4" METAL STUDS @ 16" O.C. - COVER EACH SIDE WITH 5/8" FR. GYP-SUM BOARD. EXTEND PARTITION TO 4" ABOVE CEILING. FILL CAVITIES WITH ACoustICAL INSULATION.
- COMPOSITE:**
- C1A COMPOSITE PARTITION: 1/2" LW. C.M.U. LINED, FINISHED OUT WITH 1/2" METAL STUDS @ 16" O.C. FINISHED WITH 5/8" GYP-SUM BOARD ON ONE SIDE. EXTEND LW. C.M.U. TO DECK AND FILL VOIDS BETWEEN DECK AND BLOCK WITH SAFING INSULATION. EXTEND FINISHING AND GYP-SUM BOARD TO 4" ABOVE FINISHED CEILING. FIRE RATED PARTITION - UL-RH19 (1/2")
- MASONRY:**
- M1A MASONRY PARTITION: 1/2" LW. C.M.U. LINED, EXTEND PARTITION TO UNDERSIDE OF DECK AND FILL VOIDS WITH SAFING INSULATION. REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT AND GROUT REQUIREMENTS. FIRE RATED PARTITION - UL-RH19, ALL C.M.U. MUST BEAR UL SYMBOL. 4 HR - 3-4 C.M.U. 3 HR - 3 C.M.U. 2 HR - 2 C.M.U.

## SAINT ANDREW THE APOSTLE PARISH: ADDITIONS & RENOVATIONS

SHEET CONTENTS:  
ARCHITECTURAL FLOOR  
PLANS - UPPER LEVELS

HTK PROJECT NUMBER:  
2106.10.002

SHEET NUMBER:  
A103

PERMIT SET



DATE:  
November 15, 2022

REVISED DATE:

CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH  
SAINT ANDREW THE APOSTLE PARISH  
8415 NE Arroyo Rd., Gladstone, MO 64119

**RESOLUTION NO. R-22-63**

**A RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 IN THE AMOUNT OF \$54,643.95 TO THE CONTRACT WITH NATIONWIDE TURF INSTALLATION, FOR THE HAPPY ROCK PARK TRAIL REPLACEMENT PROJECT CP2358C.**

**WHEREAS**, additional work under the Happy Rock Park Trail Replacement Project has been determined necessary and is recommended by 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 execute Change Order No. 2 to the Happy Rock Park Trail Replacement Project CP2358C with Nationwide Turf Installation, as follows:

Original Contract Amount:	\$ 189,614.00
Change Order 1	<u>2,690.35</u>
<b>Total approved to date:</b>	192,304.35
Change Order 2	<u>54,643.95</u>
<b>Revised Contract Amount:</b>	<u><u>\$ 246,948.30</u></u>

**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 12TH DAY OF DECEMBER 2022.**

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

ATTEST:

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





## *Request for Council Action*

RES ☒ # R-22-63

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 12/5/2022

Department: Public Works

Meeting Date Requested: 12/12/2022

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

Subject: Change Order 2 to Project CP2358C for the Happy Rock Park Trail Replacement.

Background: The contract for Project CP2358C was awarded to Nationwide Turf Installation as authorized by Resolution R-22-53. Change Order 2 modifies the scope of that work to include the removal of 450 feet of asphalt trail/service drive on the north side of the softball complex and replacing it with concrete.

Budget Discussion: A financial breakdown of the contract is as follows:

Original Contract Amount:	\$ 189,614.00
Change Order 1	<u>2,690.35</u>
<b>Total approved to date:</b>	192,304.35
Change Order 2	<u>54,643.95</u>
<b>Revised Contract Amount:</b>	<u><u>\$ 246,948.30</u></u>

Budget Discussion: Funds for the project are available from the American Rescue Plan Act.

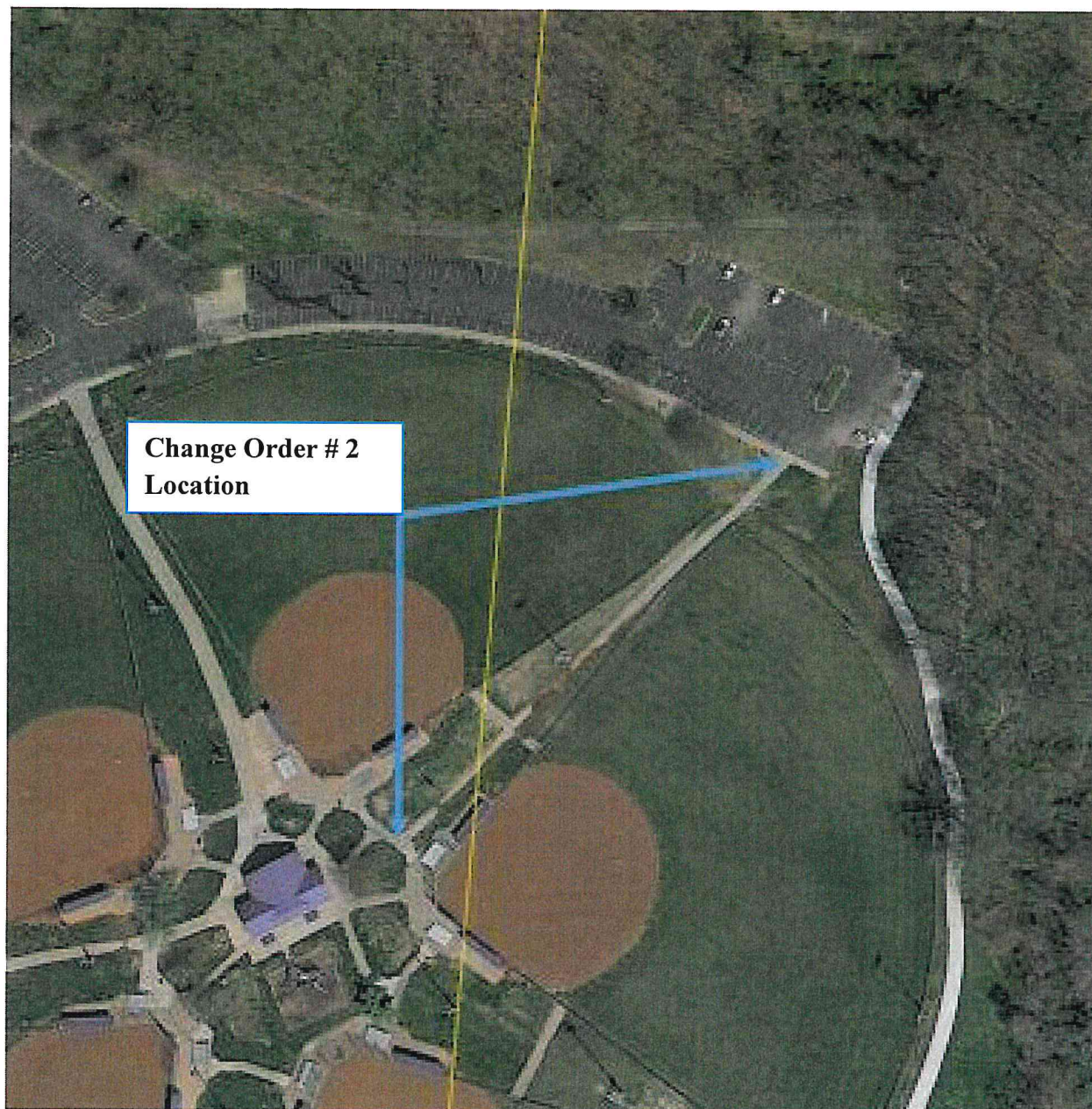
Public/Board/Staff Input: The existing trail/service drive has deteriorated and is now below grade resulting in ponding water and mud. This change order will improve access for patrons. Staff recommends approval of this change order.

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

Timothy A. Nebergall  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager



Happy Rock Park Change Order #2

**AN ORDINANCE AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS RELATED TO A PROJECT PREVIOUSLY FINANCED BY THE CITY UNDER ARTICLE VI, SECTION 27 OF THE MISSOURI CONSTITUTION AND SECTIONS 100.010 TO 100.200 OF THE REVISED STATUTES OF MISSOURI; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND TAKING OF CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.**

**WHEREAS**, the City of Gladstone, Missouri (the "City") is a third class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, the City is authorized under the provisions of Article VI, Section 27 of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the "Act"), to purchase, construct, extend and improve certain projects (as defined in the Act) for the purposes set forth in the Act and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

**WHEREAS**, in order for Glad Hotel Developers, LLC (the "Developer"), to construct certain commercial facilities consisting of a hotel and related improvements (collectively, the "Project"), the City did previously issue its Taxable Industrial Development Revenue Bonds (Hotel Project), Series 2019, in an aggregate principal amount not to exceed \$13,450,800 (the "Bonds"); and

**WHEREAS**, in connection with the development of the Project, the City entered into a Development Agreement dated February 21, 2019, with the Developer (the "Development Agreement"); and

**WHEREAS**, in connection with the issuance of the Bonds the City entered into a Lease Agreement dated November 1, 2019 (the "Lease") with SREH Mag Gladstone Partners, LLC (the "Company"); and

**WHEREAS**, the Project has been completed and the Company, the Developer and the City desire to amend the Lease and the Development Agreement to conform the terms thereof to the final arrangements for ownership and operation of the Project; and

**WHEREAS**, the City has and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City facilitate the operation of the Project through said amendments.

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

**Section 1. Execution of Documents.** The Mayor or the City Manager of the City is hereby authorized and directed to execute a First Supplemental Lease Agreement between the City and the Company and a First Amendment to Development Agreement between the City and the



Developer (collectively the “City Documents”) in substantially the forms presented to the City Council at this meeting, copies of which shall be filed in the records of the City. The Mayor or the City Manager of the City is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City to the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

**Section 2. Further Authority.** The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the City Documents.

**Section 3. Severability.** The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 4. Governing Law.** This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 5. Effective Date.** This Ordinance shall be approved and shall take effect and be in full force from and after its passage by the City Council and this Ordinance is signed by the Mayor.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF DECEMBER, 2022.**

---

Bill Garnos, Mayor

ATTEST:

---

Kris Keller, City Clerk

First Reading: December 12, 2022

Second Reading: December 12, 2022





## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 22-41

ORD ☒ # 4.617

Date: 12/2/2022

Department: General Administration

Meeting Date Requested: 1/10/2022

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

Subject: An Ordinance authorizing the execution of certain documents related to a project previously financed by the City under Article VI, Section 27 of the Missouri Constitution and Sections 100.010 to 100.200 of the revised statutes of Missouri; and authorizing the execution of certain documents and taking of certain actions in connection therewith.

Background: The agreement between the Marriott Hotel Developers and the City of Gladstone was based on a pre-pandemic construction schedule. The initial agreement also did not define the specifics of an art contribution that was verbally agreed upon by all parties. The proposed Ordinance authorizes the City Manager to amend the terms of the Development Agreement and Chapter 100 incentive package to redefine the lease payments to the City based on the completed project date as well as outline the funding for the art contribution associated with the project.

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

Public/Board/Staff Input:

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

Bob Baer  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATIVE AGREEMENT WITH CLAY COUNTY, MO, THE CITY OF EXCELSIOR SPRINGS, MO; THE CITY OF LIBERTY, MO; THE CITY OF KEARNEY, MO; THE CITY OF NORTH KANSAS CITY, MO; AND THE CITY OF SMITHVILLE, MO FOR REPLICA, INC. SUBSCRIPTION SERVICE ACCESS.**

**WHEREAS**, Clay County and each participating City will enter into a Cooperative Agreement which will allow each participating City to have access to the Replica, Inc. subscription. The Cooperative Agreement also serves as a cost-sharing agreement for the Replica, Inc. subscription; and

**WHEREAS**, as part of the Cooperative Agreement with Clay County, each City's annual subscription cost will be calculated on a cost-sharing formula based on each City's respective population; and

**WHEREAS**, The Cooperative Agreement will take effect upon approval of each participating party's governing body. The City of Gladstone's annual cost is \$12,029.78 per year during the two (2) year term of the Cooperative Agreement; and

**WHEREAS**, Clay County will enter into an umbrella Platform Service Agreement with Replica, Inc. in which each participating City mentioned above will be an authorized user of the Replica, Inc. subscription service; and

**WHEREAS**, Replica, Inc. subscription service contains data which allows organizations to analyze link analysis (analyzing who's traveling to and from your City and why), origin-destination flows, corridor studies, transit studies, pandemic recovery, workforce profiles, environmental equity analysis, residential profile conditions, active transportation analysis, economic impact assessments, freight studies, tax forecasting, etc.; and

**WHEREAS**, City Managers and other key staff attended two Replica, Inc. demonstrations. Staff believes the data available from Replica, Inc. will be invaluable specifically for transportation analysis and planning; economic development trend analysis and planning; analysis of the public's utilization of Gladstone's Parks & Recreation facilities and programs; public safety applications, etc.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to enter into a cooperative agreement with Clay County and the Cities of Excelsior Springs, Liberty, Kearney, North Kansas City, and Smithville, Missouri for Replica, Inc. subscription service access on the terms and conditions described herein and as more particularly set forth in the Cooperative Agreement.

**BILL NO. 22-42**

**ORDINANCE NO. 4.618**

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY  
OF GLADSTONE, MISSOURI, THIS 12TH DAY OF DECEMBER, 2022.**

ATTEST:

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

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

1st Reading: December 12, 2022

2<sup>nd</sup> Reading: December 12, 2022

## COOPERATIVE AGREEMENT

THIS AGREEMENT entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between Clay County, Missouri, (the "County") and the following cities (the "Cities")  
located in Clay County, Missouri:

- 1) Liberty,
- 2) North Kansas City,
- 3) Gladstone,
- 4) Excelsior Springs,
- 5) Smithville, and
- 6) Kearney

WHEREAS, the County has entered into discussions with Replica, Inc. (the "Company")  
to purchase a subscription from the company;

AND WHEREAS, the subscription includes access to analytical data, including  
population, transportation, economic, and workforce data, among other information included  
with the subscription;

AND WHEREAS, the cities would benefit from having access to the subscription;

AND WHEREAS, the parties desire to enter into a cooperative agreement under ' 70.220  
RSMo. for the purpose of allowing the parties to have access to the subscription;

AND WHEREAS, access to the subscription will mutually benefit the parties;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the  
parties agree as follows:

1. Upon execution of this agreement, County shall enter into an agreement with the  
company to purchase the subscription for two (2) years at an annual cost of \$48,000.00.
2. Each city shall be allowed to use the subscription as a "customer" or "user" as set  
forth in the contract documents.



3. Each party to this agreement will pay a percentage of the total contract price based on the party's respective population. The annual allocation of cost-sharing shall be as follows:

<b>Entity</b>	<b>Population</b>	<b>% of Population</b>	<b>Share of Cost</b>
Liberty	30,167	28%	\$13,409.54
North Kansas City	4,467	4%	\$1,985.63
Gladstone	27,063	25%	\$12,029.78
Excelsior Springs	10,376	10%	\$4,612.24
Smithville	10,406	10%	\$4,625.57
Kearney	10,404	10%	\$4,624.69
Clay County	15,101	14%	\$6,712.55

4. Each city shall pay to the county their share of the contract price within thirty (30) days of receiving an invoice from the county.

5. Each party shall be obligated to pay their share of the contract price for the duration of the contract term of two (2) years, provided that the contract remains in place and each party continues to have access to the subscription.

6. *Effective Date.* This cooperative agreement will take effect upon approval of the County Commission and the Cities. Each body shall approve and maintain this agreement pursuant to ' 70.230, RSMo.

7. This writing contains the entire agreement of the parties. No representations were made or relied upon by either party, other than those expressly set forth herein. No agent, employee, or other representative of either party is empowered to alter any term of this agreement, unless done in writing and signed by the parties.

8. *Controlling Law.* The validity, interpretation, and performance of this agreement shall be controlled by and construed under the laws of the State of Missouri.

9. *Waiver.* The failure of either party to this agreement to object to or to take affirmative action with respect to the conduct of the other party which is in violation of the terms of this agreement shall not be construed as a waiver of the violation or breach, or any future violation, breach, or wrongful conduct.

10. *Notices.* All notices pertaining to this agreement shall be in writing and transmitted by either personal hand delivery or through the United States Post Office, certified or registered mail return receipt requested.

11. *Headings.* Headings in this agreement are for convenience only and shall not be used to interpret or construe as provisions.

12. *Binding Effect.* The provisions of this agreement are binding on the parties hereto, their heirs, successors, and assigns.

**COUNTY OF CLAY, MISSOURI**

Approved:

\_\_\_\_\_  
County Counselor

\_\_\_\_\_  
Authorized Commissioner

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

ATTEST:

\_\_\_\_\_  
Clerk of the County Commission

**CITY OF LIBERTY, MISSOURI**

\_\_\_\_\_  
Authorized Representative

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

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF NORTH KANSAS CITY, MISSOURI**

\_\_\_\_\_  
Authorized Representative

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

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF GLADSTONE, MISSOURI**

\_\_\_\_\_  
Authorized Representative

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

ATTEST:

\_\_\_\_\_  
City Clerk



**CITY OF EXCELSIOR SPRINGS, MISSOURI**

\_\_\_\_\_  
Authorized Representative

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

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF SMITHVILLE, MISSOURI**

\_\_\_\_\_  
Authorized Representative

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

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF KEARNEY, MISSOURI**

\_\_\_\_\_  
Authorized Representative

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

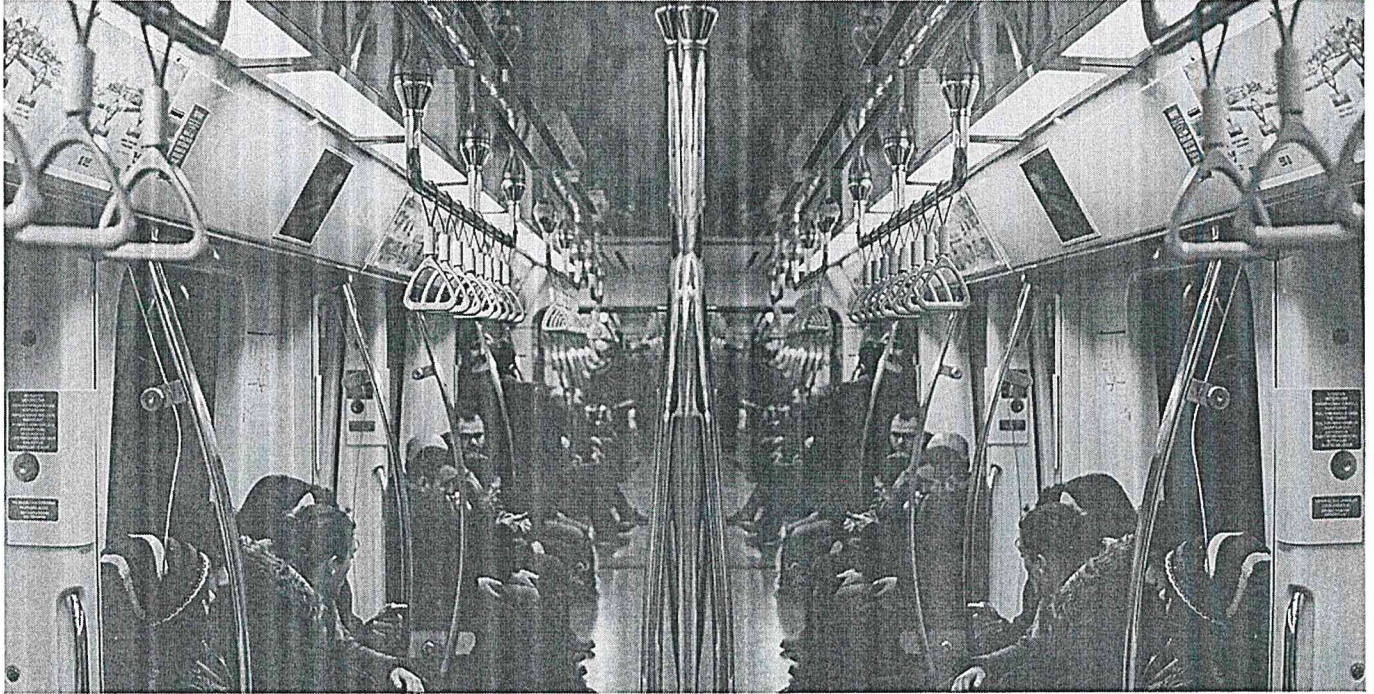
ATTEST:

\_\_\_\_\_  
City Clerk

# Solutions

To prepare your communities, cities, and regions for the future, you need detailed insights about the ways people, places, and opportunities interact.

Replica data supports the traditional work of transportation and city planning and empowers entirely new ways of understanding activity in the built environment. These solutions are examples of how our customers find value in our data.



## Link Analysis

Study network links and corridors for insights into trips that happen there, including who is traveling there, where they're coming from and going to, when they're traveling, and why. Use this data to establish baseline conditions and analyze the potential impacts of making changes. Replica's disaggregated data often serves as inputs for customers' modeling software to get a sense of the origins and destinations of trips taken on the transportation network.



## Transit Studies

While most transit agencies have data about their riders, Replica provides new context for how the network serves people, communities, and a metro area overall. When considering network redesigns or operational changes, our customers can get an immediate snapshot of the existing ridership market and how it compares with people who don't currently use transit. Replica makes it possible to perform comprehensive studies about why people use transit, where they're traveling to and from, and what kinds of car trips have the potential to be taken by transit instead.

## Origin-Destinations Flows



Learn where residents, visitors, and commercial vehicle fleets are traveling to and from with granular origin-destination data. Filter by attributes of trips or trip takers for a fuller understanding of how socioeconomic, demographics, employment status, transit access, or private-automobile access factor into people's movement patterns. Replica is the only data platform that can accomplish these types of analyses out of the box.



## Active Transportation Analysis

Replica data allows users to quickly see where active transportation trips are occurring and identify potential latent demand. As cities and regions craft policies and initiatives to bolster transit, cycling, and pedestrian activity, Replica can show them neighborhoods and populations that might benefit most from infrastructure improvements and public engagement.



## Workforce Profiles

Detailed data on commuting, socioeconomic, and demographics enable comprehensive analyses of how people, jobs, and transportation networks interact. Replica has worked with agencies and private companies across the country to assess site selections for large-scale developments and how available workers can (and can't) access them. Our data has also helped identify ancillary services, including access to child care centers and pedestrian infrastructure, to support the workforce and its needs. These studies have been key for economic development agencies that utilize Replica data.



## Pandemic Recovery

With data from 2019 to as recent as last week, Replica provides a holistic picture of pre-pandemic behavior and the new normal, even as it continues to evolve. Our high-fidelity seasonal data represents people's typical travel activity in 2019 and 2021 in granular detail. Weekly mobility and consumer spending data make it possible to monitor how certain kinds of trips and economic activity are changing over time. Our data covers vital pandemic-era metrics, including: residents working from home, weekly work trip and transit ridership trends, online and in-person spending, and restaurant and retail spending. This information has been leveraged by agencies of all sizes to monitor the resilience of central business districts, transit networks, and car-free streets. patterns. Replica is the only data platform that can accomplish these types of analyses out of the box.



## Freight Studies

Examine commercial vehicle activity to better understand freight travel, high-volume shipping corridors, and activity to, from, and around ports and industrial centers. Customers can use this data to review potential candidates for loading zones, capture data on pass-through freight trips, and get insights into the impacts of supply chain disruptions.



## Residential Profile Conditions





## Economic Impact Assessments

With weekly mobility and consumer spending data, users can compare economic activity across a variety of standard and custom geographies to monitor patterns of consumer behavior, changes in economic activity, and sales tax projections. This has been critical for our users throughout the pandemic, but also in response to extreme weather events and in standard month-to-month operations. The ability to use spend data as a proxy for sales tax projections is a powerful tool for measuring economic impact and health.



## Environmental Equity Analysis

Replica data helps agencies and firms across the country determine how their projects can deliver equitable outcomes. Our data on residential VMT, active transportation modes, socioeconomic, and demographics is used to establish baseline conditions and forecast the equity impacts of future planning and policy decisions. Our data pairs easily with other sources to support equity analyses and initiatives including EV charging infrastructure deployment, carbon emissions mitigation, transit-oriented development, and bike/pedestrian infrastructure networks. Agencies and the firms they partner with are using Replica to show how their projects increase equity and environmental justice in proposals for state and federal funding.

## Stay in Touch

Enter your email to get updates on products, newsletters, and events

First Name

Last Name

Enter your email

Sign Up

### Product

[Platform \(/platform/\)](/platform/)  
[Solutions \(/solutions/\)](/solutions/)  
[Data Schema \(/data-schema/\)](/data-schema/)

### Company

[About \(/about/\)](/about/)  
[Careers \(/careers/\)](/careers/)

### Discover

[Initiatives \(/initiatives/\)](/initiatives/)  
[Blog \(/blog/\)](/blog/)  
[Case Studies \(/studies/\)](/case-studies/)  
[Webinars \(/webinars/\)](/webinars/)

### Contact (/contact/)

### Industries

[Public Sector \(/public-sector/\)](/public-sector/)  
[Private Sector \(/private-sector/\)](/private-sector/)  
[Planning and Engineering Firms \(/planning-and-engineering-firms/\)](/planning-and-engineering-firms/)

### Terms of Use (/terms-of-use/)

[Privacy Policy \(/privacy-policy/\)](/privacy-policy/)



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 22-42

ORD ☒ # 4.618

Date: 12/3/2021

Department: General Administration

Meeting Date Requested: 12/12/2022

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

Subject: Cooperative Agreement with Clay County for Replica, Inc. subscription service access

### Background:

This summer, Clay County Administrator Dianna Wright approached municipalities in Clay County regarding a shared subscription for Replica, Inc. through a Cooperative Agreement between Clay County and the cities of Excelsior Springs, Gladstone, Kearney, Liberty, North Kansas City, and Smithville. Replica, Inc. is a subscription service that contains data which allows organizations to analyze link analysis (analyzing who's traveling to and from your City and why), origin-destination flows, corridor studies, transit studies, pandemic recovery, workforce profiles, environmental equity analysis, residential profile conditions, active transportation analysis, economic impact assessments, freight studies, tax forecasting, etc. Replica data supports the traditional work of transportation and city planning and empowers entirely new ways of understanding activity in the built environment.

Clay County and each participating City will enter into a Cooperative Agreement which will allow each participating City to have access to the Replica, Inc. subscription. The Cooperative Agreement also serves as a cost-sharing agreement for the Replica, Inc. subscription. As part of the Cooperative Agreement with Clay County, each City's annual subscription cost will be based on a cost-sharing formula based on each City's respective population. The Cooperative Agreement will take effect upon approval of each participating party's governing body. The City of Gladstone's annual cost is \$ 12,029.78 per year during the two (2) year term of the Cooperative Agreement.

Clay County will enter into an umbrella Platform Service Agreement with Replica, Inc. in which each participating City mentioned above will be an authorized user of the Replica, Inc. subscription service.

City Managers and other key staff attended two Replica, Inc. demonstrations. Staff believes the data available from Replica, Inc. will be invaluable specifically for transportation analysis and planning; economic development trend analysis and planning; analysis of the public's utilization of Gladstone's Parks & Recreation facilities and programs; public safety applications, etc.

RES ☐ # City Clerk Only

BILL ☒ # 22-42

ORD ☒ # 4.618

Budget Discussion: Funds are budgeted in the amount of \$0 Funds for this project will be allocated during the year end budget process from the General Fund. Ongoing costs are estimated to be \$ 12,000 annually. Previous years' funding was \$0

Public/Board/Staff Input: Staff recommends approval

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

Scott Wingerson  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager