



**CITY COUNCIL MEETING  
7010 NORTH HOLMES  
GLADSTONE, MISSOURI  
MONDAY, JULY 8, 2024**

The City Council will meet in Closed Executive Session at 6:45 pm, Monday, July 8, 2024, 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, and 610.021(9) Employee Groups.

**OPEN STUDY SESSION 7:00 PM**

- 1. Short-term Rental Discussion-** Assistant City Manager Austin Greer will discuss current code and stance prohibiting short-term rentals.
- 2. Atkins-Johnson Farm and Museum Event Center Update-** Director Justin Merkey will present renderings of the style and appearance of the proposed barn.

**REGULAR MEETING 7:30 PM**

**TENTATIVE AGENDA**

- 1. Meeting Called to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance to the Flag of the United States of America.**
- 4. Approval of the Agenda.**

5. **Approval of the June 24, 2024, Closed City Council Meeting Minutes.**
6. **Approval of the June 24, 2024, 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 SPECIAL EVENT PERMITS:**

Sharp Agent KC-RE/MAX Revolution Client Appreciation Picnic, Happy Rock Park West, Saturday, July 20, 2024, 5:30 to 9:00 pm.

Gladfest, Linden Square, Friday, October 4, 2024, 5:00 to 10:00 pm, Saturday, October 5, 2024, 10:00 am to 10:00 pm, and Sunday, October 6, 2024, 12:00 to 4:00 pm.

**RESOLUTION R-24-39**, A Resolution authorizing Change Order No. 4 in the amount of \$96,025.75 to the contract with Infrastructure-Solutions, LLC, for the FY24 Water Main Replacements and Storm Drainage Project WP2487.

**REGULAR AGENDA**

11. **CONTINUED PUBLIC HEARING:** Site Plan Revision for property at 7200 North Broadway.
12. **FIRST READING BILL NO. 24-21**, An Ordinance approving a Site Plan Revision for property at 7200 North Broadway.
13. **FIRST READING BILL NO. 24-22**, An Ordinance approving the Final Plat of Amended Plat of Claymont Pointe 23<sup>rd</sup> Replat and directing the appropriate officials to affix their signatures to said Plat for recording.
14. **FIRST READING BILL NO. 24-23**, An Ordinance Amending Title III, Offenses, Chapter 130, Offenses Against Public Peace and Safety, by adding Section 3.130.110 on Dangerous Drugs.

15. **RESOLUTION R-24-40**, A Resolution authorizing the City Manager to execute a Professional Engineering Services Agreement with McClure Engineering Co. in the total amount not to exceed \$12,500.00 for the design of the 24-inch Transmission Water Main, Phase 1, Project WP2492E.
16. **Other Business.**
17. **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 3:00 pm  
July 3, 2024



*Department of General Administration*  
*Memorandum 24-01*

**DATE:** July 1, 2024  
**TO:** Robert Baer, City Manager  
**FROM:** Austin Greer, Assistant City Manager  
**SUBJECT:** Short-Term Rentals (Airbnb, VRBO, etc.)

The demand, public interest, and investment continues to grow for short-term rentals in the Kansas City metropolitan area and the City of Gladstone. City Staff is seeking guidance from the City Council on whether or not they would like staff to further and more clearly define the City's current code and stance on prohibiting short-term rentals in residential areas. Staff would also like to research adding short-term rental language to the property maintenance code to enhance enforcement.

The City's stance on short-term rentals in residential areas is prohibited by existing city code and this is what City Staff shares with the public when inquiries are made.

City Staff is requesting a public discussion amongst the City Council and for them to provide clear direction at the Monday, July 8<sup>th</sup> City Council meeting.

Thank you,

Austin Greer



***Department of Parks, Recreation, & Cultural Arts***  
***Memorandum***

**DATE:** July 1, 2024

**TO:** Robert M. Baer, City Manager

**FROM:** Justin Merkey, Director of Parks, Recreation, and Cultural Arts

**RE:** Atkins-Johnson Farm and Museum Barn Renderings

Last month, staff made a trip to Legacy Post and Beam located in Fremont, Nebraska, to meet with sales representatives and discuss their company's barn kits. Staff reviewed building materials, floor plans, exterior styles, and visited their production floor. Upon returning, staff coordinated a meeting with the Friends of AJFM to show them renderings of what a barn might look like for the AJFM site. The Friends of AJFM were in unanimous support of the style and appearance of the barn examples shown.

Staff will attend Monday Night's City Council meeting to show these examples and solicit feedback from City Council prior to proceeding with developing a request for proposals for the site. Should you have any questions, please let me know.



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
JUNE 24, 2024**

**PRESENT:** Mayor Tina Spallo  
Mayor Pro Tem Les Smith  
Councilmember Jean Moore  
Councilman Bill Garnos  
Councilman Spencer Davis  
  
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 Spallo opened the Regular City Council Meeting Monday, June 24, 2024 at 7:30 pm.

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

Mayor Spallo 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 Spallo asked all to stand and join in the Pledge of Allegiance to the Flag of the United States of America. She thanked the VFW Post 10906 Color Guard: Carla Gleaton, Gordon Harris, and Jim Cox.

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

The agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the June 10, 2024, Closed City Council Meeting Minutes.

Mayor Pro Tem Smith moved to approve the minutes of the June 10, 2024, Closed City Council meeting as presented. Councilmember Moore seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

**Item No. 6. On the Agenda.** Approval of the June 10, 2024, Regular City Council Meeting Minutes.

Mayor Pro Tem Smith moved to approve the minutes of the June 10, 2024, Regular City Council meeting as presented. Councilmember Moore seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

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

**Mayor Spallo** read and presented the Proclamation to Director Justin Merkey who recognized and thanked the staff and community.

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

Jim Oldebeken, 400 NE 76<sup>th</sup> Terrace, thanked City Manager Baer and Mayor Spallo for recently discussing the IRIS services with him. He shared points about his conversation with a Ztrip staff member regarding his questions and concerns about his IRIS experience. He expressed his concerns about potential delays for individuals who use it out of necessity and reported it to be a very good service with fantastic potential. He shared a conversation he had with a Kansas City Area Transportation Authority (KCATA) bus rider that included their thoughts, concerns, and challenges with the system. He reported a positive conversation he had with Clay County Commissioner Scott Wagner regarding the challenges, concerns, and history of the KCATA. Finally, he expressed his concern and disappointment that the Kansas City Mayor did not choose a representative from Clay County to serve on the KCATA Board.

Debra Dobbins, 7612 N. Broadway, discussed the water levels of the creek on her farm and recommended that the City request the engineering and architecture firm that designed the park and wetlands return to confirm the process is working as intended. She shared issues regarding silt in a pond in the wetland areas that feed two creeks and several small springs and believes it could change the course of the water. She expressed her concerns about the cave and the water on NE 76<sup>th</sup> Terrace.

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

**Councilman Garnos** commented on the Hobby Hill Park project Mrs. Dobbins was referring to and recalled it was a late addition and additional funds were spent to ensure the proper filling and draining of the pond. He stated he wouldn't be averse to ensure it's working as intended and he recalled the City was very sensitive to the project. He reported he attended the Parks and Recreation Advisory Board meeting and shared the board updates on the following projects: Flora Park, conversion of the tennis courts to pickle ball courts on NE 72<sup>nd</sup> Street, dog park, Atkins-Johnson Farm and Museum Barn, and the Community Center Pool. He stated that the Vice-Chair of the board provided a presentation on advocating for a Traffic Garden also known as Safety City for children. He shared that he recently attended the Board of Zoning and Adjustment meeting and a second electrical service was granted for a house.

**Councilmember Moore** announced that she and **Mayor Spallo** attended a volunteer recognition event hosted by the Northland Shepherd Center. She reported that the Center provides many things to Northland and Gladstone residents.

**Mayor Pro Tem Smith** referred back to Mr. Oldebeken and shared his disappointment that the Kansas City Mayor appeared to disregard the candidates submitted by the Clay County Commission for appointment to the KCATA board and the Kansas City Mayor had chosen an individual that worked for the City. He expressed his disappointment that Clay County does not have a representative to speak on the board of the KCATA, because it would offer support to the cities in the Northland.

**Mayor Spallo** extended an invitation to attend the art dedication of the "Monarch Girl" sculpture at Oak Grove Park, Friday, June 28<sup>th</sup> at 10:00 am. She reported that it is the commitment of the City to provide artwork in the City's park and public areas.

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

City Manager Baer announced the Annual Fourth of July Celebration at Oak Grove Park, July 4<sup>th</sup>, 7:00 pm and reported that City Hall will be closed July 4, 2024.

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

Following the Clerks' reading:

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

**Councilmember Moore** moved to approve the **Special Event Permits:**

Big Shoal Country Fair, Atkins-Johnson Farm and Museum, Saturday, September 28, 2024, 10:00 am to 4:00 pm.

Scarecrow 5K Run/Walk, Linden Square, Sunday, October 6, 2024, 5:30 to 9:30 am.

Friday Night Fright, Happy Rock Park East, Friday, October 18, 2024, 5:00 to 9:00 pm.

Big Shoal Cemetery Tours, Atkins-Johnson Farm and Museum, Saturday, October 19, 2024, 7:00 to 10:00 pm.

The Alzheimer's Association "Walk to End Alzheimer's", Happy Rock Park West, Saturday, October 19, 2024, 7:30 to 11:45 am.

Mayor's Christmas Tree Lighting Ceremony, Linden Square, Tuesday, December 3, 2024, 6:00 to 9:00 pm.

Photos and Cookies with Santa and Holiday Nights, Atkins Johnson Farm and Museum, Saturday, December 7, 2024, 10:00 am to 9:00 pm.

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

**Councilmember Moore** moved to approve **RESOLUTION R-24-32**, A Resolution authorizing acceptance of a proposal from MHC Kenworth, for the emergency repair of a 2013 Ford F450 ambulance in the amount of \$23,764.74. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

**Councilmember Moore** moved to approve **RESOLUTION R-24-33**, A Resolution accepting easements from certain property owners in conjunction with the Northeast 68th Terrace and North Bellefontaine Storm Drainage, Project CP2432. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

**Councilmember Moore** moved to approve **RESOLUTION R-24-34**, A Resolution declaring certain City Property Surplus and authorizing the sale and/or disposal of such property held by the City to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

**Councilmember Moore** moved to approve **RESOLUTION R-24-35**, A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2025 Ford Explorer Police Interceptor vehicles for the total purchase amount of \$175,700.00. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

**Councilmember Moore** moved to approve **RESOLUTION R-24-36**, A Resolution authorizing the City Manager to execute an agreement with Coop Fence and Construction, LLC in the total amount not to exceed \$18,596.41 for the Antioch Water Tower Fence Replacement, Project WP2492D. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

**Councilmember Moore** moved to approve **RESOLUTION R-24-37**, A Resolution authorizing Change Order No. 7 in the amount of \$36,904.35 to the contract with Orr Construction Management, Incorporated, for the 2022/23 Water Mains Replacement Project WP2386. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

**Councilmember Moore** moved to approve the **FINANCIAL REPORT FOR 11 MONTHS ENDING MAY 31, 2024**. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

#### **REGULAR AGENDA.**

**Item No. 12. On the Agenda.** **RESOLUTION R-24-38**, A Resolution authorizing Amendment No. 3 to the contract with Cook, Flat and Strobel Engineers, Incorporated in the total amount not to exceed \$15,618.00 for the design of the Linden Connector Trail, Project TP2373.

**Mayor Pro Tem Smith** moved to approve **RESOLUTION R-24-38**, A Resolution authorizing Amendment No. 3 to the contract with Cook, Flat, and Strobel Engineers, Incorporated in the total amount not to exceed \$15,618.00 for the design of the Linden Connector Trail, Project TP2373. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

**Item No. 13. On the Agenda.** **FIRST READING BILL NO. 24-20**, An Ordinance authorizing the City Manager to execute a program agreement between the City of Gladstone and the Missouri Highways and Transportation Commission for Federal Transportation Enhancement Funds to construct the Linden Connector Trail- Federal Project TAP-3323(413), City Project TP2373.

**Councilman Garnos** moved **BILL NO. 24-20** be placed on its First Reading. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

**Councilman Garnos** moved to accept the First Reading of **BILL NO. 24-20**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

**Councilman Garnos** moved to accept the Second and Final Reading of **BILL NO. 24-20** and enact the Bill as **Ordinance 4.674**. **Councilman Davis** seconded.

Roll Call vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) **Mayor Spallo** stated **BILL NO. 24-20** stands enacted as **Ordinance Number 4.674**.

**Item No. 14. On the Agenda.** Other Business.

There was no other business.

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

**Mayor Spallo** announced that Councilmembers will reconvene to Closed Session and the Regular City Council meeting would be adjourned at the completion of the Closed Session. Since the meeting was to discuss personnel issues, the clerk was excused from the meeting and Amanda Wheeler kept notes of the closed session.

The meeting was adjourned at 8:30 pm.

Respectfully submitted:

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Kris Keller, City Clerk

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

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

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Tina M. Spallo, Mayor



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 6/24/2024

Department: Community Development

Meeting Date Requested: 7/8/2024

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

Subject: Special Event Permit

Background: Sharp Agent KC – RE/MAX Revolution will be hosting their annual client appreciation picnic. There will be games, prizes, food, and a tethered hot air balloon (weather permitting).

This event will take place at Happy Rock Park West on Saturday, July 20, 2024 from 5:30 pm to 9:00 pm.

Budget Discussion: N/A.

Public/Board/Staff Input: See attached letter of transmittal.

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

Alan Napoli  
Department Director/Administrator

JM  
City Attorney

BB  
City Manager

# LETTER OF TRANSMITTAL



**CITY OF GLADSTONE**  
**Community Development Department**  
**P.O. Box 10719**  
**Gladstone, Missouri 64188-0719**  
**Tel. (816) 436-2200 Fax (816) 436-2228**



**TO: CITY COUNCIL**  
**FROM: COMMUNITY DEVELOPMENT**  
**DATE: JUNE 24, 2024**  
**PERMIT NO.: SEP24-00060**  
**RE: TYPE 4 OUTDOOR SPECIAL EVENT**

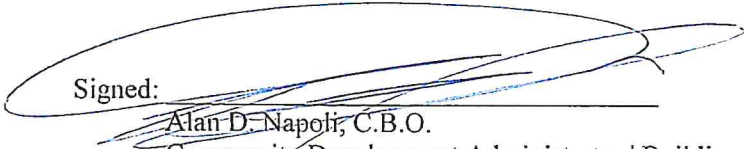
**NAME OF EVENT: CLIENT APPRECIATION PICNIC**  
**LOCATION OF EVENT: 7512 NE ANTIOCH ROAD**  
**HAPPY ROCK PARK WEST**  
**DATE OF EVENT: SATURDAY, JULY 20, 2024**  
**TIME OF EVENT: 5:30 PM TO 9:00 PM**  
**EST. ATTENDANCE: 85±**

## REQUESTED TEMPORARY VARIANCE:

- ☐ Section 2.100.250(1) Outdoor display, sale and storage.
- ☐ Section 2.100.250(3) Sales transactions.
- ☐ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 3.100.060 Burning prohibited general; exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☐ Section 2.100.250(1) Outdoor display, sale and storage
- ☐ Section 2.100.250(3) Sales transactions

**REMARKS:** City staff has reviewed the application and finds that the variance(s) are appropriate for this venue.

Signed:

  
Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

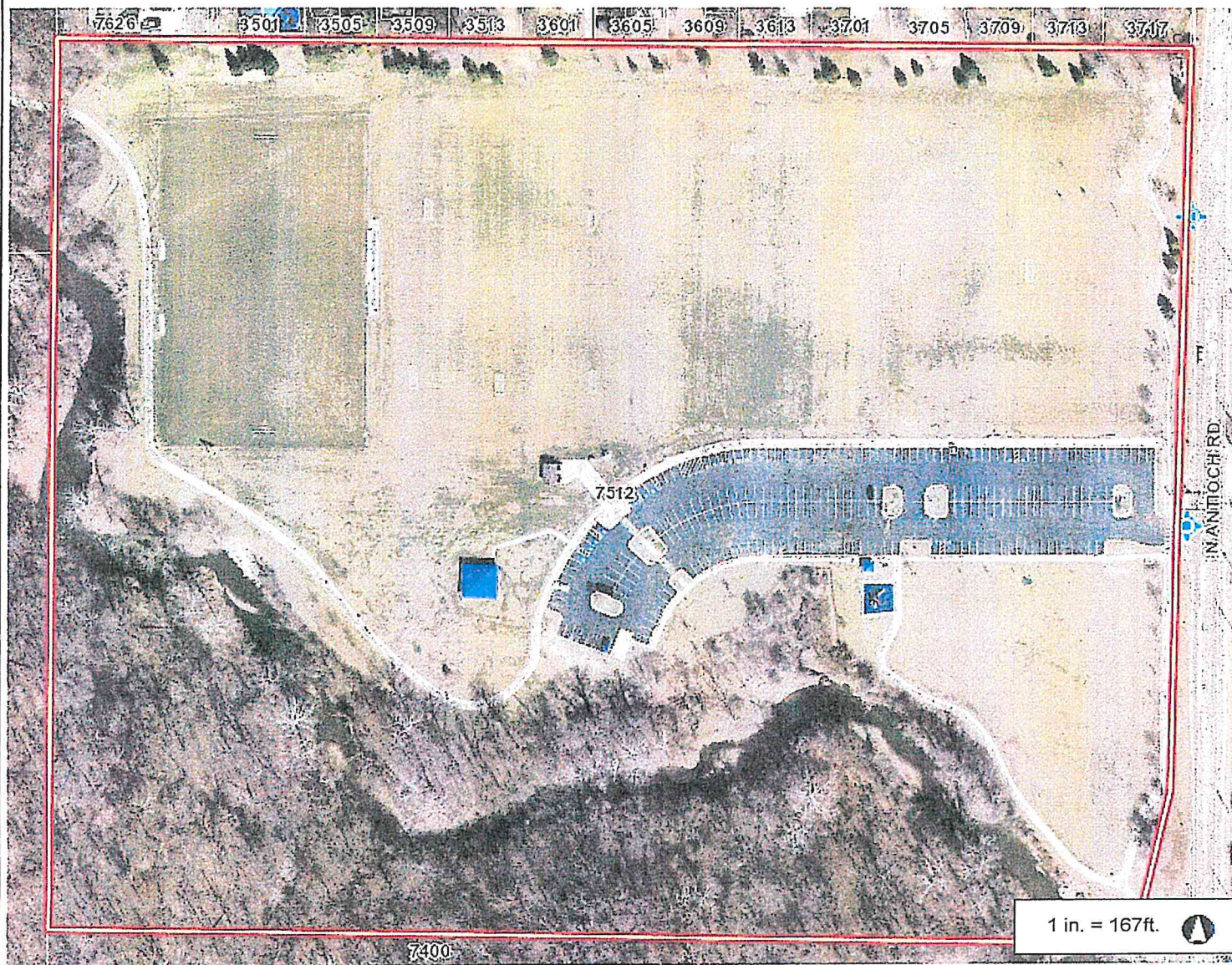
## ATTACHMENT(S):

☒ Map

☐ Other \_\_\_\_\_



## Gladstone, MO



### Legend

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



## *Request for Council Action*

**RES** ☐ # City Clerk Only

**BILL** ☐ # City Clerk Only

**ORD** ☐ # City Clerk Only

Date: 6/28/2024

Department: Community Development

Meeting Date Requested: 7/8/2024

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

Subject: Special Event Permit

Background: The Gladstone Area Chamber of Commerce will host their 45 Annual Gladfest. This is a three (3) day family friendly fall event featuring a pep rally, kids' activities, live entertainment, vendors, carnival, food booths, and much more.

Gladfest will take place around City Hall, the Community Center, and Linden Square. The event will be held on the following dates and respective times:

- ↪ Friday, October 4, 2024
  - ↪ 5:00 pm to 10:00 pm
- ↪ Saturday, October 5, 2024
  - ↪ 10:00 am to 10:00 pm
- ↪ Sunday, October 6, 2024
  - ↪ 12:00 pm to 4:00 pm

For the duration of Gladfest, the following street closures will take place:

- N. Holmes Street – from NE 69<sup>th</sup> Street north to NE 70<sup>th</sup> Terrace.
- NE 70<sup>th</sup> Street – from N. Holmes Street west to N. Cherry Street.

The carnival set up begins Wednesday, October 2, 2024 and will require some partial closing of N. Holmes Street, but City Hall will remain accessible.

Budget Discussion: N/A.

Public/Board/Staff Input: See attached letter of transmittal.

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

Alan Napoli  
Department Director/Administrator

JM  
City Attorney

BB  
City Manager

# LETTER OF TRANSMITTAL



CITY OF GLADSTONE  
Community Development Department  
P.O. Box 10719  
Gladstone, Missouri 64188-0719  
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL  
FROM: COMMUNITY DEVELOPMENT  
DATE: JUNE 28, 2024  
PERMIT No.: SEP24-00061  
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GLADFEST  
LOCATION OF EVENT: 7010 N HOLMES STREET/6901 N HOLMES STREET  
GLADSTONE CITY HALL/COMMUNITY CENTER  
(ALONG N HOLMES STREET)  
602 NE 70<sup>TH</sup> STREET  
LINDEN SQUARE & ALONG NE 70<sup>TH</sup> STREET  
DATE OF EVENT: FRIDAY, OCTOBER 4, 2024  
SATURDAY, OCTOBER 5, 2024  
SUNDAY, OCTOBER 6, 2024  
TIME OF EVENT: FRIDAY – 5:00 PM TO 10:00 PM  
SATURDAY – 10:00 AM TO 10:00 PM  
SUNDAY – 12:00 PM TO 4:00 PM  
EST. ATTENDANCE: 15,000±

## REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.100.250(1) Outdoor display, sale and storage.
- ☒ Section 2.100.250(3) Sales transactions.
- ☒ Section 2.120.050 Noise prohibited.
- ☒ Section 2.130.010(2) Park rules and regulations (hours).
- ☒ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☒ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 3.100.060 Burning prohibited general; exceptions.
- ☒ Section 5.110.1800 Drinking in public.
- ☒ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.
- ☒ Section 3.100.180 Dogs on grounds of Gladfest and Bluesfest Festivals prohibited.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

Signed:

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

## ATTACHMENT(S):

- ☒ Maps
- ☒ Letter from Gladstone Chamber of Commerce to Director Justin Merkey



June 25, 2024

Mr. Justin Merkey, Director of Parks & Recreation  
City of Gladstone  
7010 N. Holmes  
Gladstone, MO 64118

Dear Justin,

The Gladstone Area Chamber of Commerce, in cooperation with the City of Gladstone, is planning the 45<sup>th</sup> annual Gladfest, scheduled for October 4-6, 2024.

In order to comply with the Outdoor Special Events Application, we respectfully request that the City of Gladstone temporarily suspend a few ordinances, as they apply to Gladfest, including: noise prohibited, alcoholic beverages, prohibition of smoking on or within all public park grounds, drinking in public, street use permits, temporary signs and the dog ordinance.

The Chamber would like to request that smoking be allowed at Gladfest (outdoors only), in designated smoking areas. An attached diagram outlines the specific areas requested. The Chamber will provide containers for disposal of smoking refuse and will be responsible for removing the refuse containers following Gladfest.

The Chamber also requests allowing the sale of alcoholic beverages and drinking in public at the Gladfest, specifically in Linden Square. A diagram of the festival grounds with the area in which alcoholic beverages will be permitted is attached. We also understand that next to each trash receptacle, a recycling receptacle is required.

At Gladfest, one particularly appealing feature is live music. We request that the noise prohibited ordinance be waived during the hours of the event. Please note that Gladfest organizers are very respectful of the ending time of 10 p.m. each evening, so as not to be too disruptive of the neighbors living near the festival grounds.



Gladfest organizers request that the temporary signage ordinances be waived, so that we may place up to six advertising banners throughout the city for a period of 2 weeks prior to the event. Banners will only be placed with permission of the property owners and will be removed following the event.

Gladfest does require street closures and temporary one-way routing, to facilitate the carnival and traffic flow around the festival grounds. We request that the street closures and re-routing, deemed necessary by Public Safety and Public Works, be honored. During Gladfest 2024, the carnival will be set up in Holmes Street, running in front of City Hall and the Gladstone Community Center. Carnival set-up will require extended closure of Holmes Street, beginning on Wednesday, Oct. 2, prior to Gladfest opening on Friday.

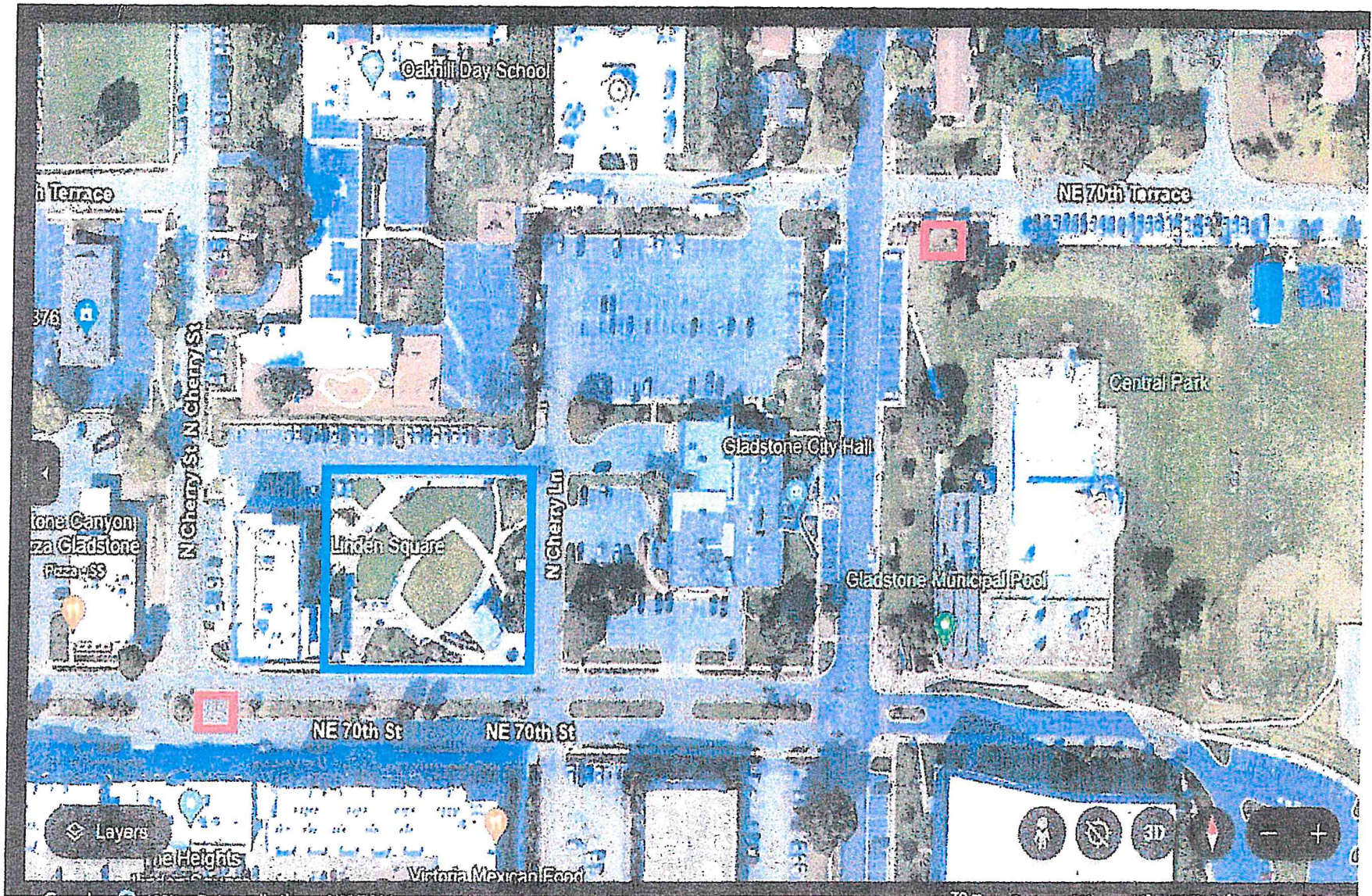
Gladfest also requests waiving the dog ordinance (Ordinance 4.012) for the festival weekend, allowing patrons to bring leashed dogs to the festival. The no dogs allowed ordinance is difficult to enforce, as The Heights at Linden Square is a very pet-friendly community.

We respectfully request that the ordinances be suspended for all Gladfest hours of operation.

Should you have any questions or concerns, please contact me at the Chamber Office, at your convenience. Thank you for your consideration in this matter.

Sincerely,

Amy Harlin  
President

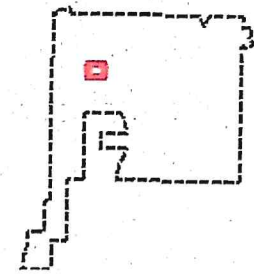
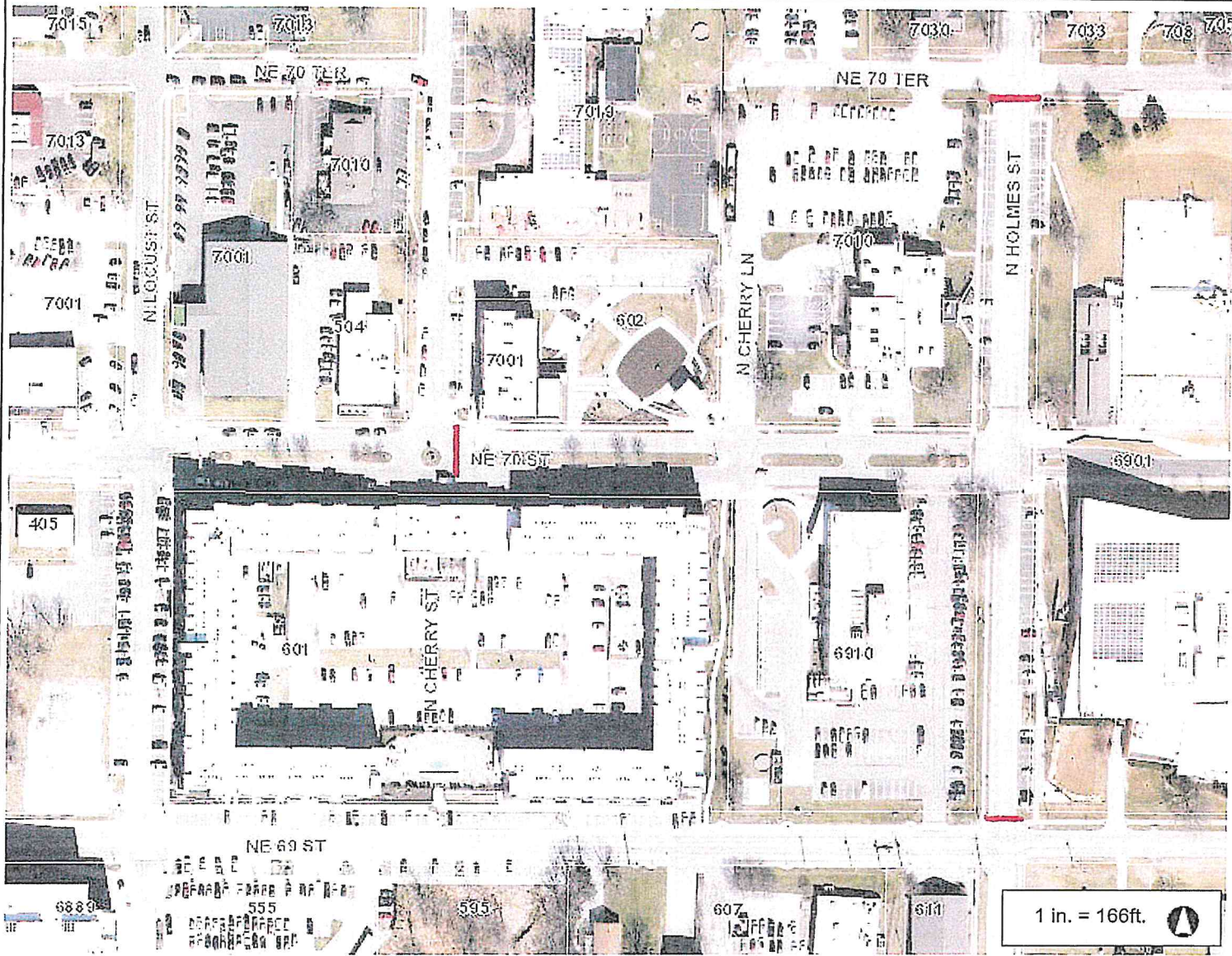


Inside **RED** Area = Designated Smoking Area

Inside **BLUE** Area = Alcohol Consumption Area



## Gladstone, MO



### Legend

- Street Centerline
- House Number

### Notes

Street Closures

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**



## *Request for Council Action*

RES ☒ # R-24-39

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/1/2024

Department: Public Works

Meeting Date Requested: 7/8/2024

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

Subject: Change Order 4 to the FY24 Water Main Replacements and Storm Drainage Project WP2487

Background: The contract for Project WP2487 was awarded to Infrastructure-Solutions, LLC as authorized by Resolution 23-50. Change Order 2 (authorized by Resolution R-24-18) modified the scope of that contract to include the replacement of an additional 16-feet of partially collapsed 48-inch pipe on NE Brooktree Lane (just south of UMB Bank) and the rehabilitation of approximately 240-feet of 60-inch deteriorated corrugated culvert pipe under Old Pike Road at NW 51st Street. Change Order 4 further expands that scope to include the removal and replacement of approximately 210-feet of 36-inch pipe at 2850 NE Kendallwood Parkway. That work will not commence until the execution of a settlement agreement between the City and owner. Furthermore, the property owner has tentatively agreed to pay \$17,683.95 of the \$96,025.75 change order.

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

Original Contract Amount:	\$ 968,040.00
Change Order 1 - 3	<u>99,507.28</u>
<b>Total approved to date:</b>	1,067,547.28
Change Order 4	<u>96,025.75</u>
<b>Revised Contract Amount:</b>	<b><u>\$ 1,163,573.03</u></b>

Funds for this work are available from CIST.

Public/Board/Staff Input:

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-24-39**

**A RESOLUTION AUTHORIZING CHANGE ORDER NO. 4 IN THE AMOUNT OF \$96,025.75 TO THE CONTRACT WITH INFRASTRUCTURE-SOLUTIONS, LLC, FOR THE FY24 WATER MAIN REPLACEMENTS AND STORM DRAINAGE PROJECT WP2487.**

**WHEREAS**, additional work under the FY24 Water Main Replacements and Storm Drainage Project has been determined necessary and is recommended by the Director of Public Works.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute Change Order No. 4 to the FY24 Water Main Replacements and Storm Drainage Project WP2487 with Infrastructure-Solutions, LLC, as follows:

Original Contract Amount:	\$ 968,040.00
Change Orders 1-3	<u>99,507.28</u>
<b>Total approved to date:</b>	1,067,547.28
Change Order 4	<u>96,025.75</u>
<b>Revised Contract Amount:</b>	<b><u>\$ 1,163,573.03</u></b>

**FURTHER, THAT**, funds for such purpose are available from the Capital Improvement Sales Tax Fund.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8TH DAY OF JULY 2024.**

\_\_\_\_\_  
Tina M. Spallo, Mayor

ATTEST:

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



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 24-21

ORD ☒ # 4.675

Date: 7/1/2024

Department: Community Development

Meeting Date Requested: 7/8/2024

Public Hearing: Yes ☒ Date: 6/10/2024 and continued to 7/8/2024

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

Background:

**Update (July 1, 2024):** As of Monday, July 1, 2024 the developer and applicant submitted plans to City Staff to address legitimate traffic and congestion concerns regarding access by large semi-trucks for fuel and product delivery. You can find these plan illustrations in the City Council packet.

**Update:** City Staff has requested the following from the applicant after the Planning Commission meeting on Monday, May 20<sup>th</sup>:

- To have the traffic engineers present at the City Council meeting to answer any traffic related questions in more detail.
- Provide renderings of the west side of the store that will give a better visual of the drive thru and backside of the store.
- To be prepared to discuss and show the potential left turn lane installation and the right-in/right-out traffic mitigation options in some detail.

**Narrative:** The applicant is requesting site plan approval for the purpose of constructing a new 5,000 sq. ft. gas station and convenience store located at 7200 N. Broadway. This property is currently vacant and zoned CP-2 which is an appropriate zoning for the proposed use.

This project was proposed in 2023 and denied by the Gladstone City Council. The property owner has made adjustments to the site plan and those adjustments include the following:

- The access point on NW 72nd Street has been shifted west to lineup with the Post Office access point.
- The water quality pond has been moved from the northern side of the property to the western side of the property away from the residential homes located to the north. This basin will be located on the KCMO parcel.
- The wooded area on the northern side of the property will primarily remain untouched.

This project will also 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.

A traffic study was conducted by Priority Engineers, Inc. and they provided a summary of their findings.

- “Analysis of unsignalized intersections indicate that they operate with acceptable levels of service both before and after the construction of the proposed development. The signalized intersection at NW 72<sup>nd</sup> Street and N. Broadway Street has an overall level of service that is acceptable both before and after construction of the proposed development. The proposed entrance locations have sufficient sight distance. A left turn lane is warranted for the entrance on N. Broadway Street in the PM Peak Hour. Due to geometric constraints of this location, the left turn lane will need to be designed so that it does not interfere with the southbound left turn lane at the signalized intersection with NW 72<sup>nd</sup> Street. No other improvements are required as a result of this development.”
- Given the conclusions and recommendations made by the traffic engineers, City Staff will be requiring the installation and construction of a left turn lane for the entrance on N. Broadway at the property owner’s expense.

Budget Discussion: N/A.

Public/Board/Staff Input:

Public: There were approximately 5-10 people in the audience who attended the Planning Commission hearing that are in opposition to the proposed project. These individuals live in the neighborhood of NW 72<sup>nd</sup> Terrace, which is north of the proposed project.

Board: The Planning Commission approved the project. (7 Yes – 1 No)

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.**

**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 North 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 North 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 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.

**BILL NO. 24-21****ORDINANCE NO. 4.675**

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. Preserve the northern wooded tree line as a buffer to the residential neighborhood located to the north along NW 72<sup>nd</sup> Terrace.
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.
18. Extend and loop the 8-inch water main along N. Broadway.
19. Given the project location and that the development extends to property located in Kansas City, Missouri, this development is subject to Kansas City, Missouri approving the improvements on their parcel.
20. The installation and construction of a left turn lane for the entrance on N. Broadway at the property owner's expense.

**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 8TH DAY OF JULY 2024.**

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Tina M. Spallo, Mayor

ATTEST:

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Kris Keller, City Clerk

First Reading: July 8, 2024

Second Reading: July 8, 2024

File # 24-00002



## Community Development Department

### Staff Report

Date: May 15, 2024

File #: 24-00002

Requested Action: Site Plan Revision

Date of PC Consideration: Monday, May 20, 2024

Date of Council Consideration: Monday, June 10, 2024

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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

### 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 & 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
- 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. Proposed signage on the building and canopy for fueling stations.

### Analysis

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#### Update:

As of Monday, July 1, 2024 the developer and applicant submitted plans to City Staff to address legitimate traffic and congestion concerns regarding access by large semi-trucks for fuel and product delivery. You can find these plan illustrations in the City Council packet.

The applicant is requesting site plan approval for the purpose of constructing a new 5,000 sq. ft. gas station and convenience store located at 7200 N. Broadway. This property is currently vacant and zoned CP-2 which is an appropriate zoning for the proposed use.

This project was proposed in 2023 and denied by the Gladstone City Council. The property owner has made adjustments to the site plan and those adjustments include the following:

- The access point on NW 72nd Street has been shifted west to lineup with the Post Office access point.
- The water quality pond has been moved from the northern side of the property to the western side of the property away from the residential homes located to the north. This basin will be located on the KCMO parcel.
- The wooded area on the northern side of the property will primarily remain untouched.

This project will also 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.

A traffic study was conducted by Priority Engineers, Inc. and they provided a summary of their findings.

- "Analysis of unsignalized intersections indicate that they operate with acceptable levels of service both before and after the construction of the proposed development. The signalized intersection at NW 72<sup>nd</sup> Street and N Broadway Street has an overall level of service that is acceptable both before and after construction of the proposed development. The proposed entrance locations have sufficient sight distance. A left turn lane is warranted for the entrance on N Broadway Street in the PM Peak Hour. Due to geometric constraints of this location, the left turn lane will need to be designed so that it does not interfere with the southbound left turn lane at the signalized intersection with NW 72<sup>nd</sup> Street. No other improvements are required as a result of this development."
- Given the conclusions and recommendations made by the traffic engineers, City Staff will be requiring the installation and construction of a left turn lane on N. Broadway at the property owner's expense.

## **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.
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.
15. Preserve the northern wooded tree line as a buffer to the residential neighborhood located to the north along NW 72<sup>nd</sup> Terrace.
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.
18. Extend and loop the 8-inch water main along N. Broadway.
19. Given the project location and that the development extends to property located in Kansas City, Missouri, this development is subject to Kansas City, Missouri approving the improvements on their parcel.
20. The installation and construction of a left turn lane on N. Broadway at the property owner's expense.

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## **Recommendation**

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

# PLANT LIST

NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
<b>SHADE TREES</b>				
8	SHM	SHANTUNG MAPLE	ACER TRUNCATUM	2.5" CAL.
9	BDC	BALD CYPRESS	TAXODIUM DISTICHUM	2.5" CAL.
<b>EVERGREEN SHRUBS</b>				
38	HOX	GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET'	3 GAL. CONTAINER
36	WY	WARD'S YEW	TAXUS MEDIA 'WARDII'	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 OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSEMARYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", AND 200.1, 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 PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING. ALL SHRUB AND PLANT BEDS TO BE MULCHED WITH 3" DEPTH DARK HARDWOOD MULCH, AS AN ALTERNATE IN SHRUB BEDS, 2" DEEP SMOOTH RIVER ROCK OVER PERMEABLE WEED BARRIER FABRIC USED FOR WEED PREVENTION MAY BE INSTALLED INSTEAD OF HARDWOOD MULCH. HARDWOOD MULCH TO BE INSTALLED IN ALL ORNAMENTAL GRASS BEDS.
3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER, AS A SUBSTITUTE, 19-6-10 GRANULAR FERTILIZER, 75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL. SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUND. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 3 POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE.
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 MULCH COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESHICANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN, REAPPLY ANTI-DESHICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. THE INSTALLATION OF ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF GLADSTONE, MO.
7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
8. ALL PLANT BED AREAS TO RECEIVE DARTY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF, AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOSPHOROUS 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 WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTINGS. PLANT BEDS TO BE "MOUND". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGINGS TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. MYKE PRO MYCORRHIZAE GRANULES TO BE ADDED TO ALL PLANTINGS PER MANUFACTURERS RECOMMENDATIONS.
9. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOIL AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
10. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND RECD INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.
12. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, METERS, 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.
14. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.
15. ALL LAWN AREAS TO BE SODDED OR SEEDED WITH TURF TYPE TALL FESCUE BLEND IN LOCATIONS INDICATED ON PLANS. SEEDED LAWN TO BE HYDRO-SEEDED OR DRILLED, SOD AND SEED SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. LAWN SHALL BE TURF TYPE TALL FESCUE 3 WAY BLEND:

### LAWN SEED MIX

TRI-STAR® QUICK TURF MIXTURE OR SIMILAR BLEND:

SEEDING RATE: 8-10 LBS PER 1,000 SF

- 25% TITAN LTD FESCUE - TRI-STAR SEED COMPANY
- 25% FALCON IV TALL FESCUE - SPRING HILL, KS 66083
- 25% 2ND MILLENNIUM TALL FESCUE 800-874-3308
- 25% TURF PERENNIAL RYEGRASS

## LEGEND

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

NE 72ND STREET

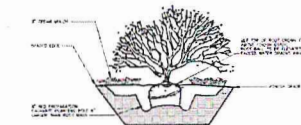
N BROADWAY

## LANDSCAPING PLAN

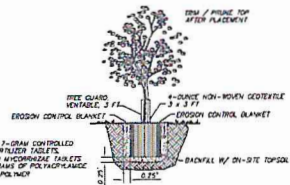


### GENERAL NOTES:

1. THE LANDSCAPING AREA SHALL BE INSTALLED WITH BUILT IN IRRIGATION SYSTEM.
2. ANY DAMAGES TO CURBS 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.



TYPICAL SHRUB PLANTING



TYPICAL ARBORVITAE TREE PLANTING DETAIL

PRELIMINARY

SHORT STOP GAS STATION  
PROJECT

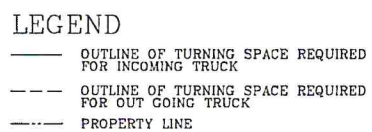
400 NE 72ND STREET  
GLADSTONE, MISSOURI

## LANDSCAPING PLAN

Project Number: 2023-109  
Drawn by: KRB  
Checked by: GWM

SHEET 10





PRELIMINARY



**Design Group LLC.**  
9000 E. Bonnieter Road  
Suite 100  
Kansas City, Missouri 64134  
(816) 797-2063

# SHORT STOP GAS STATION PROJECT

400 NE 72ND STREET  
GLADSTONE, MISSOURI

FUEL TRUCK  
TEMPLATE  
W/NE 72ND ST ACCESS

Project number	2023-109
Drawn by	KRB
Checked by	GWM

SHEET 12



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 24-22

ORD ☒ # 4.676

Date: 7/1/2024

Department: Community Development

Meeting Date Requested: 7/8/2024

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

Subject: Final Plat – 198 & 200 Pointe Drive – Claymont Pointe

Background: The applicant is requesting that the city approve a re-plat (lot split) that would enable the developer to sell two (2) higher-end townhomes in the Claymont area that are currently under construction.

The construction of these two (2) townhomes fit in well and tie into the overall character of the planned neighborhood.

Budget Discussion: N/A

Public/Board/Staff Input:

Public: No comments

Board: Unanimous approval (10 Yes – 0 No)

Staff: City staff recommends that the Planning Commission approve the plat as submitted.

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 THE FINAL PLAT OF AMENDED PLAT OF CLAYMONT POINTE 23<sup>RD</sup> REPLAT AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.**

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

**SECTION 1. ACCEPTANCE.** It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Plat, having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Plat as “All of Lot 1, Amended Plat of Claymont Pointe 22<sup>nd</sup> Replat, a subdivision in the City of Gladstone, Clay County, Missouri” is hereby accepted.

**SECTION 2. SIGNATURES.** The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8TH DAY OF JULY 2024.**

\_\_\_\_\_  
Tina M. Spallo, Mayor

ATTEST:

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

1st Reading: July 8, 2024

2nd Reading: July 8, 2024

File # Plat 24-00001



## Community Development Department

### Staff Report

Date: June 12, 2024

File #:

Requested Action: Final Plat (Re-plat)

Date of PC Consideration: June 17, 2024

Date of Council Consideration: July 8, 2024

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Applicant/: Tom Sanford  
Owner Carson Custom Homes Inc.  
2271 NW Riverview Dr. Riverside, MO 64150

Architect/ Robert Young  
Engineer: RL Buford & Associates  
PO Box 14069, Parkville, MO 64152

Address of Property: 198 & 200 Pointe Drive  
Parcel Number: 17208000902200

### Planning Information

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- Current Zoning: RP-4: Planned Apartment House District
- Planned Land Use: Residential
- Surrounding Uses: Residential & CP-O, Non Retail District – Belleview Office Building
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: Adequate ingress and egress exist along Pointe Drive
- Proposed On-Site Improvements: Construction of two townhouses

### Analysis

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The applicant is requesting that the city approve a re-plat (lot split) that would enable the developer to sell two (2) higher-end townhomes in the Claymont area that are currently under construction.

The construction of these two (2) townhomes fit in well and tie into the overall character of the planned neighborhood.

### Recommendation

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City staff recommends that the Planning Commission approve the plat as submitted.

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Monday, June 17<sup>th</sup>, 2024  
7:00 p.m.

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

**Present:** Katie Middleton  
Bill Turnage  
Jennifer McGee  
Joseph Brancato  
Cameron Nave, Vice-Chair  
Robert Wilson  
Steve Beamer, Chair  
Chase Cookson  
Brenda Lowe, Secretary  
Kim Murch

**Absent:** Mike Ebenroth

**Council & Staff Present:**

Austin Greer, Assistant City Manager | Community Development Director  
Alan Napoli, Community Development Administrator & Building Official  
Angie Daugherty, Admin. Assistant  
Jean B. Moore, Councilmember

**Item 2 on the Agenda: Pledge of Allegiance.**

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

**Item 3 on the Agenda: Approval of the May 20<sup>th</sup>, 2024 Minutes.** Chair Beamer asked if there was a motion to approve the minutes from the May 20<sup>th</sup> meeting with edits to the titles of Brenda Lowe and Cameron Nave

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

**Item 4 on the Agenda: Consideration:** On a Re-Plat for parcel number 17208000902200 on property located at 198 & 200 Pointe Dr.

Applicant/Owner: Tom Sanford  
Architect/Engineer: Robert Young, RL Buford & Associates

*City Council consideration for this project is scheduled for Monday, July 8, 2024.*

Mr. Greer read from the staff report:

The applicant is requesting that the city approve a re-plat (lot split) that would enable the developer to sell two (2) higher-end townhomes in the Claymont area that are currently under construction.

The construction of these two (2) townhomes fit in well and tie into the overall character of the planned neighborhood.

City staff recommends that the Planning Commission approve the plat as submitted.

Mr. Robert Young stated that he is here to represent the owners. If anyone has any questions he will answer them.

Ms. Middleton asked what was there before and what it is now.

Mr. Greer stated it used to be all one parcel of vacant land. This homebuilder bought the vacant property and constructed two brand new townhomes to own or sell. Construction is coming to a close and they are ready to re-plat the property or do a lot split so that addresses 198 and 200 can be established before the closing.

Mr. Nave asked if the lot was vacant previously.

Mr. Greer stated yes, it was vacant and this is new construction. From the Comprehensive Plan, the middle type housing is something the City of Gladstone calls for. Although, these are large townhomes, probably close to 3,000 square feet, it is still considered middle housing.

**MOTION: By Ms. McGee, second by Ms. Middleton to consider a Re-Plat located at parcel number 17208000902200.**

<b>Vote: Mr. Wilson</b>	<b>Yes</b>
<b>Mr. Brancato</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Chair Beamer</b>	<b>Yes</b>
<b>Ms. McGee</b>	<b>Yes</b>
<b>Mr. Nave</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Cookson</b>	<b>Yes</b>

**The motion carried. (10-0)**

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

Councilmember Jean Moore wanted to thank everyone for being there. City Hall will be closed Wednesday, June 19<sup>th</sup> in honor of Juneteenth . She would urge everyone to take advantage of all

the activities at Linden Square happening this summer. There are concerts on Fridays and some Saturdays and the next concert will be this Friday, June 21<sup>st</sup>. The band playing will be Lyin Eyes which is an Eagles tribute band. Theatre in the Park is at the end of the month, June 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> and they will be performing Fiddler on the Roof. She wanted to give the Planning Commissioners an update regarding the gas station c-store at the corner of Broadway and 72<sup>nd</sup> Street that they sent to the City Council. They heard the application and they continued it to the July 8<sup>th</sup> City Council meeting in order for their engineer to provide more information in regard to traffic, bigger semi-trucks having access to the property for deliveries and allowing people to access the property safely.

Chair Beamer stated that from what he understands the issue of getting the gas trucks in and out of the parking lot to offload gas was a consideration that didn't come to mind with this group and he never thought of it either. Apparently, Council did recognize it as an issue and it is being revisited to make sure that these trucks can enter and exit this property safely.

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

No communication from City Staff.

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

Mr. Turnage wanted to thank the Public Works Department for sponsoring the electronics disposal last Saturday morning at 9:00 a.m.

**Item 8 on the Agenda: Adjournment**

Chair Beamer adjourned the meeting at 7:09 p.m.

Respectfully submitted:

\_\_\_\_\_  
Steve Beamer, 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 #: Plot 24-00001  
Date: 5-16-24

Application Type:

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

Address of Action: None, East of 196 Pointe Dr.

Legal Description:  
Attach under separate cover if needed.

Claymont Pointe Amended 22nd Replat

Parcel 17208000902200 198 \$100

Proposed Change: Lot split for duplex

Applicant/Property Owner Information:

- ☐ Applicant(s) Tom Sanford  
Company Carson Custom Homes Inc.  
Address 2271 NW Riverview Dr., Riverside, MO 64150  
Phone 816-305-5220 Fax: \_\_\_\_\_ E-Mail: sanford3t@aol.com
- ☐ Property Owner (if different than applicant)  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_
- ☐ Architect/Engineer Robert Young  
Company RL Buford & Associates  
Address PO Box 14069, Parkville, MO 64152  
Phone 816-741-6152 Fax: \_\_\_\_\_ E-Mail: rob@rlbuford.com

Please indicate in one box above which person is to be the contact.

Applicant's Signature \_\_\_\_\_

Date 4/30/24

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, Tam S40FORD, do hereby authorize Tam S40FORD Carson Custom Homes Inc  
(Owner's name) (Applicant's name)  
to apply for the following action on my property at 198/200 pointe Dr  
Gladstone, MO

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

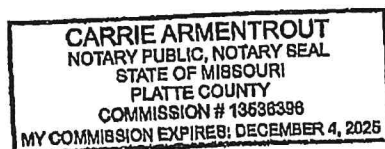
Date: 4/30/24 Owner's Signature: [Signature]

NOTARIZATION

State of Missouri  
County of Clay

Subscribed and sworn before me this 30<sup>th</sup> day of April, 2024

Notary's Signature: [Signature]  
My Commission expires: \_\_\_\_\_



(seal)



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 24-23

ORD ☒ # 4.677

Date: 7/1/2024

Department: Police

Meeting Date Requested: 7/8/2024

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

Subject: Dangerous Drug Ordinance

Background: As drug crimes in Clay County have steadily increased over the years, the Clay County Prosecutor's Office has had difficulty charging certain drug offenses that would normally require prosecution under State statute. Reasons for this vary, but often times cases are rejected simply due to the relatively small quantity of drugs that would normally be classified as felony controlled substances. Additionally, the production of synthetic drugs has increased and is more prevalent. Without charging in State courts, these cases largely disappear and leave law enforcement without the means to criminally dispose of them. The addition of this City Ordinance on dangerous drugs allows such cases to be properly addressed at a municipal level and provides officers and detectives the ability to properly charge and adjudicate these cases when they fail to meet the thresholds of the County prosecutor for State charges.

Budget Discussion: N/A.

Public/Board/Staff Input: This Ordinance was reviewed and approved by the City Prosecutor and City Attorney. Staff recommends approval and adoption of the proposed Ordinance.

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

Fred Farris  
Chief of Police

JM  
City Attorney

BB  
City Manager

**BILL NO. 24-23**

**ORDINANCE NO. 4.677**

**AN ORDINANCE AMENDING TITLE III, OFFENSES, CHAPTER 130, OFFENSES AGAINST PUBLIC PEACE AND SAFETY, BY ADDING SECTION 3.130.110 ON DANGEROUS DRUGS.**

**WHEREAS**, the City Council desires to amend the Code to add certain prohibitions on the possession of certain drugs.

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

SECTION 1. That Title III, Offenses, Chapter 130, Offenses Against Public Peace and Safety, is hereby amended by adding Section 3.130.110, to read as follows:

**Section 3.130.110 – Drug Possession.**

No person other than a manufacturer of, or a wholesale dealer in drugs, a licensed Pharmacist, a duly registered practicing Physician, a licensed Veterinarian, or a licensed Dentist shall possess any drug or substance included in Schedules I through V of the Uniform Controlled Substances Act found in RSMo. Chapter 195 within the city, including, but not limited to: cocaine, opium or any of its salts, alkaloids or derivatives, choral, barbiturates, synthetic cannabinoid, any analogue or homologue of a Schedule I controlled substance, or any compound or preparation of any of them, or any amphetamine, desoxyephedrine, methylphenidate, or any salt mixture or optical isomer thereof also having a stimulating effect on the central nervous system.

SECTION 2. That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

SECTION 3. That all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8TH DAY OF JULY 2024.**

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Tina M. Spallo, Mayor

ATTEST:

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Kris Keller, City Clerk

First Reading: July 08, 2024

Second Reading: July 08, 2024



## *Request for Council Action*

**RES** ☒ # R-24-40

**BILL** ☐ # City Clerk Only

**ORD** # City Clerk Only

Date: 7/2/2024

Department: Public Works

Meeting Date Requested: 7/8/2024

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

Subject: Engineering Services Agreement, Design of the 24-Inch Transmission Water Main, Phase 1, Project WP2492E

Background: Gladstone issued a request for proposals (RFP) for the design of a new 24-inch transmission main under Vivion Road and I-29/35. A total of five (5) firms responded to this request and staff selected McClure Engineering Co. to begin contract negotiations. McClure previously assisted the City with a Missouri Department of Transportation Cost Share application for construction of a bike/pedestrian trail on Vivion Road.

Budget Discussion: Funds are available from the 2024 COP and budgeted in the CWSS Fund.

Public/Board/Staff Input: Staff recommends the City execute a professional engineering services agreement with McClure Engineering Co. in an amount not to exceed \$12,500.00 for the completion of Phase 1. This phase will include coordination with the Missouri Department of Transportation and the Federal Highway Administration on the location of the new transmission main.

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-24-40**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH MCCLURE ENGINEERING CO. IN THE TOTAL AMOUNT NOT TO EXCEED \$12,500.00 FOR THE DESIGN OF THE 24-INCH TRANSMISSION WATER MAIN, PHASE 1, PROJECT WP2492E.**

**WHEREAS**, staff issued a Request of Proposals (RFP) seeking assistance with the design of a new 24-inch transmission main under Vivion Road and I-29/35; and

**WHEREAS**, a total of five (5) proposals were received and staff selected McClure Engineering Co. to begin contract negotiations.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to enter into a professional engineering services agreement with McClure Engineering Co. in the total amount not to exceed \$12,500.00 to complete the work.

**FURTHER, THAT**, funds for such purpose are available from the 2024 COP and budgeted in the CWSS Fund.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8TH DAY OF JULY 2024.**

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Tina M. Spallo, Mayor

ATTEST:

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Kris Keller, City Clerk