



**CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, SEPTEMBER 25, 2023**

The City Council will meet in Closed Executive Session at 6:45 pm, Monday, September 25, 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, 610.021(3) Personnel, 610.021(9) Employee Groups, and 610.021 (12) Negotiated Contract.

**REGULAR MEETING 7:30 PM**

**TENTATIVE AGENDA**

- 1. Meeting Called to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance to the Flag of the United States of America.**
- 4. Approval of the Agenda.**
- 5. Approval of the September 11, 2023, Closed City Council Meeting Minutes.**
- 6. Approval of the September 11, 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 the City Council.**

**9. Communications from the City Manager.**

**10. CONSENT AGENDA**

**RESOLUTION R-23-61** A Resolution authorizing Change Order No. 3 in the amount of \$40,000.00 to the professional services contract with Hoefer Welker Architects, for architectural design services for the interior renovation of City Hall.

**RESOLUTION R-23-62** A Resolution authorizing the City Manager to enter into an agreement with Enterprise Fleet Management for acquisition and disposal of vehicles.

**CONSIDER FINANCIAL REPORT TWO MONTHS ENDING AUGUST 31, 2023.**

**REGULAR AGENDA**

- 11. PUBLIC HEARING:** Site Plan Revision for property at 7200 North Broadway, Gladstone, Missouri.
- 12. FIRST READING BILL NO. 23-32** An Ordinance approving a Site Plan Revision for property at 7200 North Broadway, Gladstone, Missouri.
- 13. PUBLIC HEARING:** Fixing the annual rate of levy for the 2023 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.
- 14. FIRST READING BILL NO. 23-33** An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of Levy for the 2023 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.
- 15. RESOLUTION R-23-63** A Resolution authorizing acceptance of a proposal from Brindlee Mountain Fire Apparatus, Union Grove, Alabama, for the purchase of a 2017 Spartan Gladiator 100' platform truck for a total amount not to exceed \$775,000.00.
- 16. Other Business.**
- 17. Adjournment.**

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

Kris Keller, City Clerk  
City of Gladstone  
7010 North Holmes  
Gladstone, MO 64118  
816-423-4096

Posted at 2:55 pm  
September 21, 2023



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
SEPTEMBER 11, 2023**

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

City Manager Bob Baer  
Assistant City Manager 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, September 11, 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 held a moment of silence to commemorate the 22<sup>nd</sup> Anniversary of 9/11.

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

**Councilman Mallams** moved to approve the minutes of the August 28, 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. "Abstain:" **Councilman Smith.**  
(4-1)

**Item No. 6. On the Agenda.** Approval of the August 28, 2023, Regular City Council Meeting Minutes.



**Councilman Mallams** moved to approve the minutes of the August 28, 2023, Regular City Council meeting as presented. **Mayor Pro Tem Spallo** seconded. The Vote: “aye”, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. “Abstain:” **Councilman Smith**. (4-1)

**Item No. 7. On the Agenda.** **RECOGNITION:** Donation Presentation by the Episcopal Church of the Good Shepherd for the planting of trees in Gladstone parks.

Reverend Galen Snodgrass addressed the Council and presented a check to **Mayor Moore** in the amount of \$1,500.00 to be utilized for the planting of trees, shrubs, or native grasses in city parks. Reverend Galen expressed that the church and Diocese like to do all they can to help beautify the area add value to the community, and fight climate change.

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

Larry Thrasher, 2379 NE 68<sup>th</sup> Street, Northhaven Village Condominiums, reported a parking lot problem at his complex that originated in the year 2008 and has never been resolved. He shared a few suggestions and requested a meeting with someone at the City to discuss possible options.

Jim Oldebeken, 40 NE 76<sup>th</sup> Terrace, shared a letter from thirteen (13) presidential centers regarding how Americans should reaffirm the importance and commitment to the principles of democracy (see attached document). He read the Athenian Oath and submitted his signed document to the Council. He discussed the 250<sup>th</sup> Anniversary of our Country, and its importance. He encouraged everyone to review the America250.org website for more information on being informed, involved, and united. He discussed the First Amendment and the lack of knowledge individuals have regarding it. He shared information about the North Kansas City School high school government and politics curriculum and reported that it would be great for all individuals to take the required U.S. citizenship test.

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

**Councilman Smith** informed City Manager Baer that he had information regarding the situation at Northhaven Village Condominiums and would discuss it at a later date. He reflected back on 9/11 and shared his personal experience among fellow elected officials while at the Missouri Municipal League conference that day. He thanked everyone that was able to attend the service for his mother, who recently passed away. He expressed how meaningful it has been to the family to hear all the wonderful things that have been said about her.

**Mayor Pro Tem Spallo** announced that she and the Mayor were able to attend the retirement celebration for Paige Robbins, Recreation Specialist for the 50+ Program for 31 years. She reported that many from the senior group attended to congratulate Paige. She stated that she had the opportunity to participate in Fiesta on the Square and reported that Parks, Recreation, and Cultural Arts continuously do a good job with programming at Linden Square. She reflected the many events over the years and described that Linden Square brings the community together. She thanked Director Justin Merkey for the past and upcoming events. She reminded everyone that Gladfest is approaching and volunteers are still needed and if interested, to contact the Gladstone Chamber of Commerce.

**Mayor Moore** reported that she attended the retirement celebration for Danny Shinneman, Stormsewer Crewleader at Public Works for 31 years. She announced that the Glad Green Team met on Saturday, September 2, 2023 and picked up a lot of trash at M-1 and welcomed everyone to volunteer. She shared that she attended the Missouri Municipal League conference today, listened to



a great key note speaker, and attended a session about Economic Development. She stated that she was thankful for the opportunity to attend. She acknowledged the passing of Carmelina Smith and stated that she was lovingly devoted to all things Gladstone. She expressed how much Carmelina would be missed and extended sincere sympathy to the family and Councilman Smith.

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

City Manager Bob Baer announced two events at AJ Farm and Museum this weekend; Big Shoal Farm Pumpkin Field Festival, 10:00 am to 3:00 pm and Pickin' on the Front Porch Bluegrass concert, music provided by the Highway from 7:00 to 9:00 pm.

**REGULAR AGENDA**

**Item No. 11. On the Agenda.** **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.

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

**Item No. 12. On the Agenda.** **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.

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

**Item No. 13. On the Agenda.** **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.

**Councilman Garnos** moved to approve **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. **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. 14. On the Agenda.** Other Business.

There was no other business.

**Item No. 15. On the Agenda.** Adjournment.

**Mayor Moore** adjourned the September 11, 2023, Regular City Council meeting at 7:55 pm.

Respectfully submitted:

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Kris Keller, City Clerk

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

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

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Jean B. Moore, Mayor



September 7, 2023

*Strengthening our democracy*

## PRESIDENTIAL CENTERS AFFIRM THAT "DEMOCRACY HOLDS US TOGETHER"

Presidential Foundations and Centers across the United States, for the first time, have issued a joint statement regarding the future of our nation and an urgent call to action for all Americans.

our democracy&body=Presidential  
the United States, for the first time,  
garding the future of our nation and an  
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ter.org%2Fpublications%2Freaffirming-  
re-perfect-  
have Friends,

The George W. Bush Presidential Center is joined by fellow presidential centers and foundations to reaffirm our commitment to the democratic values on which this country was founded.

As we constantly strive toward a more perfect union, it is important to recognize inherent human dignity, foster conditions for liberty, advance equality, and promote the general welfare



of the United States. When united by our founding ideals, Americans should reaffirm the importance of democratic values, civic responsibility, civility, and a pluralistic society.

We hope you will join us in this effort by reading and reflecting upon the statement, sharing it with your networks, and practicing the good citizenship that our democracy requires.



**David J. Kramer**

**Executive Director of the George W. Bush Institute**

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### **A statement from 13 presidential centers**

The unalienable rights of life, liberty, and the pursuit of happiness, as stated in the Declaration of Independence, are principles that bind us together as Americans. They have enabled the United States to strive toward a more perfect union, even when we have not always lived up to those ideals.

As a diverse nation of people with different backgrounds and beliefs, democracy holds us together. We are a country rooted in the rule of law, where the protection of the rights of all people is paramount. At the same time, we live among our fellow citizens, underscoring the importance of compassion, tolerance, pluralism, and respect for others.

We, the undersigned, represent a wide range of views across a breadth of issues. We recognize that these views can exist peaceably side by side when rooted in the principles of democracy. Debate and disagreement are central features in a healthy democracy. Civility and respect in political discourse, whether in an election year or otherwise, are essential.

Americans have a strong interest in supporting democratic movements and respect for human rights around the world because free societies elsewhere contribute to our own security and prosperity here at home. But that interest is undermined when others see our own house in disarray. The world will not wait for us to address our problems, so we must both continue to strive toward a more perfect union and help those abroad looking for U.S. leadership.

Each of us has a role to play and responsibilities to uphold. Our elected officials must lead by example and govern effectively in ways that deliver for the American people. This, in turn, will help to restore trust in public service. The rest of us must engage in civil dialogue; respect democratic institutions and rights; uphold safe, secure, and accessible elections; and contribute to local, state, or national improvement.

By signing this statement, we reaffirm our commitment to the principles of democracy undergirding this great nation, protecting our freedom, and respecting our fellow citizens. When united by these convictions, America is stronger as a country and an inspiration for others.

**Obama Foundation**

**George W. Bush Presidential Center**

**Clinton Foundation**

**George & Barbara Bush Foundation**

**The Ronald Reagan Presidential Foundation and Institute**

**The Carter Center**

**Gerald R. Ford Presidential Foundation**

**Richard Nixon Foundation**

**LBJ Foundation**

**John F. Kennedy Library Foundation**

**Truman Library Institute**

**Roosevelt Institute**

**Hoover Presidential Foundation**

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**In the News:**

- ***The New York Times: From Hoover to Nixon to Obama, presidential centers call to protect democracy***  
(<https://www.nytimes.com/2023/09/07/us/politics/presidential-centers-democracy-bush.html>)
- ***The Washington Post: Presidential centers issue rare call to maintain civil discourse, protect democracy***  
(<https://www.washingtonpost.com/politics/2023/09/07/presidential-libraries-letter-democracy-civil-discourse/>)
- ***AP News: Presidential centers from Hoover to Bush and Obama unite to warn of fragile state of US democracy***  
(<https://apnews.com/article/united-states-democracy-presidents-threats-joint-statement-5530a89df2c41d58a22961f63fboe6ff>)
- ***The Hill: 13 presidential centers unify in call for civility, protection of democracy*** (<https://thehill.com/blogs/blog-briefing-room/4192168-13-presidential-centers-unify-in-call-for-civility-protection-of-democracy/>)
- ***Houston Chronicle: Enough with the disrespect. Be Civil***  
(<https://www.houstonchronicle.com/opinion/outlook/article/george-bush-dallas-presidential-center-politics-18350522.php>)
- ***The Dallas Morning News: Americans who see bipartisanship as weak must find ways to come together***  
(<https://www.dallasnews.com/opinion/commentary/2023/09/07/americans-who-see-bipartisanship-as-weak-must-find-ways-to-come-together/>)

#### RELATED TOPICS

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American Democracy (/topics/american-democracy/)





## ***Request for Council Action***

**RES** ☒ # **R-23-61**

**BILL** ☐ # City Clerk Only

**ORD** ☐ # City Clerk Only

Date: 9/8/2023

Department: General Administration

Meeting Date Requested: 9/25/2023

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

Subject: Proposed Change Order No. 3 in the amount of \$40,000.00 to the Professional Services Contract with Hoefer Welker Architects, for architectural design services for the renovation of City Hall

Background: Hoefer Welker has nearly completed the architectural plan for the renovation of City Hall. The projected costs for the renovation are reasonable and under what was originally designed. This has allowed us to expand the project to include the majority of City Hall rather than the original scope, which only included upgrades to the lobby, Council Chambers, and employee restrooms. The expansion of the project created additional architectural work, which requires the proposed Change Order with Hoefer Welker.

Budget Discussion: Funds are budgeted in the amount of \$ 40,000.00 from the CIST 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-23-61**

**A RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 IN THE AMOUNT OF \$40,000.00 TO THE PROFESSIONAL SERVICES CONTRACT WITH HOEFER WELKER ARCHITECTS, FOR ARCHITECTURAL DESIGN SERVICES FOR THE INTERIOR RENOVATION OF CITY HALL.**

**WHEREAS**, additional architectural design services for the interior renovation of City Hall has been determined necessary and is recommended by the City Manager.

**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. 3 to the Professional Services Contract for architectural design services for the interior renovation of City Hall with Hoefer Welker Architects as follows:

Amount Authorized by R-20-23	\$ 288,310.00
Change Order No. 1 Authorized by R-20-42	\$ 1,042,525.00
Change Order No. 2 to include City Hall Interior Renovation	\$ 60,000.00
Change Order No. 3 to increase scope of City Hall Renovation	<u>\$ 40,000.00</u>
<b>Revised Contract Amount:</b>	<b>\$ 1,430,835.00</b>

**FURTHER, THAT**, funds for such purpose are authorized from the Capital Improvement Sales Tax Fund under Project #CP2359 City Hall Interior.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25TH DAY OF SEPTEMBER 2023.**

\_\_\_\_\_  
Jean B. Moore, Mayor

ATTEST:

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



## *Request for Council Action*

RES ☒ # R-23-62

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/15/2023

Department: Finance

Meeting Date Requested: 9/25/2023

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

Subject: Enterprise Fleet Leasing

Background: The City and Enterprise Fleet Management started their relationship in 2020. Enterprise provides a platform for the City to purchase/lease vehicles, keeping some of the light duty fleet updated, safe, and mostly maintenance free. In theory, the City could drive these vehicles at no or very low cost, when the cycle is complete. We completed our first cycle of leasing and selling the first group of trucks. The theory proved to be true with the first round of sales occurring during the 2023 fiscal year. As the cost of new vehicles continues to increase and availability continues to be limited, staff is proposing to continue the relationship with Enterprise to provide light duty trucks. The Enterprise lease was budgeted to continue for the 2024 fiscal year. Staff is also proposing to add two additional trucks to the lease, one for the Deputy Fire Chief and an additional vehicle for Community Development. If approved, additional budget of \$20,700.00 (\$18,300.00 for the General Fund and \$3,600.00 for the CWSS Fund) will be added at midyear.

Budget Discussion: Funds are budgeted in the amount of \$121,000.00 from the General Fund and CWSS Funds. Ongoing costs are estimated to be \$130,000.00 annually. Previous years' funding was \$96,885.00 (staff is requesting two additional trucks than previous year).

Public/Board/Staff Input: Staff is proposing to continue their relationship with Enterprise Fleet Management to lease eleven (11) new Chevy Silverado double cab trucks. This will provide trucks for the following departments: two (2) Fire, one (1) Public Works, four (4) Community Development, one (1) Parks, Recreation and Cultural Arts, and three (3) for the CWSS Fund.

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

Dominic Accurso  
Department Director/Administrator

JM  
City Attorney

BB  
City Manager



## **RESOLUTION R-23-62**

### **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT FOR ACQUISITION AND DISPOSAL OF VEHICLES.**

**WHEREAS**, the City desires to re-engage the expertise of Enterprise Fleet Management to assist the City in fleet management (analysis, purchase, and disposal).

**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 contract with Enterprise Fleet Management for the leasing of certain vehicles for a total amount of \$121,000.00.

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

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25TH DAY OF SEPTEMBER 2023.**

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Jean B. Moore, Mayor

ATTEST:

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Kris Keller, City Clerk



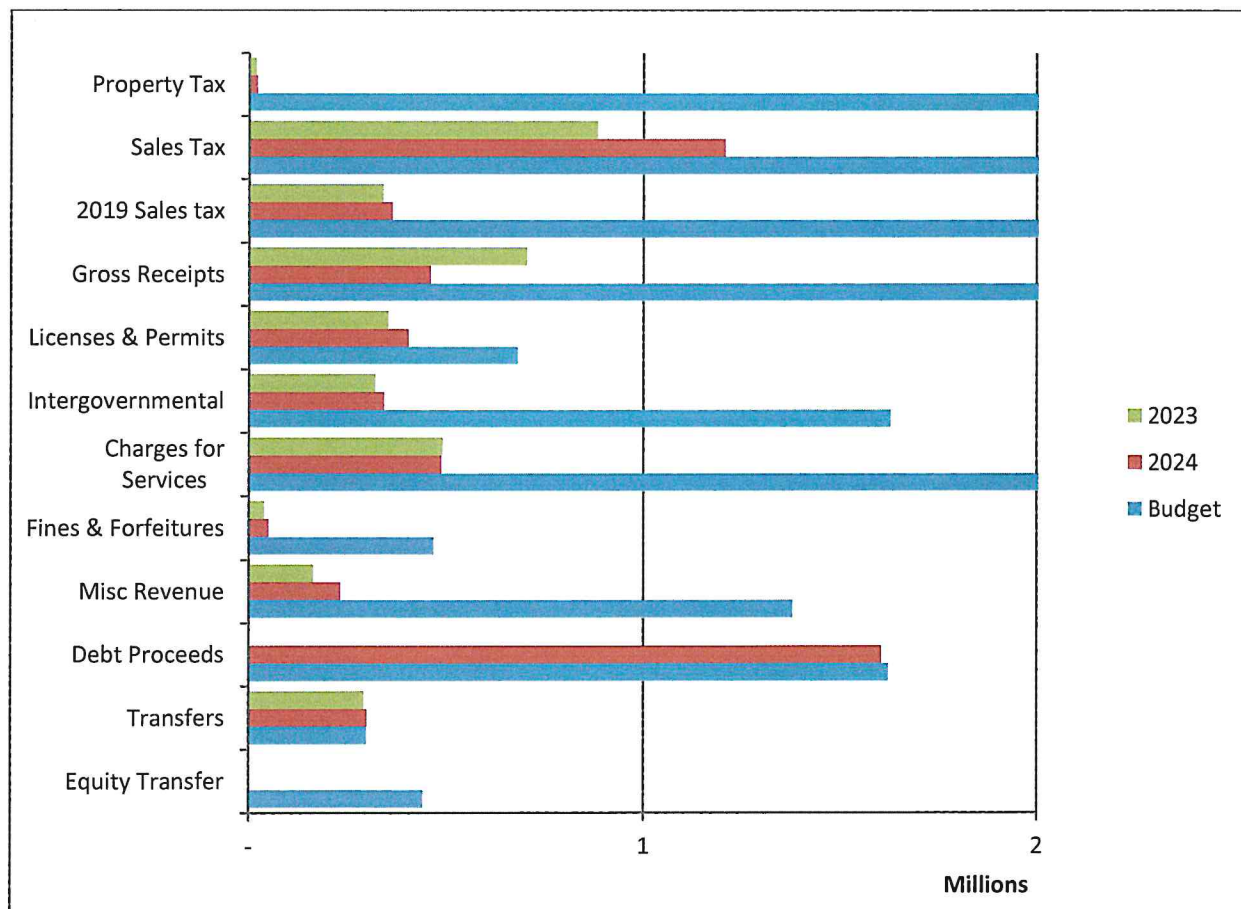
# CITY OF GLADSTONE MISSOURI

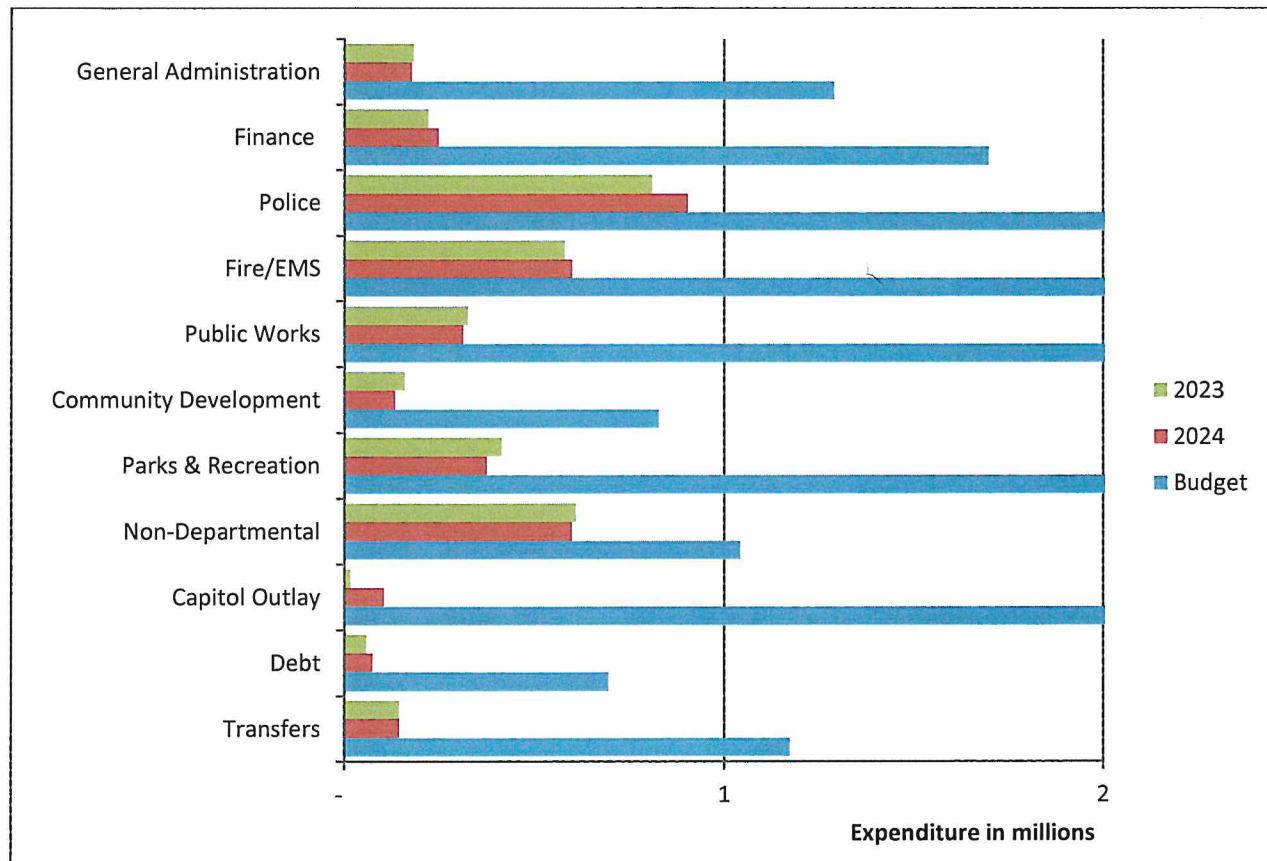
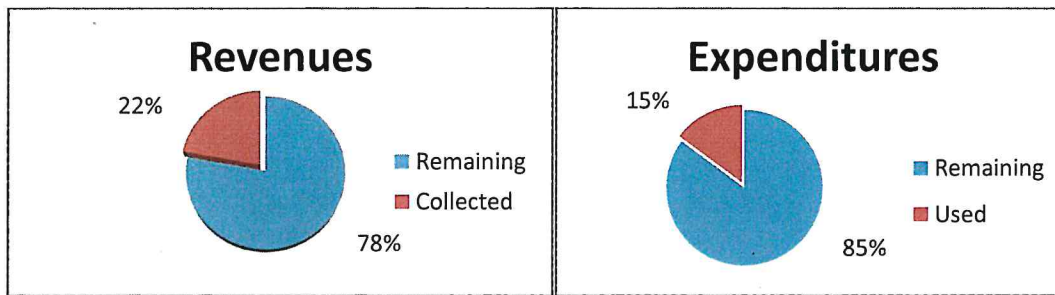
Financial Report for 2 Months Ending  
August 31, 2023

## GENERAL FUND

### General Fund Revenues

Total revenues for the General Fund through 2 months or 17% of this fiscal year are \$5,487,491 compared to total budgeted revenues for the year of \$24,812,915 or 22% of budgeted revenue (\$3,880,825 or 17% without debt proceeds or \$259,403 over prior year). Property tax revenue is 22,931. Sales tax on a cash basis is \$1,209,198 or \$323,742 (37%) more than last year due to increases from use tax. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$364,003, an increase of 7%. Gross receipts taxes are \$461,634, a decrease of \$224,526 due to the timing of electricity gross receipts. License and Permit revenues are 404,835, 14% or \$50,313 more than FY23 due to business license renewals and building permits. Intergovernmental revenue is \$344,179 or \$22,000 (7%) over the previous year due to increased receipts from the state gas tax. Charges for Services are \$488,946 a decrease of 1% or \$4,247 compared to the previous year due to concession and recreation revenue. Fines and Forfeitures have increased from the same time last year to \$51,315. Miscellaneous Revenue is \$233,785, an increase of \$68,143 due to interest income. Debt proceeds for the General Fund are \$1,606,666. Transfers into the fund are \$300,000. An equity transfer of \$443,470 is budgeted for the 2024 fiscal year.



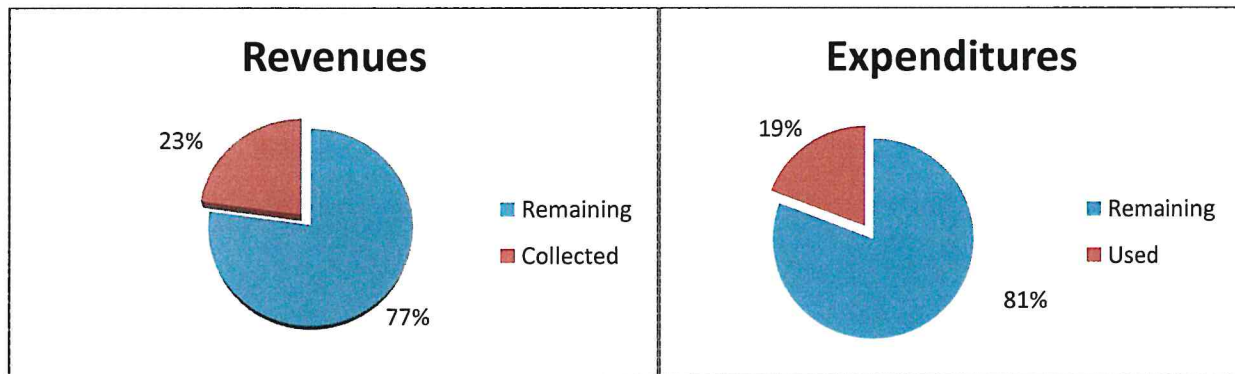
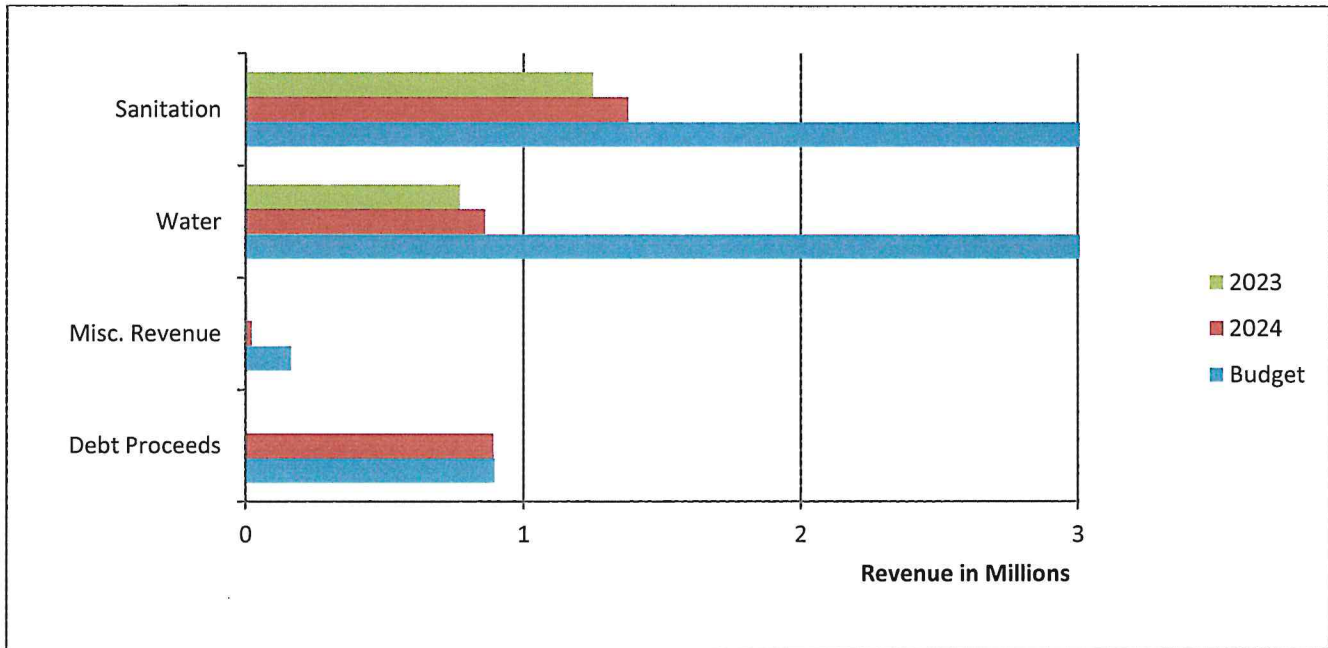


Expenditures through 2 months or 17% of this fiscal year amounted to \$3,669,393 or 15% of FY24 budgeted expenditures of \$24,812,915. This indicates that actual expenditures are 4% or \$144,473 more than last year's expenditures of \$3,524,940. General Administration expenditures are \$176,514, a decrease of \$6,430 or 4% due to allocation of cyber security insurance to loss control (HR line item). Finance expenditures have increased \$26,168 to \$247,611 due to changes in personnel (addition of payroll and third IT position). Police expenditures are \$904,429, an increase of \$93,467. Fire/EMS expenditures have increased \$18,629 to \$598,664. Public Works expenditures are \$312,996, \$12,937 or 4% less than the prior year due to the timing of supplies purchases. Community Development expenditures are \$133,183, a decrease of \$26,196 due to fewer property abatement expenditures. Parks & Recreation expenditures are \$374,694, down \$39,847 from the same time last year due to senior activities. Non-Departmental expenditures are \$597,925, a decrease of \$10,597 due to the the reallocation of cyber security insurance to the HR safety/loss control line item. Capital Outlay is \$104,340. Payments for debt have increased by \$14,987 to \$74,057 due to debt issuance cost for the 2024 lease purchases. Transfers from the General Fund are \$145,000 (same as previous year). Current revenues exceed current expenditures in the amount of \$1,818,097 (due to lease purchase proceeds).

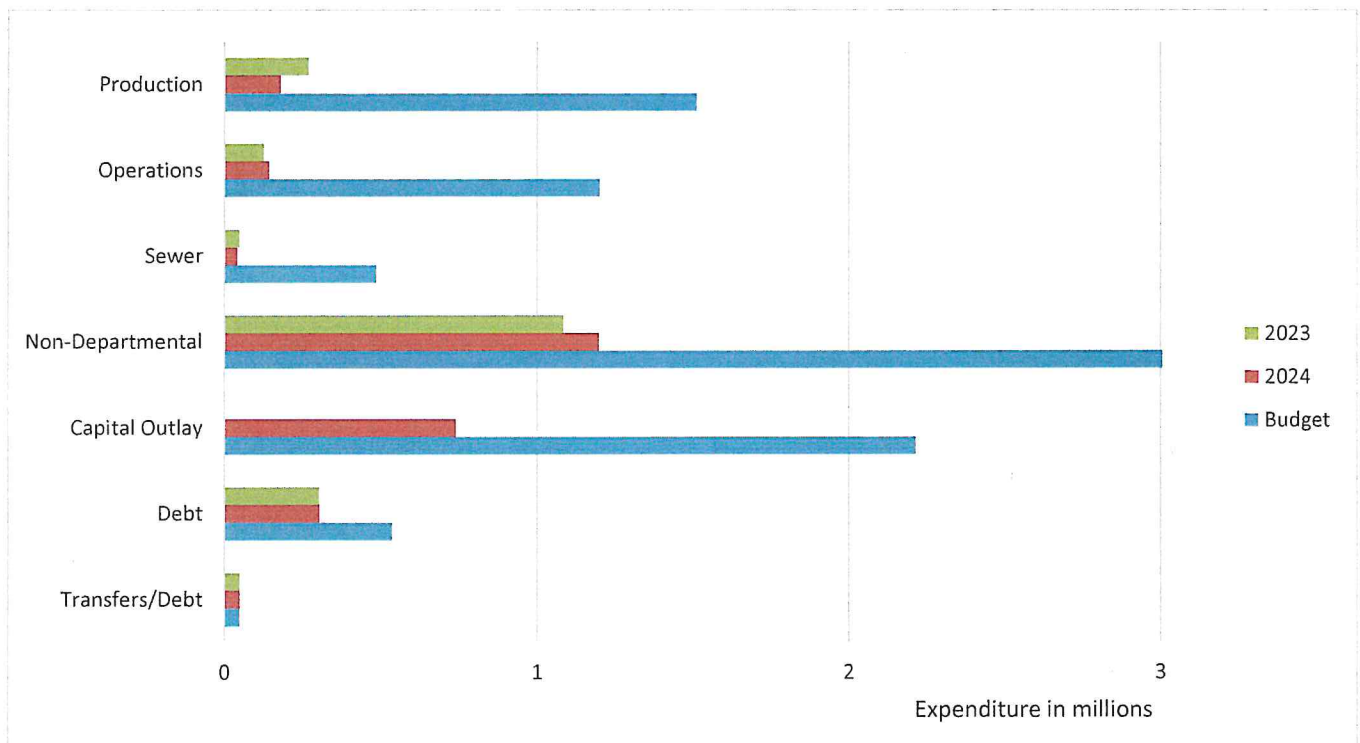


## COMBINED WATER AND SEWERAGE SYSTEM FUND

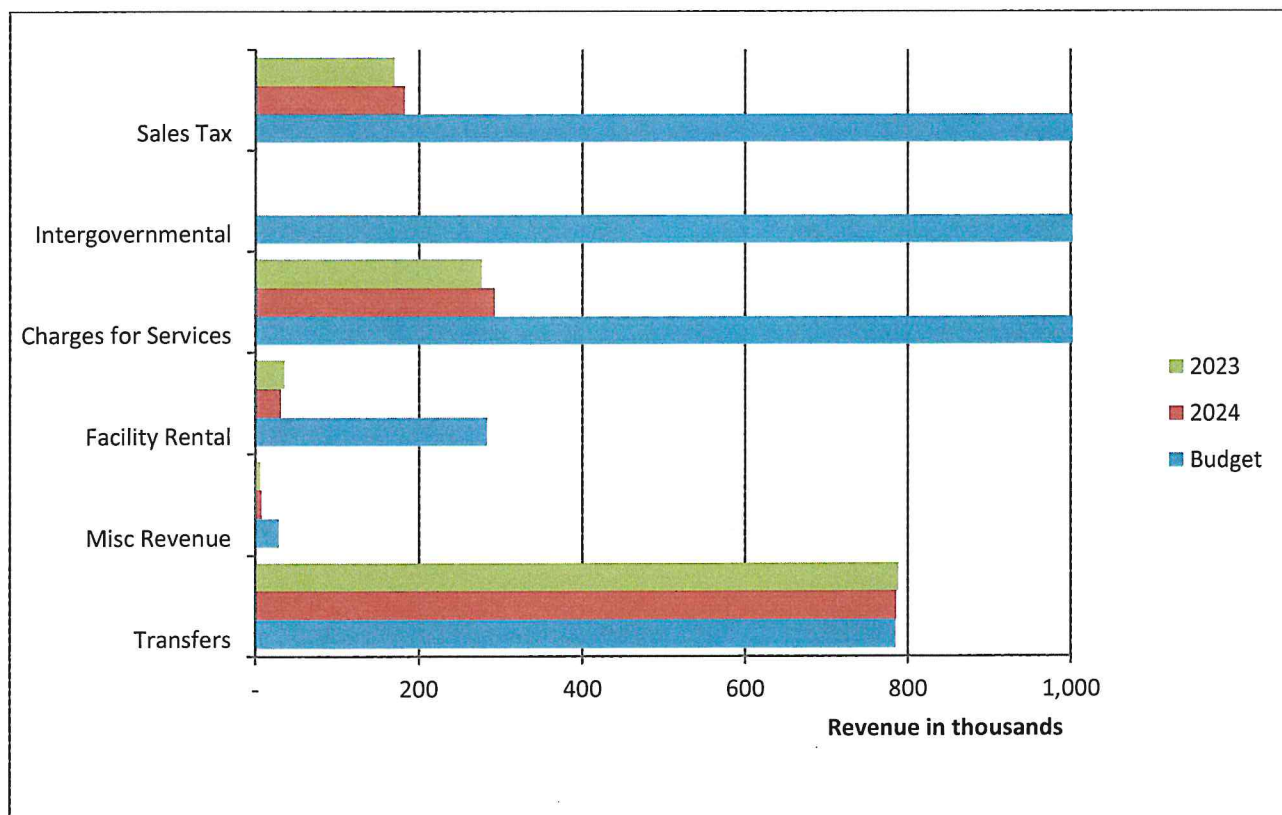
Total budgeted revenues for the fiscal year are \$13,860,435. Total revenues through 2 months or 17% of this fiscal year, amounted to \$3,160,196 or 23% of FY24 budgeted revenues (17% excluding debt proceeds) . Increases in both sanitation and water revenues are due to increased water and sewer rates. Debt proceeds of \$893,334 were received for the 2024 equipment lease purchases.

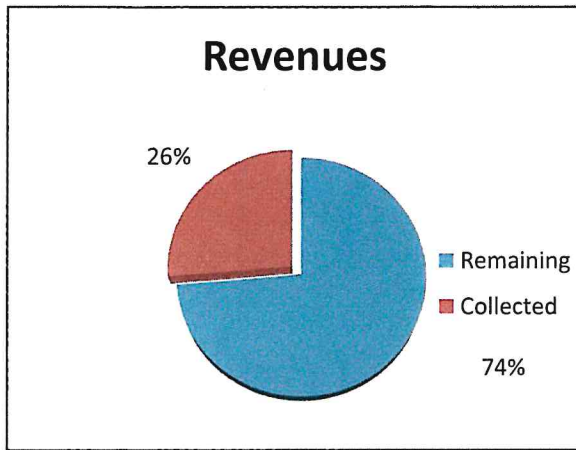


Total budgeted expenditures for the fiscal year are \$13,860,435. Total expenditures through 2 months or 17% of this fiscal year amounted to \$2,661,817 or 19% of FY24 budgeted expenditures. Production expenditures are \$181,907, a decrease of \$88,561 from the previous year due to the repair to the secondary basin. Operations division expenditures are \$144,912, an increase of \$16,159 due to the changes in personnel. Sewer division expenditures have decreased \$6,916 to \$41,777. Non-departmental expenditures are \$1,197,512, an increase of \$112,344 due to increased sewer charges for sewage treatment. Capital outlay is \$740,648 (purchase of Vactor). Payments for debt are comparable to the previous year at \$305,062. Current revenues exceed current expenditures by \$498,378.



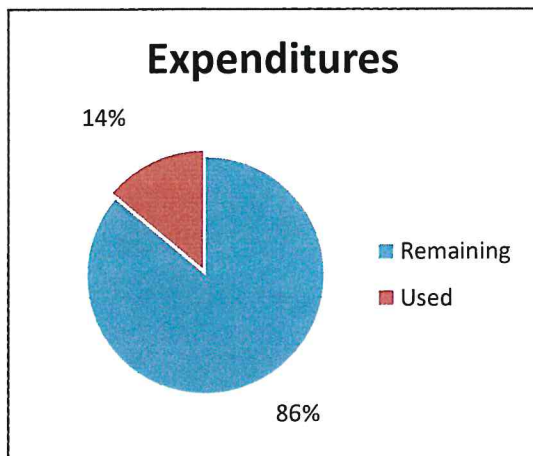
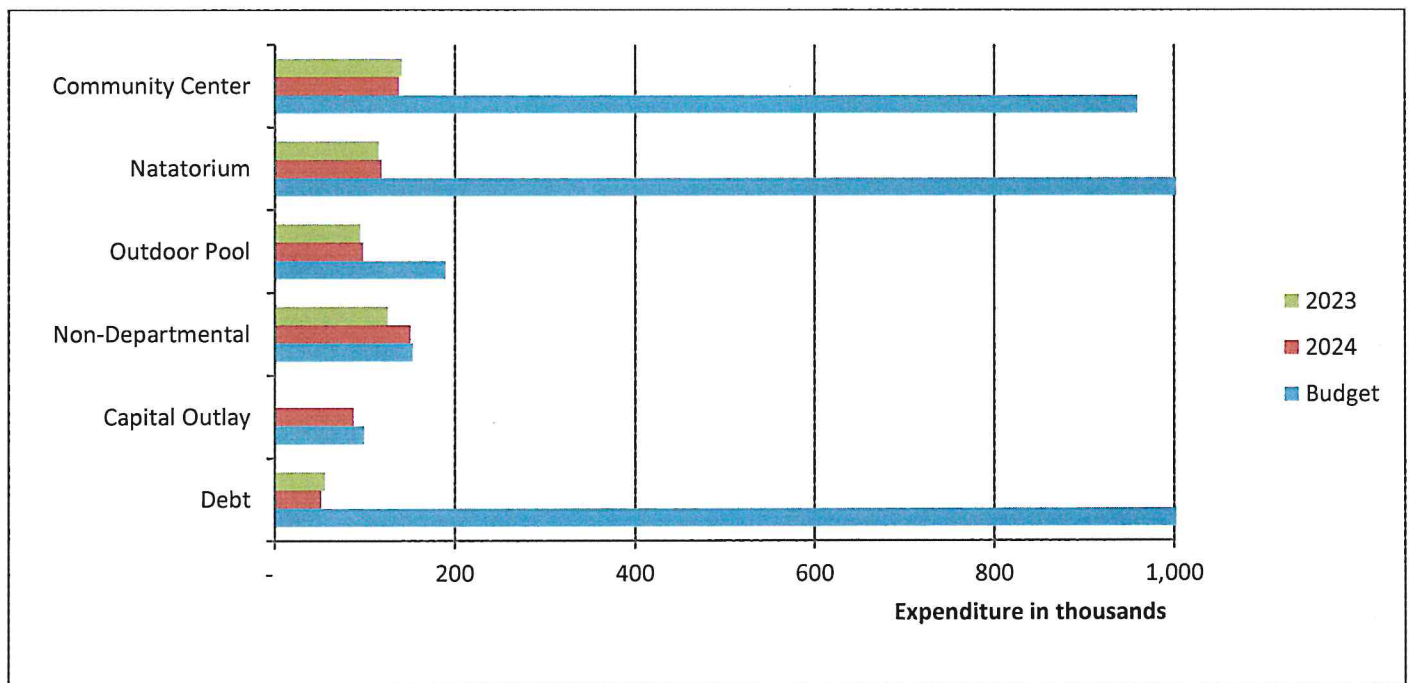
### COMMUNITY CENTER AND PARKS TAX FUND





Total budgeted revenues for the fiscal year are \$4,935,650. Total revenues through 2 months or 17% of this fiscal year, amounted to \$1,301,254 or 26% of FY24 budgeted revenues. Sales tax received is \$182,762, an increase of \$12,042 (7%) from the previous year. Intergovernmental revenue consists of a charge to the North Kansas City School District for the natatorium \$725,000 and \$500,000 in ARPA funding. Revenue from the NKC School District is usually received in January and ARPA funding will be added at yearend. Charges for Services are \$292,701, an increase of \$15,242. Revenue from facility rental is \$31,583, a decrease of 13%. Miscellaneous revenue increased to \$8,208. Transfers to the

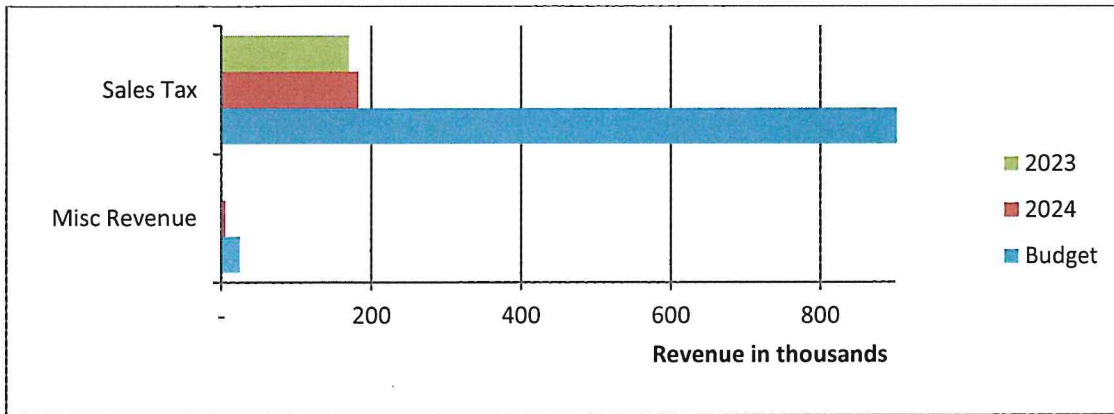
fund are \$786,000. There is no equity transfer budgeted for the fiscal year.



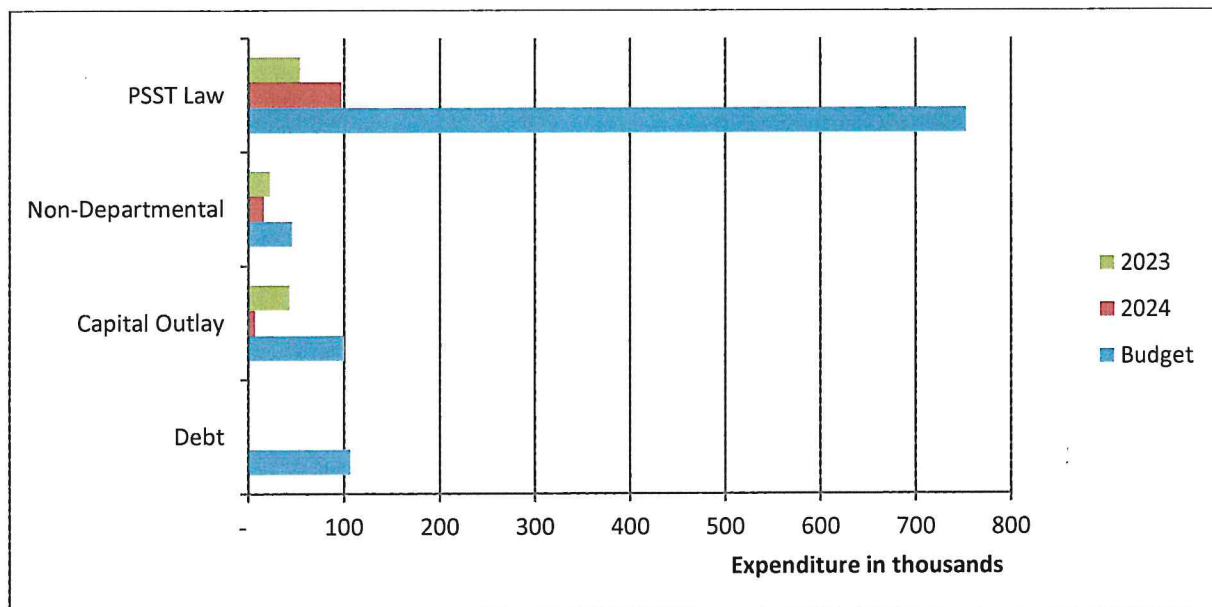
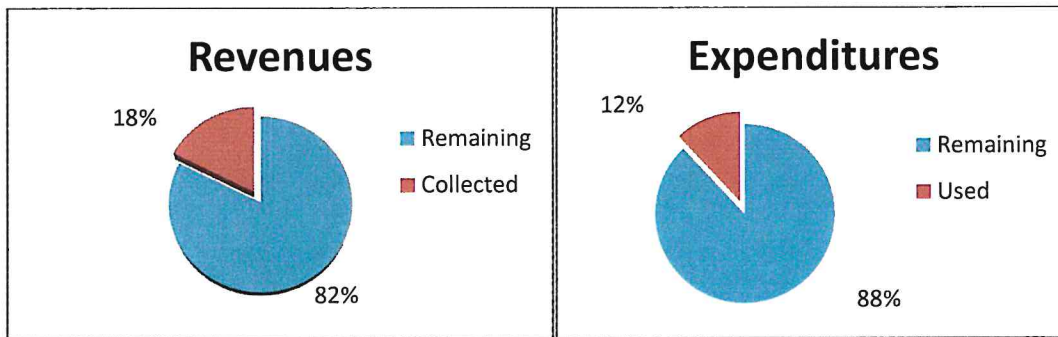
Total budgeted expenditures for the fiscal year are \$4,676,797. Total expenditures through 2 months or 17% of this fiscal year amounted to \$645,799 or 14% of FY24 budgeted expenditures. Community Center expenditures are \$137,822, or 3% less than the previous year. Natatorium expenditures are \$118,911, or 2% more than the previous year. Outdoor Pool expenditures are \$98,494. Non-departmental expenditures have increased 20% to \$151,229, due to increases in property and liability insurance. Capital outlay is \$87,636. Payment for debt is \$51,707. Current revenues exceed current expenditures by \$655,455.



## PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$1,076,000. Total revenues through 2 months or 17% of this fiscal year amounted to \$189,022 or 18% of FY24 budgeted revenues. Sales tax on a cash basis is \$182,758, or an increase of \$12,042 (7%). Miscellaneous revenue is \$6,263. An equity transfer for the PSST Fund is not budgeted, at this time.



Total budgeted expenditures for the fiscal year are \$1,006,872. Total expenditures through 2 months or 17% of this fiscal year are \$120,598 or 12% of the FY24 budgeted expenditures. Law division is \$97,468, an increase of \$43,115 from the same time last year due to filled positions. Non-Departmental is \$16,143, compared to \$23,124 during the previous year. Capital outlay is \$6,988. Debt is budgeted at \$107,000, and will occur later in the fiscal year. Current revenue over expense for the fund is \$68,424.

Respectfully submitted,

A handwritten signature in black ink that reads "Dominic Accurso". The signature is written in a cursive, flowing style.

Dominic Accurso  
Director of Finance





## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 23-32

ORD ☒ # 4.651

Date: 9/19/2023

Department: Community Development

Meeting Date Requested: 9/25/2023

Public Hearing: Yes ☒ Date: 9/25/2023

Subject: 7200 N. Broadway – Gas Station & Convenience Store – Site Plan Revision

Background:

The applicant is requesting site plan approval for the purpose of constructing a new 5,000 sq. ft. gas station and convenience store at 7200 N. Broadway. This property is currently vacant and 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 two (2) electric vehicle (EV) charging stations and a commercial bike rack. There will be ten (10) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and stucco.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated. Additional trees will be planted along the North property line to replace the removal of trees to accommodate storm water infrastructure.

The branding for this proposed gas station and convenience store will be called the Short Stop.

*The owners have agreed to all recommended conditions.*

Budget Discussion: N/A

Public/Board/Staff Input:

Public: A married couple who lives north of this proposed project in a single-family home spoke in opposition. Some of their primary concerns are trash accumulation and increased traffic on N. Broadway.

Board: Two (2) Planning Commissioners voted against the proposed project. Their primary concerns are increased traffic and environmental. Eight (8) Planning Commissioners voted in favor of the project. Two (2) Planning Commissioners voted in opposition to the project.

Staff: City Staff recommends that the request be approved contingent upon the conditions listed in the staff report.

RES ☐ # City Clerk Only

BILL ☒ # 23-32

ORD ☒ # 4.651

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

Austin Greer  
Department Director/Administrator

JM  
City Attorney

BB  
City Manager

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 7200 NORTH BROADWAY, GLADSTONE, MISSOURI.**

**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 7200 N. Broadway; 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 7200 N. Broadway 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. Install a minimum of 20 new shrub plantings adjacent to N. Broadway.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72<sup>nd</sup> Street.
5. 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.
6. 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.
7. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
8. 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.
9. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 am to 10:00 pm.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of each glazed window area of the building shall have signage.

**BILL NO. 23-32****ORDINANCE NO. 4.651**

12. Hours of operation permitted are 24 hours seven days per week.
13. Install a commercial grade bike rack on-site.
14. Install new curb, gutter, and sidewalk along the property line adjacent to N. Broadway.
15. Keep and maintain a 55-foot buffer of wooded tree line from the North property line.
16. Complete a Post-Construction Maintenance Agreement for storm water facilities.
17. Install a fire hydrant within four-hundred (400) feet of any portion of the building.

**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 25TH DAY OF SEPTEMBER 2023.**

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Jean B. Moore, Mayor

ATTEST:

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Kris Keller, City Clerk

First Reading: September 25, 2023

Second Reading: September 25, 2023

File # 2023 -



## Community Development Department

### Staff Report

Date: August 30, 2023

File #: 2023 -

Requested Action: Site Plan Revision

Date of PC Consideration: Tuesday, September 5, 2023

Date of Council Consideration: Monday, September 25, 2023

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Applicant: Gerald W. Menefee, P.E., Kam Design Group LLC

Owner: Mohammad Hafiz

Architect: Darryl W. Hawkings, AIA

Address of Property: 7200 N. Broadway Avenue

### Planning Information

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- Current Zoning: CP – 2; Planned District, General Business District
- Zoning History: CP – 2; Planned District, General Business District
- Planned Land Use: Commercial (Comprehensive Plan)
- Surrounding Uses: North – Single Family Residential; South – United States Postal Service, Commercial; East – N. Broadway Avenue & Gladstone Bowl, Commercial; West – Willow Glen Apartments & Townhomes, Multi-Family (Kansas City, MO)
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: Access on NE 72<sup>nd</sup> Street and N. Broadway Avenue
- Parking Required: 13 spaces
- Parking Provided: 19 spaces
- Proposed Landscaping: See site plans and analysis
- Proposed Signage: - Proposed monument sign on the corner of NE 72<sup>nd</sup> St. & N. Broadway Avenue. Proposed signage on the building and canopy for fueling stations.

### Analysis

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The applicant is requesting site plan approval for the purpose of constructing a new 5,000 sq. ft. gas station and convenience store at 7200 N. Broadway Avenue. This property is currently vacant and 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 two (2) electric vehicle (EV) charging stations and a commercial bike rack. There will be ten (10) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and stucco.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated. Additional trees will be planted along the North property line to replace the removal of trees to accommodate storm water infrastructure.

The branding for this proposed gas station and convenience store will be called the Short Stop.

### **Recommended Conditions**

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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. Install a minimum of 20 new shrub plantings adjacent to N. Broadway Avenue.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72<sup>nd</sup> Street.
5. 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.
6. 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.
7. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
8. 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.
9. 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.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of each glazed window area of the building shall have signage.
12. Hours of operation permitted are 24 hours seven days per week.
13. Install a commercial grade bike rack on-site.
14. Install new curb, gutter, and sidewalk along the property line adjacent to N. Broadway Avenue.
15. Keep and maintain a 55-foot buffer of wooded tree line from the North property line.
16. Complete a Post-Construction Maintenance Agreement for stormwater facilities.
17. Install a fire hydrant within four-hundred (400) feet of any portion of the building.

The developer has agreed to all conditions.

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**Recommendation**

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

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Tuesday, September 5<sup>th</sup>, 2023  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

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

**Absent:** James New  
Steve Beamer

**Council & Staff Present:**

Austin Greer, Assistant City Manager | Community Development Director  
Angie Daugherty, Admin. Assistant  
Jean B. Moore, Mayor

**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 July 17<sup>th</sup>, 2023 Minutes.** Chair Ebenroth asked if there was a motion to approve the minutes from the July 17<sup>th</sup> meeting.

**Mr. Murch moved to approve the minutes; Mr. Nave seconded. The minutes were approved, 10-0.**

**Item 4 on the Agenda: Consideration:** On a Site Plan Revision for property located at 7200 N. Broadway Avenue Applicant Gerald W. Menefee P.E. Owner Mohammad Hafiz. *City Council consideration for this project is scheduled for Monday, September 25, 2023.*

Mr. Greer read from the staff report:

The applicant is requesting site plan approval for the purpose of constructing a new 5,000-square-foot gas station and convenience store at 7200 N. Broadway Avenue. This property is currently vacant and 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 two (2) electric vehicle (EV) charging stations and a commercial bike rack. There will be ten (10) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and stucco.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated. Additional trees will be planted along the north property line to replace the removal of trees to accommodate stormwater infrastructure.

The branding for this proposed gas station and convenience store will be called the Short Stop.

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. Install a minimum of 20 new shrub plantings adjacent to N. Broadway Avenue.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72<sup>nd</sup> Street.
5. 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.
6. 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.
7. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
8. 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.
9. 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.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of each glazed window area of the building shall have signage.
12. Hours of operation permitted are 24 hours seven days per week.
13. Install a commercial-grade bike rack on-site.
14. Install a new curb, gutter, and sidewalk along the property line adjacent to N. Broadway Avenue.
15. Keep and maintain a 55-foot buffer of wooded tree line from the north property line.
16. Complete a Post-Construction Maintenance Agreement for stormwater facilities.
17. Install a fire hydrant within four hundred (400) feet of any portion of the building.

The developer has agreed to all conditions.

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

Mr. Gerald Menefee stated that he is the engineer for this gas station and convenience store project. The project will have spaces for electric charging stations, a bio-filtration system to filter runoff water to meet the quality goals of the state, ten (10) fueling stations with a canopy and the building will be 5,000 square feet operating 24 hours per day. The drive-thru will be on the Kansas City, Missouri side of the project and the rest of the project will be entirely in Gladstone, Missouri. There will be two (2) drive approaches with one on Broadway Avenue and one on 72<sup>nd</sup> Street. There will be LED exterior lighting throughout the project, and the store will be built using a mixture of rock, brick and stucco. New sidewalk will be installed along Broadway Avenue and 72<sup>nd</sup> Street. The landscaping plan calls for a split between medium to small trees along the perimeter of the site, with a large number of trees placed along the north part of the site to fill in the open area. Mr. Menefee added that they will need to cut down some trees for stormwater infrastructure on the north side of the property and a retaining wall will then be installed.

Mr. Markenson asked what a post-construction stormwater plan is. He believes it should be a pre-construction stormwater plan, not a post.

Mr. Menefee stated that a post-construction plan is the long-term plan for dealing with stormwater on-site when construction is complete.

Mr. Greer stated that this is a condition that they will start seeing more frequently. The State of Missouri is asking local municipalities to incorporate these agreements in construction projects moving forward.

Mr. Markenson asked if this condition has been in previous projects and he just hasn't noticed it.

Mr. Greer stated that this is the first time City Staff has incorporated this condition and they will start seeing it more frequently.

Mr. Menefee stated that a preliminary stormwater control plan is effectively required by them to put fencing up.

Ms. Lowe asked if they have a percentage of how many trees they will likely have to cut down.

Mr. Menefee estimates up to 60% - 65% of the trees will need to be removed but they plan to replace around 40% with new tree plantings. The water filtration system that they are using unfortunately has to go where some of those trees are on the north side of the property.

Mr. Davis asked if the houses to the north of this property are in Kansas City.

Mr. Greer stated the first two houses along Broadway Avenue are in Gladstone and the third house from the west is in Kansas City, MO.

Mr. Murch asked about the City Staff checklist in their packet and why the Police Department never comments. He asked why they did not comment and why the Commission does not see traffic studies anymore.

Mr. Greer stated that he has been in this position for approximately six (6) years now and it has been rare that City Staff requires a traffic study, especially when a property is zoned for the



proposed use. He thinks that the Police Department is not being nonresponsive. He just thinks that if they do not have any concerns, they simply do not comment.

Mr. Murch said he would like to hear from Chief Farris or another Police Officer.

Mr. Nave asked if Mr. Menefee was aware of any other projects that the owners have around the Kansas City Metro area.

Mr. Menefee stated he is not sure about other projects that they have in the metro.

Mr. Davis asked about the water filtration system they are using and if they can use a different system to help save the heavily wooded tree line.

Mr. Menefee stated that for these types of projects, he usually likes to use underground or under pavement systems where the water flows to a permeable surface. The water will filter through a bunch of tree bark first then a special mixture of soil, sand and ash wood. He said they are limited on what type of system they can use due to site constraints.

Mr. Davis asked if he could point out where this basin would be located on the property.

Mr. Menefee pointed this location out on the screen.

Mr. Davis asked if this would be sodded.

Mr. Menefee stated yes, it will be.

Mr. Davis stated that he assumes you cannot plant trees on the basin.

Mr. Menefee stated no because it would cause weakness in the infrastructure.

Mr. Turnage asked if the main exit would be on 72<sup>nd</sup> Street.

Mr. Menefee stated that it is hard to determine what people will choose as their main entry point and exit, but he thinks both access points will be used fairly evenly.

Ms. Lowe asked if there would be a turn lane on Broadway to get into the convenience store property.

Mr. Menefee stated that as of now, there is not a turn lane on Broadway. The street is already pretty narrow and it may be challenging to incorporate a turn lane.

Mr. Ebenroth stated that the Post Office mail drop-off is right where the turn-in will be to get in and out of the convenience store. He asked if staff feel this will be an issue for getting people in and out of this location.

Mr. Greer stated that although there can be some busy times during the week when people drop off their mail, this isn't a location that is heavily traveled and hasn't been flagged as a potential issue to cause concern.

Mr. Ebenroth opened the meeting for public comment from the audience.

Mr. Raymond Marshall stated that his address is 401 NW 72<sup>nd</sup> Terrance. He has lived there for 31 years and has seen a lot of changes to Gladstone. He stated that traffic has gotten really busy, especially living next to the bowling alley and the post office. He thinks allowing a gas station and convenience store to be built here will be a very bad idea and he is worried about the trash coming into his yard.

Mrs. Vicky Marshall stated that her address is 401 NW 72<sup>nd</sup> Terrace and this project area is too tight and close to a residential area and it isn't a good location for a gas station and convenience store.

Ms. Lowe asked the Marshalls if there was anything other than what they had seen tonight from the presentations that would make this project more appealing to them.

Mrs. Marshall stated no and that she appreciates everything they are doing but maybe if they left the trees in place. She said she understands they can't do that because of the stormwater infrastructure though.

Mr. Davis asked about the trees by the retaining wall. He questioned if they could be more specific on what type of trees they plant.

Mr. Greer stated they could try and negotiate that into the project if the Planning Commission and City Council would like staff to pursue that.

Mr. Murch asked about a privacy fence in that area.

Mr. Greer stated yes, that is possible but isn't likely going to solve the visibility issue due to the significant grade change.

Mr. Markenson asked about the zoning history of this parcel.

Mr. Greer stated he wasn't aware that the zoning had ever changed on this parcel.

Mr. Markenson asked if this project is built and debris goes on the neighboring properties, what would happen if the neighbors called the City.

Mr. Greer stated that if trash comes onto someone's property, it becomes the property owner's trash. Also, all buffer zones are in compliance with this proposed project.

Ms. Middleton thought at one time a dentist owned this property and planned to build a practice on-site.

Mr. Greer stated that the current zoning does allow for a variety of possibilities for this site. At one point in time, Dr. Pollina, who owns the Dentistry for Children in Downtown Gladstone, owned this property.

Ms. Middleton stated that she understands the updated Comprehensive Plan wants Gladstone to be a more walkable city and be more environmentally friendly, but from her perspective, you can walk five (5) to ten (10) blocks and find multiple gas stations. She just doesn't think that we need another one.

Mr. Cookson stated that he is not a huge fan of the petroleum industry but this is a plan that has been submitted that is acceptable for the zoning and use. He thinks that they have to balance their personal feelings versus those of the comprehensive plan and the zoning code.

Mr. Murch stated that he is surprised that no one has brought up the gas station, fumes and the impact on the residential neighborhood, considering the City Council turned down a gas station and convenience store previously submitted for those very reasons. He's just not sure how this situation is any different.

Mr. Ebenroth closed the public hearing

**MOTION: By Mr. Nave, second by Ms. Lowe to approve a Site Plan Revision property located at 7200 N Broadway.**

<b>Vote: Mr. Murch</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>No</b>
<b>Chair Ebenroth</b>	<b>No</b>
<b>Ms. McGee</b>	<b>Yes</b>
<b>Mr. Davis</b>	<b>Yes</b>
<b>Mr. Cookson</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Nave</b>	<b>Yes</b>

**The motion carried. (8-2)**

**Item 5 on the Agenda: Communications from the City Council**

Mayor Jean Moore stated that the City Council had the opportunity to take a tour of the new Police Headquarters prior to the last Council meeting and it looks great. She thinks the plan for completion is in late October or the first of November and there will be a ribbon cutting. Shortly after completion of the Police Headquarters, the City Hall renovation will start and she is so excited for everyone to see both projects.

**Item 6 on the Agenda: Communications from the City Staff**

No communications from City Staff.

**Item 7 on the Agenda: Communications from the Planning Commission Members**

Mr. Murch stated that he read the Boards and Commission newsletter today and he saw that the City Council approved a small addition to Walmart for a health clinic. He asked if City Staff elaborate on this a bit.

Mr. Greer stated that Walmart plans to build a 5,000-square-foot urgent care called Walmart Health inside the building footprint at their location on M-1 Highway and 72<sup>nd</sup> Street. It will be located on the northwest side of the building.

Mr. Murch asked if this was a new venture for Walmart.

Mr. Greer stated that these urgent cares are new to Missouri. Representatives of Walmart have told staff that they plan on opening a few dozen of these urgent cares in Missouri, with a handful in the Kansas City Metro and, luckily, Gladstone is one of those locations.

Mr. Markenson asked about the Parkside at Hobby Hill apartments and if they are on schedule.

Mr. Greer stated construction is going well but getting supplies is holding them up. They have around 40 apartments almost complete and many people have inquired about renting them already.

Mr. Cookson wanted to thank the members of the public who came this evening. He encouraged them to share their thoughts at the City Council meeting when this will be heard.

Mr. Ebenroth stated that the City Council meeting will be on Monday, September 25<sup>th</sup> and they can voice their concerns one more time. The Planning Commission makes recommendations to the City Council, but it is ultimately up to the City Council to make the final decision. He said he voted no because he is concerned with the traffic. He would really like for the Police Department to do a traffic study.

Mr. Nave stated that there was a Police helicopter over his house recently. Apparently, there were some individuals trying to steal a vehicle. He is wondering if it would be possible on the City's social media to remind people to lock their cars and doors.

Mr. Greer stated yes, we can certainly do that.

Ms. McGee stated that the Police Department does have vehicle locks available for specific models of cars, and she appreciates the City trying to help.

**Item 8 on the Agenda: Adjournment**

Chair Ebenroth adjourned the meeting at 7:48 pm.

Respectfully submitted:

\_\_\_\_\_  
Mike Ebenroth, Chair

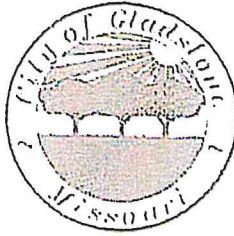
Approved as submitted \_\_\_\_\_

\_\_\_\_\_  
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 #: Site23-00002  
Application Date: 05/22/2023 Aug 7<sup>th</sup> 2023  
PC Date: 9-5-2023  
CC Date: 9-25-2023

Application Type:

- |   |   |
|---|---|
| <input type="checkbox"/> (PH) Special Use Permit (\$500)            | <input type="checkbox"/> (PH) Right-of-Way Vacation (\$200) |
| <input type="checkbox"/> (PH) Zoning Change (\$500)                 | <input type="checkbox"/> (PH) Variance - BZA (\$200)        |
| <input checked="" type="checkbox"/> (PH) Site Plan Revision (\$500) | <input type="checkbox"/> Final Plat/Replat (\$75)           |

Address of Action: 400 NE 72<sup>ND</sup> STREET

Legal Description: BEG SW COR LT 12 WILLOW CREEK E146, S340,  
Attach under separate cover if  
needed. SW21.21, W138, N TO POB

Proposed Change: CONSTRUCTION OF NEW GAS STATION WITH 5000  
SF CONVENIENCE STORE AND 5 GAS DISPENSERS  
AND DRIVE THRU

Applicant/Property Owner Information:

- ☐ Applicant/Engineer GERALDW MENEFFEE, P.E.  
Company KAM DESIGN GROUP LLC  
Address 9000 E BANNISTER ROAD, KANSAS CITY MO 64134  
Phone 8167972065 Fax: \_\_\_\_\_ E-Mail: kamdesign@aol.com
- ☐ Property Owner (if different than applicant) MOHAMMAD HAFIZ  
Company \_\_\_\_\_  
Address 1121 SW BLAZINGSTAR CT., LEE'S SUMMIT MO 64081  
Phone 816 7861622 Fax: \_\_\_\_\_ E-Mail: mhafiz103@yahoo.com
- ☐ Architect DARRYL W HAWKINS AIA  
Company INNOVATIVE DESIGN & RENOVATION  
Address 8011 PASEO SUITE 201, KANSAS CITY, MO 64131  
Phone 8164052159 Fax: \_\_\_\_\_ E-Mail: arkitec35@aol.com  
Please indicate in one box above which person is to be the contact.

Applicant's Signature [Signature] Date 5/21/23

## DEVELOPMENT APPLICATION

### Additional Required Documents (check if needed)

	Comments
<input checked="" type="checkbox"/> Site Plan	ATTACHED SHOWING THE PROPOSED DEVELOPMENT
<input type="checkbox"/> Traffic Study	NOT REQUIRED PER CITY STAFF
<input checked="" type="checkbox"/> Landscaping Plans	ATTACHED
<input checked="" type="checkbox"/> Stormwater (Pre – Post – BMP)	PRELIMINARY STUDY ATTACHED
<input checked="" type="checkbox"/> Photometric Study	ATTACHED
<input checked="" type="checkbox"/> Master Sign Plan	ONE MONUMENT SIGN SHOWN ON SHEET 2
<input checked="" type="checkbox"/> Colored Elevation / Rendering	ATTACHED
<input type="checkbox"/> Materials Board	WILL BE SUBMITTED WHEN REQUIRED

### \*Stormwater (Pre-Post-BMP)

All new development and significant remodels will require a stormwater study in accordance with current APWA standards including the incorporation of stormwater BMP's on all projects.

Please reference the latest edition of the MARC Stormwater Best Management Practices Manual.  
<https://www.marc.org/Environment/Water-Resources/Local-Government-Resources/Stormwater-Best-Management-Practices>

### Planning Commission Process

Number of Planning Commissioners	12
Length of time until Public Hearing	Refer to Planning Commission Calendar

### City Council

Length of time until City Council Meeting	Refer to City Council Calendar
*Final decision comes from City Council	

### Community Development

Alan Napoli, Community Development Administrator & Building Official

Email: [alann@gladstone.mo.us](mailto:alann@gladstone.mo.us)

Phone: 816-423-4112

Austin Greer, Community Development Director & Assistant To the City Manager

Email: [austing@gladstone.mo.us](mailto:austing@gladstone.mo.us)

Phone: 816-423-4102

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, Muhammad A. Haid, do hereby authorize KAM Design Group LLC  
(Owner's name) (Applicant's name)

to apply for the following action on my property at 400 NW 72<sup>nd</sup> STREET  
CLADSTONE, MO

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

Date: 7/13/23 Owner's Signature: [Signature]

NOTARIZATION

State of Kansas  
County of Wyandotte

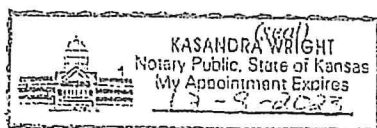
Subscribed and sworn before me this 13<sup>th</sup> day of July, 2023

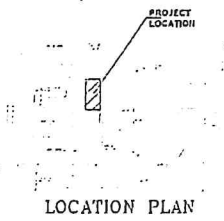
Notary's Signature:

[Signature]

My Commission expires:

12/8/2023





# SHORT STOP GAS STATION DEVELOPMENT APPLICATION 400 NE 72ND STREET, GLADSTONE, MISSOURI


## GENERAL NOTES:

1. THE TRASH ENCLOSURE SHALL BE CONSTRUCTED AND PAINTED THE SAME MATERIAL AS FOR THE BUILDING. THE 6" HIGH FENCE SHALL BE INSTALLED AROUND THE TRASH ENCLOSURE.
2. ALL DISTURBED AREAS SHALL BE COVERED WITH GRASS TYPE.
3. TWO FLOOD LIGHTS SHALL BE INSTALLED AT THE BUILDING. THE LIGHTS SHALL HAVE 1500 FEET HIGH PARABOLIC BEAMS AND FOUR FEET ROOF AND IT IS ENOUGH TO SCREEN THE ROOF TOP OF THE BUILDING.
4. A NEW VENTILATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THESE PLANS.
5. THE TRASH SERVICE, STORM DRAINAGE, AND GASOLINE REFILLING (UNOCCUPIED) CONVEYANCE (GASOLINE TANKS) SHALL OCCUR BETWEEN THE HOURS OF 10 AM TO 10 PM.
6. THE TRASH TRAILER, STORAGE CONTAINERS, AND OTHER COMMERCIAL VEHICLES INCLUDING DEMOLITION TRUCKS SHALL NOT BE PARKED OR STORIED OVERNIGHT ON THE PREMISES.
7. NO MORE THAN ONE OF EACH CLASSED WOODYARD OF THE BUILDING SHALL HAVE EXPOSURE.
8. THE GASOLINE STATION SHALL BE CONSTRUCTED OF CONVENTIONAL GRADE MATERIALS.

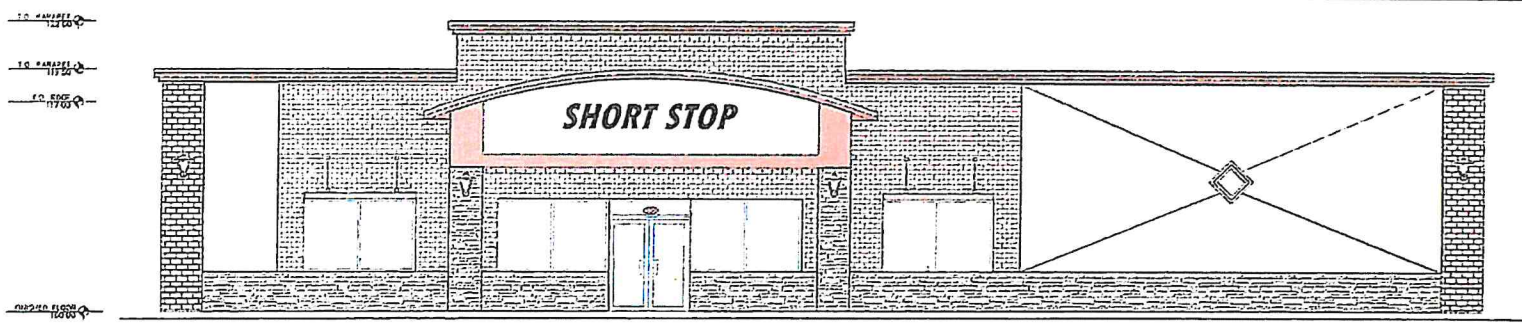
## LEGAL DESCRIPTION

DEG 51° COR L 12 W 1/4 SEC 14, T4N, R10E, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100, S101, S102, S103, S104, S105, S106, S107, S108, S109, S110, S111, S112, S113, S114, S115, S116, S117, S118, S119, S120, S121, S122, S123, S124, S125, S126, S127, S128, S129, S130, S131, S132, S133, S134, S135, S136, S137, S138, S139, S140, S141, S142, S143, S144, S145, S146, S147, S148, S149, S150, S151, S152, S153, S154, S155, S156, S157, S158, S159, S160, S161, S162, S163, S164, S165, S166, S167, S168, S169, S170, S171, S172, S173, S174, S175, S176, S177, S178, S179, S180, S181, S182, S183, S184, S185, S186, S187, 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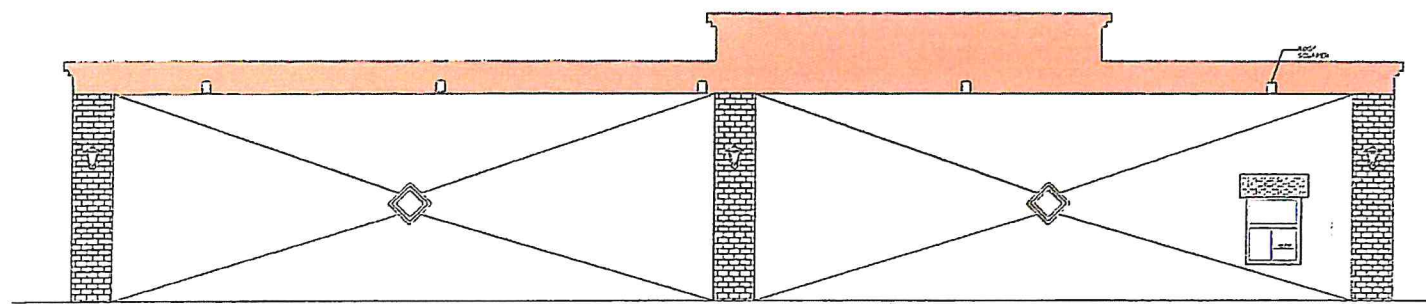


<b>FLOOR PLAN &amp; DETAILS</b>  Project number: 2023-109 Drawn by: KRB Checked by: DWH  <b>SHEET 2</b>	<b>SHORT STOP GAS STATION PROJECT</b>  400 NE 72ND STREET, GLADSTONE, MISSOURI		<b>INNOVATIVE DESIGN &amp; RENOVATION</b> 8011 PASCO BLVD UNIT #201 KANSAS CITY, MISSOURI 64131 (816) 797-2065 (816) 531-2221	No. Description Date SUBMITTED FOR CITY APPROVAL 05.17.2023

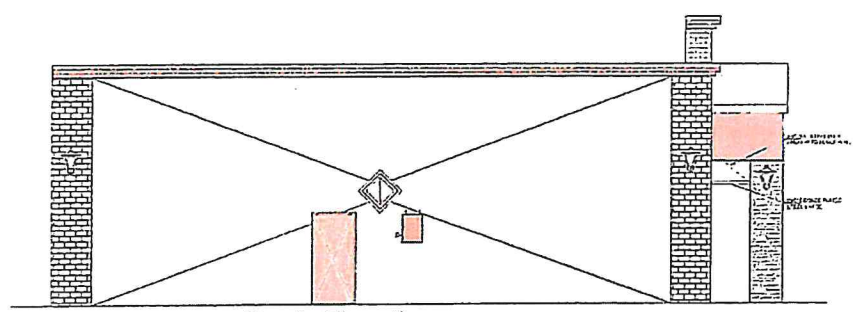




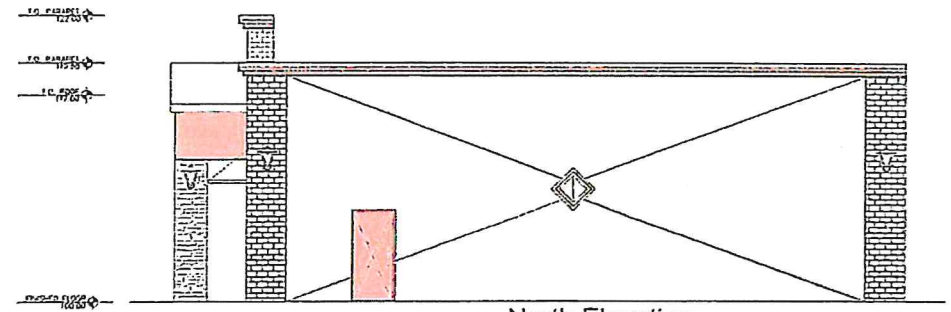
Front Elevation



West Elevation



South Elevation



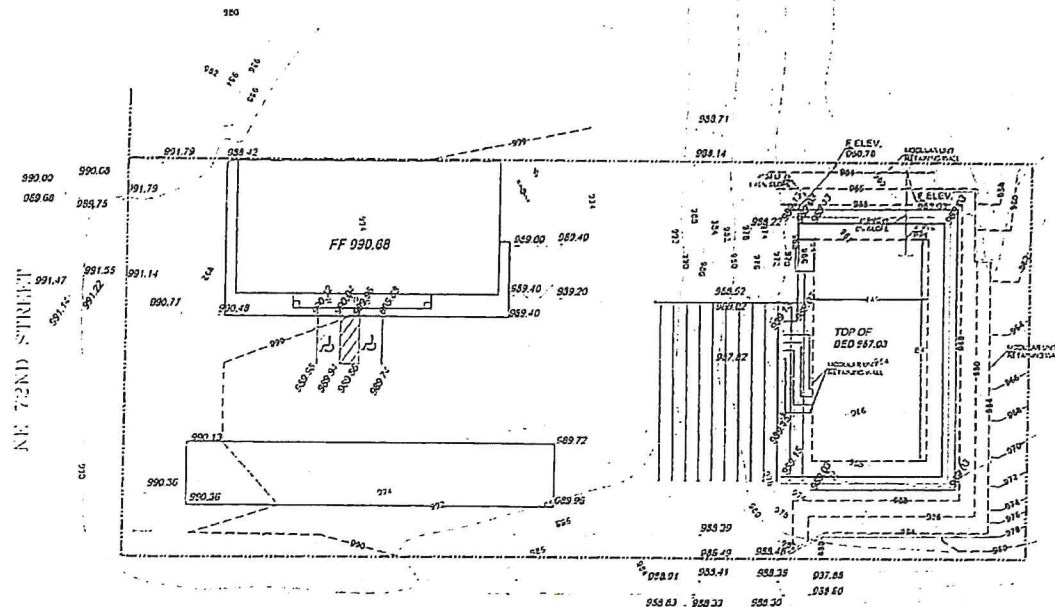
North Elevation

- PAVING MATERIAL LEGEND:**
- CONCRETE STUCCO  
COLOR - MATCH BRICK
  - BURNT CLAY BRICK VENEER  
COLOR - ANTIQUE RED
  - BURNT CLAY KING BRICK VENEER  
COLOR - ANTIQUE BLOOD RED
  - CONCRETE STUCCO  
COLOR - GREY
  - ALUMINUM STOREFRONT SYSTEM  
MANUFACTURER - KANTHEER OR APPROVED  
EQUAL FINISH - ANODIZED ALUMINUM,  
OR FLUOROPOLYMER FINISH
  - CEMENT STUCCO  
COLOR - WATERFALL (63147)
  - WALL MOUNTED LIGHT  
MANUFACTURER - LUMENS NAUTICAL IT 610  
FIXTURE WITH 20 DEGREE CUT-OFF

<p>ELEVATIONS SHEET</p> <p>Project No. 2073-189</p> <p>Client KR3</p> <p>Contractor DVOI</p> <p><b>SHEET 3</b></p>	<p><b>SHORT STOP GAS STATION PROJECT</b></p> <p>400 NE 72ND STREET, GLADSTONE, MISSOURI</p>		<p><b>INNOVATIVE DESIGN &amp; RENOVATION</b></p> <p>8011 PASCO BLVD. SUITE #201 KANSAS CITY, MISSOURI 64131 (816) 797-2055 (816) 531-7221</p>	
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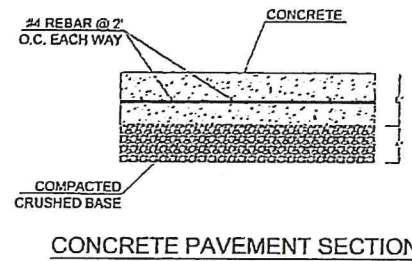


GRADING PLAN

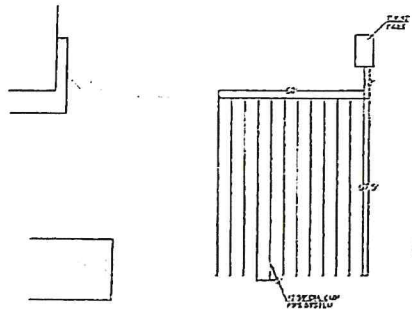
# LEGEND

- BUILDING OUTLINE
- PROPERTY LINE
- SPOT ELEVATIONS
- 809.92 TOP OF CURB ELEVATION
- 809.42 TOP OF PAVEMENT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR

- GENERAL NOTES:
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY OBSERVED DISCREPANCIES IN EXISTING CONDITIONS, MATERIALS, OR OTHER ITEMS AS SHOWN ON THE PLANS OR SPECIFIED PRIOR TO PROCEEDING WITH WORK RELATED TO SAID DISCREPANCIES.
  - ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES.
  - CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT TO PROVIDE COMPLETE AND FUNCTIONING INSTALLATIONS, AND ALL MATERIAL AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
  - ACCEPTANCE OF WORK SHALL BE SUBJECT TO OWNER'S REPRESENTATIVE APPROVAL OF WORK IN PLACE AS WELL AS SHOP DRAWINGS AND SAMPLES OF MATERIALS AND EQUIPMENT WHICH SHALL BE CHECKED BY CONTRACTOR BEFORE SUBMITTAL.
  - PROTECT ALL EXISTING UTILITIES ALONG THE SOUTH FOR FUTURE USE OF THE NEW BUILDING.
  - REMOVE ALL EXISTING PAVEMENT AND RESURFACE THE PARKING AREA WITH 6\"/>



CONCRETE PAVEMENT SECTION



STORMWATER DRAINAGE COLLECTION

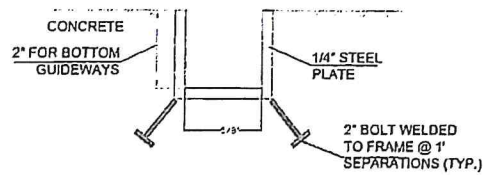
DATE	10/1/11
BY	KL
CHECKED BY	KL
APPROVED BY	KL



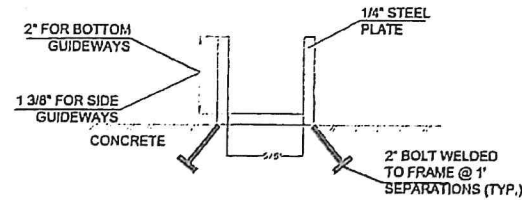
SHORT STOP GAS STATION  
PROJECT  
400 NE 72ND STREET  
GLADSTONE, MISSOURI

PROJECT NUMBER	2023-109
DRAWN BY	KL
CHECKED BY	KL

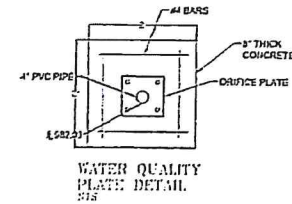
SHEET 5



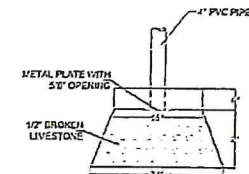
BOTTOM FRAME RESTRAINER FOR ORIFICE PLATE  
DETAIL "C"



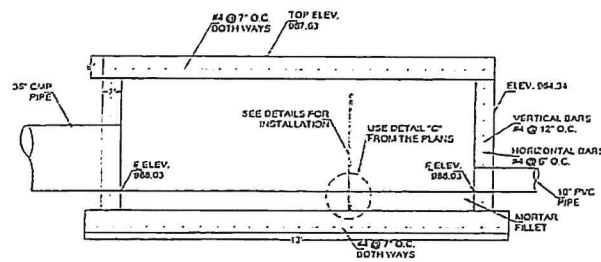
SIDE FRAME RESTRAINER FOR ORIFICE PLATE  
DETAIL "D"



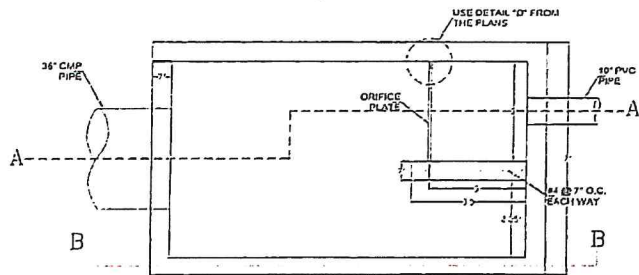
WATER QUALITY PLATE DETAIL  
DETAIL "E"



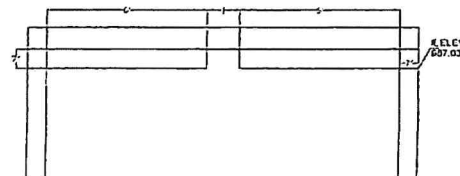
OUTFALL FOR WATER QUALITY BASIN  
DETAIL "F"



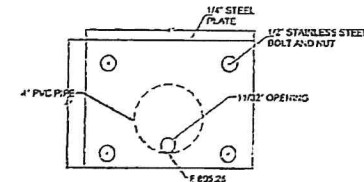
SECTION A-A



STRUCTURE PLAN VIEW



SECTION B-B



WATER QUALITY DRAIN OUTLET DETAIL  
DETAIL "G"

NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR CONSTRUCTION	10/1/2010	WJH	WJH



Design Group LLC  
2002 E. Highway 44  
Suite 100  
Harrison, MO 64645  
(816) 781-2222

SHORT STOP GAS STATION  
PROJECT

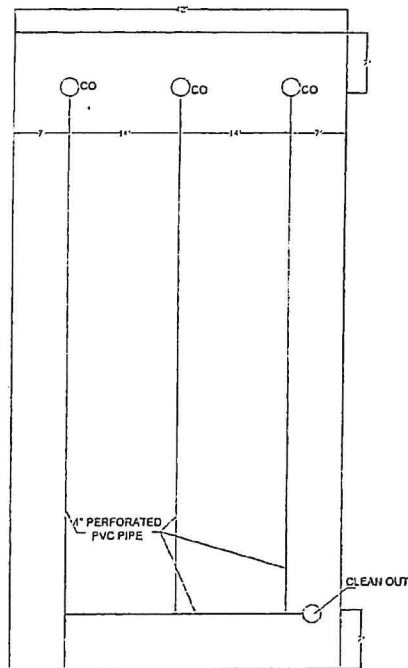
400 NE 72ND STREET  
GLADSTONE, MISSOURI

DETAILS SHEET

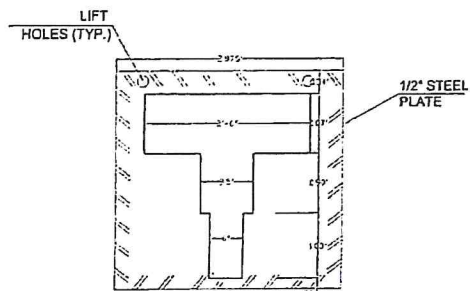
Project Number: 2073-129  
Drawn by: WJH  
Checked by: GYM

SHEET 6

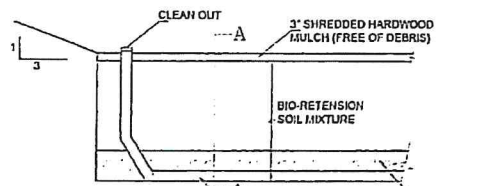




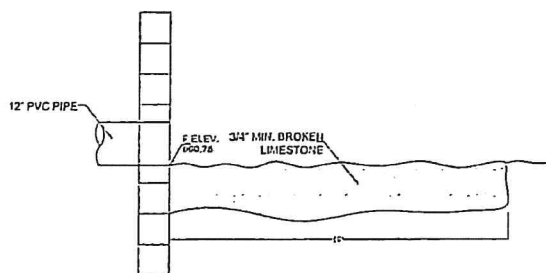
4" PVC PIPE PLAN FOR BIORETENTION BED  
ETS



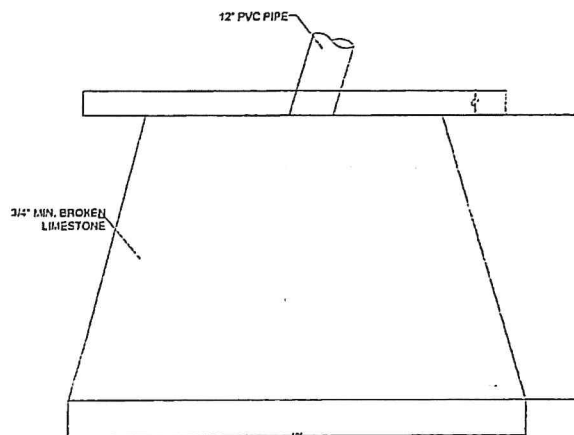
ORIFICE PLATE FOR DETENTION OUTFLOW  
ETS



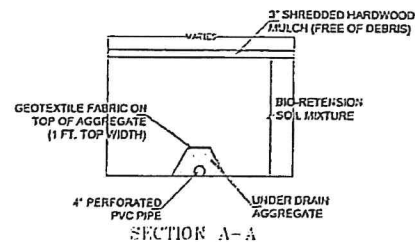
BIO-RETENTION BASIN TYPICAL X-SECTION  
ETS



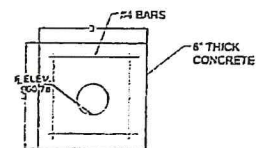
SECTION VIEW  
ETS



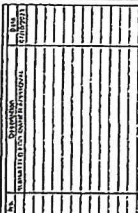
OUTFALL FOR WATER QUALITY BASIN  
ETS



SECTION A-A



DETENTION DISCHARGE  
PLATE DETAIL  
ETS



**K&M**  
Design Group LLC  
2025 E. Highway 400  
Suite 100  
Perryville, Missouri 64074  
(816) 791-0000

SHORT STOP GAS STATION  
PROJECT

400 NE 72ND STREET  
GLADSTONE, MISSOURI

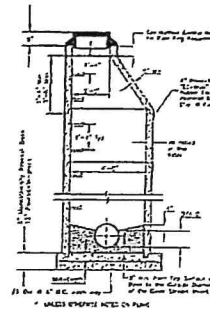
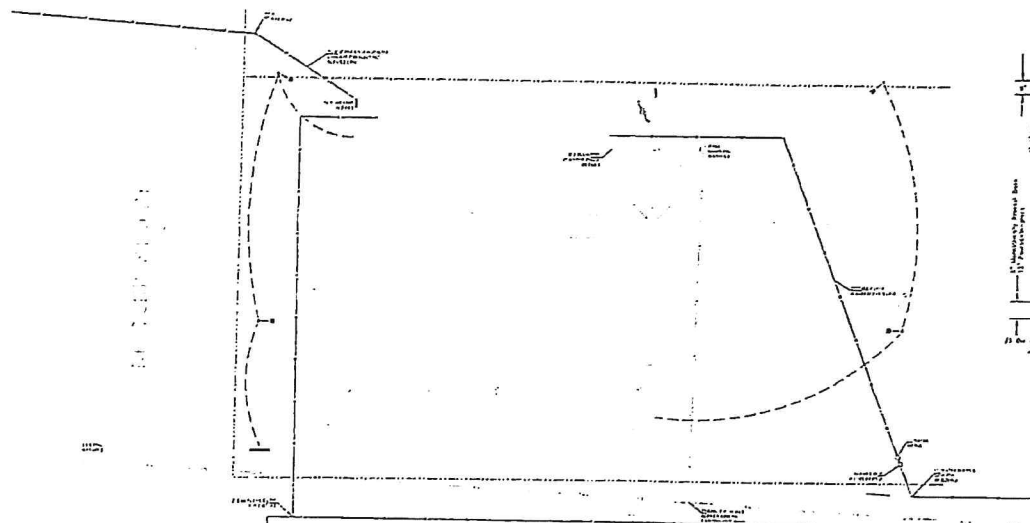
DETAILS SHEET II

Project Number: 2025-1001  
Drawn By: JES  
Checked By: GWS

SHEET 7

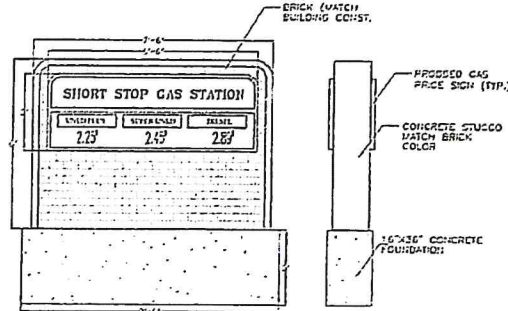




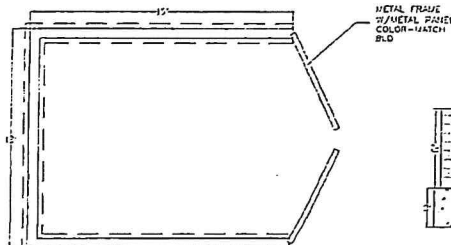


- MANHOLE GENERAL NOTES**
1. All manhole frames shall be installed in accordance with the 1997 edition of the International Building Code (IBC) and the 1997 edition of the International Plumbing Code (IPC).
  2. All manhole frames shall be installed in accordance with the 1997 edition of the International Building Code (IBC) and the 1997 edition of the International Plumbing Code (IPC).
  3. All manhole frames shall be installed in accordance with the 1997 edition of the International Building Code (IBC) and the 1997 edition of the International Plumbing Code (IPC).
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  9. All manhole frames shall be installed in accordance with the 1997 edition of the International Building Code (IBC) and the 1997 edition of the International Plumbing Code (IPC).
  10. All manhole frames shall be installed in accordance with the 1997 edition of the International Building Code (IBC) and the 1997 edition of the International Plumbing Code (IPC).
  11. All manhole frames shall be installed in accordance with the 1997 edition of the International Building Code (IBC) and the 1997 edition of the International Plumbing Code (IPC).
  12. All manhole frames shall be installed in accordance with the 1997 edition of the International Building Code (IBC) and the 1997 edition of the International Plumbing Code (IPC).
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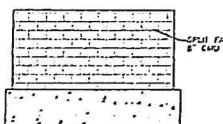
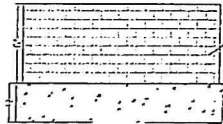
4' DIA STANDARD PRECAST MANHOLE (ECCENTRIC COVE)



THE CONTRACTOR SHALL APPLY SEPARATELY TO THE PERMIT DIVISION FOR SIGN PERMIT.



Trash Enclosure Plan



**K&M**

Design Group LLC

3000 E. Summer Road  
Suite 100  
Kansas City, Missouri 64124  
(816) 737-2000

**SHORT STOP GAS STATION PROJECT**

400 NE 72ND STREET  
GLADSTONE, MISSOURI

**UTILITY PLAN**

Project No. 2023-101  
Drawn by K&M  
Checked by GJH

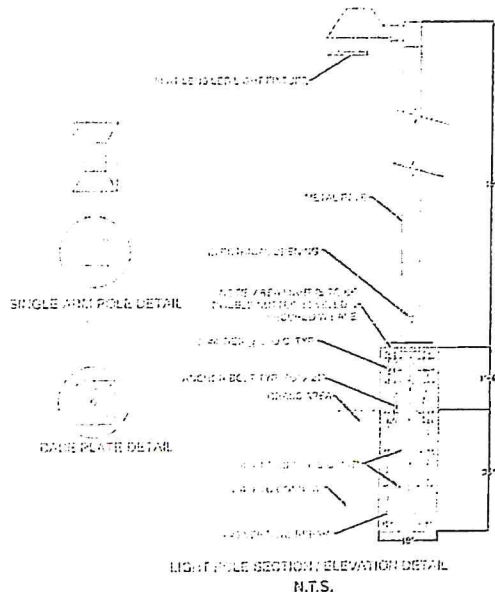
**SHEET 8**

# PLAN NOTES:

- ① ROUTE 1207 HOME RUN BELOW GRADE TO QUARTZITE BOX SHOWN ON PLANS. ASSUMED VOLTAGE USED TO DETERMINE VOLTAGE DROP AND WIRE SIZES IS 120V, 1-PHASE.
- ② PARKING LOT LIGHT WITH STEEL POLE LIGHT AND CONCRETE FOUNDATION. REFER TO LIGHT FIXTURE SPECIFICATION THIS SHEET.
- ③ ASSUMED LOCATIONS OF CONDUIT ENTRY INTO BUILDING FOR SITE LIGHTING. REFER TO BUILDING ELECTRICAL ENGINEERING PLANS AND BUILDING ELECTRICAL ENGINEER FOR UPDATED LOCATIONS OF CONDUIT ROUTING INTO THE BUILDING.
- ④ LIGHTING CONTROLS AND CONNECTIONS. PROVISIONS FOR ELECTRICAL POWER AND CONDUIT ROUTING INTO BUILDING ARE NOT INCLUDED WITHIN THE SCOPE OF THIS WORK. REFER TO BUILDING ELECTRICAL ENGINEER FOR MORE INFORMATION. NOTIFY ENGINEER IF ACTUAL LOCATION OF ELECTRICAL CONNECTION CONTROL IS IN A SIGNIFICANTLY DIFFERENT AREA OF BUILDING.
- ⑤ PROVIDE QUARTZITE BOX IN APPROXIMATE LOCATION FOR PULL POINT TO CONNECT WITH HOME RUNS FROM SITE LIGHTING.

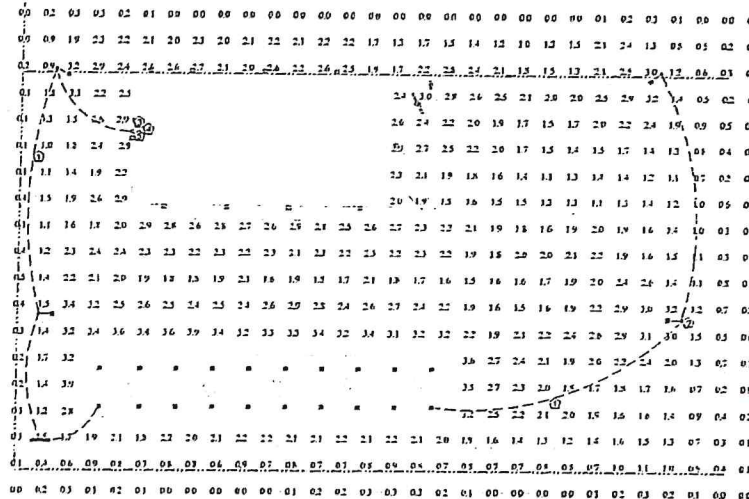
## LIGHT FIXTURE SPECIFICATIONS:

MANUFACTURER	INNOVATIVE LIGHTING
LIGHT TYPE	LED LIGHT ENGINE
POWER	48 WATTS
TYPE	II
MODEL	EF2-U-28-3-N
INSTALLATION	POLE MOUNTED

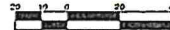


## GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL 4 LIGHT POLES AS SHOWN ON THIS SHEET. THE CONTRACTOR SHALL INSTALL NEW LIGHT FIXTURES ON ALL THESE POLES. IF VARIOUS TO ANY OF THESE POLES IS NOT FUNCTIONAL, INSTALL VARIOUS 12" PVC CONDUIT FOR POLE LOCATIONS.
2. TO COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.
3. INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR HAVING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF SAME AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.
4. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.
5. PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT EACH BRANCH CIRCUIT. CONDUCTOR MAY NOT BE INDICATED GRAPHICALLY.
6. THE CONTRACTOR SHALL CONFIRM WITH HIS VENDOR THAT NO CIRCUIT EXCEEDS 3000 VA.
7. IF VOLTAGE DEMATES SIGNIFICANTLY FROM THE LAYOUT ON THE PLANS, ACCOUNT FOR MORE VOLTAGE DROP BY INCREASE THE CONDUCTOR SIZE BY A FACTOR OF ONE SIZE.
8. ALL WIRING SHALL BE ALLOWED TO BE IN PVC CONDUIT WHERE NOT LOCATED BELOW A TRAFFIC DRIVE AREA. TRANSITION TO EMT AT CURB/STREET TO GRADE ABOVE GRADE. USE RIGID CONDUIT BELOW ALL TRAFFIC AREAS AND TRANSITION MATERIALS ACCORDINGLY.
9. COORDINATE ALL NEW PRIMARY SERVICE WORK, OUTAGES, PAD REQUIREMENTS, ETC. WITH KCP&L FOR EXACT INSTALLATION REQUIREMENTS.



## SITE LIGHTING PHOTOMETRIC PLAN



## LEGEND

- NEW LIGHT POLE
- CANOPY LIGHT
- WALL MOUNTED LIGHT
- - - UNDERGROUND ELECTRIC



SHORT STOP GAS STATION  
PROJECT

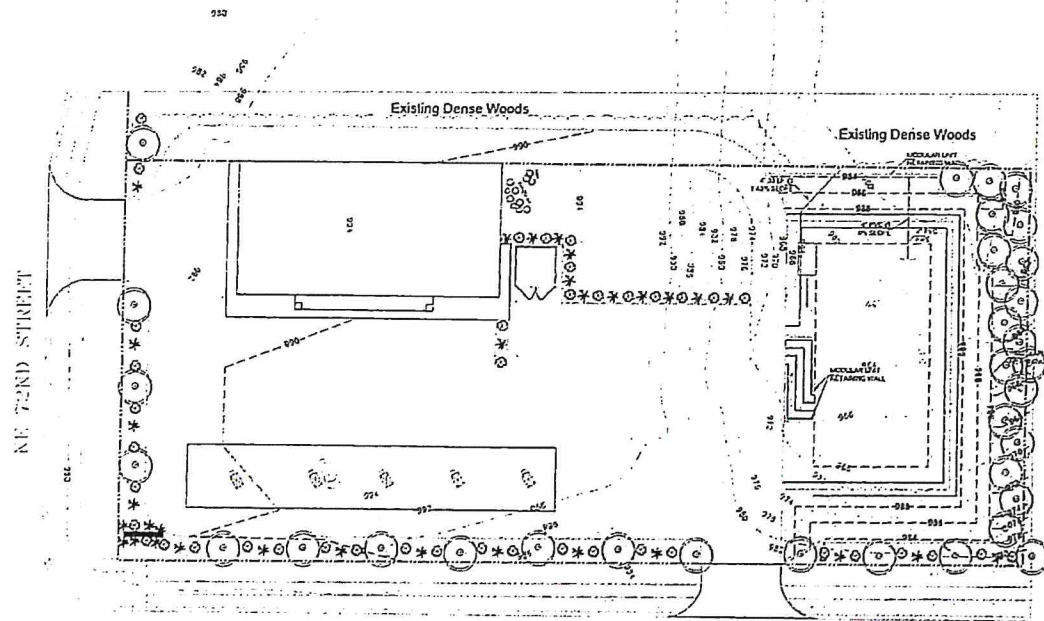
400 NE 72ND STREET  
GLADSTONE, MISSOURI

## PARKING LOT PHOTOMETRIC PLAN

Project Number: 2022-100  
Quantity: N/A  
Checked By: GVA

SHEET 9



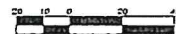


#### GENERAL NOTES:

1. THE LANDSCAPING AREA SHALL BE INSTALLED WITH BUILT IN IRRIGATION SYSTEM.
2. ANY DAMAGES TO CURB AND SIDEWALK IN PUBLIC RIGHT OF WAY SHALL BE REPAIRED PER CITY STANDARD DETAIL AND SPECIFICATIONS.
3. THE TRASH ENCLOSURE STRUCTURE SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS FOR THE MAIN BUILDING.
4. THE GAS METER AREA SHALL BE SCREENED WITH SHRUBS. THE ELECTRICAL METER AND SWITCHGEAR SHALL BE SCREENED WITH ENCLOSURE MATCHING THE BUILDING EXTERIOR.
5. 12 TREES SHALL BE PLANTED ALONG THE PUBLIC RIGHT OF WAY.

#### N BROADWAY

#### LANDSCAPING PLAN

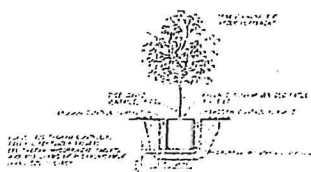


#### LEGEND

- NEW TREE
- NEW SHRUB PLANTINGS (LOW TREES)
- BUILDING OUTLINE
- PROPERTY LINE



TYPICAL SHRUB PLANTING



#### PLANT LIST

NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
<b>SHADE TREES</b>				
1	SHM	SHANTUNG MAPLE	ACER TRUNCATUM	2 1/2" CAL
7	DDC	DAKOTA DOGWOOD	XYLOPIA BICOLOR	2 1/2" CAL
<b>EVERGREEN SHRUBS</b>				
23	WUX	GREEN VELVET DOGWOOD	BUXS 'GREEN VELVET'	3 GAL. CONTAINER
24	WY	WARD'S YEW	TAXUS MEDIA 'WARD'	3 GAL. CONTAINER

#### LANDSCAPING NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF DIRECTIONAL FEATURES. PLANTS SHALL COMPLY WITH APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERIES' 'AMERICAN STANDARD OF NURSERY STOCK', AND THE GLADSTONE NURSERY AND LANDSCAPE ASSOCIATION.
2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10 ONE POUND PER 100 LBS. SHALL BE ADDED TO SOIL AT TIME OF PLANTING.
3. ALL TREES SHALL BE FERTILIZED WITH FERTILIZER BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER, AS A SUBSTITUTE, 19-19 GRANULAR FERTILIZER, 2.5 LBS. FOR 2" CAL. & 1.5 LBS. FOR 2 1/2" CAL. SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AUTOMATIC PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE THICKER (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOISTENED. ALL TREES TO BE STAKED AND GUTED WITH A MINIMUM OF 3 POSTS AND PROTECTED WITH COVERING AT TREE VERTICALLY.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO BALLS OF COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING DRYING SEASON, APPLY FERTILIZER TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WITHERSH. REAPPLY FERTILIZER IMMEDIATELY AFTER PLANTING TO REDUCE TRANSPIRATION.
5. AFTER PLANTING IS COMPLETED, REPAIR FENCES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FRESH, LEAVING NO STUBS. CUTS OF ONE INCH OR LONGER TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. THE INSTALLATION OF ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF GLADSTONE, MO.
7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH. EACH FILLER WITH CLEAN FILL SOIL AND TOP DRESSED WITH 1" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL. IRRIGATION SYSTEM SHALL BE INSTALLED PER CITY OF GLADSTONE, MO.
8. ALL PLANT BED AREAS TO RECEIVE DAILY COMPOST AT A RATE OF 1.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOSPHORUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL, CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE VEGETATION FABRIC, 3 OZ. PER SQ. YD. MULCH. ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIALS, OR ANNUALS, PLANT BEDS TO BE "MOUND". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND COIRING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. MULCH AND COIRING SHALL BE ADDED TO ALL PLANTINGS PER MANUFACTURER'S RECOMMENDATIONS.
9. REESTABLISH FURROW GRACES TO WITHIN ALLOWABLE TOLERANCES ALLOWED 1" FOR 500' AND 2" FOR 1000' FOR PLANT BEDS. HAVING MADE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1" IS THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED BY SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT HIS COST TO THE OWNER.
10. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.
11. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
12. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, METER, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
13. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 100-200 DRAINAGE GRADABLE MAT OR EQUIVALENT.
14. ALL LAWN AREAS TO BE SOODED OR SEEDED WITH TURF TYPE TURF TALL FESCUE BLEND IN LOCATIONS INDICATED ON PLANS. SEEDED LAWN TO BE HYDROSEEDING OR GRASSED, SOO AND SEED SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. LAWN SHALL BE TURF TYPE TURF TALL FESCUE 3 WAY BLEND.
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SHORT STOP GAS STATION  
PROJECT

400 NE 72ND STREET  
GLADSTONE, MISSOURI

#### LANDSCAPING PLAN

Project No.	2024-10
Drawn By	KRM
Check By	GSM

SHEET 10



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 23-33

ORD ☒ # 4.652

Date: 9/15/2023

Department: Finance

Meeting Date Requested: 9/25/2023

Public Hearing: Yes ☒ Date: 9/25/2023

Subject: Property Tax Levy

Background: A Notice of Public Hearing was advertised on September 14, 2023 for the Public Hearing to set the real and personal property tax rates for the City of Gladstone on September 25, 2023. Residential real property increased \$50,591,650 to \$363,293,410. Agricultural real property decreased \$9,000 to \$49,690. Commercial real property increased \$10,715,307 to \$95,527,174. Total real property valuation is \$458,870,274. Personal property decreased \$1,702,073 from the previous year to \$89,809,236 for the current year. The State auditor set the maximum increase for property tax at 5.0%. Due to the property tax calculation and valuation, the levy for residential real property will be set at 0.692 per \$100 (decrease of 0.059 from 0.751 in 2022), agricultural property will be set at 0.573, and commercial real property will be set at 0.696 per \$100 (decrease of 0.033 from 0.729 in 2022). Personal property will continue to be set at 0.929 per \$100. Projected revenue from the 2023 property tax levy is estimated to be \$3,179,144 from real property and \$834,328 from personal property for a total of \$4,013,472 if 100% of the levy is collected.

Budget Discussion: N/A

Public/Board/Staff Input: To get the public hearing notice advertised within the legal guidelines, the public hearing notification was sent out using estimated values. Final valuations were on September 12, 2023. Calculations from the resolution and RCA are based on final valuations.

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

Dominic Accurso  
Department Director/Administrator

JM  
City Attorney

BB  
City Manager



**AN ORDINANCE ENACTED PURSUANT TO MISSOURI REVISED STATUTES SECTION 67.110 FIXING THE ANNUAL RATE OF LEVY FOR THE 2023 REAL ESTATE AND PERSONAL PROPERTY TAXES WITHIN THE CORPORATE LIMITS OF THE CITY OF GLADSTONE, MISSOURI.**

**WHEREAS**, a public hearing has been held after the publishing of the required notice in compliance with the provisions of RSMo 67.110.

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

**SECTION 1. TAX LEVY**

A Tax Levy for each property class not to exceed the below listed tax rates per One-Hundred Dollar (\$100.00) valuation shall be assessed as applicable on all Real Property and on all Personal Property within the corporate limits of Gladstone, Missouri, for the taxable year 2023.

	2023 Tax Rate (Per \$100)
General Fund	
Real Estate	
Residential	0.6920
Agriculture	0.5730
Commercial	0.6960
Personal Property	0.9290

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25TH DAY OF SEPTEMBER 2023.**

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Jean B. Moore, Mayor

ATTEST:

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Kris Keller, City Clerk



## ***Request for Council Action***

**RES** ☒ # R-23-63

**BILL** ☐ # City Clerk Only

**ORD** # City Clerk Only

Date: 09/13/2023

Department: Fire/EMS

Meeting Date Requested: 09/25/2023

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

Subject: Purchase of a 2017 Spartan Gladiator 100' Mid-Mount Platform Truck

Background: Given the age of Ladder 1 (2002), replacement becomes necessary when maintenance and repairs begin to outpace the overall cost-effectiveness and reliability of the apparatus. Complicating the process is the supply chain /production delays within fire apparatus manufacturing, resulting in an average delivery time of up to 4 years. Brindlee Mountain Fire Apparatus has presented a unique opportunity to purchase a completely refurbished vehicle meeting our specifications for the replacement of Ladder 1. This replacement is currently undergoing restoration, refit, and certification in Las Vegas, Nevada, and has an expected delivery date of December 2023. Brindlee's pricing is within fair market value and provides the most cost-effective option for the City. Funding for the apparatus comes from a combination of General and CERF funds.

Budget Discussion: Funds are budgeted in the amount of \$775,000.00. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$NA.

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

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

Mike Desautels  
Department Director/Administrator

JM  
City Attorney

BB  
City Manager

**RESOLUTION NO. R-23-63**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM BRINDLEE MOUNTAIN FIRE APPARATUS, UNION GROVE, ALABAMA, FOR THE PURCHASE OF A 2017 SPARTAN GLADIATOR 100' PLATFORM TRUCK FOR A TOTAL PURCHASE AMOUNT NOT TO EXCEED \$775,000.00.**

**WHEREAS**, the City of Gladstone is in need of a fire truck to replace Ladder 1, a 2002 Smeal Spartan Gladiator 105' Quint, due to the advanced age of the apparatus.

**WHEREAS**, the typical lead time to obtain a new fire apparatus is 48 months; however, Brindlee Mountain Fire Apparatus, Union Grove, AL, has a platform truck currently undergoing a complete restoration, refit, and certification meeting the specifications required, and with an anticipated delivery of December 2023.

**WHEREAS**, the cost of the replacement apparatus has been determined to be fair and consistent with the current market pricing.

**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 from Brindlee Mountain Fire Apparatus, Union Grove, AL, in an amount not to exceed \$775,000.00 for the purchase of a 2017 Smeal/Spartan Gladiator 100' Mid-Mount Platform Truck.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25TH DAY OF SEPTEMBER 2023.**

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Jean B. Moore, Mayor

ATTEST:

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Kris Keller, City Clerk