



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 10, 2023**

The City Council will meet in a Closed Executive Session at 6:45 pm, Monday, July 10, 2023, Gladstone City Hall, 7010 North Holmes, Gladstone Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021(2) Real Estate, and 610.021(12) Negotiated Contract.

OPEN STUDY SESSION 7:00 PM

- 1. Vivion Road Trail:** Public Works Director Tim Nebergall will present an update on the status of the Vivion Road Trail.
- 2. Emergency Operations Plan:** Fire Chief Mike Desautels will present a review of the 2023 Emergency Operations Plan.

REGULAR MEETING 7:30 PM

TENTATIVE AGENDA

- 1. Meeting Called to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance to the Flag of the United States of America.**
- 4. Approval of the Agenda.**
- 5. Approval of the June 26, 2023, Closed City Council Meeting Minutes.**

6. **Approval of the June 26, 2023, Regular City Council Meeting Minutes.**
7. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*
8. **Communications from City Council.**
9. **Communications from the City Manager.**
10. **CONSENT AGENDA**

RESOLUTION R-23-33 A Resolution authorizing acceptance of work under contract with Royal Construction Services, LLC, for the Municipal Pool Bathhouse Renovation Project, and authorizing final payment in the amount of \$10,861.00 for Project CO2053.

RESOLUTION R-23-34 A Resolution authorizing the City Manager to execute a professional engineering services agreement with Lamp Rynearson, Incorporated in the total amount not to exceed \$36,500.00 for an analysis of the impacts of Kansas City, Missouri's proposed High Capacity Horizontal Collector Wells on Gladstone's Wellfield, Project WP2485.

RESOLUTION R-23-35 A Resolution authorizing acceptance of a Sourcewell proposal from Coleman Equipment, Inc. for the purchase of a new Kubota RTV-X1100CWL-H in the total amount not to exceed \$22,776.22.

RESOLUTION R-23-36 A Resolution authorizing the City Manager to submit a project application in partnership with Kansas City, Missouri (KCMO) seeking Missouri Department of Transportation (MODOT) Cost Share Funding for construction of the Vivion Road Trail from North Mulberry Avenue to North Oak Trafficway.

REGULAR AGENDA

11. **CONSIDER APPROVAL OF MEADOWBROOK COMMUNITY IMPROVEMENT DISTRICT BUDGET JULY 1, 2023 TO JUNE 30, 2024.**

- 12. PUBLIC HEARING:** Site Plan Revision for property located at 5720 North Oak Trafficway.
- 13. FIRST READING BILL NO. 23-25** An Ordinance approving a Site Plan Revision for property at 5720 N. Oak Trafficway.
- 14. FIRST READING BILL NO. 23-26** An Ordinance to adopt the updated Emergency Operations Plan for the City of Gladstone, Missouri.
- 15. RESOLUTION R-23-37** A Resolution authorizing the City Manager to execute a professional engineering services agreement with Lamp Rynearson, Incorporated in the total amount not to exceed \$98,700.00 for the completion of a Water Service Line Materials Inventory, Project WP2486.
- 16. RESOLUTION R-23-38** A Resolution authorizing the City Manager to execute a contract with Ace Pipe Cleaning, Incorporated, in the total amount not to exceed \$100,000.00 for FY24 Sewer Cleaning and Televising, Project SP2489.
- 17. RESOLUTION R-23-39** A Resolution authorizing acceptance of a proposal from Cable-Dahmer Chevrolet, Topeka, Kansas, for the purchase of four (4) 2023 Chevy Malibu RS vehicles for use as staff vehicles at the total purchase amount not to exceed \$104,340.00.
- 18. Other Business.**
- 19. Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:
Kris Keller, City Clerk Posted at: 3:51 pm
Date: July, 6, 2023
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
(816-423-4096)



Department of Public Works
Memorandum

DATE: July 5, 2023

TO: Robert M. Baer, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: Vivion Road Update

Purpose:

The purpose of this study session will be to update the City Council on status of the Vivion Road Trail.

Background:

The Vivion Road Trail has been a regional goal for several years and the last remaining unfunded segment is located between N. Mulberry Avenue and N. Oak Trafficway. This segment of trail is also expected to be one of the most expensive to construct with an estimated project cost of \$5.8 million.

Gladstone and Kansas City have been working to identify funding sources for the proposed project. To date, the Cities have secured approximately \$1.6 million in Federal Transportation Alternatives Funds. KCMO also recently submitted an application seeking an additional \$3 million for the project through the newly-created Federal Carbon Reduction Program. The projects selected for this funding have not yet been announced.

Next Steps:

A resolution has been placed on tonight's City Council agenda requesting permission to submit an application seeking Missouri Department of Transportation (MODOT) Cost Share funding. A total of \$10,000 was budgeted in FY24 in the TST fund for this work. McClure Engineering is assisting with preparation of the application. The purpose of the MODOT Cost Share Program is to build partnerships with local entities to pool efforts and resources to deliver state transportation projects. MODOT will match local investment up to fifty percent (50%) of the project cost. The estimated cost of the project with and without MODOT Cost Share funds is summarized as follows:

City Costs w/out MODOT Cost Share			
City	Fed	Local	Total
Gladstone (33%)	528,669	1,399,369	1,928,038
KCMO (67%)	1,073,358	2,841,144	3,914,502
	1,602,027*	4,240,513	5,842,540

City Costs w/ MODOT Cost Share (\$2.1M)				
City	Fed	Local	MODOT	Total
Gladstone (33%)	528,669	699,685	699,685	1,928,038
KCMO (67%)	1,073,358	1,420,572	1,420,572	3,914,502
	1,602,027*	2,120,257	2,120,257	5,842,540

*\$1,602,027 previously acquired through Federal Transportation Alternatives Program

**Funding shown excludes potential Carbon Reduction Program funds

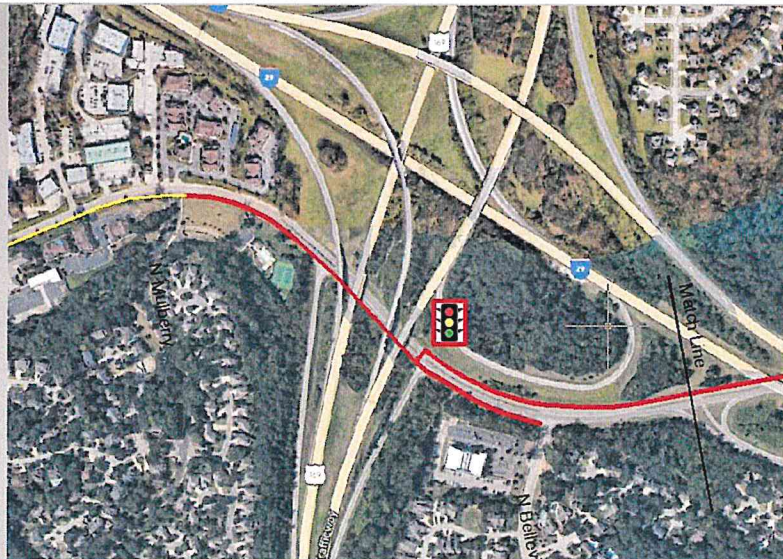
The next MODOT Cost Share Program application deadline is July 21, 2023. If application is unsuccessful, it can be resubmitted by October 6, 2023 for the next round of funding.

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



Vivion Road Trail Project Update

July 10, 2023



N. Mulberry to I-29/35

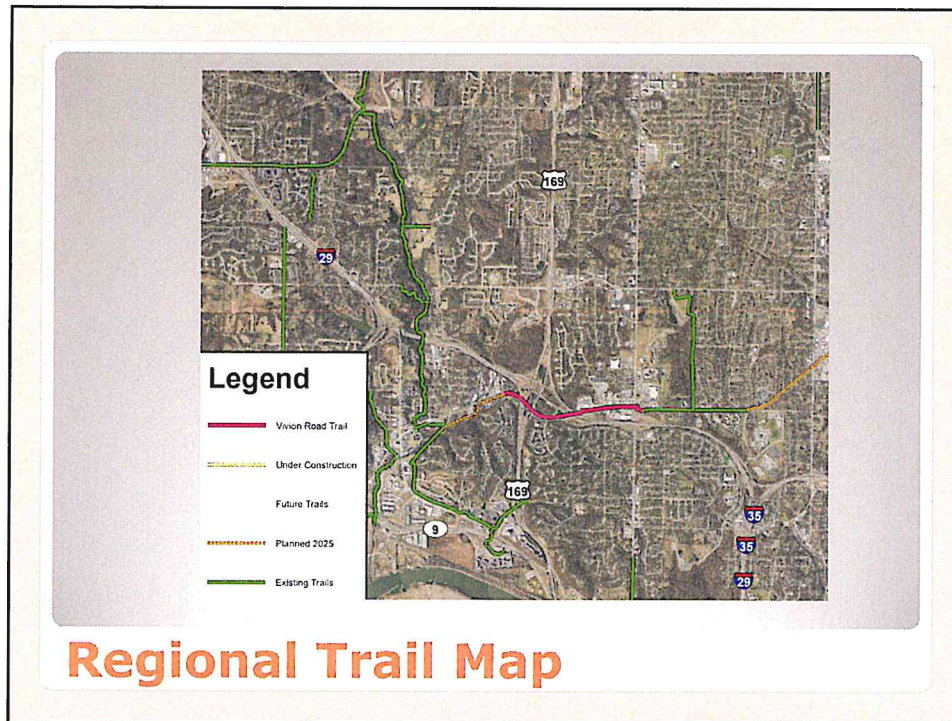


I-29/35 to N. Oak

Project Highlights

1. New traffic/pedestrian signal at 169 exit ramp.
2. Tunnel crossing at I-35/I-29 on ramp.
3. Addition of pedestrian signal at Old Pike Road.
4. Access to Old Pike Road and N. Bellevue Road including the addition or extension of existing bike lanes.

MODOT Cost Share Program



**Missouri Department of Transportation
Cost Share Program**

1. The purpose of the Cost Share Program is to build partnerships with local entities to pool efforts and resources to deliver state transportation projects.
2. MoDOT will match local investment up to fifty percent (50%) of the project cost.
3. KCMO has been successful in securing trail funding in the past.
4. Application Deadline(s) – July 21, 2023 & October 6, 2023
5. MARC and NNI have each agreed to provide a letter of support.

MODOT Cost Share Program

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*\$1,602,027 previously acquired through Federal Transportation Alternatives Program

**Funding shown excludes potential Carbon Reduction Program funds

Cost Estimate

Questions?



Fire Department Memorandum

DATE: June 27, 2023
TO: Bob Baer, City Manager
FROM: Mike Desautels, Fire Chief/EMD
RE: Study Session – 2023 Emergency Operations Plan/Council Responsibilities

Given the recent comprehensive review and revision of the Emergency Operations Plan, I would like to present a brief review of the overall concepts, roles and responsibilities of the Council. The Emergency Operations Plan to most can appear very intimidating and overwhelming, this presentation seeks to alleviate and/or address concerns, as well discuss recommended training for senior elected officials. I anticipate this session lasting no longer than 15-20 minutes.

Respectfully,
Mike Desautels, Fire Chief/EMD



Gladstone
MISSOURI

City of Gladstone

Emergency Operations Plan 2023

The 5 Phases of Emergency Management

- ▶ Prevention
- ▶ Prevention focuses on preventing hazards from occurring, whether they are natural, technological, or caused by humans. Not all hazards are preventable, but the risk of loss of life and injury can be limited with good evacuation plans, environmental planning, and design standards.

► Mitigation

- Mitigation is the effort to reduce loss of life and property by lessening the impact of disasters and emergencies. It refers to measures or actions that can prevent an emergency, reduce the chance of an emergency or reduce the damaging effects of unavoidable emergencies.
- Establishing building codes and zoning requirements or creating defensible spaces around homes to protect them from wildfire are examples of mitigation efforts.

► Preparedness

- Preparedness is a continuous cycle of planning, organizing, training, equipping, exercising, evaluating, and taking corrective action. Training and exercising plans are the cornerstone of preparedness, which focuses on readiness to respond to all hazards, incidents, and emergencies.
- Training and emergency preparedness plans increase a community's ability to respond when a disaster occurs.
- Typical preparedness measures include developing mutual aid agreements and memorandums of understanding, training for both response personnel and concerned citizens (CERT), conducting disaster exercises to reinforce training and test capabilities, and presenting all-hazards education campaigns.

Catastrophes

- ▶ **Catastrophes** are referred to as events that affect entire communities, states, and nations.
- ▶ Emergency service providers are directly affected, thus permanently or temporarily disabling their response capabilities.
- ▶ Everyday community functions such as transportation, utility services, and businesses are brought to a halt.
- ▶ More importantly, the mutual aid expected from neighboring communities, the state, and national agencies does not [cannot] take place due to the magnitude of the event.
- ▶ Example- Hurricane Katrina, it took days to weeks to provide relief.

Emergency Operations Plan Purpose Public Health & Safety

With this current revision of the EOP, the City endeavors to:

- ▶ Protect public health and safety, and prevent loss of life.

► Response

- The response phase is a reaction to the occurrence of a catastrophic disaster or emergency. It consists of actions that are aimed at saving lives, reducing economic losses, and alleviating suffering.
- The response phase comprises the coordination and management of resources utilizing the Incident Command System.
- Response actions may include activating the emergency operations center, evacuating threatened populations, opening shelters and providing mass care, emergency rescue and medical care, fire fighting, and urban search and rescue.

► Recovery

- Recovery consists of those activities that continue beyond the emergency period to restore critical community functions and begin to manage stabilization efforts.
- The recovery phase begins immediately after the threat to human life has subsided. The goal of the recovery phase is to bring the affected area back to some degree of normalcy, including the restoration of basic services and the repair of physical, social, and economic damages.
- Typical recovery actions include debris cleanup, financial assistance to individuals and governments, rebuilding of roads and bridges and key facilities, and sustained mass care for displaced human and animal populations.

Emergencies, Disasters and Catastrophes

- ▶ **Emergencies** are incidents that take place on a daily basis such as structural fires, vehicle accidents, fires, vehicle extrication, structural collapses, specialized rescues, public disturbances, domestic disputes, and a string of other types of incidents, which require immediate fire, police, and/or medical attention.
- ▶ More importantly, an emergency does not [should not] exceed the logistical capabilities of local emergency service providers.
- ▶ Although emergencies may seem catastrophic to those directly affected by them they nonetheless remain isolated and well within the operational capabilities of local emergency service providers.

Disasters

- ▶ **Disasters** are events that typically affect entire portions of a particular community, township, municipality, and/or state.
- ▶ Moreover, disasters are events that typically involve multi-jurisdictional and multi-agency interventions, which exceed the expected and existing operational capabilities of local emergency service providers.
- ▶ Examples of disasters are hurricanes (e.g. Andrew, Katrina, and Hugo), earthquakes (e.g. Northridge, Nisqually, and Kobe), volcanic eruptions (e.g. Mt. St. Helen), nuclear meltdowns (e.g. Three Mile Island, Chernobyl), and chemical releases (e.g. Bhopal).

Preparation

- ▶ Prepare the City in advance of an emergency: It will develop action plans for responding to and recovering from emergencies; train staff on how to perform the duties and responsibilities contained in EOP; practice implementing the action plans; and modify the plans based on outcomes and experience.

Property & Environment

- ▶ Preserve Property and the Environment: It will make every reasonable effort to save property from destruction; prevent further loss; provide security for property, especially in evacuated areas; and prevent contamination of the environment.

Continuity of Government

- ▶ Assure Continuity of Government and Government Operations: It will provide lines of succession for elected and appointed officials; assure that essential functions of government can be maintained and/or restored with minimal interruption.

Community Restoration

- ▶ Restore the community to normality: It will aim to restore critical infrastructure, including utilities, as well as the economic basis of the community.

Roles and Responsibilities of Mayor

- ▶ Mayor/Mayor Pro Tem
- ▶ Serves as (or delegates) a chief spokesperson for the City during emergency events.
- ▶ Confers with the City Manager and other department heads as appropriate on policy issues related to the response and recovery operations.
- ▶ Coordinates with other elected officials at the county, regional, and state levels.

City Council/Mayor

- ▶ City Council and Mayor
- ▶ Establish policy when needed and provide guidance to the City Manager
- ▶ Communicates with the public and provides policy guidance on the overall response to an emergency or disaster.
- ▶ Hosts community meetings to ensure needs are being addressed and information is provided to residents.
- ▶ Promulgates the City's codes, regulations, and ordinances. Provides the funds required to implement and enforce an effective mitigation program.
- ▶ Enacts emergency ordinances as appropriate.

National Incident Management (NIMS) Recommended Training

For Governors, County Executives, Mayors, City Managers, Agency Administrators, and other elected or appointed Senior Officials who have jurisdictional authority, responsibilities, or oversight over response and support operations during an emergency.

- ▶ IS-908: ICS Overview for Executives and Senior Officials

<https://training.fema.gov/is/courseoverview.aspx?code=IS-908&lang=en>

- ▶ IS-800d: Intro to the National Response Framework

<https://training.fema.gov/is/courseoverview.aspx?code=IS-800.d&lang=en>



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
JUNE 26, 2023**

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

City Manager Bob Baer
Community Development Director Austin Greer
City Attorney Chris Williams
City Clerk Kris Keller

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

Mayor Moore opened the Regular City Council Meeting Monday, June 26, 2023, at 7:30 pm.

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

Mayor Moore stated that all Councilmembers were present and there was a quorum.

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

Mayor Moore asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked the VFW Post 10906 members: Carla Gleaton, Charlie Cram, Jim Zimmerman, and Jim Cox.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the June 12, 2023, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the June 12, 2023, Closed City Council Meeting as presented. **Councilman Smith** seconded. The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Item No. 6. On the Agenda. Approval of the June 12, 2023, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the June 12, 2023, Regular City Council meeting as presented. **Councilman Smith** seconded. The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Item No. 7. On the Agenda. PROCLAMATION: National Parks and Recreation Month

Mayor Moore read and presented the Proclamation to Justin Merkey, Director of Parks, Recreation, and Cultural Arts.

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

Mr. David Nelson, 5735 North Clinton Lane, reported that he has been a volunteer at the Atkins-Johnson Farm and Museum since it has been opened. He thanked the City for its money, time, and support of the farm. He reflected on his time at the museum, remembering the history of the past, and the importance of the upcoming 250th Anniversary of the signing of the Declaration of Independence in 2026. He provided the Clerk with a copy of his communications (see attached).

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

Councilman Smith addressed Mr. Nelson and reported that he would contact him this week.

Councilman Garnos thanked Mayor Moore for covering the Board of Zoning and Adjustment (BZA) meeting for him, because he had to attend the Parks and Recreation Advisory Board meeting the same evening. He shared the updates on the parks projects; new shelters at Oak Grove Park, a new playground at Happy Rock Park, some new business regarding staff, and a timeline was made on painting the indoor pools.

Mayor Pro Tem Spallo recognized Public Works for hosting the electronics disposal event Saturday, June 24, 2023 and encouraged the City to continue it, if possible.

Mayor Moore reported that she covered the Board of Zoning and Adjustment (BZA) meeting and that a request for a shed was approved. She stated that she attended the Planning Commission meeting and a project regarding property on North Oak will be coming before the Council at an upcoming meeting. She shared that she enjoyed the employee lunch last week and said it was great fun and very well attended.

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

City Manager Baer thanked Mayor Moore, her husband Rick, and his friend Kevin, who grilled the food for the staff appreciation luncheon. He reported that City Hall will be closed July 4, 2023, in observance of the holiday. He invited everyone to join the July 4th celebration at Oak Grove Park and announced that the band begins at 7:30 pm and the fireworks at 9:30 pm. He wished everyone a safe 4th of July weekend.

Item No. 11. On the Agenda. Consent Agenda.

Following the Clerks' reading:

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

Councilman Smith moved to approve the following **SPECIAL EVENT PERMIT**: Sharp Agent KC-Re/Max Revolution, client appreciation event, Happy Rock Park West, Saturday, July 8, 2023, 5:00 to 9:00 pm. **Mayor Pro Tem Spallo** seconded. The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Councilman Smith moved to approve **RESOLUTION R-23-25** A Resolution authorizing acceptance of work under contract with Play and Park Structures, Incorporated, for the Happy Rock Park Softball Complex Playground Replacement Project, and authorizing final payment in the amount

of \$500.00 for Project CP2358A. **Mayor Pro Tem Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Councilman Smith moved to approve **RESOLUTION R-23-26** A Resolution authorizing acceptance of a proposal from Logicalis for the acquisition of two (2) Fortigate-210F Hardware plus three (3) year Forticare Premium and Fortiguard Unified Threat Protection (UTP) packages in the total amount of \$28,072.98. **Mayor Pro Tem Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Councilman Smith moved to approve **RESOLUTION R-23-27** A Resolution revising the General Fund and Combined Waterworks and Sewerage System Fund FY23 Midyear Budget for the City of Gladstone, Missouri and authorizing expenditures of funds. **Mayor Pro Tem Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Councilman Smith moved to approve **RESOLUTION R-23-28** A Resolution authorizing the City Manager to execute and file a project application seeking Missouri Department of Natural Resources (MODNR) grant funding to assist in the development of a water service line material inventory. **Mayor Pro Tem Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Councilman Smith moved to approve the **FINANCIAL REPORT FOR 11 MONTHS ENDING MAY 31, 2023**. **Mayor Pro Tem Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

REGULAR AGENDA

Item No. 12. On the Agenda. **FIRST READING BILL NO. 23-22** An Ordinance authorizing the City Manager to execute a Cooperative Agreement between the City of Gladstone and the Mid-America Regional Council (MARC) for funding operations of the Operation Green Light Traffic Control System.

Mayor Pro Tem Spallo moved **BILL NO. 23-22** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Spallo moved to accept the First Reading of **BILL NO. 23-22**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Spallo moved to accept the Second and Final Reading of **BILL NO. 23-22** and enact the Bill as **Ordinance 4.641**. **Councilman Garnos** seconded.

Mayor Moore shared that this Bill was presented at the Open Study Session on June 12, 2023 and the cost is approximately \$4,800.00 per year.

Roll Call vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) Mayor Moore stated **BILL NO. 23-22** stands enacted as **Ordinance Number 4.641**.

Item No. 13. On the Agenda. **FIRST READING BILL NO. 23-23** An Ordinance amending Schedule VIII of the Model Traffic Code (Gladstone Municipal Code Section 4.100.020) to establish

stop sign locations at the Northeast and Southwest corners of the intersection of North Walrond Avenue and Northeast 68th Terrace.

Councilman Garnos moved **BILL NO. 23-23** be placed on its First Reading. **Councilman Smith** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of **BILL NO. 23-23**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Smith** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of **BILL NO. 23-23** and enact the Bill as **Ordinance 4.642**. **Councilman Smith** seconded.

Mayor Pro Tem Spallo thanked Director Nebergall for undertaking the work that was necessary to place the Bill on the agenda. She reported that it was a big request from the residents of Northhaven Gardens. She expressed that the stop signs should help slow down the traffic on 68th Terrace, where a crosswalk for Chapel Hill school is located.

Roll Call vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) Mayor Moore stated **BILL NO. 23-23** stands enacted as **Ordinance Number 4.642**.

Item No. 14. On the Agenda. FIRST READING BILL NO. 23-24 An Ordinance approving the delivery of Schedule 4 and Schedule 5 to an existing Master Equipment Lease Purchase Agreement, for the purpose of providing financing for the acquisition and installation of certain equipment for the City and authorizing and approving certain documents and actions in connection therewith.

Councilman Mallams moved **BILL NO. 23-24** be placed on its First Reading. **Mayor Pro Tem Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Mallams moved to accept the First Reading of **BILL NO. 23-24**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of **BILL NO. 23-24** and enact the Bill as **Ordinance 4.643**. **Mayor Pro Tem Spallo** seconded.

Roll Call vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) Mayor Moore stated **BILL NO. 23-24** stands enacted as **Ordinance Number 4.643**.

Item No. 15. On the Agenda. RESOLUTION R-23-29 A Resolution authorizing acceptance of a Sourcewell proposal from Key Equipment and Supply Company for the purchase of a Vactor 2100i Combination Sewer Cleaner in the total amount of \$549,983.24.

Councilman Smith moved to approve **RESOLUTION R-23-29** A Resolution authorizing acceptance of a Sourcewell proposal from Key Equipment and Supply Company for the purchase of a Vactor 2100i Combination Sewer Cleaner in the total amount of \$549,983.24. **Mayor Pro Tem Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Item No. 16. On the Agenda. RESOLUTION R-23-30 A Resolution authorizing acceptance of a proposal from Feld Fire, Carroll, IA, for the purchase of a 2023 Spartan 2120 S180 Metrostar Pumper for a total purchase amount not to exceed \$677,035.00.

Mayor Pro Tem Spallo moved to approve **RESOLUTION R-23-30** A Resolution authorizing acceptance of a proposal from Feld Fire, Carroll, IA, for the purchase of a 2023 Spartan 2120 S180 Metrostar Pumper for a total purchase amount not to exceed \$677,035.00. **Councilman Smith** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Item No. 17. On the Agenda. RESOLUTION R-23-31 A Resolution authorizing acceptance of a proposal from Custom Truck One Source for the purchase of a Versalift VST-40MHI Bucket Truck in the total amount of \$180,014.00.

Councilman Mallams moved to approve **RESOLUTION R-23-31** A Resolution authorizing acceptance of a proposal from Custom Truck One Source for the purchase of a Versalift VST-40MHI Bucket Truck in the total amount of \$180,014.00. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Item No. 18. On the Agenda. RESOLUTION R-23-32 A Resolution authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri and Northland Neighborhoods, Incorporated to provide consulting services to assist in the ongoing development and revitalization of neighborhoods for the period of July 1, 2023, through June 30, 2024.

Councilman Smith moved to approve **RESOLUTION R-23-32** A Resolution authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri and Northland Neighborhoods, Incorporated to provide consulting services to assist in the ongoing development and revitalization of neighborhoods for the period of July 1, 2023, through June 30, 2024. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Item No. 19. On the Agenda. Other Business.

There was no other business.

Item No. 20. On the Agenda. Adjournment.

Mayor Moore adjourned the June 26, 2023, Regular City Council meeting at 8:01 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Jean B. Moore, Mayor

View From the Front Porch
Remembering the Past: Commemoration vs. Celebration
David E. Nelson, D.Min

I volunteer one day a week to be a docent at the Atkins Johnson Farm and Museum. I have enough time sitting on the front porch to ponder the past, the present and the future. Like other human beings, I decide how to spend my time. Pondering the past is my focus in this statement.

Commemoration and **celebration** are two related but distinct concepts. **Commemoration** is often in the context of an event or a person that has been influential in the world or in a person's life. It often includes a ritual of laying a wreath or flowers, a silent gathering of a group or a short liturgy of reflections. Commemoration is possible for events that both brought great joy into the world or that resulted in tragic loss. It remains honest about the past. **Celebration** is typically a recognition of a joy or happiness or recognition of an achievement. It often includes a party, gifts, and happy participation of others. Celebration can attempt to ignore mistakes and is sometimes an attempt to rewrite history to make people feel better.

I think I first learned this idea from the Lutheran Movement of Catholic Christianity. We do not worship the saints; but we do commemorate men and women who have lived lives that revealed a sacred truth and inspire us to live our lives with more integrity and hope. Often in remembering a person or an event it remains important to seek and remember the sad and broken parts even as we receive gifts of inspiration. We even use the phrase that we "are simultaneously saint and sinner." In remembering a past we can learn from the mistakes and commit to not repeating them again.

As I prepare to spend another Fourth of July and look to the 250th Anniversary of the signing of the Declaration of Independence, in 2026, I am hearing many voices on the media of newspapers, internet, radio, and social apps. Some seem to be suggesting we must ignore the systemic racist slavery that has been such a significant part of our nation's history. I live in a former slave state and seek to learn more about what that meant to my siblings in the past as well as my sisters and brothers in the present. As we remember 1776, we can also hear the stories of 1619. As I sit on the front porch, I realize that when Columbus "discovered" this land there were somewhere between 2 and 18 million indigenous people living here. In this part of what is now Clay County, the Osage, Kansa, and Missouri Nations were living a good life. As I greet visitors to our Farm and Museum, I can acknowledge and honor the Osage, the Kansa, and Missouri Nations, upon whose land we gather.

A "**celebration**" is more festive if we ignore that tragic part of our heritage. However, a "**commemoration**" gives us the possibility of recognizing that we have made mistakes, we have even participated in an economic reality that treated some as less than fully human. We can learn from that experience and seek to build a more perfect union through our actions now. The USA, Missouri, Clay County, and Gladstone have each made mistakes, but we are not a mistake. We can recognize and learn from past behavior to work cooperatively with all our citizens to keep learning and restoring that beautiful vision once expressed.

We can commemorate our nation and learn from the imperfections as we seek to affirm our common humanity. We stay human when we both stay honest and stay committed to building that more perfect union.

humanagenda@gmail.com

816.896.3835



Request for Council Action

RES ☒ # R-23-33

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/22/2023

Department: Parks & Recreation

Meeting Date Requested: 7/10/2023

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

Subject: Final Payment Approval, Project CO2053, Municipal Pool Bathhouse Renovation

Background: Work has been completed on the referenced project and the contractor, Royal Construction Services, has made application for final pay.

Budget Discussion: Funds for this contract were budgeted from the 2020 Certificate of Participation Fund.

Original Contract Amount:	\$ 446,000.00
Change Order(s):	111,037.00
Revised Contract Amount:	\$ 557,037.00
Amount Paid to Date:	546,176.00
Total Amount Due Final Pay:	\$ 10,861.00

Public/Board/Staff Input: The change orders on this project are the result of adding sunshades, additional sidewalk, and handrails to the scope of work.

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

Justin Merkey
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-33

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH ROYAL CONSTRUCTION SERVICES, LLC, FOR THE MUNICIPAL POOL BATHHOUSE RENOVATION PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$10,861.00 FOR PROJECT CO2053.

WHEREAS, work under the contract with Royal Construction Services, LLC, for the Municipal Pool Bathhouse Renovation Project CO2053, has been completed to the satisfaction of the Director of Parks, Recreation, and Cultural Arts.

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

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

Original Contract Amount:	\$ 446,000.00
Change Order(s):	111,037.00
Revised Contract Amount:	\$ 557,037.00
Amount Paid to Date:	546,176.00
Total Amount Due Final Pay:	\$ 10,861.00

FURTHER, THAT, funds for such purpose are authorized from the 2020 Certificate of Participation Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF JULY 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-34

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/27/2023

Department: Public Works

Meeting Date Requested: 7/10/2023

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

Subject: Professional Engineering Services Agreement, Project WP2485, Analysis of the Impacts of KCMO's Proposed High Capacity Horizontal Collector Wells (HCWs) on Gladstone's Wellfield

Background: Kansas City, MO (KCMO) plans to construct 3 high capacity horizontal collector wells (HCWs) approximately 1,600-feet west of Gladstone's 6 groundwater wells near the Missouri River. Hydraulic modeling performed by KCMO and Black and Veatch estimate aquifer drawdown levels ranging from 1 to 5 feet at the Gladstone wells. While this change would likely result in only a small reduction in Gladstone well capacity, staff has expressed to KCMO a need to perform an independent review of the findings. KCMO has expressed a desire to work with Gladstone throughout the process.

Budget Discussion: The project is budgeted in the CWSS Fund in FY24.

Public/Board/Staff Input: Staff requested a proposal from Lamp Ryneerson, Incorporated to perform this work. Lamp Ryneerson, Incorporated recently completed the City's Water Treatment Plant Master Plan and has included LRE Water on its project team to help with the analysis. LRE Water is considered an industry expert in the field of groundwater modeling. It is the recommendation of staff that the City execute a professional engineering services agreement with Lamp Ryneerson, Incorporated in an amount not to exceed \$36,500.00.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION R-23-34

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH LAMP RYNEARSON, INCORPORATED IN THE TOTAL AMOUNT NOT TO EXCEED \$36,500.00 FOR AN ANALYSIS OF THE IMPACTS OF KANSAS CITY, MISSOURI'S PROPOSED HIGH CAPACITY HORIZONTAL COLLECTOR WELLS ON GLADSTONE'S WELLFIELD, PROJECT WP2485.

WHEREAS, Kansas City, Missouri plans to construct high capacity horizontal collector wells (HCWs) in the general vicinity of Gladstone's existing wellfield; and

WHEREAS, staff requested a proposal from Lamp Ryneerson, Incorporated to review the impacts of the proposed HCWs on Gladstone's wellfield.

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 enter into a professional engineering services agreement with Lamp Ryneerson, Incorporated in the total amount not to exceed \$36,500.00 to complete the work.

FURTHER, THAT, funds for such purpose are budgeted in the CWSS Fund in FY24.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF JULY 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-35

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 6/27/2023

Department: Parks & Recreation

Meeting Date Requested:

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

Subject: Purchase of a Kubota RTV-X1100CWL-H Cab Side-By-Side

Background: The side-by-side currently in service is more than 10 years old and in need of replacement. Staff requested a proposal to replace the side-by-side through the Sourcewell Cooperative pricing. Sourcewell holds hundreds of competitively bid cooperative contracts for use by government, educations, and non-profit organizations. The unit is used to access trails for trash removal and other necessary trail maintenance as well as to drag and maintain the softball fields and other park maintenance issues as they arise.

Budget Discussion: Funds are budgeted in the total amount not to exceed \$22,776.22 from the General Fund.

Public/Board/Staff Input: It is the recommendations of the Department of Parks, Recreation and Cultural Arts to accept the Sourcewell proposal from Coleman Equipment, Inc. for the total purchase price \$22,776.22 of a UTV side-by-side which will replace the 10+ year old Polaris side-by-side which will be sold at auction at a later date.

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

Justin Merkey
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-35

A RESOLUTION AUTHORIZING ACCEPTANCE OF A SOURCEWELL PROPOSAL FROM COLEMAN EQUIPMENT, INC. FOR THE PURCHASE OF A NEW KUBOTA RTV-X1100CWL-H IN THE TOTAL AMOUNT NOT TO EXCEED \$22,776.22.

WHEREAS, Sourcewell holds hundreds of competitively bid cooperative contracts for use by government, education, and non-profit organizations; and

WHEREAS, it is the recommendation of the Department of Parks, Recreation, and Cultural Arts recommends the acceptance of a Sourcewell proposal from Coleman Equipment Inc. for a Kubota RTV-X1100CWL-H Cab in the total amount not to exceed \$22,776.22.

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

THAT, the City Manager of the City of Gladstone, Missouri is hereby authorized to accept the Sourcewell proposal of Coleman Equipment, Inc. in the total amount of \$22,776.22.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 10TH DAY OF JULY 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-36

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/3/2023

Department: Public Works

Meeting Date Requested: 7/10/2023

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

Subject: Missouri Department of Transportation (MODOT) Cost Share Application, Vivion Road Trail – N. Mulberry to N. Oak Trafficway

Background: The Vivion Road Trail has been a regional goal for several years and the last remaining unfunded segment is located between N. Mulberry Avenue and N. Oak Trafficway. This segment of trail is also expected to be one of the most expensive to construct with an estimated project cost of \$5.8 million.

Gladstone and Kansas City have been working to identify funding sources for the proposed project. To date, the Cities have secured approximately \$1.6 million in Federal Transportation Alternatives Funds. KCMO also recently submitted an application seeking an additional \$3 million for the project through the newly-created Federal Carbon Reduction Program. The projects selected for this funding have not yet been announced.

MODOT staff has recommended that the Cities submit a project application seeking MODOT Cost Share funds since the project is located entirely within State/Federal right-of-way. The purpose of the MODOT Cost Share Program is to build partnerships with local entities to pool efforts and resources to deliver State transportation projects.

Budget Discussion: \$10,000.00 in budgeted in the TST Fund.

Public/Board/Staff Input: Staff recommends that the City submit a MODOT Cost Share application seeking funding for the Vivion Road Trail. McClure Engineering is assisting with preparation of the application. The application deadline is July 21, 2023.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-36

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A PROJECT APPLICATION IN PARTNERSHIP WITH KANSAS CITY, MISSOURI (KCMO) SEEKING MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) COST SHARE FUNDING FOR CONSTRUCTION OF THE VIVION ROAD TRAIL FROM NORTH MULBERRY AVENUE TO NORTH OAK TRAFFICWAY.

WHEREAS, Gladstone and KCMO have secured approximately \$1.6 million in Federal Transportation Alternative Funds for construction of the Vivion Road Trail; and

WHEREAS, MODOT staff has recommended that Gladstone and KCMO submit a project application seeking additional funding from the MODOT Cost Share Program; and

WHEREAS, completion of the Vivion Road Trail is a regional goal.

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

THAT, the City Manager of the City of Gladstone, Missouri is hereby authorized to execute and file a project application seeking funding for this purpose.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF JULY 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☐# City Clerk Only

BILL ☐# City Clerk Only

ORD ☐# City Clerk Only

Date: 6/27/2022

Department: General Administration

Meeting Date Requested: 7/10/2023

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

Subject: Consideration of the Meadowbrook Shopping Center Community Improvement District Budget and Five Year Plan

Background: Meadowbrook Shopping Center went through a major update approximately eight years ago. The city supported that renovation by allowing the creation of a Community Improvement District (CID). The CID levies a one-cent sales tax to help offset redevelopment costs.

Budget Discussion: N/A.

Public/Board/Staff Input: The CID is required to seek city approval of a five (5) year plan. The attached five (5) year plan complies with that requirement and is substantially the same as the previous five (5) year plan.

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

Bob Baer
Department Director/Administrator

JM
City Attorney

BB
City Manager

Meadowbrook Village CID

Annual Meeting Agenda

June 27, 2023

1:00 PM

Zoom Meeting:

Meeting ID: 825 3502 6815

Passcode: CID

- 1) Call to Order**
- 2) Adoption of the Agenda**
- 3) Public Comment**
- 4) Presentation by developers on construction and improvements to CID**
- 5) Budget discussion FY 23-24**
- 6) Five year forecast discussion 2023-2028**
- 7) Closed session may be held if necessary pursuant to RSMO Section 610.021 (1) (2) or (11) to discuss matters related to legal, real estate, or competitive bidding**
- 8) Motion to Adjourn**

Meadowbrook
CID Forecast, July 1 - June 30
Prepared: June 23, 2023

	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	5 YEAR TOTAL
Receipts						
CID Deposits from MO DOR	70,000	70,000	70,000	70,000	70,000	350,000
Total Receipts - CID Project	70,000	70,000	70,000	70,000	70,000	350,000
Expenditures						
Interest Expense - General Construction Loan	14,900	13,900	12,900	11,900	10,900	64,500
Interest Expense - Dunkin Donuts	20,750	20,350	19,950	19,550	19,150	99,750
Interest Expense - Popeye's Loan	24,609	24,209	23,809	23,409	23,409	119,445
Interest Expense - Add'l Meadowbrook Improvements	1,895	1,870	1,845	1,820	1,795	9,225
Professional Fees	1,000	1,000	1,000	1,000	1,000	5,000
CID Budget Meeting	500	500	500	500	500	2,500
CID Payments, City of Gladstone 1.5% of receipts	1,050	1,050	1,050	1,050	1,050	5,250
Total Expenditures	64,704	62,879	61,054	59,229	57,804	305,670
Receipts in Excess of Expenditures / (Expenditures in Excess of Receipts)	5,296	7,121	8,946	10,771	12,196	44,330



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 23-25

ORD ☒ # 4.644

Date: 7/3/2023

Department: Community Development

Meeting Date Requested: 7/10/2023

Public Hearing: Yes ☒ Date: 7/10/2023

Subject: 5720 N. Oak Trafficway – Gas Station & Convenience Store – Site Plan Revision

Background:

The applicant is requesting site plan approval for the purpose of constructing a new gas station and convenience store at 5720 N. Oak Trafficway. Historically, this property was used as a gas station and convenience store, but is now vacant. The property is zoned CP-2 which is an appropriate zoning for the proposed use.

This project will incorporate a drive thru lane and window as well as eight (8) electric vehicle (EV) charging stations and a commercial bike rack. There will be fourteen (14) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and aluminum paneling to simulate wood. The required parking for this site is 35 spaces and the parking provided will be 43 spaces which satisfies the requirement.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated.

The branding for this proposed gas station and convenience store will be KC Quick and the owners of this project also own the KC Quick located in Gladstone at 5810 N. Antioch Road.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.

4. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.
7. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
8. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
9. No more than 50% of the glazed window area of the building shall have signage.
10. Hours of operation permitted are 5:30 a.m. to 12:00 a.m. (midnight) seven days a week.
11. Install a commercial grade bike rack on-site.
12. Install new curb, gutter, and sidewalk along the property line adjacent to NE 58th Street and N. Oak Trafficway.

The developer has agreed to all conditions.

Budget Discussion: N/A.

Public/Board/Staff Input:

Public: No comments.

Board: Unanimously voted in favor of the project.

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

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

Austin Greer
Assistant City Manager

JM
City Attorney

BB
City Manager



Community Development Department

Staff Report

Date: June 13, 2023

File #: 2023 -

Requested Action: Site Plan Revision

Date of PC Consideration: Tuesday, June 20, 2023

Date of Council Consideration: Monday, July 10, 2023

Applicant: Robert W. Andrew, M.A.C Corporation

Owner: North Eagle Properties

Architect: Same as Applicant

Address of Property: 5720 N. Oak Trafficway

Planning Information

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

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Access on NE 58th Street and N. Oak Trafficway
- Parking Required: 35 spaces
- Parking Provided: 43 spaces
- Proposed Landscaping: See site plans and analysis
- Proposed Signage: - Proposed monument sign on the corner of NE 58th St. & N. Oak Trafficway. Proposed signage on the building and canopy for fueling stations.

Analysis

The applicant is requesting site plan approval for the purpose of constructing a new gas station and convenience store at 5720 N. Oak Trafficway. Historically, this property was used as a gas station and convenience store, but is now vacant. The property is zoned CP-2 which is an appropriate zoning for the proposed use.

This project will incorporate a drive thru lane and window as well as eight (8) electric vehicle (EV) charging stations and a commercial bike rack. There will be fourteen (14) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and aluminum paneling to simulate wood. The required parking for this site is 35 spaces and the parking provided will be 43 spaces which satisfies the requirement.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated.

The branding for this proposed gas station and convenience store will be KC Quick and the owners of this project also own the KC Quick located in Gladstone at 5810 N. Antioch Road.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
4. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.
7. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
8. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
9. No more than 50% of the glazed window area of the building shall have signage.
10. Hours of operation permitted are 5:30 a.m. to 12:00 a.m. (midnight) seven days a week.
11. Install a commercial grade bike rack on-site.
12. Install new curb, gutter, and sidewalk along the property line adjacent to NE 58th Street and N. Oak Trafficway.

The developer has agreed to all conditions.

Recommendation

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

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Tuesday, June 20th, 2023
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Bill Turnage
Mike Ebenroth, Chair
Steve Beamer
Jennifer McGee
Brenda Lowe, Secretary
Cameron Nave
Spencer Davis
Chase Cookson, Vice Chair

Absent: Kim Murch
James New

Council & Staff Present:

Austin Greer, Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Mayor
Alan Napoli, CD Administrator/Building Official

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the May 15th, 2023 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the May 15th meeting.

Mr. Nave made a correction to the minutes. Noted and corrected by City Staff.

Ms. Lowe moved to approve the minutes; Mr. Davis seconded. The minutes were approved, 10-0.

Item 4 on the Agenda: Consideration: On a Site Plan Revision for property located at 5720 N Oak Trafficway Applicant: Robert W Andrew M.A.C. Corporation. Owner: North Eagle Properties. *The City Council Public Hearing is scheduled for Monday, July 10, 2023.*

Mr. Greer read from the staff report.

The applicant is requesting site plan approval for the purpose of constructing a new gas station and convenience store at 5720 N. Oak Trafficway. Historically, this property was used as a gas station and convenience store, but is now vacant. The property is zoned CP-2 which is an appropriate zoning for the proposed use.

This project will incorporate a drive thru lane and window as well as eight (8) electric vehicle (EV) charging stations and a commercial bike rack. There will be fourteen (14) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and aluminum paneling to simulate wood. The required parking for this site is 35 spaces and the parking provided will be 43 spaces which satisfies the requirement.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated.

The branding for this proposed gas station and convenience store will be KC Quick and the owners of this project also own the KC Quick located in Gladstone at 5810 N. Antioch Road.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
4. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.
7. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
8. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
9. No more than 50% of the glazed window area of the building shall have signage.
10. Hours of operation permitted are 5:30 a.m. to 12:00 a.m. (midnight) seven days a week.
11. Install a commercial grade bike rack on-site.
12. Install new curb, gutter, and sidewalk along the property line adjacent to NE 58th Street and N. Oak Trafficway.

The developer has agreed to all conditions.

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

Mr. Robert Andrew greeted the planning commissioners and stated that he is with the M.A.C Corporation. The store that we are proposing to build is a high quality design with first class materials. The store will look very similar but likely better than the store located at 5810 NE Antioch Road. We are in the process of building multiple new gas station and convenience stores throughout the metro and the owners are currently looking for additional sites.

Mr. Turnage asked if this location is the location of the old Standard Oil gas station from years ago.

Mr. Andrew stated that he does not know the previous owner's name but it seems likely. This location is next to the Mi Ranchito Mexican restaurant.

Mr. Turnage asked about the fuel tank infrastructure and whether or not the old fuel tanks been removed or are they usable?

Mr. Andrew stated they have all been removed and the site has been inspected and approved as part of the tank closure process with Missouri Department of Environmental Health. Actually, the tanks have to be removed within six months of the closure of the business.

Ms. Middleton asked about the drive-thru function of the project.

Mr. Andrew stated that the drive-thru allows them to differentiate themselves from other gas stations and convenience stores and allows customers the convenience to pick food and drinks up in their vehicles.

Mr. Markenson asked about the EV charging stations. How common is it to have EV charging stations at gas stations now? Are there federal government incentives for these charging stations?

Mr. Andrew stated that the charging stations are new and a way for traditional gas stations and convenience stores to adapt to the changing of times. Yes, the Federal Government does give incentives to owners for the installation of EV charging stations.

The North Eagle Property owners stepped up to the podium, introduced themselves, and spoke about their proposed project.

Mr. Beamer asked about the drive-thru window. Will they sell alcohol from the window?

North Eagle Properties stated that they will sell alcohol through the window if the city will allow it.

Mr. Beamer stated that the commission may consider adding a condition that prevents the sale of alcoholic beverages at a drive-thru window. Being able to identify someone in a vehicle that is of age to purchase alcohol is easier in-person inside the store with proper lighting than a drive-thru window.

North Eagle Properties stated that they can use the store app to help identify the age of the person picking up the alcohol.

Ms. Middleton stated that when she first asked that question regarding alcohol sales at the drive-thru she remembered that during COVID the Margarita's Mexican restaurant was allowed to sell Margaritas to go.

Mr. Greer stated that where he grew up in Cape Girardeau, MO that every gas station and convenience store had a drive-thru. When he moved to Kansas City, MO he thought it was kind of odd that they did not have them here since this is what he is used to.

Ms. Lowe asked how this is different than using the app Drizzle.

Ms. Middleton asked if the other KC Quick gas station here in Gladstone has a drive-thru.

North Eagle Properties stated no it does not. The lot size was not big enough to install a drive thru.

Mr. Davis stated that the project on Antioch is a gorgeous building and asked if the owners are local to KC or Gladstone.

North Eagle Properties stated yes, that they actually live in Liberty, MO.

Mr. Nave asked about the submitted renderings and whether or not they considered installing benches and canopies for the people who may be waiting for their electric vehicles to charge.

North Eagle Properties stated that because of the homeless population having a tendency to gather at gas stations and convenience stores, they do not have the desire to install them at this location.

Ms. Lowe asked if they are the only service station in the area that has charging stations.

North Eagle Properties stated that they are not sure, but that is a really great question that we should find the answer to.

Mr. Ebenroth asked if there was anyone in the audience that is in favor or opposed to the project. No audience members spoke.

MOTION: By Mr. Markenson, second by Mr. Turnage to approve a Site Plan Revision for the property located at 5720 N Oak Trafficway.

Vote: Mr. Cookson	Yes
Mr. Markenson	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Ebenroth	Yes
Ms. McGee	Yes

Ms. Hommon	Yes
Mr. Davis	Yes
Ms. Lowe	Yes
Mr. Whitton	Yes

The motion carried. (10-0)

Item 5 on the Agenda: Election of Officers

MOTION: By Mr. Markenson, second by Mr. Nave to approve that the existing officers remain in their same positions until January.

Mike Ebenroth, Chair
Chase Cookson, V-Chair
Brenda Lowe, Secretary

The Motioned carried. (10-0)

Item 6 on the Agenda: Communications from the City Council

Mayor Jean Moore stated that the Fourth of July celebration is coming up on Tuesday, July 4th at Oak Grove Park and that July 1st and 2nd is Sister Act which is a Theatre in the Park production. Also, much progress is being made at the Police Headquarters and that we expect the expansion to be open in October of this year.

Item 7 on the Agenda: Communications from the City Staff

No communications from City Staff

Item 8 on the Agenda: Communications from the Planning Commission Members

Ms. McGee stated that she is now a happy owner of the domesticated fowl permit. She also stated that there has been a significant amount of air quality alerts issued in the Kansas City area over the past week. One of the recommendations on the days that there are air quality alerts is to avoid mowing your lawn. Her question to staff is whether or not they track these alerts and do we ever consider holding back on code enforcement of the lawn in situations like this. As someone with Asthma, she would really like the city to consider holding back on enforcement to help with air quality in these situations.

Mr. Greer stated that his department does not track air quality and we only delay code enforcement when it comes to tall weeds and grass on days and weeks that there has been a very significant amount of rainfall.

Mr. Davis asked what defines tall grass and weeds.

Mr. Greer stated seven inches according to code.

Ms. Lowe stated that she loves the idea of a gas station and convenience store installing EV charging stations. She believes that this is a very progressive move and loves that this development is in the heart of Gladstone. Does the City have any charging stations?

Mr. Greer stated that we do have a number of charging stations throughout the city. They have a couple of them in the employee parking lot here at City Hall actually and then over by the Heights Apartments and he believes at Happy Rock Park as well.

Item 9 on the Agenda: Adjournment

Chair Ebenroth adjourned the meeting at 7:41 pm.

Respectfully submitted:

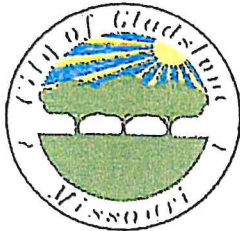
Mike Ebenroth, Chair

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____

DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-4110 FAX: 436-2228

File #: Site 23-00001
Application Date: 5-20-23
PC Date: June 20th
CC Date: July 10th

Application Type:

- ☐ (PH) Special Use Permit (\$500) ☐ (PH) Right-of-Way Vacation (\$200)
☐ (PH) Zoning Change (\$500) ☐ (PH) Variance - BZA (\$200)
☒ (PH) Site Plan Revision (\$500) ☐ Final Plat/Replat (\$75)

Address of Action:

Legal Description:

Attach under separate cover if needed.

Proposed Change:

Applicant/Property Owner Information:

- ☐ Applicant(s) ROBERT W. ANDREW
Company M.A.C. CORPORATION
Address 900 NW HUNTER DR. BLUE SPRINGS MO. 64015
Phone 816-215-3430 Fax: 816-229-6032 E-Mail: ROBWANDREW@MAC-CONST.COM
- ☐ Property Owner (if different than applicant)
Company NORTH EAGLE PROPERTIES
Address P.O. Box 25355 KANSAS CITY MO. 64119
Phone _____ Fax: _____ E-Mail: _____
- ☐ Architect/Engineer ROBERT W. ANDREW
Company M.A.C. CORPORATION
Address 900 NW HUNTER DR. BLUE SPRINGS MO 64015
Phone 816-215-3430 Fax: 816-229-6032 E-Mail: ROBWANDREW@MAC-CONST.COM
- Please indicate in one box above which person is to be the contact.*

Applicant's Signature

Date

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, North Eagle Properties LLC do hereby authorize Robert Andrew
(Owner's name) (Applicant's name)
to apply for the following action on my property at 5720 N. Oak Trfwy

- a. Rezone from _____ to _____
- b. Site Plan Revision _____
- c. Special Use Permit _____
- d. Variance _____
- e. Plat/Replat _____

Date: 05/22/23 Owner's Signature: [Signature]

NOTARIZATION

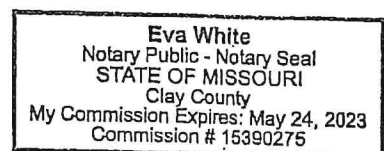
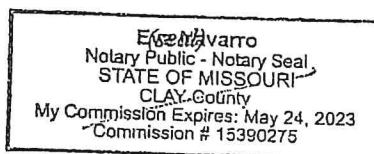
State of Missouri
County of Clay

Subscribed and sworn before me this 22nd day of May, 2023

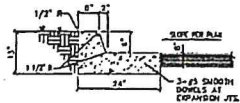
Notary's Signature:

[Signature]

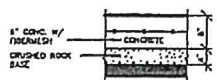
My Commission expires: 05/24/2023



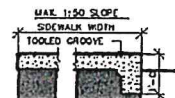
PARKING REQUIREMENTS	REQUIRED	PROVIDED
STANDARD PARKING SPACES	35	43
HC SPACES	2	2
5 SPACES PER 1,000 SF.		



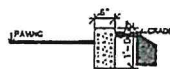
TYPICAL CURB AND GUTTER



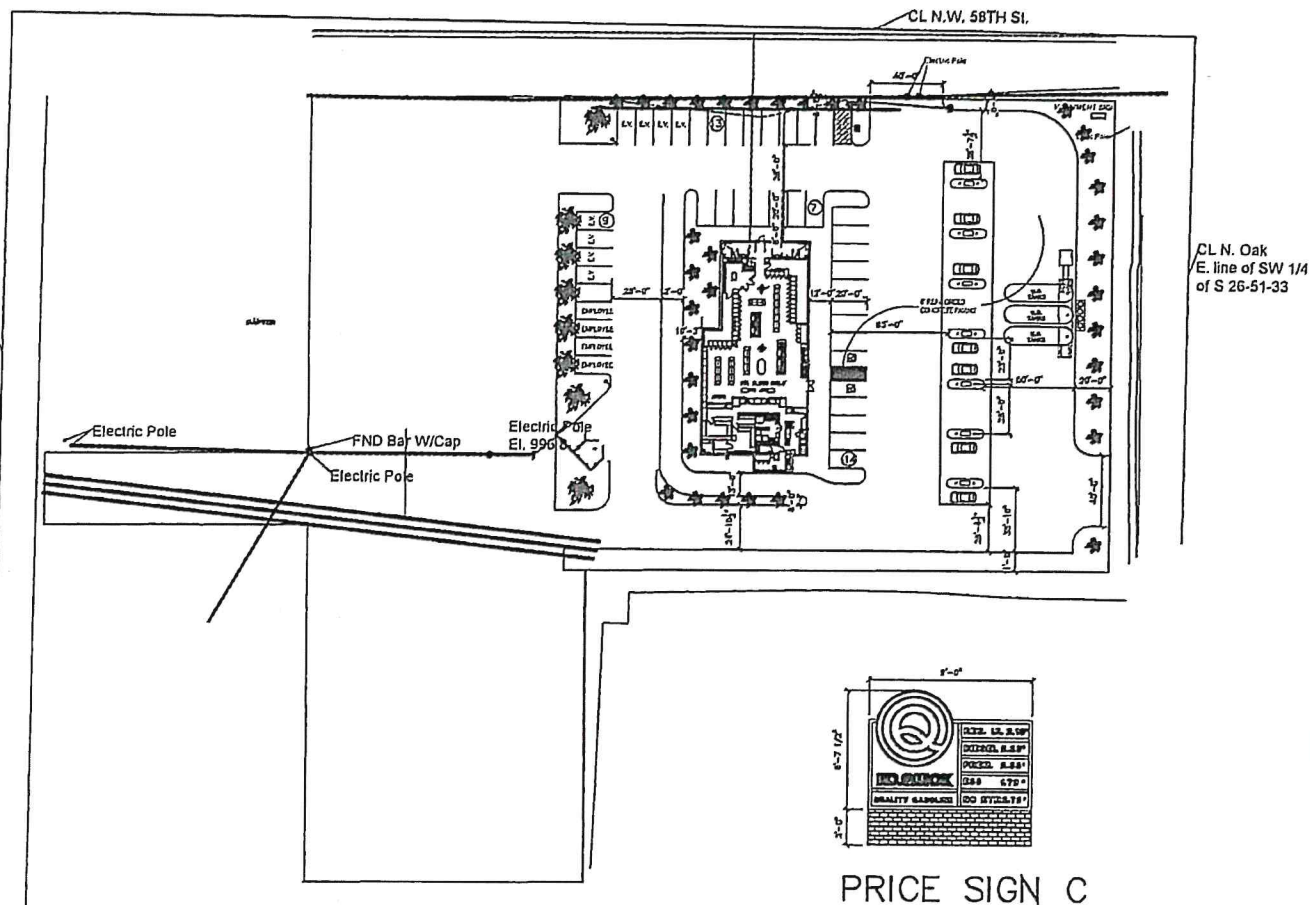
TYPICAL CONCRETE PAVING



SIDEWALK AT BUILDING



STRAIGHT CURB SECTION



PRICE SIGN C

C1 SITE PLAN
SCALE: 1" = 30'-0"

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SEALED:

FILE: DATE: 8-24-22

KC QUICK
5720 N. OAK TRFWY.
GLADSTONE, MO.

MASS CORPORATION
ENGINEERS • CONSTRUCTION MANAGEMENT • BUILDERS
800 NW JENSEN BL. FRT. 2 JRMN • 1000 17th, FRT. 200
N. 1st, FRT. 200 • DENVER, CO 80202
(303) 571-5847
(303) 571-5847

SHEET NO:

C1 of 2















All-America City

Gladstone



2008

TO: Property Owners Within 185' & Other Interested Parties

FROM: Community Development Department

DATE: May 29th, 2023

SUBJECT: New Gas Station & Convenience Store– Site Plan Revision

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on June 20th, 2023 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a Site Plan Revision at 5720 N Oak Trafficway. Legally described as 005720 N OAK TFWY COMM PLAT PALMER HOME BEG SW C OR NE 58TH ST & N OAK S150 W10 0 N150 E100 TO POB

Applicant: Robert W Andrew M. A. C. Corporation

Owner: North Eagle Properties

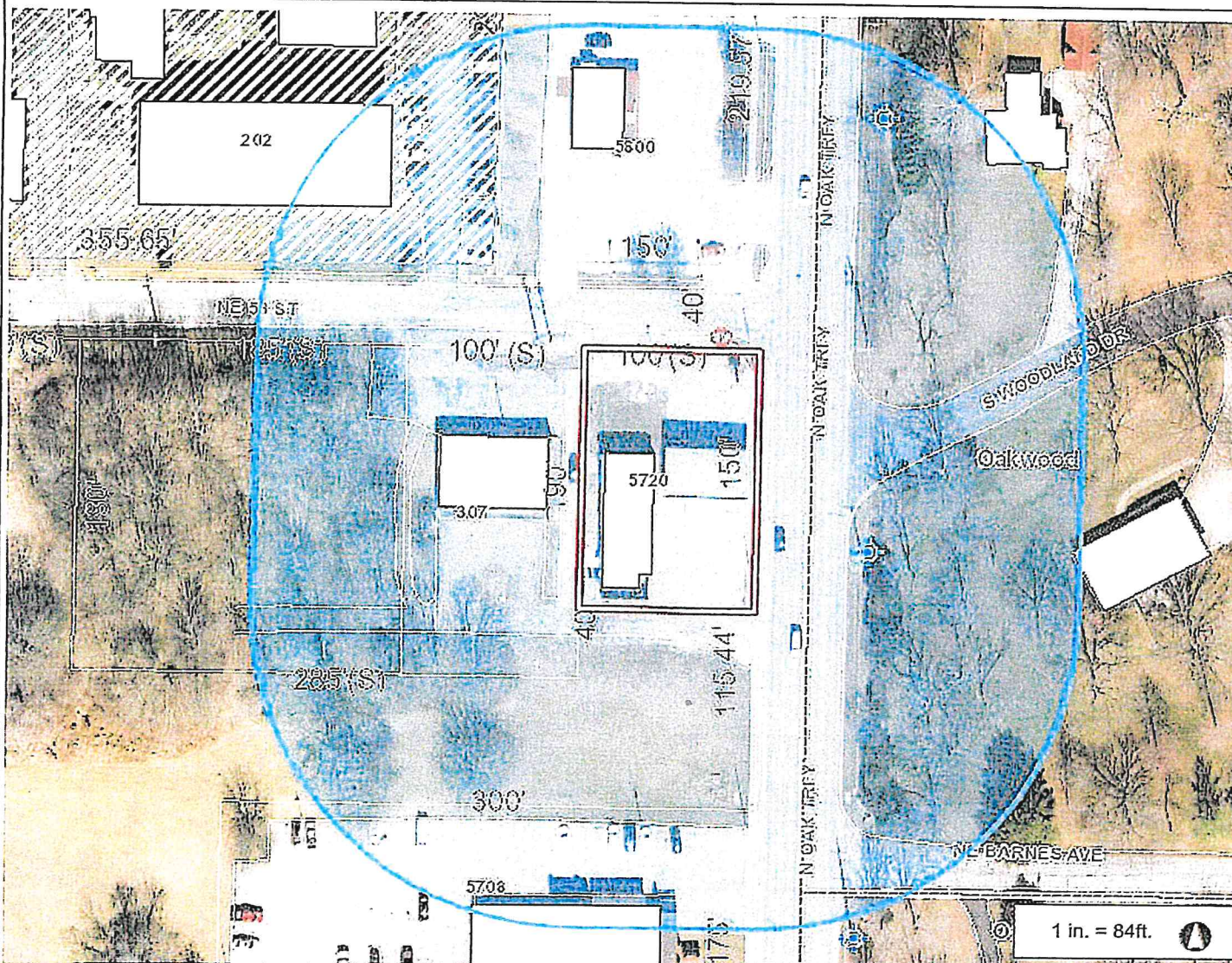
Subsequently, at its regular meeting of July 10th, 2023, at 7:30 PM, the City Council will conduct a public hearing on the same request.

Summary: Historically, a gas station and convenience store operated on this property. In recent years, the dilapidated property was torn down and is now vacant. The owners of the property are proposing to build a brand new gas station and convenience store on-site.

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant To the City Manager at austing@gladstone.mo.us and/or 816-423-4102.



Gladstone, MO



Legend

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

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

BILL NO. 23-25

ORDINANCE NO. 4.644

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 5720 N. OAK TRAFFICWAY.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 5720 N. Oak Trafficway; and

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

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

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

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

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

SECTION 1. SITE PLAN APPROVAL.

The Site Plan for 5720 N Oak Trafficway is hereby approved subject to the terms and conditions set forth herein;

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
4. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.

7. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
8. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
9. No more than 50% of the glazed window area of the building shall have signage.
10. Hours of operation permitted are 5:30 a.m. to 12:00 a.m. (midnight) seven days a week.
11. Install a commercial grade bike rack on-site.
12. Install new curb, gutter, and sidewalk along the property line adjacent to NE 58th Street and N. Oak Trafficway.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF JULY 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: July 10, 2023

Second Reading: July 10, 2023

File # 2023 -



Request for Council Action

RES ☐ #

BILL ☒ # 23-26

ORD # 4.645

Department: Fire/EMS

Date: 7/5/2023

Meeting Date Requested: 7/10/2023

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

Subject: The City of Gladstone Updated Emergency Operations Plan (EOP)

Background: The City of Gladstone Emergency Operations Plan has been updated and will be presented to the City Council at their Study Session on July 10, 2023.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends the approval of the Ordinance adopting the updated EOP.

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

Mike Desautels
Department Director/Administrator

JM
City Attorney

BB
City Manager

AN ORDINANCE ADOPTING AN UPDATED EMERGENCY OPERATIONS PLAN FOR THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, the City of Gladstone recognizes the imminent danger its citizens could face in the event of a disaster; and

WHEREAS, the City of Gladstone, in response to this concern, has developed and revised a comprehensive Emergency Operations Plan; and

WHEREAS, this Plan addresses those occurrences that require an extraordinary commitment of government resources; and

WHEREAS, the Emergency Operations Plan was developed through the combined efforts of the City of Gladstone, the Gladstone Emergency Management Agency and the State Emergency Management Agency; and

WHEREAS, this Plan is an all-hazards plan which provides for emergency response, life safety and property preservation, disaster recovery, and mitigation of hazards; and

WHEREAS, the City Council of Gladstone, Missouri, supports all efforts and actions of the City Staff to protect the lives of Gladstone citizens, preserve property in Gladstone, and improve the quality of life for all of its people through the creation of a safer environment.

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

THAT, THE CITY OF GLADSTONE UPDATED EMERGENCY OPERATIONS PLAN, is hereby approved, and the Mayor, City Manager, and the Emergency Management Director are hereby authorized to affix their signatures to the Gladstone Updated Emergency Operations Plan for implementation of the Plan.

FURTHER, THAT, this ordinance shall become effective from and after its passage.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF JULY 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: July 10, 2023

Second Reading: July 10, 2023



Request for Council Action

RES ☒ # R-23-37

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 6/30/2023

Department: Public Works

Meeting Date Requested: 7/10/2023

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

Subject: Professional Engineering Services Agreement, Project WP2486, Lead and Copper Rule Revisions (LCRR) Water Service Line Materials Inventory

Background: Water systems are required to develop a service line materials inventory (both the public and private side) by October 2024 as part of the EPA Lead and Copper Rule Revisions (LCRR). The primary goal of the program is to identify and ultimately remove lead service lines from the system. The number of lead service lines in Gladstone is minimal; however, the City is still required to complete the inventory. City staff issued a Request for Proposals (RFP) seeking assistance on this project and received four (4) responses and Lamp Rynearson, Incorporated was selected.

Budget Discussion: The project is budgeted in the CWSS Fund.

Public/Board/Staff Input: Staff recommends the City execute a professional engineering services agreement with Lamp Rynearson, Incorporated in an amount not to exceed \$98,700.00 for the completion of the project. Please note, a second contract will be presented to Council at a future date for excavation services that may be required as part of the project.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION R-23-37

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH LAMP RYNEARSON, INCORPORATED IN THE TOTAL AMOUNT NOT TO EXCEED \$98,700.00 FOR THE COMPLETION OF A WATER SERVICE LINE MATERIALS INVENTORY, PROJECT WP2486.

WHEREAS, water systems are required to develop a service line materials inventory by October 2024 as part of the EPA Lead and Copper Rule Revisions (LCRR); and

WHEREAS, staff issued a Request of Proposals (RFP) seeking assistance with this project; and

WHEREAS, a total of four (4) proposals were received and staff selected Lamp Rynearson, Incorporated to begin contract negotiations.

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 enter into a professional engineering services agreement with Lamp Rynearson, Incorporated in the total amount not to exceed \$98,700.00 to complete the work.

FURTHER, THAT, funds for such purpose are budgeted in the CWSS Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF JULY 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-38

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/3/2023

Department: Public Works

Meeting Date Requested: 7/10/2023

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

Subject: Contract Award, FY24 Sewer Cleaning and Televising, Project SP2489

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

Budget Discussion: Funds are budgeted in the CWSS Fund. Previous years' funding was \$120,000.00.

Public/Board/Staff Input: Staff recommends that the City of Gladstone execute a contract with Ace Pipe Cleaning, Incorporated in the total amount not to exceed \$100,000 for this work. The work will be performed under the terms and conditions of the KCMO contract in accordance with Section 67.330, et seq. of the Revised Statutes of Missouri, known as the "State-Local Technical Services Act."

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-38

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ACE PIPE CLEANING, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$100,000.00 FOR FY24 SEWER CLEANING AND TELEVISIONING, PROJECT SP2489.

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

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

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Ace Pipe Cleaning, Incorporated, for work as outlined in the contract for a total amount not to exceed \$100,000.00.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF JULY 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-39

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 6/26/2023

Department: Police

Meeting Date Requested: 7/10/2023

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

Subject: A Resolution authorizing acceptance of a proposal from Cable Dahmer-Chevrolet, Topeka, KS, for the purchase of four (4) 2023 Chevy Malibu RS models at \$26,085.00 each for the total purchase amount not to exceed \$104,340.00.

Background: Historically, Police Department detective and staff vehicles have been repurposed patrol cars. That has proven to be costly to maintain as they are usually high mileage vehicles with no warranty. A plan was approved to replace half of the vehicles last year and half this year with new, more efficient vehicles. The Chevy Malibu RS was identified as the most cost effective and available alternative. Three bids were obtained with one stipulation that the dealer had vehicles in stock or were able to get them in a reasonable length of time. The first bid Cable-Dahmer Chevrolet Fleet Sales at \$26,085.00 each. The second was from Runde Chevrolet, Dubuque, IA at \$26,345.00 each. The final bid was from Ray Skillman Chevrolet, Indianapolis, IN at \$26,775.00 each. Cable-Dahmer Chevrolet was the lowest bid and has four vehicles in stock being tentatively held for our agency at that price.

Budget Discussion: Funds are budgeted in the amount of \$104,340.00 from the General Fund. Ongoing costs are estimated to be NA annually. Previous years' funding was \$0.

Public/Board/Staff Input: N/A

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

Fred Farris
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-39

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM CABLE-DAHMER CHEVROLET, TOPEKA, KANSAS, FOR THE PURCHASE OF FOUR (4) 2023 CHEVY MALIBU RS VEHICLES FOR USE AS STAFF VEHICLES AT THE TOTAL PURCHASE AMOUNT NOT TO EXCEED \$104,340.00.

WHEREAS, three bids were requested for Chevy Malibu RS sedans and received from Cable-Dahmer Chevrolet (KS), Runde Chevrolet (IN) and Ray Skillman Chevrolet (IN), and

WHEREAS, the lowest bid was received from Cable-Dahmer Chevrolet at \$26,085.00 per vehicle. It is recommended that the City accept the bid price and purchase four (4) 2023 Chevy Malibu RS sedans from Cable-Dahmer Chevrolet, Topeka, KS, and

WHEREAS, the 2024 Fiscal Year Budget included funds for the purchase of four (4) staff vehicles.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to accept the proposal through Cable-Dahmer Chevrolet for the purchase amount of \$26,085.00 for each vehicle and a total purchase amount not to exceed \$104,340.00.

FURTHER, THAT, funds for such purpose are authorized from the FY 2024 General Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 10TH DAY OF JULY 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk