



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, OCTOBER 9, 2023**

The City Council will meet in Closed Executive Session at 6:45 pm, Monday, October 9, 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.

OPEN STUDY SESSION 7:00 PM

- 1. Gladstone Tax Discussion** – Finance Director Accurso will provide a presentation regarding the definitions of Sales, Use, Property, and Franchise taxes; also including how they are collected and allocated.
- 2. Water Service Line Inventory Project** – Public Works Director Nebergall will present an update on the project.

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 25, 2023, Closed City Council Meeting Minutes.**
6. **Approval of the September 25, 2023, Regular City Council Meeting Minutes.**
7. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*
8. **Communications from City Council.**
9. **Communications from the City Manager.**
10. **CONSENT AGENDA**

CONSIDER BUILDING PERMIT: AT&T Communications monopole communications tower and ground equipment located at 710A NE 76th Street.

RESOLUTION R-23-64 A Resolution authorizing acceptance of work under contract with A.T. Switzer Painting Company, Incorporated, for the painting Competition Pool and Dive Well Project, and authorizing final payment in the amount of \$4,750.00 for Project CC2453.

RESOLUTION R-23-65 A Resolution authorizing acceptance of work under contract with INSCO Industries, Incorporated, for the Gladstone Municipal Pool Painting Project, and authorizing final payment in the amount of \$4,967.50 for Project CC2353.

RESOLUTION R-23-66 A Resolution authorizing the City Manager to execute a contract with Everready Services, LLC for holiday lighting in the total amount not to exceed \$30,400.00 for 2023 and \$28,400.00 per year for 2024 and 2025.

RESOLUTION R-23-67 A Resolution authorizing acceptance of work under contract with Zuercher Technologies, a Central Square Technologies Company, for the purchase of Computer-Aided Dispatching and Records Management Software, and authorizing final payment in the amount of \$42,444.20 for Project SB2081.

REGULAR AGENDA

- 11. RESOLUTION R-23-68** A Resolution authorizing the City Manager to execute a Professional Engineering Services Agreement with Walter P. Moore and Associates, Incorporated, in the total amount not to exceed \$87,120.00 for the design of the NE 76th Terrace Storm Drainage and Parking Project CP2431.
- 12. Other Business.**
- 13. Adjournment.**

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

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

Posted at 3:20 pm
October 5, 2023



***Department of Finance
Memorandum***

DATE: **October 4, 2023**

TO: **Robert Baer – City Manager**

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

RE: **City of Gladstone Taxation Study Session**

A common theme in the media and state and local government have been discussions over taxation. Property tax, sales and use tax, and gross receipt/ franchise taxes, why are there so many different rates, calculations, and it seems like everything is taxed these days! In 2018 the Supreme Court issued a decision (South Dakota v. Wayfair) that changed sales and use tax for many retailers and consumers. Most recently, the topic of property tax and valuations have been a local media headline.

It has been requested of City staff to put together a short presentation on taxes received by the City of Gladstone. The presentation will give a brief overview of total revenue composition of the City, sales tax, use tax, property tax, and gross receipt taxes. The end of the presentation will consist a brief conversation of what taxes are used and needed for and any questions or comments the City Council may have.

CITY OF GLADSTONE, MO



Taxes and what they provide to our community

TYPES OF TAXES COLLECTED BY THE CITY



Sales and Use Tax



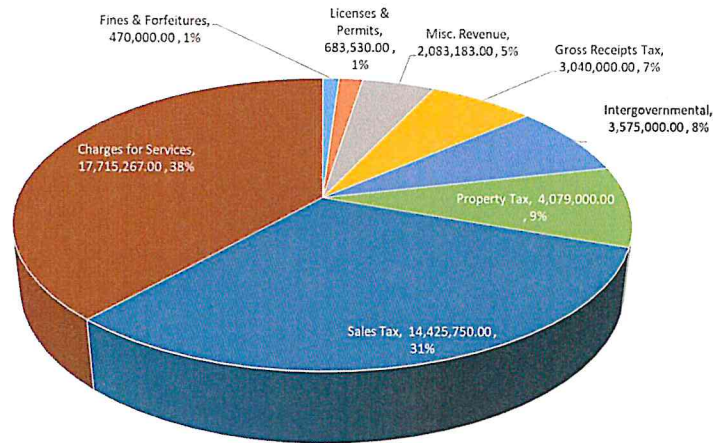
Property Tax

Real
Personal



Gross Receipts /
Franchise Tax

Wireless
Cable
Phone
Hotel

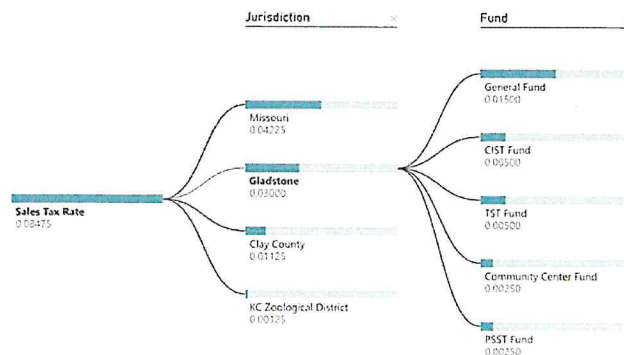


TAXES MAKE UP 47% OF TOTAL CITY REVENUE

SALES TAX

Gladstone Sales Tax Composition (effective January 1, 2020)

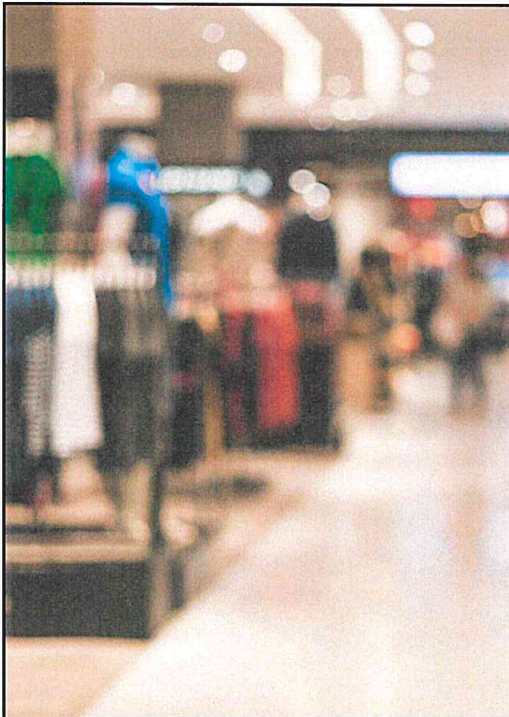
Sales Tax Per Dollar Breakdown



Total Sales Tax Distribution for the City of Gladstone (not including special taxing districts.)

SALES AND USE TAX

- Use Tax
 - Since 1959, use tax has been imposed on the storage, use, or consumption of tangible personal property in this state.
 - Unlike sales tax, which requires a sale at retail in Missouri, use tax is imposed directly upon the person that stores, uses, or consumes tangible personal property in Missouri.



WHY USE TAX?

- Helps encourage a fair and open marketplace
 - Protects city and state vendors from out-of-state sellers
 - Example: A customer can buy a product from our local store, or online from a national retailer.
 - This national retailer is in a state that funds its budget with high income tax and low sales tax.
 - Without a use tax, the national retailer charges a lower sales tax than our local store.
 - Our local stores are forced to fight uphill just to get back to the starting line.
-

USE TAX



You must pay individual consumer's use tax if:

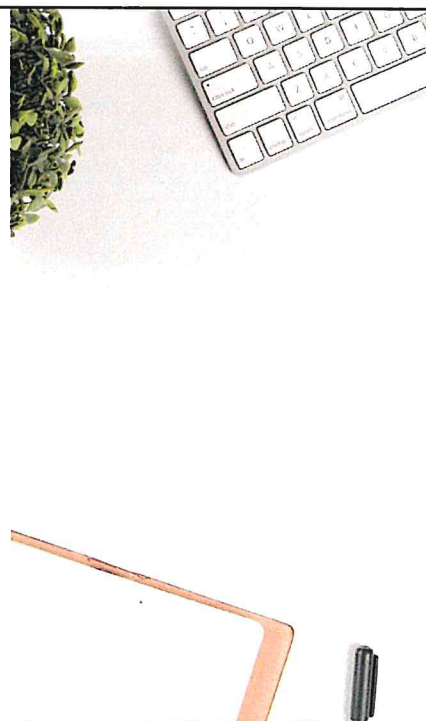
- You make a purchase from an out-of-state seller and you did not pay Missouri use tax to the seller; or
- You make a purchase from any seller that is not engaged in business.

Individual consumer's use tax **does not** apply if:

- You make a purchase from a Missouri retailer and pay to Missouri sales tax to the seller; or
- You make a purchase from an out-of-state seller and you pay Missouri use tax to the seller.

PURCHASES WHICH MAY BE SUBJECT TO USE TAX

- Catalog purchases
- Magazine subscriptions
- Cross-border purchases of goods
- TV marketing purchases
- Computer software and hardware purchases
- Mail-order supply purchases
- Furniture and equipment purchases from out-of-state sellers
- Purchases of goods bought over the Internet
- Purchases of goods bought over the telephone



PROPERTY TAX

Category	Voter Approved Limit	2023 Levy	Slack	% Slack
Real Residential	0.929	0.692	0.237	25.5%
Real Commercial	0.929	0.696	0.233	25.1%
Real Agricultural	0.929	0.573	0.356	38.3%
Personal Property	0.929	0.929	0	0.0%

- Calculated annually and approved by the Missouri State Auditor

GROSS RECEIPT / FRANCHISE TAX



Electricity

7%



Gas

7%



Telephone

7%



Video Services (Cable)

5%



Hotel / Motel

5%

WHAT ARE TAXES USED FOR?



Why do we pay property tax every year on our homes and cars?



Why do we pay sales tax every time we buy something?



Why is Google suddenly charging tax?

WHAT ARE TAXES USED FOR

- Taxes provide revenue for federal, local, and state governments to fund essential services--defense, highways, police, a justice system--that benefit all citizens, who could not provide such services very effectively for themselves.
 - IRS (.gov)
https://apps.irs.gov/app/understandingTaxes/whys/thm01/les01/media/ss_thm01.pdf



GENERAL FUND EXAMPLE

STATEMENT OF REVENUES & EXPENDITURES

	2022	2023	2024
	<u>Actual</u>	<u>Midyear</u>	<u>Proposed</u>
Revenue Sources			
Property Tax	3,819,870	3,987,000	4,079,000
Sales Tax	4,920,976	5,352,000	5,700,000
2019 Sales Tax	1,972,586	1,990,000	2,100,000
Gross Receipts Tax	3,132,709	3,052,567	3,040,000
Licenses & Permits	669,143	683,530	683,530
Intergovernmental	1,536,636	1,511,700	1,630,000
Charges for Services	3,573,841	3,404,915	3,360,415
Fines & Forfeitures	398,492	310,000	470,000
Misc. Revenue	<u>941,529</u>	<u>1,059,500</u>	<u>1,381,500</u>
Operating Revenue	20,965,783	21,351,212	22,444,445

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	2022	2023	2024
	<u>Actual</u>	<u>Midyear</u>	<u>Proposed</u>
Expenditures			
General Administration	1,211,382	1,393,009	1,292,235
Finance	1,353,255	1,586,337	1,698,879
Police	5,007,169	5,986,383	6,431,665
Fire/EMS	3,939,552	4,186,371	4,437,729
Public Works	2,343,730	2,331,062	2,411,558
Community Development	762,288	805,421	828,958
Parks & Recreation	2,503,821	2,446,809	2,494,281
Non Departmental	<u>848,017</u>	<u>1,557,820</u>	<u>1,044,043</u>
Operating Expenditures	17,969,215	20,293,212	20,639,348

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\$14,919,000

\$14,407,718

City of Gladstone Missouri
Residents
Business
I want to

- The city presents periodic financial summaries, as well as annual financial statements audited by a third-party accounting firm.
- These statements, as well as the budget documents, are posted online at www.gladstone.mo.us

City Documents

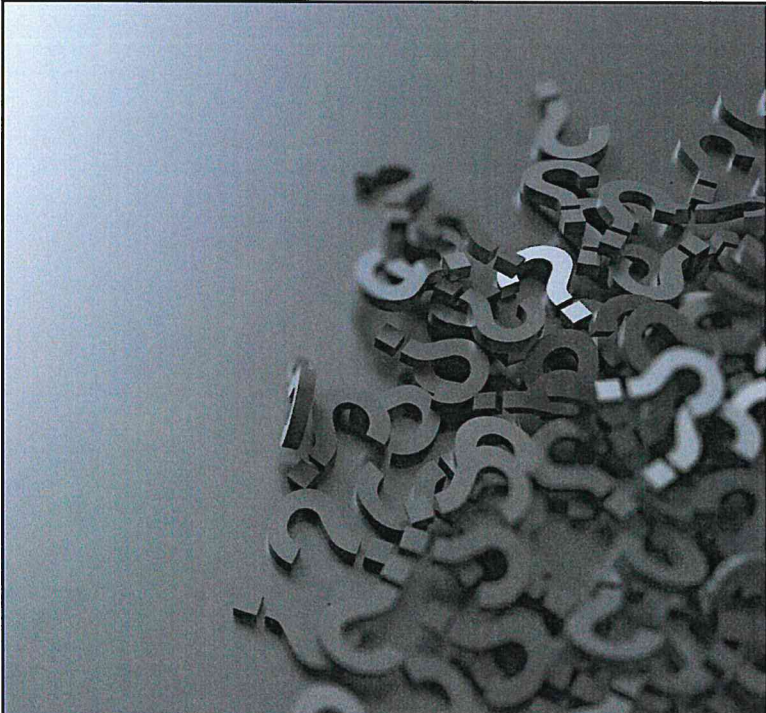
City of Gladstone

Budget & ACFR

2024 Budget

2023 Budget

2022 ACFR



**QUESTIONS,
COMMENTS?
WE'RE HERE TO
HELP!**



Department of Public Works Memorandum

DATE: October 3, 2023

TO: Robert M. Baer, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: Water Service Line Inventory Project

Purpose:

The purpose of this study session is to update the Council on the Water Service Line Inventory Project.

Background:

Water systems across the country are in the process of developing an inventory of service line materials. In order to complete the inventory, a survey of the material composition of both the public-owned and customer-owned portions of the service line is necessary. In Gladstone, the public-owned portion of the service line extends from the public main up to and including the water meter and pit. The customer-owned portion of the service line extends from the pit to the home or business. All water systems are required to develop this initial inventory by October 2024 as part of the EPA Lead and Copper Rule Revisions (LCRR). The goal of the revisions is to begin to identify the location and extent of lead service materials within the water system.

The City's water system includes nearly 10,000 services spread over 9 square miles. Due to the size of the project, Gladstone has hired the consulting team of Lamp-Ryneearson and SAM GIS to assist. The age of a home or business will be the starting point in developing the inventory as lead service lines were banned in Missouri after January 1, 1989. Furthermore, historical records and field inspections will be used to fill in gaps in the data. Excavation of the water service will also be performed at some locations. Staff also plans to distribute a questionnaire to some customers to assist with data collection on the customer-owned portion of the service line.

Next Steps:

As with most new environmental regulations, the new rules are still being interpreted and developed. It is unknown at this time how much responsibility the City will have for replacing private lead service lines if and when they are discovered. Although the number of lead services in the system is expected to be small, the biggest unknown for Gladstone is how the Missouri Department of Natural Resources will view galvanized service lines. Galvanized service lines were commonly installed in homes built before 1970. Furthermore, galvanized service lines can

collect lead from upstream sources and in the absence of proper documentation - may have to be classified as a lead service. A review of field data collected as part of the most recent water main replacement project indicates that as much as 10% of private water services may be galvanized, however, 100% of the public water services have been verified to be copper. Additional guidance and field investigation is necessary moving forward and staff will continue to monitor and implement the new rules as they are developed.

Lastly, it should be noted that the City of Gladstone continues to exceed all lead and copper standards. The City currently samples at 30 sites on a 3-year rotation due to the City's continued compliance with the regulations. Some additional sampling will be required at schools and licensed daycare facilities moving forward, however, it is anticipated that the City will continue to exceed the new standards.

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



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
SEPTEMBER 25, 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 25, 2023, at 7:30 pm.

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

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

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

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

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the September 11, 2023, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the September 11, 2023 Closed City Council meeting as presented. **Councilman Smith** seconded. The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

Item No. 6. On the Agenda. Approval of the September 11, 2023, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the August 28, 2023, Regular City Council meeting as presented. **Councilman Smith** seconded. The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

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

Larry Newport, 1008 NE 75th Street, commended Marye Newman, AJ Farm and Museum manager, and the many volunteers at the farm that helped vendors take their tents down during the event this past weekend during the storms.

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

Councilman Garnos reported that he and the Mayor attended a tour of the Gladstone Parks, with the Parks and Recreation Advisory Committee which gave them the opportunity to see each of the parks as well as see the current and completed projects. The group was able to discuss future plans for each of the parks. He thanked Director Merkey and his staff for the tour and for cutting the brush down on the Shoal Creek Trail.

Mayor Pro Tem Spallo announced that citizens interested in volunteering to help advise the City Council and City Leadership Team, can apply to serve on a Board or Commissions. She reported that she attended the Northland Neighborhoods, Inc. (NNI) HOA's Presidents meeting and had the opportunity to speak to several HOA presidents and individuals that represented their neighborhoods. She mentioned that Alan Napoli, Community Development Administrator, along with Code Enforcement Officers, and Police Captain Karl Burris also attended the meeting to answer questions.

Mayor Moore concurred with Councilman Garnos regarding the parks tour being a great experience. She voiced her appreciation for Director Merkey and the entire staff of the Parks, Recreation and Cultural Arts Department for all that they do in regards to programming and maintaining all the facilities for the Gladstone residents. She reported that she attended and spoke at the recent Gladstone Area Chamber of Commerce luncheon and was able to give an update on the great things happening in the City. She reminded everyone to come out and take advantage of the activities that are happening at Gladfest this weekend.

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

City Manager Bob Baer announced the upcoming Whiskey Fest at Linden Square, Saturday, October 7, 2023. He shared that more than 20 local craft distillers will be in attendance and there will be food trucks, and live music performed by Outlaw Jim and the Whiskey Benders and Silver Bullet KC.

Item No. 10 On the Agenda. Consent Agenda.

Following the Clerks' reading:

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

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

Councilman Smith moved to approve **RESOLUTION R-23-61** A Resolution authorizing the City Manager to enter into an agreement with Enterprise Fleet Management for acquisition and disposal

of vehicles. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

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

REGULAR AGENDA

Item No. 11. On the Agenda. **PUBLIC HEARING:** Site Plan Revision for property at 7200 North Broadway, Gladstone, Missouri.

Mayor Moore opened the Public Hearing at 7:40 pm.

Assistant City Manager Austin Greer addressed the Council and provided the Staff Report for the Site Plan Revision for the property located at 7200 North Broadway. He reported the following: the applicant was requesting the site plan approval for construction of a new 5,000 square foot gas station and convenience store, the property is vacant and zoned for the proposed use. He stated that the 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, and the primary exterior building materials would be brick and stucco. He continued to describe the landscaping throughout the property; that 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. He reported the branding for the proposed gas station and convenience store will be called the Shortstop.

He continued with the City Staff recommendations that the following conditions be considered, if the City Council chooses 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 72nd 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.

Mr. Greer reported that the Developer has agreed to all conditions. He stated that the owner and applicant were present at the meeting, and he invited the Developer to speak at the podium.

Mayor Moore informed the audience that there will be a time for them to speak later in the Public Hearing.

The owners, Jawad (no last name given) and Mohammad Hafiz, owners of the property, introduced and gave a brief background about themselves. They reported owning several other gas stations in Missouri and a couple in Kansas, but this would be their first opportunity in Gladstone. Mr. Hafiz stated that the architect will provide the details of the project.

Councilman Mallams requested Assistant City Manager Greer to explain the post construction maintenance agreement for stormwater facilities in the application, because he's never seen it prior to now. Mr. Greer replied that it is a condition they will start seeing more frequently, because the State of Missouri is asking local municipalities to incorporate these agreements in construction projects and it is used to manage stormwater throughout the project and to continue being managed after completion of the project.

Mayor Moore asked the owners if the proposed gas station and convenient store will be the same brand as their already established businesses and they replied that two of the other gas station and convenience stores will have the same brand.

Gerald Menefee, 6811 North Michigan, Gladstone, Missouri, introduced himself as the Project Engineer. He gave a summary of the layout of the gas station and convenience store which includes the following: ten (10) fueling positions with a steel canopy, 5,000 square foot convenience store, a drive thru for carryout, that is the road that goes through Kansas City on the backside, two new drive approaches, one on Broadway and one on 72nd Street, 14 parking spaces, two (2) electric charging stations that are on the farthest north side, and three (3) bicycle parking places. He described the bio filtration and detention basin as well as the locations of both basins. He stated they are committed to LED fixture lighting, a new fire hydrant, new sidewalks along Broadway and 72nd Street. He reported that the store will be open 24 hours a day. He shared a detailed presentation of the project and the conception of what it ought to look like when it's completed. He reported that they will need to cut down some trees for a detention basin on the north side of the property and would add more on the north side where there are none currently.

Councilman Mallams asked Mr. Menefee if they will be working with Kansas City, Missouri. Mr. Menefee reported that the only thing they would be doing with Kansas City, Missouri is adding a roadway, putting an out back road, and adding some grading to establish the road.

Mayor Pro Tem Spallo inquired about the tree buffer and what size of trees they were planning on planting to give the neighbors a buffer. She asked if a fence as a buffer had been discussed.

Mayor Moore inquired about the type of trees and if it would be trees that did not lose their leaves. She also asked for Mr. Menefee to point out the retaining wall and he confirmed that it was all the way east to west. She asked how large the retaining wall basin would be and then asked about the location of the ingress and egress and expressed concerns about traffic flow, because she wants to

make sure that everything is done to try and alleviate any congestion that could occur. She inquired about the current traffic on Broadway and 72nd Street.

Mr. Menefee stated that they were mainly presenting to obtain approval for the design site and would have no problems dealing with some of the changes regarding the types of trees. He reported there was no plan for a fence and that one would be installed if they have to; but, the retaining wall would be very high due to the fairly severe ground elevation they had to overcome to put the pond in place. He reported the retaining wall could be fixed up with different colored stone to make it look more rustic, but the wall will still be seen due to the upgrade of the elevations. He reported that the retaining wall was necessary due to the short elevation and that the wall would be 44' by 84' not counting the slopes around it. He stated it would make it about 6,000 square feet or so of 60,000, but couldn't give the overall dimensions. Mr. Menefee reported that a traffic study hasn't been done, but he has preliminary figures of traffic, but not how it's assigned to the streets outside. He discussed the traffic patterns and numbers derived from the Institute of Traffic Engineers Trip Generation Manual on the average trips to be expected for this type of project for the number of fuel pumps that are available.

Mayor Moore asked if there was anyone who desired to address the Council in favor of the application.

There was no one.

Mayor Moore asked if there was anyone who desired to address the Council in opposition of the application.

Raymond T. Marshall, 401 NW 72nd Terrace, Gladstone, reported he is opposed due to the location of his home and property, the amount of increased traffic on an already very busy street, and how a tanker truck would not be able to maneuver in and out of the tight space in the heavy traffic area.

Josie Nabavian, 400 NW 72nd Terrace, Gladstone reported that she is opposed due to the removing of mature trees and how long it will take new planted trees to grow in order to block out sounds and light from the structure. She voiced concerns about the current amount of heavy traffic, the entrance from Broadway to the facility, and who would be responsible for the costs.

Roger Tortorilla, 210 NW 73rd Street, Gladstone, reported his opposition to the project due to it being located in a residential area, the twenty-four hours a day lighting, and in his opinion another gas station is not needed or necessary.

John Trinder, 406 NW 72nd Terrace, Kansas City, reported he is opposed on behalf of the Willow Creek residents and he shared his concerns regarding: too many gas stations, the lighting, as well as traffic and environmental issues.

Mayor Moore requested Assistant City Manager Austin Greer answer some of the concerns residents mentioned when voicing their opposition.

Assistant City Manager Austin Greer gave an example of the distance from the building to the concerned resident's property line. He explained the reason for removing trees in a specific area due to stormwater infrastructure and that new trees would be planted. He discussed the entrance and that it was in line with the access point to the lower level of the Gladstone Bowl parking lot, farthest away from the stoplight than initially proposed. He shared that modern lighting allows for a certain degree of measurement and the lighting study indicated that it will be angled downward and wouldn't likely be a concern at a distance of approximately 120 feet away from the southernmost part of the property line for the homeowner.

Councilman Mallams inquired about the distance from the north end of the bio filtration basin to the property line. Mr. Greer reported that the plans indicate 55 feet, which is included in the conditions to maintain as much of that buffer area as possible.

Mayor Pro Tem Spallo wanted to confirm that the basin was underground and if the standing water could be seen. Mr. Greer reported that he didn't have the specifics on it, but it would be a pond and it would depend on where an individual is located on Broadway to what they would see, due to the significant grading.

Councilman Smith shared information on the ingress, egress point on Broadway and that it was suggested that it be moved directly across the street from the lower level access point from the bowling alley, due to the traffic going north and west. He requested that a clearer explanation be given regarding the excavation of trees on the north end. Mr. Greer referred that question to the engineer.

Mr. Menefee allowed Khalid Bondi, the engineer to explain. Mr. Bondi pointed out on the drawing that the existing trees near the homeowners will stay and they will be adding trees between the existing tree line and the homeowner's property. **Councilman Smith** inquired about the type of excavations that would have to occur to bury the gas tanks and what could potentially be underground. Mr. Menefee discussed the size and design of the tanks and approximate depth they may be buried. He reported there would be a geotechnical study done to confirm soil make-up before moving ahead.

Mayor Moore and **Mayor Pro Tem Spallo** requested clarification from Mr. Menefee that the Geotechnical study had not been completed and the feasibility of the property is unknown. Mr. Menefee explained the geotechnical study and the information that it provides. He reported that they don't know about the property right now. **Councilman Smith** reported that a prior gas station company made an application and had done some borings and it was suitable with some gravel under the tank areas and was feasible to build, but that had been 30 years ago.

Assistant City Manager Greer requested to make one more comment regarding the basin and stated that it probably meets the standard, but they could work with Director Nebergall to potentially make that a bit smaller, to preserve a little bit more wooded area, if possible. **Mayor Moore** confirmed with Mr. Greer the information regarding the trees to the right of the basin and that they would stay, but the trees that are currently where the basin will be placed would have to be removed, but additional trees will be planted on the north side.

Mayor Moore closed the Public Hearing at 8:24 pm.

Item No. 12. On the Agenda. FIRST READING BILL NO. 23-32 An Ordinance approving a Site Plan Revision for property at 7200 North Broadway, Gladstone, Missouri.

Councilman Mallams moved **BILL NO. 23-32** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: All "Aye:" Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Mallams moved to accept the First Reading of **BILL NO. 23-32**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: All "Aye:" Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of **BILL NO. 23-32** and enact the Bill as **Ordinance 4.651**. **Councilman Garnos** seconded.

Councilman Garnos shared an experience in the past when the City dealt with gas tank leakage and the cost of clean-up, but shared that since then, the gas tanks have been redesigned and because technology is significantly better, it will detect a leak, unlike in the past. He also gave an example and information that City Council's role is not to consider the type of business that private owners want to establish, but to ensure that it complies with City Ordinances, regulations, and particularly zoning requirements. He continued explaining that if all those points were met, it wasn't their place to decide whether another business is needed at the location the application was submitted. He requested confirmation from the City Attorney. Councilman Garnos also reported that applications for businesses can be denied, but it would be due to specific circumstances, for example a zoning change would be required and that's not always possible based on the City Ordinances and zoning requirements. City Attorney Williams confirmed that under state law, City Council is not allowed to use zoning to regulate competition. He explained that the use is allowed in a C-2 Zone, so there's no basis to say that we have too many gas stations, in terms of using that as a basis this evening. He confirmed that a previous gas station the Council considered in the past at another location was a request for zoning change and site plan was denied and the main issue with it was the proximity of the gas tanks to the adjacent residences.

Councilman Smith reported that he concurred with Councilman Garnos on his statement regarding the prior zoning change and that this current application is a site plan revision and not a zoning change. He reported that he was prepared to support the project and was satisfied with the trees, lighting, all the things that are going to protect the residents and neighbors, including the ingress and egress on Broadway, but the more he witnessed the amount of traffic in the past week to ten days on NW 72nd, he stated that it's not going to work. He expressed that maybe the applicant would have interest in tabling it to do some more research, but he can't support it after paying attention to what goes on in that area on NW 72nd Street.

Roll Call vote: "Aye:"- Councilman Mallams and Councilman Garnos. "Nay": - Councilman Smith, Mayor Pro Tem Spallo, and Mayor Moore. (2-3) Mayor Moore stated the site plan revision has **Failed**.

Item No. 13. On the Agenda. 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.

Mayor Moore opened the Public Hearing at 8:31pm.

Finance Director Dominic Accurso addressed the City Council. Director Accurso reported that his presentation is for the public hearing for fixing the annual rate of levy for the 2023 real estate and personal property tax. He shared a reminder that property tax levy generates over 20% of the general fund revenue, and primarily goes to pay for several City services including; Police and Fire/EMS services.

Director Accurso explained the process and that the original numbers were based on information from June, which was a preliminary valuation. The final valuations were received in early September. (PowerPoint presentation attached). He discussed the recent finalized numbers for 2022 and explained the multi rate-system the City of Gladstone uses, which means that residential, agricultural, and commercial property has three different levy rates. He explained the Hancock Amendment and shared the 2022 and fiscal year 2023 total real and personal property tax amounts, as well as the Fiscal Year 2023 (actual and unaudited) and budgeted 2024 collection amounts. (See attached PowerPoint presentation).

Mr. Accurso completed his presentation and offered to answer questions.

There was no one in favor or opposed to fixing the annual rate of levy for the 2023 Real Estate and Personal Property Tax within the corporate limits of the City of Gladstone, Missouri.

Mayor Moore closed the Public Hearing at 8:36 pm.

Item No. 14. On the Agenda. 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.

Mayor Pro Tem Spallo moved **BILL NO. 23-33** be placed on its First Reading. **Councilman Smith** seconded. The Vote: All "Aye:" Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Spallo moved to accept the First Reading of **BILL NO. 23-33**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Smith** seconded. The Vote: All "Aye:" Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Spallo moved to accept the Second and Final Reading of **BILL NO. 23-33** and enact the Bill as **Ordinance 4.652**. **Councilman Smith** seconded.

Roll Call vote: "Aye:"- Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) Mayor Moore stated **BILL NO. 23-33** stands enacted as **Ordinance Number 4.6526**.

Item No. 15. On the Agenda. 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.

Councilman Mallams moved to approve **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. **Mayor Pro Tem Spallo** seconded.

Mayor Pro Tem Spallo thanked Fire Chief Desautels and the leadership team for finding this rehabilitated fire apparatus because it is saving the City and residents hundreds of thousands of dollars and without it, the City would not have been able to buy this type of truck for years to come, because they are not readily available. She thanked Chief Desautels again for working through the process as this apparatus will keep the residents safer.

Mayor Moore requested that Chief Desautels share any additional information he had.

Chief Desautels shared that a truck of this caliber could be in excess of 1.5 million dollars. He described all the new parts and that it will come certified and they had to act quickly on the purchase, because there were other fire departments also waiting to purchase it. He assured the Council that it would be inspected carefully prior to acceptance.

Mayor Moore expressed her gratitude toward Chief Desautels.

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

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

There was no other business.

Item No. 17. On the Agenda. Adjournment.

Mayor Moore adjourned the September 25, 2023, Regular City Council meeting at 8:42 pm.

Respectfully submitted:

Kris Keller, City Clerk

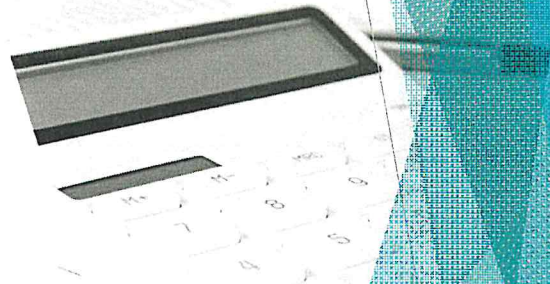
Approved as presented: _____

Approved as modified: _____

Jean B. Moore, Mayor

PROPERTY TAX LEVY

City of Gladstone, Missouri
September 25, 2023



2023 Property Tax as Advertised

►Based on June
preliminary valuation
from Clay County

►Final Valuations
received in September

	Tax Year 2023	Tax Year 2022
General Fund Real Estate		
Residential	\$ 363,206,970	\$ 312,114,680
Residential (New Construction)	366,400	587,080
Subtotal Residential	363,573,370	312,701,760
Agriculture	49,690	58,690
Commercial	91,525,517	82,967,137
Commercial (New Construction)	506,200	1,844,730
Subtotal Commercial	92,031,717	84,811,867
Total Real Estate	\$ 455,654,777	\$ 397,572,317
Personal Property	\$ 86,060,496	\$ 91,511,309
Total	\$ 541,715,273	\$ 489,083,626
The following tax rates are proposed:		
	Estimated Amount 2023 Property Tax	2023 Tax Rate (Per \$100)
General Fund Real Estate		
Residential	\$ 2,487,968	0.685
Tax increase due to new construction	\$ 2,510	
% increase due to new construction	0.1%	
Agriculture	\$ 283	0.569
Commercial	\$ 644,157	0.740
Tax increase due to new construction	\$ 3,746	
% increase due to new construction	0.1%	
Personal Property	\$ 799,502	0.929
Total	\$ 3,938,166	

Tax Year 2022 and 2023 (Pro Forma)

2022			
Real Estate	Valuation	Rate	Revenue to City
Residential	312,701,760	0.751	2,348,390
Agricultural	58,930	0.476	281
Commercial	84,811,867	0.729	618,279
Total Real Property	397,572,557		2,966,949
Personal	91,511,309	0.929	850,140
Total	489,083,866		3,817,089

2023			
Real Estate	Valuation	Rate	Revenue to City
Residential	363,293,410	0.692	2,513,990
Agricultural	49,690	0.573	285
Commercial	95,527,174	0.696	664,869
Total Real Property	458,870,274		3,179,144
Personal	89,809,236	0.929	834,328
Total	548,679,510		4,013,472

► Historically,
95% of property
tax is collected
in current year
of levy

	2023 Actual (unaudited)	2024 Budgeted
Real Property	2,796,628	2,900,000
Personal Property	849,928	800,000
Total	3,646,555	3,700,000

Fiscal Year 2023 and Budgeted 2024 Collections



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/19/2023

Department: Community Development

Meeting Date Requested: 10/9/2023

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

Subject: Approval of Building Permit

Background: AT&T Communications is proposing a monopole communications tower and ground equipment at 710A NE 76th Street, (see attached aerial for location reference). The proposed communication tower is one-hundred eighteen (118) feet in height. The communication tower and ground equipment will be enclosed by a six (6) foot tall brick fence with eleven (11) American Arborvitae trees around the outside, as noted on the attached landscape plan. Access to the site will be from the east end of NE 76th Street off of N. Oak Trafficway.

A Special Use Permit was required for the use of the site; which was approved by the Planning Commission on May 15, 2023 and City Council on June 12, 2023.

Budget Discussion: N/A

Public/Board/Staff Input:

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

Alan Napoli
Department Director/Administrator

JM
City Attorney

BB
City Manager

BUILDING PERMIT STAFF REPORT



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



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: SEPTEMBER 19, 2023
PERMIT NO.: BP23-00239

GENERAL INFORMATION

BUSINESS/PROPERTY NAME: AT&T Communications Monopole Site
APPLICANT: Heartland Contracting
STATUS OF APPLICANT: Contractor
OWNER: Thomas Sims
REQUESTED ACTION: Approval of Building Permit
PURPOSE: Construction of a Communications Monopole and Ground Equipment
LOCATION: 710A NE 76th Street
SIZE: 2,500 sq. ft.

ZONING INFORMATION

EXISTING LAND USE: R-1
SURROUNDING LAND USE-N: KCMO
E: R-1
W: C-4
S: R-1 and M-1
COMPREHENSIVE PLAN: Civic
ZONING HISTORY: Special Use Permit Approved by City Council June 12, 2023

APPLICABLE REGULATIONS

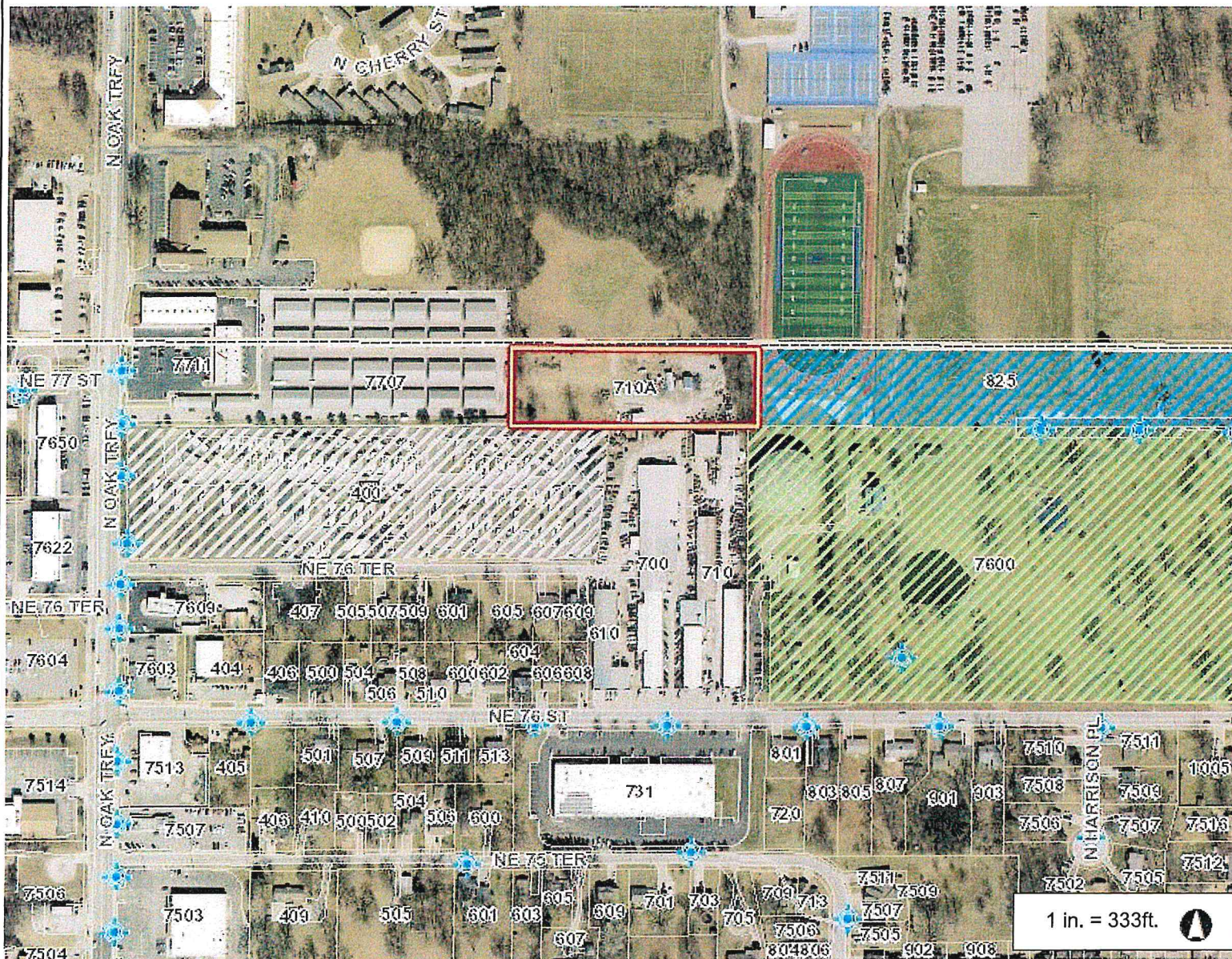
2021 IBC, 2021 IEBC, 2020 NEC, 2021 IFC, 2021 IECC, 2021 IFGC, 2021 IMC, 2021 IPC, 2021 ISPSC, AND 2017 ICC A117.1

ADDITIONAL COMMENTS

No additional comments



Gladstone, MO



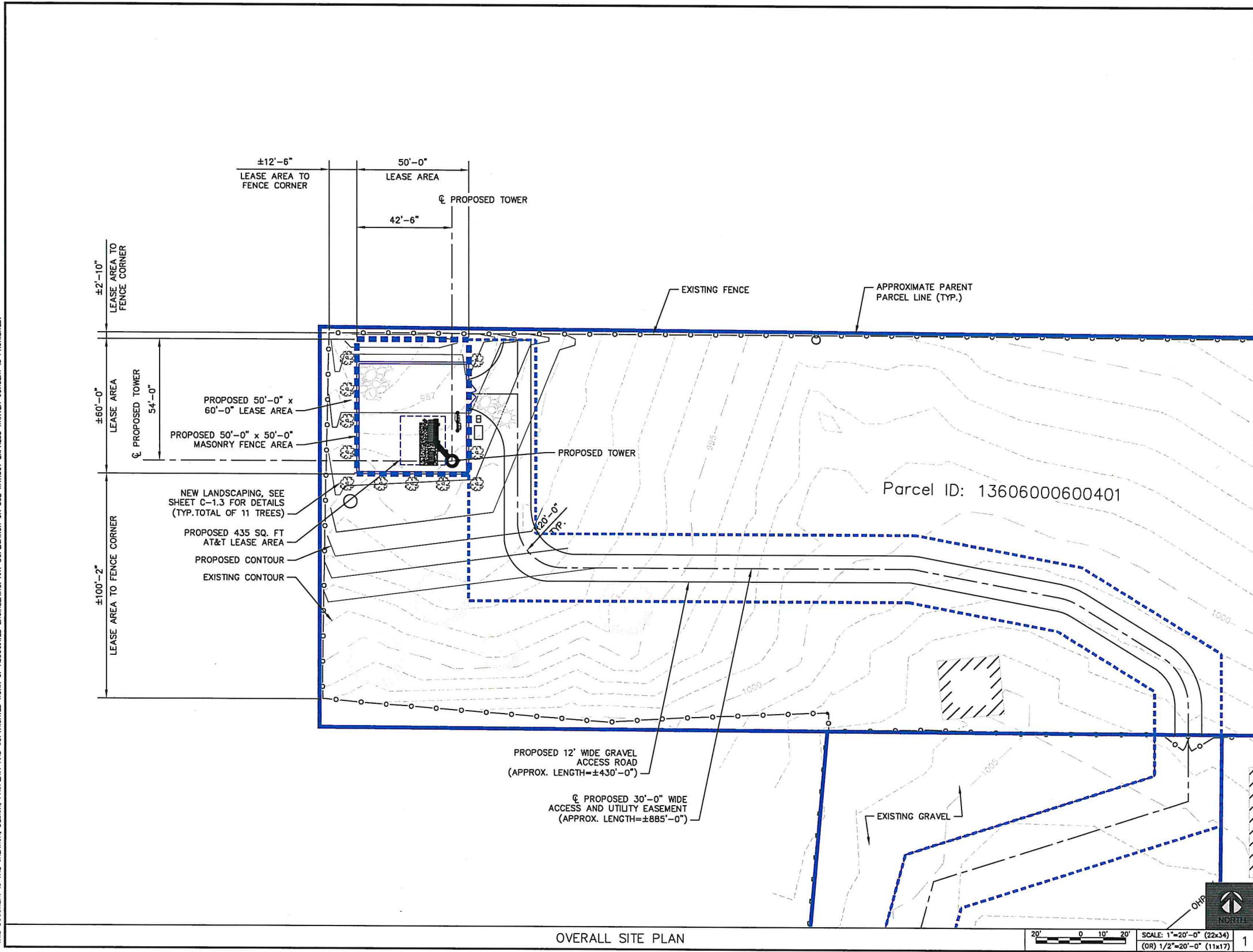
Legend

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

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

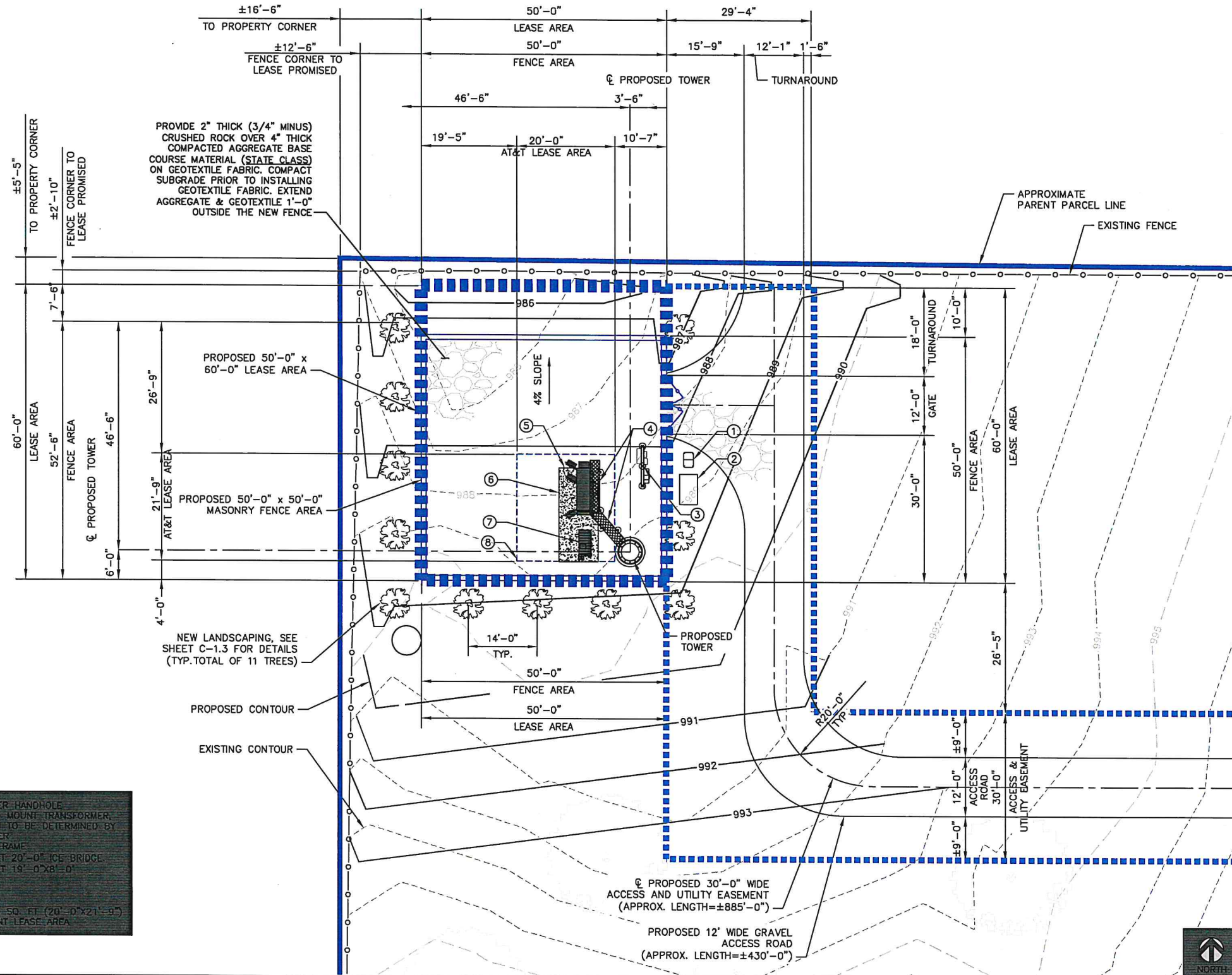
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SITE OWNER	TILLMAN INFRASTRUCTURE																								
APPLICANT	AT&T mobility corp.																								
SITE ACQUISITION /ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #5952																								
SITE INFORMATION	OAK GROVE PARK TI-OPP-19183 A/FA# 15527798 PACE# MRKSL058436 PT# TBD 710A NE 76TH STREET GLADSTONE, MO 64118																								
DESIGN RECORD	<table border="1"><thead><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td>3</td><td>07/28/23</td><td>FINAL DRAWINGS</td><td>JMV</td></tr><tr><td>2</td><td>12/13/22</td><td>CLIENT REVISION</td><td>MS</td></tr><tr><td>1</td><td>11/14/22</td><td>CLIENT REVISION</td><td>MS</td></tr><tr><td>0</td><td>08/25/22</td><td>FINAL DRAWINGS</td><td>MS</td></tr><tr><td>A</td><td>06/28/22</td><td>PRELIM DRAWINGS</td><td>MS</td></tr></tbody></table>	REV	DATE	DESCRIPTION	BY	3	07/28/23	FINAL DRAWINGS	JMV	2	12/13/22	CLIENT REVISION	MS	1	11/14/22	CLIENT REVISION	MS	0	08/25/22	FINAL DRAWINGS	MS	A	06/28/22	PRELIM DRAWINGS	MS
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SHEET TITLE	OVERALL SITE PLAN																								
SHEET NUMBER	C-1.0																								

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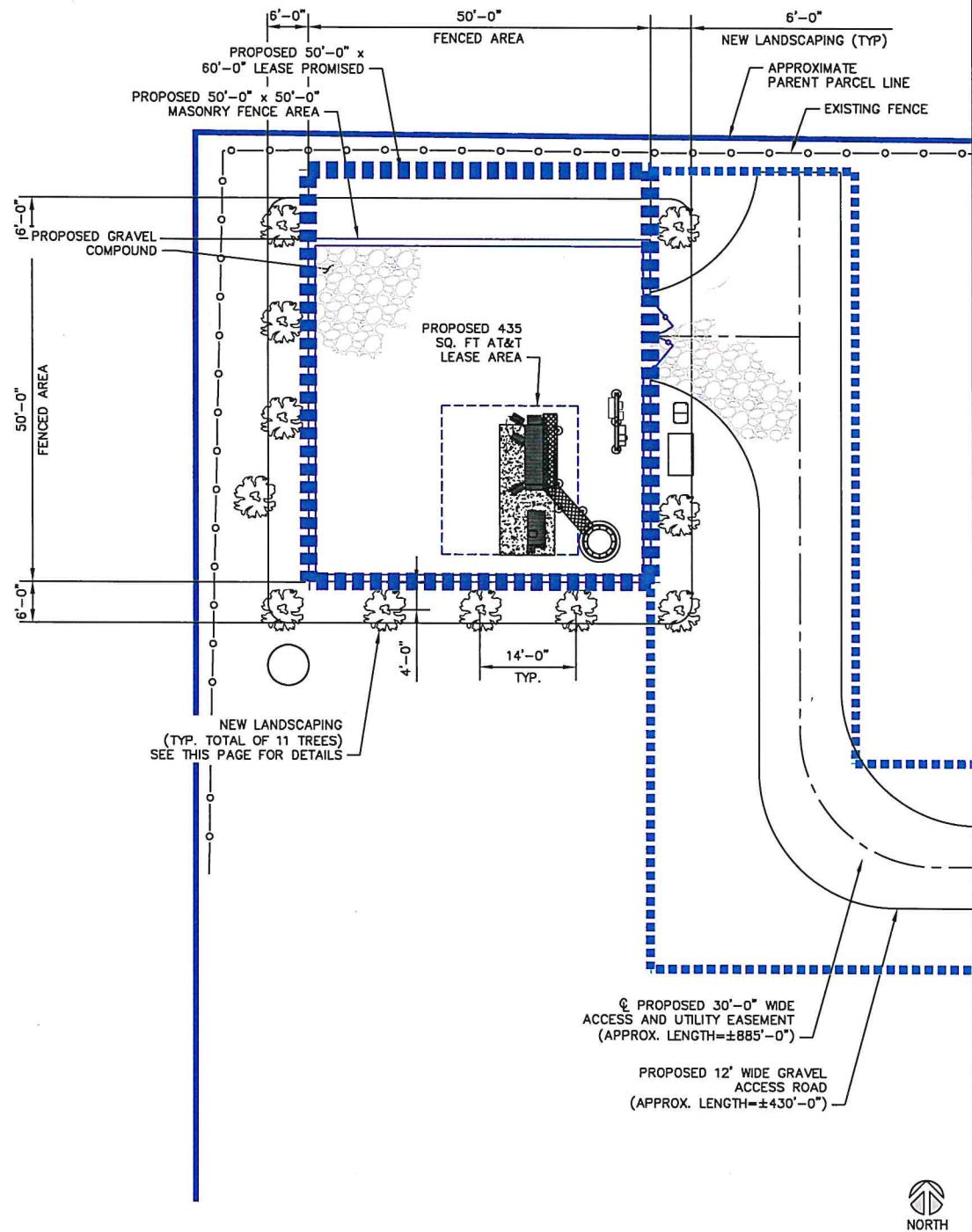
1. PROPOSED FIBER HANDHOLE
2. PROPOSED PAD MOUNT TRANSFORMER, FINAL LOCATION TO BE DETERMINED BY UTILITY PROVIDER
3. PROPOSED "H" FRAME
4. PROPOSED AT&T 20'-0" ICE BRIDGE
5. PROPOSED AT&T 19'-0" X 8'-0" CONCRETE PAD
6. WUG CABINET
7. GENERATOR
8. PROPOSED 435 SQ. FT. (20'-0" X 21'-9") AT&T EQUIPMENT LEASE AREA



COMPOUND SITE PLAN AND GRADING

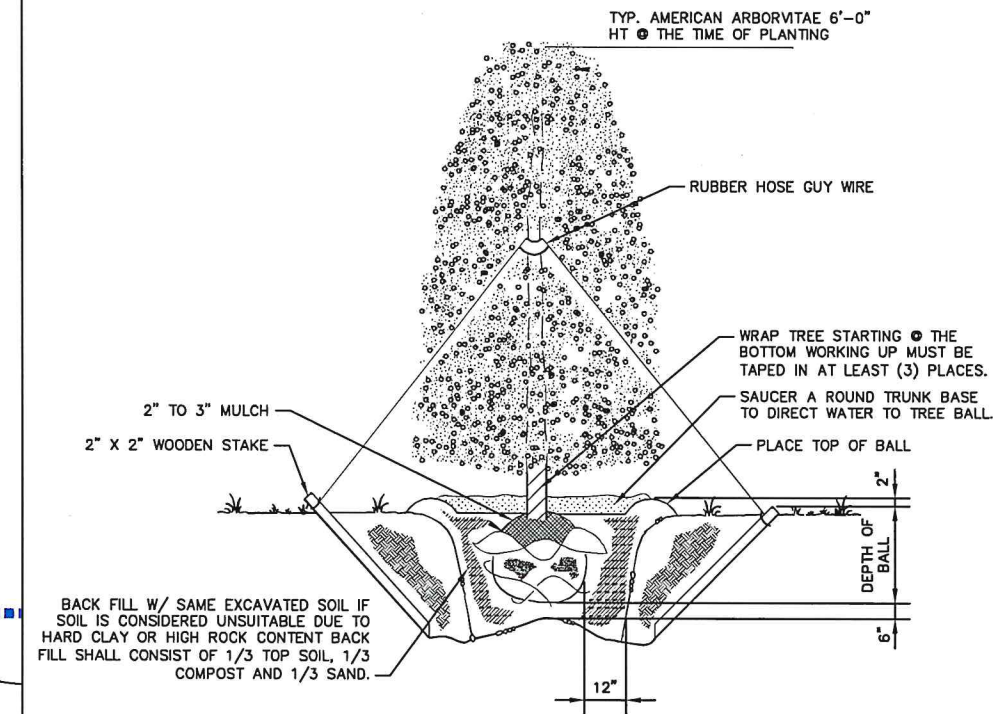
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LANDSCAPING (PLAN VIEW)

SCALE: 1"=10'-0" (22x34)
(OR) 1/2"=10'-0" (11x17)



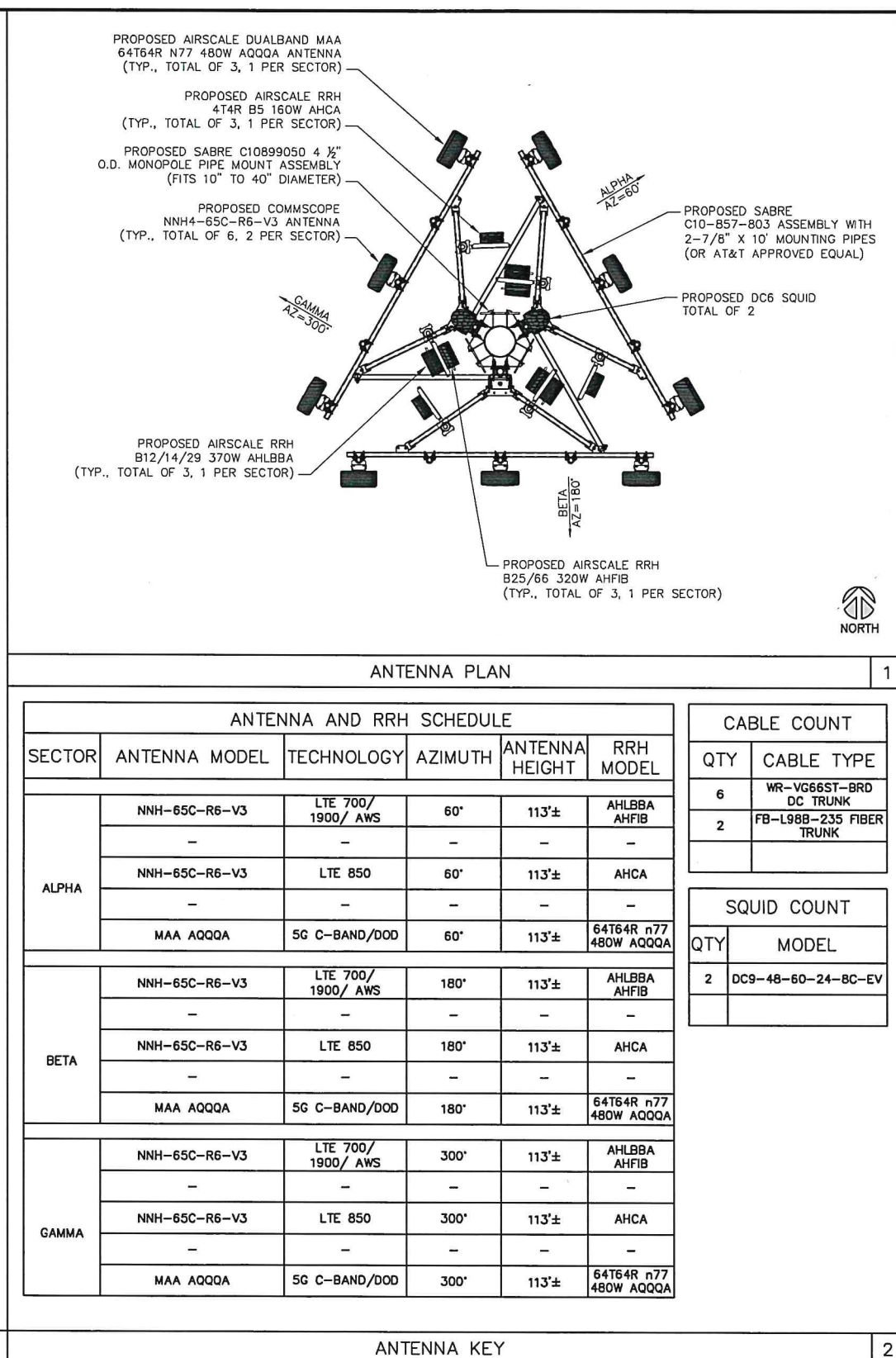
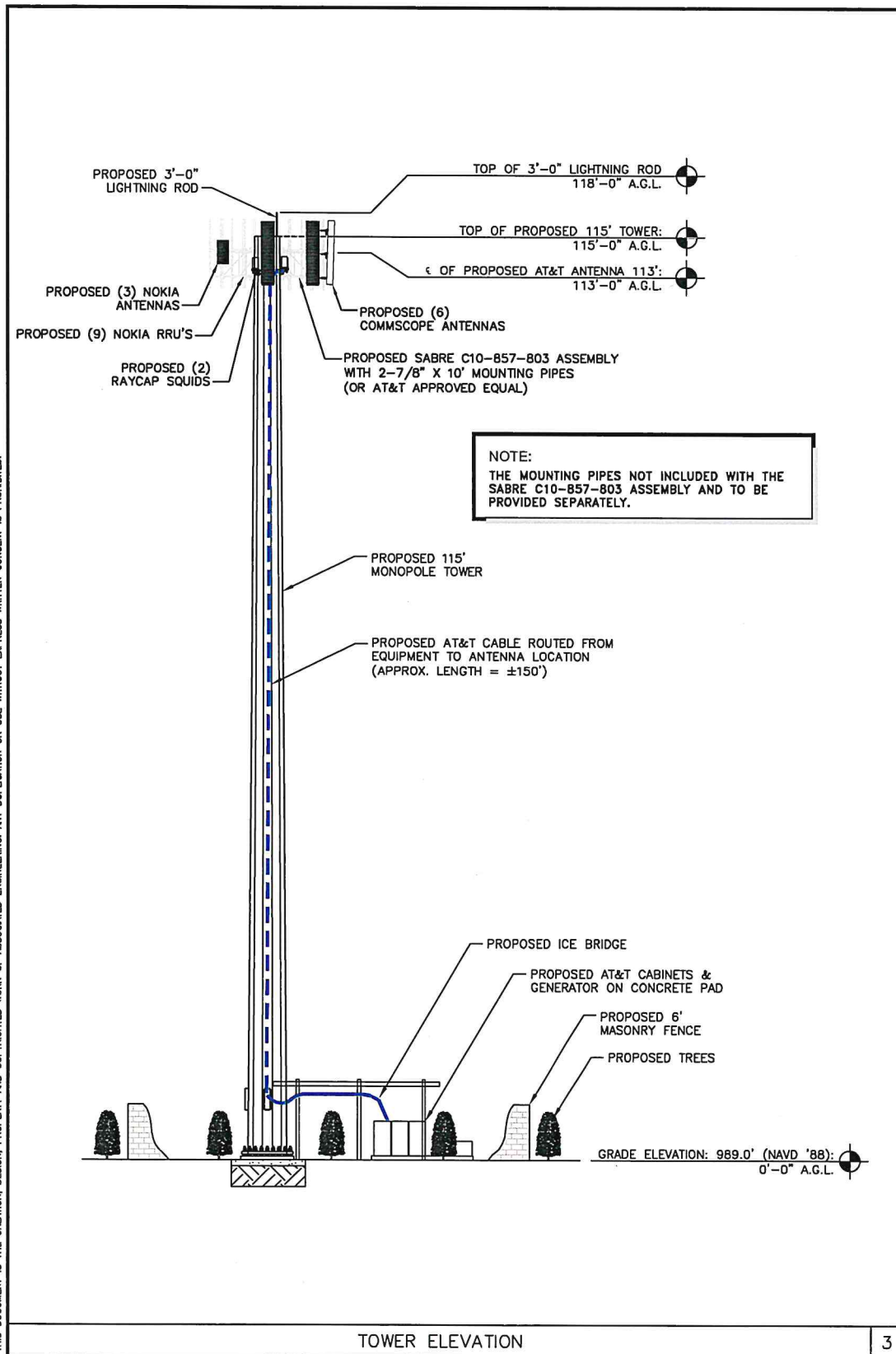
QUANTITY	COMMON NAME	BOTANICAL NAME	TRUNK CALIPER	PLANTING SIZE	PLANTING METHOD	DESIGN SIZE	
						SPREAD	HEIGHT
11	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	3 1/2" MIN.	6'-0"	B & B	6'-0"	8'-0"

DETAILS

SCALE: N.T.S.

SITE OWNER	TILLMAN INFRASTRUCTURE																								
APPLICANT	AT&T mobility corp.																								
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SHEET TITLE	LANDSCAPING																								
SHEET NUMBER	C-1.3																								

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SITE OWNER

TILLMAN INFRASTRUCTURE

APPLICANT

AT&T mobility corp.

SITE ACQUISITION /ENGINEERING

SKYWARD LAND SERVICES, INC.

ASSOCIATED Engineering & Surveying AE INC. Project #5952

SITE INFORMATION

OAK GROVE PARK
TI-OPP-19183 A/FA# 15527798
PACE# MRKSL058436
PT# TBD
710A NE 76TH STREET
GLADSTONE, MO 64118

DESIGN RECORD

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PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
TOM MEDHI
PE-013559
STATE OF MISSOURI

ENGINEER

Tom Medhi 07-28-2023
Date
MY LICENSE RENEWAL DATE IS 12/31/2023
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI

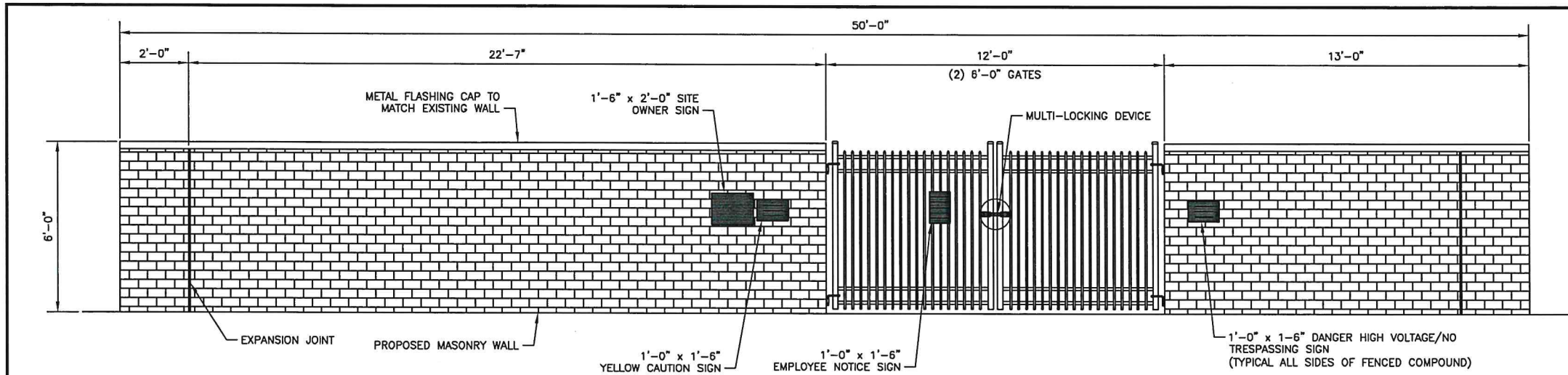
SHEET TITLE

TOWER ELEVATION & ANTENNA PLAN

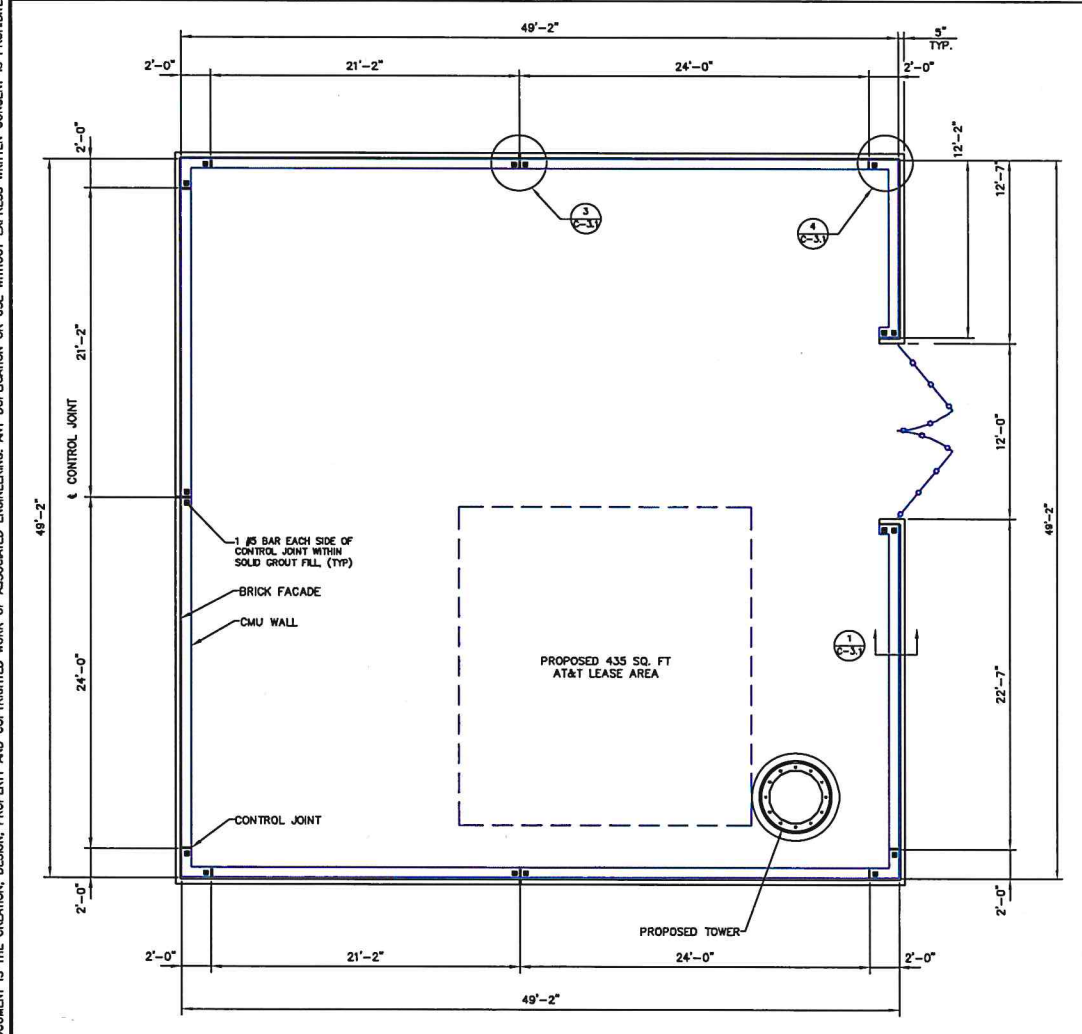
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C-2.0

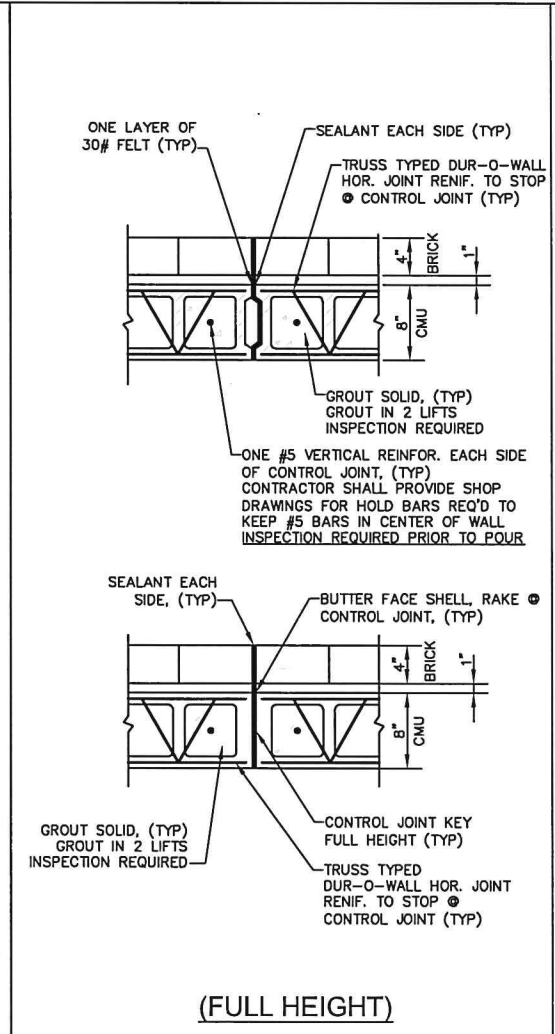
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MASONRY FENCE ELEVATION



CONTROL JOINT LOCATION



TYPICAL VERTICAL CONTROL JOINT

- CMU WALL NOTES:**
1. F'm = 2,000 PSI
 2. GROUT, F'c = 3,000 PSI
 3. CONCRETE = 3,000 PSI (MIN)
 4. REBAR = ASTM 615 DEFORMED
 5. MORTAR TYPE = 'N'
 6. DENOTES THE LOCATION OF A CONTROL JOINT (C.J.) IN THE FULL HEIGHT OF THE CMU WALL.
 7. PROVIDE ONE #5 VERTICAL REINFORCING BAR ON EACH SIDE OF ALL CONTROL JOINTS, SEE DETAIL 2, THIS SHEET.
 8. ONE #5 VERTICAL REINFORCEMENT @ 24" O.C. MAX FOR ENTIRE LENGTH OF THE WALL AND ON EITHER SIDE A VERTICAL CONTROL JOINT.
 9. #5 VERTICAL REINFORCEMENT THROUGHOUT WALL AND AT CONTROL JOINTS MUST BE LOCATED @ THE CENTERLINE OF THE WALL.
 10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR HOLD BAR USED TO HOLD #5 VERTICAL REINFORCEMENT IN THE CENTER OF THE WALL.
 11. SPECIAL INSPECTION IS REQUIRED BY THE ENGINEER PRIOR TO GROUT POUR AROUND #5 VERTICAL REINFORCEMENT.
 12. GROUT SHALL BE POURED IN 2 LIFTS WITH INSPECTION OF THE POURS REQUIRED.
 13. EPOXY COATED REINFORCING STEEL SHALL ONLY BE USED FOR THE BOND BEAMS' CONTINUOUS REINFORCEMENT.
 14. PROVIDE BOX TIE BETWEEN CMU BLOCK & VENEER UNITS WITH 16" MAXIMUM SPACING HORIZONTALLY AND VERTICALLY, TYPICAL.
 15. ADDITIONALLY PROVIDE BOX TIES AT THE TOP, BOTTOM, ENDS & CORNERS OF THE WALL, TYPICAL.
 16. PROVIDE WALL CORNER REINFORCEMENT, MATCH BOND BEAM CONTINUOUS REINFORCEMENT, LAP EACH BARS 8" MINIMUM.
 17. BRICK BLEND & TEXTURE:
40% DARK IRON SPOT
60% MEDIUM IRON SPOT #46
VELOUR TEXTURE, TRIPLE BRICK (8"x8")
 18. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF CONCRETE FOOTING.
 19. CONTRACTOR SHALL BACKFILL FOUNDATION WALL WITH SINGLE LIFTS ALTERNATING EACH SIDE.

NOTES

SITE OWNER	TILLMAN INFRASTRUCTURE																								
APPLICANT	AT&T mobility corp.																								
SITE ACQUISITION /ENGINEERING	SKYWARD LAND SERVICES, INC. ASSOCIATED Engineering & Surveying AE INC. Project #5952																								
SITE INFORMATION	OAK GROVE PARK TI-OPP-19183 A/FA# 15527798 PACE# MRKSL058436 PT# TBD 710A NE 76TH STREET GLADSTONE, MO 64118																								
DESIGN RECORD	<table><thead><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td>3</td><td>07/28/23</td><td>FINAL DRAWINGS</td><td>JMV</td></tr><tr><td>2</td><td>12/13/22</td><td>CLIENT REVISION</td><td>MS</td></tr><tr><td>1</td><td>11/14/22</td><td>CLIENT REVISION</td><td>MS</td></tr><tr><td>0</td><td>08/25/22</td><td>FINAL DRAWINGS</td><td>MS</td></tr><tr><td>A</td><td>06/28/22</td><td>PRELIM DRAWINGS</td><td>MS</td></tr></tbody></table>	REV	DATE	DESCRIPTION	BY	3	07/28/23	FINAL DRAWINGS	JMV	2	12/13/22	CLIENT REVISION	MS	1	11/14/22	CLIENT REVISION	MS	0	08/25/22	FINAL DRAWINGS	MS	A	06/28/22	PRELIM DRAWINGS	MS
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A	06/28/22	PRELIM DRAWINGS	MS																						
PROFESSIONAL STAMP																									
ENGINEER	Tom Medhi 07-28-2023 Date MY LICENSE RENEWAL DATE IS 12/31/2023 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI																								
SHEET TITLE	MASONRY FENCE DETAIL																								
SHEET NUMBER	C-3.0																								



Request for Council Action

RES ☒ # R-23-64

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 9/26/2023

Department: Parks & Recreation

Meeting Date Requested: 10/9/2023

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

Subject: Final payment approval, Project CC2453, Competition and Dive Well Painting Project

Background: Work has been completed on the referenced project and the contractor, A.T. Switzer, has made application for final pay.

Budget Discussion: Funds for this contract were budgeted from the Community Center Park Tax Fund.

Original Contract Amount:	\$ 95,000.00
Change Order(s):	0.00
Revised Contract Amount:	\$ 95,000.00
Amount Paid to Date:	90,250.00
Total Amount Due Final Pay:	\$ 4,750.00

Public/Board/Staff Input: The project has been completed to the satisfaction of the Director of Parks, Recreation, and Cultural Arts.

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

Justin Merkey
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-64

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH A. T. SWITZER PAINTING COMPANY, INCORPORATED, FOR THE PAINTING COMPETITION POOL AND DIVE WELL PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$4,750.00 FOR PROJECT CC2453.

WHEREAS, work under the contract with A. T. Switzer Painting Company, Incorporated, for the Painting Competition Pool and Dive Well Project CC2453, has been completed to the satisfaction of the Director of Parks, Recreation, and Cultural Arts.

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

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

Original Contract Amount:	\$ 95,000.00
Change Order(s):	0.00
Revised Contract Amount:	\$ 95,000.00
Amount Paid to Date:	90,250.00
Total Amount Due Final Pay:	\$ 4,750.00

FURTHER, THAT, funds for such purpose are authorized from the Community Center Park Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF OCTOBER 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-65

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 9/25/2023

Department: Parks & Recreation

Meeting Date Requested: 10/9/2023

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

Subject: Final Payment Approval, Project CC2353, Gladstone Municipal Pool Painting

Background: Work has been completed on the referenced project and the contractor, Insko Industries, has made application for final pay.

Budget Discussion: Funds for this contract were budgeted from the Community Center Park Tax Fund.

Original Contract Amount:	\$ 79,365.00
Change Order(s):	19,985.00
Revised Contract Amount:	\$ 99,350.00
Amount Paid to Date:	94,382.50
Total Amount Due Final Pay:	\$ 4,967.50

Public/Board/Staff Input: The change order on this project is the result of adding caulking, pool patching, and repainting pool deck signs to the scope of work.

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

Justin Merkey
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-65

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH INSCO INDUSTRIES, INCORPORATED, FOR THE GLADSTONE MUNICIPAL POOL PAINTING PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$4,967.50 FOR PROJECT CC2353.

WHEREAS, work under the contract with Insko Industries, Incorporated, for the Gladstone Municipal Pool Painting Project CC2353, has been completed to the satisfaction of the Director of Parks, Recreation, and Cultural Arts.

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

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

Original Contract Amount:	\$ 79,365.00
Change Order(s):	<u>19,985.00</u>
Revised Contract Amount:	\$ 99,350.00
Amount Paid to Date:	<u>94,382.50</u>
Total Amount Due Final Pay:	<u>\$ 4,967.50</u>

FURTHER, THAT, funds for such purpose are authorized from the Community Center Park Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF OCTOBER 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-66

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/2/2023

Department: Public Works

Meeting Date Requested: 10/9/2023

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

Subject: EverReady Services, LLC Contract Award, Holiday Lighting for 2023, 2024, and 2025

Background: EverReady Services, LLC has been involved in the City's holiday lighting since its inception. Those services include installation, maintenance, removal, and storage of the holiday lights. Furthermore, there has been a lack of interest from other vendors to provide this service in the past and EverReady has not requested a price increase for several years.

Budget Discussion: Funds for the project are budgeted in the General Fund.

Public/Board/Staff Input: In view of the prior lack of interest in providing this service by other parties and in accordance with the provision in the Purchasing Policy which allows a service agreement to be renewed based on good workmanship and performance, City staff recommends the award of a three (3) year contract to EverReady Services, LLC in the amount of \$30,400.00 for 2023 and \$28,400.00 per year for 2024 and 2025. This fee structure includes a one-time cost of \$2,000.00 in 2023 for purchasing new lights to install on the new City Hall/Police Headquarters. The total cost of the program over three (3) years is \$87,200.00 and can be cancelled by either party with a 60-day written notice.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-66

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH EVERREADY SERVICES, LLC FOR HOLIDAY LIGHTING IN THE TOTAL AMOUNT NOT TO EXCEED \$30,400.00 FOR 2023 AND \$28,400.00 PER YEAR FOR 2024 AND 2025.

WHEREAS, EverReady Services, LLC has been involved in the City's holiday lighting since its inception without complaint; and

WHEREAS, EverReady Services, LLC was the only bidder in the past and the proposed 2023, 2024, and 2025 project costs have been negotiated in accordance with the Purchasing Policy.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with EverReady Services, LLC, for work as outlined in the proposal for a total amount not to exceed \$30,400.00 for 2023 and \$28,400.00 per year for 2024 and 2025.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF OCTOBER 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # **R-23-67**

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 10/4/2023

Department: Police

Meeting Date Requested: 10/9/2023

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

Subject: Final Payment to Central Square for the Zuercher Records Management System

Background: In 2019 the City Council approved the purchase of the Zuercher Records Management System (RMS) for the Police Department. Final payment of \$42,444.20 was withheld until certain tasks and/or functions for the new system had been completed and to date, those within control of Central Square have been completed.

Budget Discussion: Funds are budgeted in the amount of \$ \$42,444.20 from the General Fund. Ongoing costs are estimated to be \$0 annually. Previous years' funding was \$0.

Public/Board/Staff Input: Recommend passing a Resolution to remit final payment in the amount of \$42,444.20 to Central Square.

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

Fred Farris
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-23-67

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH ZUERCHER TECHNOLOGIES, A CENTRAL SQUARE TECHNOLOGIES COMPANY, FOR THE PURCHASE OF COMPUTER-AIDED DISPATCHING AND RECORDS MANAGEMENT SOFTWARE, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$42,444.20 FOR PROJECT SB2081.

WHEREAS, work under the contact with Zuercher Technologies, a Central Square Technologies Company, for the Computer-aided Dispatching and Records Management Software, project SB2081, has been completed to the satisfaction of the Police Chief.

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

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

Original Contract Amount:	\$ 212,221.00
Change Order(s):	<u>0.00</u>
Revised Contract Amount:	\$ 212,221.00
Amount Paid to Date:	<u>169,776.80</u>
Total Amount Due Final Pay:	<u>\$ 42,444.20</u>

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF OCTOBER 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-23-68

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/3/2023

Department: Public Works

Meeting Date Requested: 10/9/2023

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

Subject: Professional Engineering Services Agreement, NE 76th Terrace Storm Drainage and Parking Project CP2431

Background: Walter P. Moore and Associates, Incorporated, recently assisted the City in preparing conceptual drawings that were used to help acquire property at 7 NE 76th Terrace. The company was also recently the second highest rated firm to respond to a Request for Proposal (RFP) for the design of stormwater improvements in the vicinity of NE 68th Street and N. Bellefontaine. Based upon this information, staff requested that Walter P. Moore and Associates, Incorporated submit a proposal to design the NE 76th Terrace Storm Drainage and Parking Project with five (5) primary goals:

- 1) Preventing stormwater from overtopping NE 76th Terrace in heavy rains.
- 2) Securing the entrance to the cave as necessary.
- 3) Providing additional parking for Hobby Hill Park.
- 4) Addressing stormwater in the vicinity of 102 NE 76th Terrace.
- 5) Installing a stormwater structure directly east of 206 NE 76th Terrace where several pipes converge.

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

Public/Board/Staff Input: Staff recommends that the City execute a professional engineering services agreement with Walter P. Moore and Associates, Incorporated, in an amount not to exceed \$87,120.00. Please note that staff plans to execute a separate time and materials contract in the amount of \$5,000.00 with Habitat Architects to assist with environmental permitting due to the sensitive nature of the project.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION R-23-68

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH WALTER P. MOORE AND ASSOCIATES, INCORPORATED IN THE TOTAL AMOUNT NOT TO EXCEED \$87,120.00 FOR THE DESIGN OF THE NE 76TH TERRACE STORM DRAINAGE AND PARKING PROJECT CP2431.

WHEREAS, the engineering firm of Walter P. Moore and Associates, Incorporated assisted the City in the preparation of conceptual drawings of the project; and

WHEREAS, staff requested a proposal from Walter P. Moore and Associates, Incorporated for the design of the NE 76th Terrace Storm Drainage and Parking Project; CP2431.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to enter into a professional engineering services agreement with Water P. Moore and Associates, Incorporated in the total amount not to exceed \$87,120.00 to complete the work.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF OCTOBER 2023.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk