



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 11, 2023**

The City Council will meet in Closed Executive Session at 6:30 pm, Monday, September 11, 2023, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021(2) Real Estate, 610.021(3) Personnel, and 610.021(9) Employee Groups.

OPEN STUDY SESSION 6:45 PM

1. **City Hall Renovation-** Katherine Waldrop, Hoefer Welker Associate Vice President and lead architect on the City Hall renovation project, will present detailed architectural renderings and answer questions.

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 August 28, 2023, Closed City Council Meeting Minutes.**

6. **Approval of the August 28, 2023, Regular City Council Meeting Minutes.**
7. **RECOGNITION:** Donation Presentation by the Episcopal Church of the Good Shepherd for the planting of trees in Gladstone 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 City Council.**
10. **Communications from the City Manager.**

REGULAR AGENDA

11. **RESOLUTION R-23-58** A Resolution authorizing the City Manager to execute an agreement with Mid-America Regional Council (MARC) for the cooperative purchase of a Point to Point 820G Microwave Link for the Co-Located Emergency Services Communication Center in the amount of \$26,732.72.
12. **RESOLUTION R-23-59** A Resolution authorizing the City Manager to execute a contract with Royal Construction Services, LLC, in the total amount not to exceed \$47,900.00 for the replacement of the two trail bridges at the Atkins-Johnson Farm and Museum.
13. **RESOLUTION R-23-60** A Resolution authorizing Change Order No. 1 in the amount of \$70,263.50 to the contract with Metro Asphalt, Incorporated, for the FY24 Mill and Overlay Program, Project TP2406.
14. **Other Business.**
15. **Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:

Kris Keller, City Clerk Posted at: 2:25 pm
Date: September 7, 2023
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
(816-423-4096)



***Department of General Administration
Memorandum***

DATE: September 6, 2023
TO: City Council
FROM: Robert M. Baer, City Manager
RE: Study Session- Hoefer Welker Presentation

As the Police Headquarters project nears completion, attention will soon be centered around the renovation of City Hall, which is a project primarily funded with American Rescue Plan Act (ARPA) funds. The project is expected to begin in December and will require approximately twelve (12) weeks to complete. The construction project will include upgrades to all of City Hall, with major renovations planned for the front lobby, Council Chambers, restrooms, break room, and Community Development counter.

Katherine Waldrop, Hoefer Welker Associate Vice President and lead architect on the City Hall renovation project, will provide an overview of the planned improvements during study session at the September 11th, 2023 City Council meeting. At the conclusion of her presentation, she will answer questions from City Council members.



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
AUGUST 28, 2023**

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

City Manager Bob Baer
Assistant City Manager Austin Greer
City Attorney Chris Williams
City Clerk Kris Keller

ABSENT: Councilman Les Smith

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

Mayor Moore opened the Regular City Council Meeting Monday, August 28, 2023, at 7:30 pm.

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

Mayor Moore stated that all Councilmembers were present except Councilman Smith 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: Carla Gleaton, Charlie Cram, Gordon Harris, and Jim Zimmerman.

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 August 14, 2023, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the August 14, 2023, Closed City Council Meeting as presented. **Mayor Pro Tem Spallo** seconded. The Vote: "Aye:" Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Item No. 6. On the Agenda. Approval of the August 14, 2023, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the August 14, 2023, Closed City Council Meeting as presented. **Mayor Pro Tem Spallo** seconded. The Vote: "Aye:" Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Item No. 7. On the Agenda. Communications from the Audience.

George Wages, 7201 North Park, requested there be a change to the Ordinance regarding the placement of a homeowner's trash cans. He expressed that the Ordinance should specifically state that the can(s) must be placed next to the side of the house. Assistant City Manager Austin Greer explained a specific situation and confirmed that the current code, written many years ago, indicates trash cans can be placed in the side yard, without it being a code violation. He reported that changing the Ordinance to the side of the house has been discussed.

Mike Ebenroth, 3208 NE 68th Terrace, thanked the Council and Director Nebergall for installing the street lamp that was not operational for two years.

Item No. 8. On the Agenda. Communications from the City Council.

Mayor Pro Tem Spallo thanked the Parks and Recreation Staff for the Dunkin' Dogs event this past Saturday and reported that it was a blast and was a great community effort. She recognized the upcoming Labor Day holiday and thanked all the public servants who will be working and staff who must remain available 24/7.

Mayor Moore reminded everyone that the Glad Green Team will meet Saturday, September 2, 2023 and Wednesday, September 6, 2023. She reported that if anyone would like to receive the emails with the dates and locations, they should notify Director Justin Merkey. She expressed her gratitude for everyone who participates.

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

City Manager Baer recognized and thanked two City employees who will be retiring, Paige Robbins and Danny Shinneman. He reported that Paige has 31 years of service as the 50+ Coordinator for Parks, Recreation and Cultural Arts and announced her Open House is being held at the Community Center, August 31, 2023 from 1:30 to 3:30 pm. He also announced that Danny Shinneman from Public Works will be retiring after 31 years of service and that his celebration has not yet been announced. He reported that City Hall will be closed Monday, September 4, 2023, in observance of Labor Day.

Item No. 10. On the Agenda. **PROCLAMATION:** Daughters of the American Revolution (DAR) Constitution Week.

Mayor Moore read and presented the Proclamation to the local members of the DAR: Judy Mahoney, Jean McHenry and Susan Dowden.

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

Following the Clerks' reading:

Councilman Mallams moved to approve the Consent Agenda as published. **Mayor Pro Tem Spallo** seconded. The Vote: "Aye:" Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Councilman Mallams moved to approve **SPECIAL EVENT PERMIT:** Good Shepherd (GS Disc Golf) Church, Hobby Hill Park, rescheduled date, Sunday, September 17, 2023, 1:00 to 5:00 pm.

Mayor Pro Tem Spallo seconded. The Vote: “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Councilman Mallams moved to approve **SPECIAL EVENT PERMIT: Gladfest**, 7010 North Holmes, Gladstone City Hall property, 602 NE 70th Street, Linden Square, Friday, September 29, 2023, 5:00 to 10:00 pm; Saturday, September 30, 2023, 10:00 am to 10:00 pm, and Sunday, October 1, 2023, 12:00 to 4:00 pm. **Mayor Pro Tem Spallo** seconded. The Vote: “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Councilman Mallams moved to approve **BUILDING PERMIT: Walmart (Health Center)**, 7209 North Prospect, Gladstone, Missouri. **Mayor Pro Tem Spallo** seconded. The Vote: “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Councilman Mallams moved to approve **RESOLUTION R-23-52** A Resolution authorizing acceptance of a proposal from Electronic Technology, Incorporated, for the purchase of a Genetec Streamvault Video Server in the amount of \$16,076.00 for use in the new Co-Located Emergency Services Communications Center. **Mayor Pro Tem Spallo** seconded. The Vote: “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Councilman Mallams moved to approve **RESOLUTION R-23-53** A Resolution authorizing the City Manager to execute a contract with Gametime Turf Care, Incorporated, in the total amount not to exceed \$27,195.00 for the renovation of the Happy Rock Softball Infields. **Mayor Pro Tem Spallo** seconded. The Vote: “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Councilman Mallams moved to approve **RESOLUTION R-23-54** A Resolution authorizing the City Manager to execute a professional services agreement with Tusa Consulting in the total amount of \$50,160.00 for design and consulting services for the Co-Located Emergency Services Communications facility. **Mayor Pro Tem Spallo** seconded. The Vote: “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Councilman Mallams moved to approve **RESOLUTION R-23-55** A Resolution authorizing acceptance of work under contract with Superior Bowen Asphalt Company, LLC, for the 2022 Mill and Overlay Program, Project TP2306, and authorizing payment in the amount of \$75,196.93. **Mayor Pro Tem Spallo** seconded. The Vote: “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Councilman Mallams moved to approve **FINANCIAL REPORT FOR MONTH ENDING JULY 2023**. **Mayor Pro Tem Spallo** seconded. The Vote: “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

REGULAR AGENDA

Item No. 12. On the Agenda. **FIRST READING BILL NO. 23-30** An Ordinance approving the delivery of a First Amendment to an existing Personal Property Lease Purchase Agreement for the purpose of reducing interest costs for the City and authorizing and approving certain documents and actions in connection therewith.

Mayor Pro Tem Spallo moved **BILL NO. 23-30** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0) The Clerk read the Bill.

Mayor Pro Tem Spallo moved to accept the First Reading of **BILL NO. 23-30**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: "Aye:" Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0) The Clerk read the Bill.

Mayor Pro Tem Spallo moved to accept the Second and Final Reading of **BILL NO. 23-30** and enact the Bill as **Ordinance 4.649**. **Councilman Garnos** seconded.

Roll Call vote: "Aye:"- Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0) Mayor Moore stated **BILL NO. 23-30** stands enacted as **Ordinance Number 4.649**.

Item No. 13. On the Agenda. FIRST READING BILL NO. 23-31 An Ordinance authorizing Kansas Fiber Network, LLC, to use the City's rights-of-way to construct, install, maintain, and operate fiber facilities and to authorize the City Manager to execute a rights-of-way use agreement therewith.

Councilman Garnos moved **BILL NO. 23-31** be placed on its First Reading. **Mayor Pro Tem Spallo** seconded. The Vote: "Aye:" Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0) The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of **BILL NO. 23-31**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Spallo** seconded. The Vote: "Aye:" Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0) The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of **BILL NO. 23-31** and enact the Bill as **Ordinance 4.650**. **Mayor Pro Tem Spallo** seconded.

Roll Call vote: "Aye:"- Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo and Mayor Moore. (4-0) Mayor Moore stated **BILL NO. 23-31** stands enacted as **Ordinance Number 4.650**.

Item No. 14. On the Agenda. RESOLUTION R-23-56 A Resolution authorizing the City Manager to execute a contract with Double Check Company, LLC for the removal and closure of the existing Public Works fueling station and the installation of a new fueling station in the total amount not to exceed \$314,832.51. Project CP2355.

Councilman Mallams moved to approve **RESOLUTION R-23-56** A Resolution authorizing the City Manager to execute a contract with Double Check Company, LLC for the removal and closure of the existing Public Works fueling station and the installation of a new fueling station in the total amount not to exceed \$314,832.51. Project CP2355. **Mayor Pro Tem Spallo** seconded. The Vote: "Aye:" Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

Item No. 15. On the Agenda. RESOLUTION R-23-57 A Resolution authorizing the City Manager to enter into a Memorandum of Understanding with North Kansas City Hospital to work collaboratively with the Police Department to meet the Behavioral Health needs of those requiring assistance.

Mayor Pro Tem Spallo moved to approve **RESOLUTION R-23-57** A Resolution authorizing the City Manager to enter into a Memorandum of Understanding with North Kansas City Hospital to

work collaboratively with the Police Department to meet the Behavioral Health needs of those requiring assistance. **Councilman Mallams** seconded.

Mayor Moore expressed her support for this Resolution and thanked Chief Farris, North Kansas City Hospital, and all parties involved in this important initiative for the City.

The Vote: All “Aye:” Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (4-0)

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

There was no other business.

Item No. 17. On the Agenda. Adjournment.

Mayor Moore adjourned the August 14, 2023, Regular City Council meeting at 7:54 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Jean B. Moore, Mayor



Request for Council Action

RES ☒ # R-23-58

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 9/1/2023

Department: General Administration

Meeting Date Requested: 9/11/2023

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

Subject: A Resolution authorizing the City Manager to execute an Agreement with Mid-American Regional Council (MARC) for the cooperative purchase of a Point to Point 820G Microwave Link for the Co-located Emergency Services Communications Center in the amount of \$26,732.72.

Background: The Co-located Emergency Services Dispatch Center requires two (2) redundant pathways to enter into the MARRS radio system as well as the 911 phone system. Currently, a fiber connection is planned to achieve the primary route with a microwave system as a secondary pathway in the event of fiber failure. The current microwave system is aged and in need of replacement. In addition, a microwave with larger bandwidth capacity is needed to ensure all three participating agencies are able to connect on the same pathway. MARC has agreed to purchase, install, and maintain the larger microwave link and share the cost of equipment and installation with the co-locating jurisdictions. The cost of the upgraded microwave is \$53,465.44, with our cost being \$26,732.72. The proposed Resolution allows the City Manager to enter into the agreement with MARC to cooperatively purchase the upgraded microwave link. American Relief Plan Act funds, which have been allocated to the project, will provide the funding mechanism for this purchase. All participating agencies are in agreement with the purchase but Gladstone, as the primary Grant agency, will provide the financing for the purchase.

Budget Discussion: Funds are budgeted in the amount of \$26,732.72 from the OTHER Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0.

Public/Board/Staff Input: Staff recommends approval of the proposed Resolution.

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

Bob Baer
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-58

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MID-AMERICA REGIONAL COUNCIL (MARC) FOR THE COOPERATIVE PURCHASE OF A POINT TO POINT 820G MICROWAVE LINK FOR THE CO-LOCATED EMERGENCY SERVICES COMMUNICATION CENTER IN THE AMOUNT OF \$26,732.72.

WHEREAS, Gladstone is currently a member of the Metropolitan Area Regional Radio System (MARRS), which provides seamless radio interoperability between participating agencies; and

WHEREAS, Mid-America Regional Council provides 911 services for all of the agencies co-locating in the new facility; and

WHEREAS, a larger microwave link with additional bandwidth is needed to ensure Liberty, Gladstone, and Clay County are able to connect MARRS and 911 communications to a single source.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute an agreement with Mid-America Regional Council for the cooperative purchase of a Point to Point 820G Microwave at a cost not to exceed \$26,732.72.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF SEPTEMBER 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-59

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/5/2023

Department: Parks & Recreation

Meeting Date Requested: 9/11/2023

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

Subject: Two Bridges Replacement – AJ Farm

Background: The two bridges that lead from the AJ Farmhouse to the cemetery are in disrepair and need to be replaced.

Budget Discussion: Funds are budgeted in the amount of \$47,900.00 from the CIST Fund.

Public/Board/Staff Input: It is the recommendation of the Department of Parks, Recreation and Cultural Arts to accept the lowest bid provided by Royal Construction Services, LLC in the amount of \$47,900.00 to complete this work. Both bridges will be completely removed and new footings/pillars along with steel beams, will be used to reconstruct the bridges providing more longevity.

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-23-59

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ROYAL CONSTRUCTION SERVICES, LLC, IN THE TOTAL AMOUNT NOT TO EXCEED \$47,900.00 FOR THE REPLACEMENT OF THE TWO TRAIL BRIDGES AT THE ATKINS-JOHNSON FARM AND MUSEUM.

WHEREAS, the City requested proposals for the work, and the proposal of Royal Construction Services, LLC, in the amount of \$47,900.00 has been determined by the Director of Parks, Recreation and Cultural Arts to be the lowest and best proposal.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Royal Construction Services, LLC, for a total amount not to exceed \$47,900.00.

FURTHER, THAT, funds for such purpose are authorized from the Fiscal Year 2024 lease Capital Improvement Sales Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF SEPTEMBER 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-60

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/6/2023

Department: Public Works

Meeting Date Requested: 9/11/2023

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

Subject: Change Order No. 1 to the FY24 Mill and Overlay Program, Project TP2406

Background: The contract for Project TP2406 was awarded to Metro Asphalt, Incorporated, as authorized by Resolution R-23-23. Change Order No. 1 expands the scope of work to include:

- Mill, Overlay and Striping of the City Hall Parking Lot.
- Mill and Overlay of 70th Terrace from N. Holmes West to the Dead End.

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

Original Contract Amount:	\$ 848,965.00
Change Order 1	<u>70,263.50</u>
Revised Contract Amount:	919,228.50

Funds are available in CIST and TST.

Public/Board/Staff Input: Proposals were requested from Turner Construction and Metro Asphalt to resurface the remainder of the City Hall Parking Lot. It is the recommendation of staff to award this work to Metro Asphalt.

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

Tim Nebergall
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-60

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 IN THE AMOUNT OF \$70,263.50 TO THE CONTRACT WITH METRO ASPHALT, INCORPORATED, FOR THE FY24 MILL AND OVERLAY PROGRAM, PROJECT TP2406.

WHEREAS, additional work under the FY24 Mill and Overlay Program Project TP2406 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. 1 to the FY24 Mill and Overlay Program, Project TP2406 with Metro Asphalt, Incorporated, as follows:

Original Contract Amount:	\$ 848,965.00
Change Order 1	<u>70,263.50</u>
Revised Contract Amount:	919,228.50

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF SEPTEMBER 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk