



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
MONDAY, JULY 22, 2024**

The City Council will meet in Closed Executive Session at 7:00 pm, Monday, July 22, 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 (12) Negotiated Contract.

OPEN STUDY SESSION 7:15 PM

1. **Northland Neighborhoods, Inc. (NNI)** – Deb Hermann, CEO and Stephen Karst, Community Engagement Liaison, will present NNI's annual update.

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 July 8, 2024, Closed City Council Meeting Minutes.**
6. **Approval of the July 8, 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:

Private Carnival, The Young Presidents Organization-Kansas City Chapter, 7010 North Holmes, Thursday, October 3, 2024, 5:00 to 9:00 pm.

CONSIDER BUILDING PERMIT: Animal Clinic of the Woodlands, 2610 NE 60th Street.

REGULAR AGENDA

11. **RESOLUTION R-24-41**, A Resolution authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri and Northland Neighborhoods, Incorporated, to provide consulting services to assist in the ongoing development and revitalization of neighborhoods for the period of July 1, 2024, through June 30, 2025.
12. **RESOLUTION R-24-42**, A Resolution authorizing acceptance of work and authorizing final payment in the amount of \$500.00 to Metro Asphalt, Incorporated, for the FY24 Mill and Overlay Program, Project TP2406.
13. **RESOLUTION R-24-43**, A Resolution authorizing a Change Order in the amount of \$37,897.00 to the contract with Centric Construction Group, LLC, for additional scope of work for the interior renovation of City Hall.
14. **RESOLUTION R-24-44**, A Resolution authorizing Change Order No. 1 in the amount of \$53,030.00 to the contract with Vance Brothers, Incorporated, for the FY24 Intermediate Maintenance Program, Project TP2403.

15. **RESOLUTION R-24-45**, A Resolution authorizing the City Manager to execute a contract with Metro Asphalt, Incorporated, in the total amount not to exceed \$956,790.00 for the FY25 Mill and Overlay Program, Project TP2506.
16. **FIRST READING BILL NO. 24-24**, An Ordinance amending the City Code regarding alarm systems and user permits.
17. **FIRST READING BILL NO. 24-25**, An Ordinance amending the City Code to address vehicle sideshows and street racing.
18. **Other Business.**
19. **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 4:30 pm
July 18, 2024



***Community Development Department
Memorandum***

DATE: July 8, 2024

TO: Robert Baer, City Manager

FROM: Alan D. Napoli, Community Development Administrator | Building Official

CC: Austin Greer, Assistant to the City Manager | Community Development Director

RE: Northland Neighborhoods, Inc. Annual Update

Northland Neighborhoods Inc., (NNI), a not-for-profit organization dedicated to neighborhood improvement and revitalization in the Northland, will have Deb Hermann, CEO and Stephen Karst, Community Engagement Liaison present NNI's annual update to the City Council at the July 22, 2024 Open Study session.

The Resolution for the 2024 – 2025 Agreement with NNI will be on the City Council's agenda July 22, 2024 for consideration.



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
JULY 8, 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, July 8, 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.

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 24, 2024, Closed City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the June 24, 2024, Regular City Council meeting as presented. **Mayor Pro Tem Smith** 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 24, 2024, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the June 24, 2024, Closed City Council meeting as presented. **Mayor Pro Tem Smith** 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. Communications from the Audience.

There were no communications from the audience.

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

Councilman Davis thanked the City for the Fourth of July celebration on behalf of his family and expressed his appreciation for the great evening.

Councilmember Moore reported that she joined fellow Clay County residents on July 4, 2024 at the AJ Farm for a meaningful reading of the Declaration of Independence and Constitution. She expressed her gratitude to the Parks, Recreation, and Cultural Arts, Fire, and Police departments for a successful July 4th evening celebration at Oak Grove Park. She gave a special thanks to Councilman Garnos and his wife for participating in the clean-up efforts with the Glad Green Team and expressed her appreciation for all who joined and encouraged others to continue to work together to improve our community's appearance. Lastly, she requested a moment to honor the memory and service of former Councilman Dave Fricke who recently passed away.

Mayor Pro Tem Smith expressed his appreciation to everyone involved in the 4th of July event. He shared that he was grateful for the kind words spoken by Councilmember Moore about Dave Fricke, a dear friend of his, who would be missed.

Mayor Spallo reported that she recently attended the dedication of the new public art piece, Monarch Girl, at Oak Grove Park. She shared that the artwork is located at N. Troost and NE 76th Street and features a monarch butterfly on one side and a little girl jumping on the other side. She encouraged everyone to take a moment to view the beautiful art work. She also congratulated Mayor Pro Tem Smith on becoming a new grandfather.

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

City Manager Baer announced an Open House Informational Meeting, Wednesday, July 10, 2024, 5:30 to 7:00 pm at the Community Center to discuss the preliminary designs for the Dog Park that will be located at NE 76th Street and N. Antioch. He also announced the re-grand opening and ribbon cutting ceremony at Wal-Mart on Friday, July 12, 2024 at 9:00 am.

Item No. 10. On the Agenda. **CONSENT AGENDA.**

Following the Clerks' reading:

Councilmember Moore moved to approve the Consent Agenda as published. **Councilman Davis** 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:

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.

Councilman Davis 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-24-39**, 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. **Councilman Davis**

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

REGULAR AGENDA.

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

Mayor Spallo re-opened the Public Hearing from June 10, 2024 at 7:38 pm for the Site Plan Revision for property at 7200 North Broadway. She announced the applicant would be heard regarding information requested about fuel truck ingress and egress by the City Council and then individuals in favor and those opposed to the new information.

Mr. Gerald Menefee reported the movement of the trucks at the site had been reviewed, but first addressed the tree line in the winter and proposed moving the retaining wall out and placing a line of pine trees to shield the buildings in the winter time. He then discussed the ingress and egress of the fuel trucks. He shared two (2) drawings showing each way entering and leaving the site and reported that the trucks could not turn around inside the site, so it would have to enter in one driveway and exit the other driveway. The first drawing showed the entry of the truck entering in off northbound N. Broadway, making a left turn onto the property, going around passed the pumps to the fuel storage area on the south end of the site, and then the trucks would exit onto NW 72nd Street. The second option would be entering from NW 72nd Street which would be a large swing area into the driveway, but reported that coming out to go south bound on N. Broadway could create an issue, because the truck would have to go into the middle of the road in order to regain a southbound orientation.

F. J. Cronenwett, stated that he was from a company that supplies fuel locally. He explained the approximate frequency of deliveries and different scenarios, reporting that in most cases drivers deliver as early as possible. He described sizes of the various delivery vehicles and stated the transportation companies would ensure the transport vehicle has the capacity to get in and out of that location. He also commented that the drivers will know the easiest way to enter and exit. He gave a positive character witness regarding the owner and stated his other stores are well maintained. He reported that there typically aren't any vapor smells from the tanks during the delivery process.

There were no audience members that came forward in favor of the application.

Vicky Marshall, 401 NE 72nd Terrace, expressed her opposition due to the potential smells and decrease in value of her home due to the presence of a gas station.

Jinny Kyle, 7006 N. Walnut Street, expressed her opposition due to the potential of the gasoline trucks cutting through her neighborhood. She expressed her concerns about alcohol being sold since there are other existing stores selling it which are in close proximity to the applicant's location. She voiced her concern regarding the potential increase of trash and litter accumulation caused by patrons.

Mayor Spallo closed the Public Hearing at 7:52 pm.

Item No. 12. On the Agenda. **FIRST READING BILL NO. 24-21**, An Ordinance approving a Site Plan Revision for property at 7200 North Broadway.

Councilman Davis moved **BILL NO. 24-21** be placed on its First Reading. **Mayor Pro Tem Smith** seconded. The Vote: Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the First Reading of **BILL NO. 24-21**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Smith** 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 Davis moved to accept the Second and Final Reading of **BILL NO. 24-21** and enact the Bill as **Ordinance 4.675***. **Mayor Pro Tem Smith** seconded.

Mayor Pro Tem Smith expressed his concern about the existing traffic patterns of the location. He also believed fuel trucks would not be able to maneuver into and out of the site without impeding traffic and blocking without impeding traffic and blocking one (1) if not two (2) of the Post Office driveways. He shared that his experience and first-hand knowledge about the traffic in that area influenced his concern.

Councilmember Moore reported that she has observed the traffic in that area for several weeks and was concerned about the congestion in that area and agreed with Mayor Pro Tem Smith that it would create a traffic hazard. She added that it would not just be the fuel trucks, but the many other delivery trucks that provide goods to a gas station and she could not support it.

Councilman Davis reported that he could not support it based on the traffic patterns and feared emergency services vehicles could not get through the path if fuel trucks were blocking lanes of traffic.

Roll Call vote: “aye”, Councilman Garnos, “nay”, Councilman Davis, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-1)

* Bill No. 24-21, did not pass; therefore, Ordinance No. 4.675 is now associated with Bill No. 24-22.

Item No. 13. On the Agenda. **FIRST READING BILL NO. 24-22**, An Ordinance approving the Final Plat of Amended Plat of Claymont Pointe 23rd Replat and directing the appropriate officials to affix their signatures to said Plat for recording.

Mayor Pro Tem Smith moved **BILL NO. 24-22** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Mayor Pro Tem Smith moved to accept the First Reading of **BILL NO. 24-22**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Mayor Pro Tem Smith moved to accept the Second and Final Reading of **BILL NO. 24-22** and enact the Bill as **Ordinance 4.675***. **Councilmember Moore** 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. 24-22** stands enacted as **Ordinance Number 4.675**.

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

Councilman Garnos moved **BILL NO. 24-23** 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. 24-23**, 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. 24-23** and enact the Bill as **Ordinance 4.676**. **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. 24-23** stands enacted as **Ordinance Number 4.676**.

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

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

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

Mayor Pro Tem Smith announced the Midland Empire Shows Carnival fundraiser for St. Jude’s Research Hospital, will be in the parking lot of the Gladstone Bowl this Thursday, Friday, and Saturday.

Councilmember Moore reported that the sweet corn is now available for sale at the Atkins-Johnson Farm and Museum.

Item No. 17. On the Agenda. Adjournment.

Mayor Spallo adjourned the July 8, 2024, Regular City Council meeting at 8:04 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Tina M. Spallo, Mayor



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/11/2024

Department: Community Development

Meeting Date Requested: 7/22/2024

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

Subject: Special Event Permit

Background: The Young Presidents Organization – Kansas City Chapter (YPO KC), a non-profit organization is requesting a private carnival for members and families of YPO KC. The private carnival would be held on Thursday, October 3, 2024 (5:00 pm – 9:00 pm) prior to Gladfest and operated by Evans Midland Empire. Food trucks would be available and the event is free to the Chapter members and their families.

The Young Presidents Organization (YPO) is the global leadership community of over 35,000 extraordinary chief executives. Their history is long (since 1950), their achievements are many, and their trajectory ever-forward. YPO welcomes extraordinary leaders to grow stronger together to improve lives, businesses, and the world. YPO opens a world of opportunities that spans borders, cultures, and generations. They make the world borderless, creating deep personal connections with fellow leaders who understand the challenges and triumphs.

Their website is <https://www.ypo.org/>

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: JULY 11, 2024
PERMIT NO.: SEP24-00063
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: YOUNG PRESIDENTS
LOCATION OF EVENT: 7010 N HOLMES STREET
DATE OF EVENT: THURSDAY, OCTOBER 3, 2024
TIME OF EVENT: 5:00 PM TO 9:00 PM
EST. ATTENDANCE: 200±

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.

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.

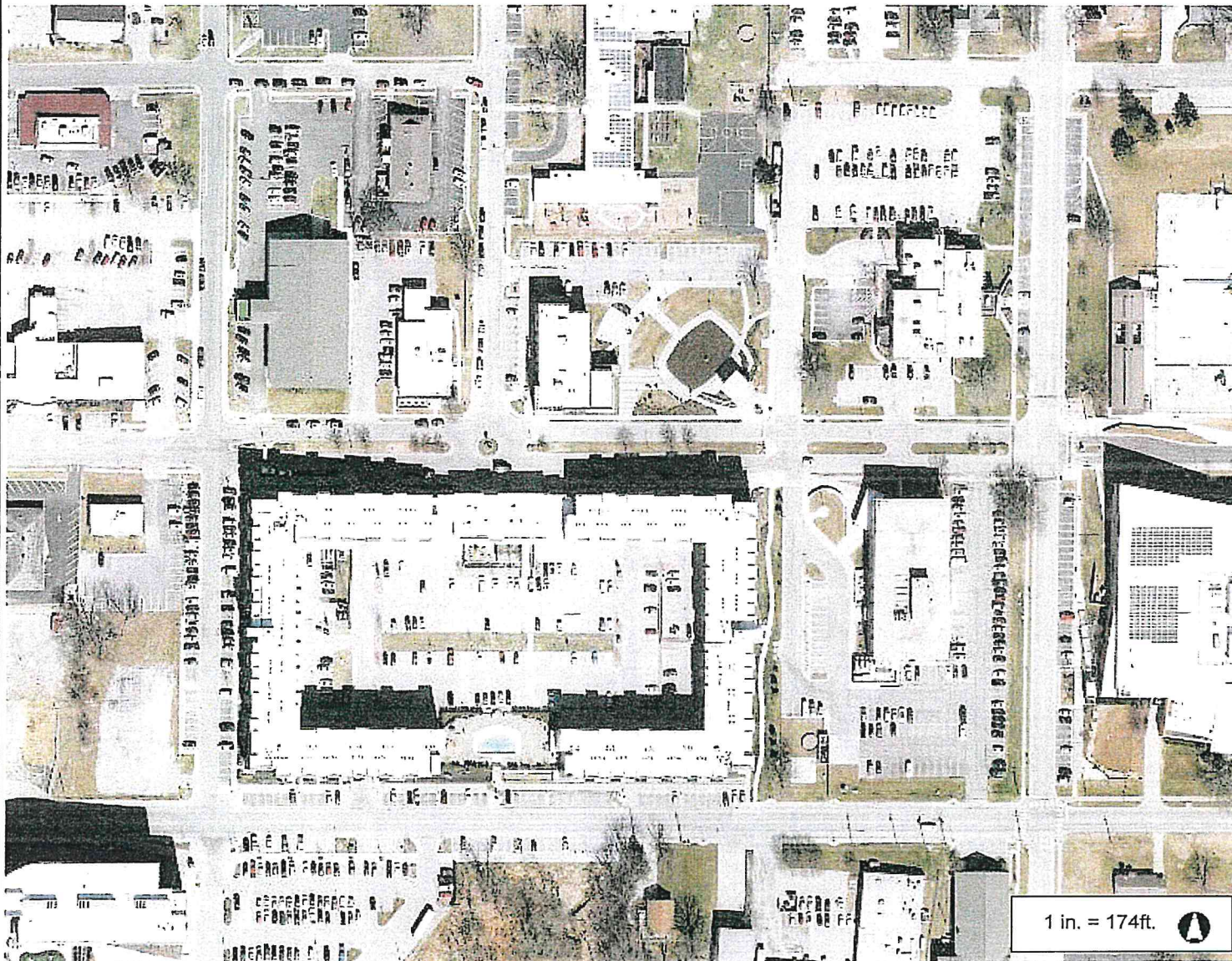
Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Gladstone, MO



1 in. = 174ft.



347.5 0 173.75 347.5 Feet

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



Legend

Notes



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/15/2024

Department: Community Development

Meeting Date Requested: 7/22/2024

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

Subject: Building Permit

Background: Animal Clinic of the Woodlands, located at 2770 NE 60th Street, recently purchased the vacant lot to the west of them (2610 NE 60th Street, formerly Auto Wash 12 car wash). The clinic is requesting approval of a building permit to construct a new building for the Animal Clinic of the Woodlands. The new building will be 10,007.00 square feet and will be built on the north end of the property, maintaining the existing green area and entrances off of NE 60th Street.

The property is zoned CP-3 Planned District, Commercial. The clinic applied for a site plan revision for the new clinic. The Planning Commission approved the site plan revision on March 26, 2024 and was presented and approved by City Council at the April 22, 2024 meeting.

Staff has reviewed the construction plans and found them to be in compliance with the City's Building and Construction Regulations. Exterior materials, colors, and accents meet the City's Site Design Regulations.

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: JULY 15, 2024
PERMIT No.: BP24-00297

GENERAL INFORMATION

BUSINESS/PROPERTY NAME: Animal Clinic of the Woodlands
APPLICANT: BNB Designs, LLC (Erin Bardon, RA)
STATUS OF APPLICANT: Architect of Record
OWNER: Chuck Properties, LLC
REQUESTED ACTION: Approval of Building Permit
PURPOSE: Construction of a New Veterinarian Clinic
LOCATION: 2610 NE 60th Street
SIZE: 10,007.00 sq. ft.

ZONING INFORMATION

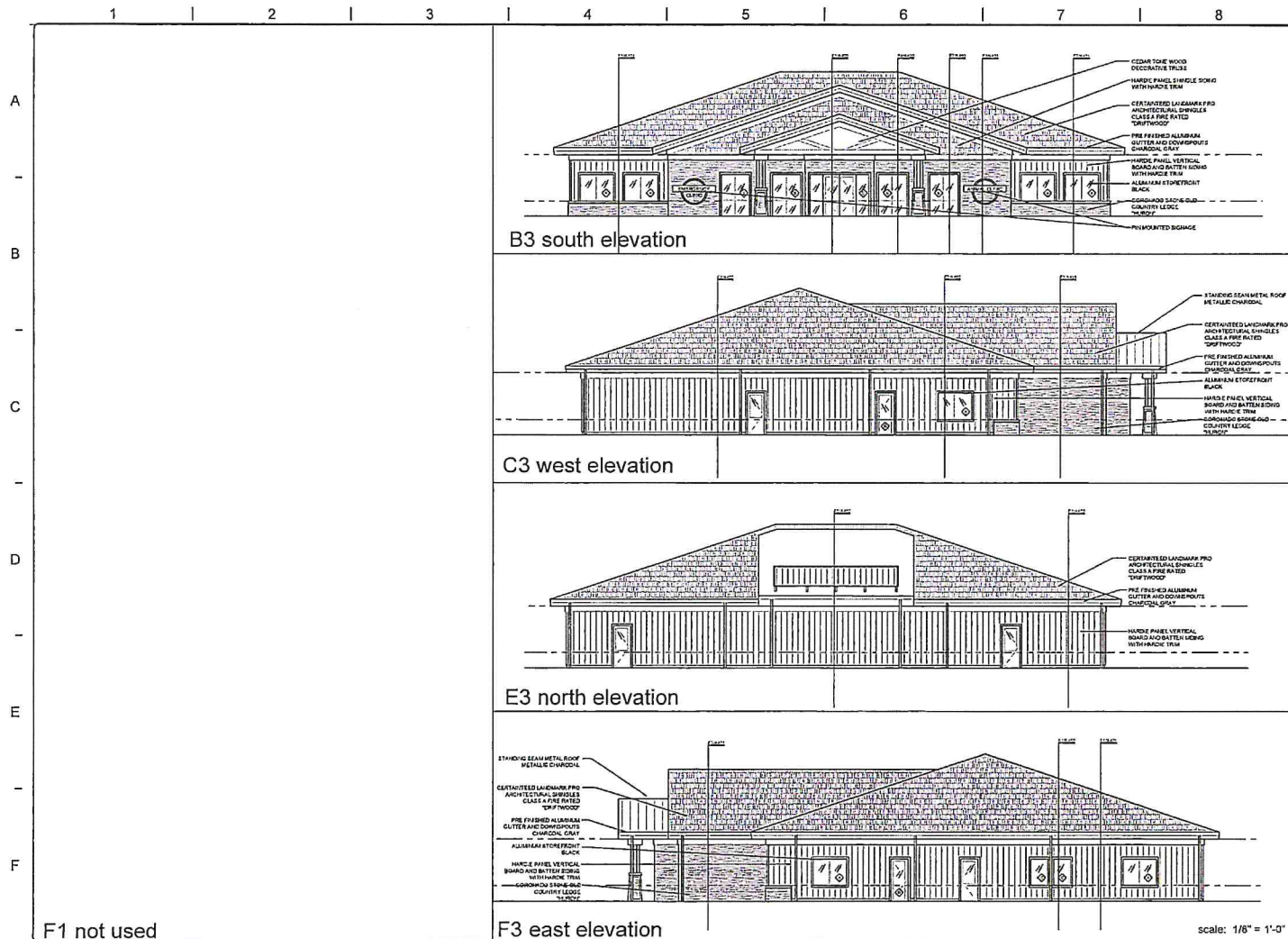
EXISTING LAND USE: CP-3 Planned District, Commercial
SURROUNDING LAND USE-N: CP-3
E: CP-3
W: CP-3
S: CP-3
COMPREHENSIVE PLAN: Commercial
ZONING HISTORY: Site Plan approved by Planning Commission on March 26, 2024
Site Plan approved by City Council on April 22, 2024,
Ordinance No. 4.669

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



bnb design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

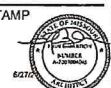
I, Brad Borden, a Missouri registered architect, certify that I have prepared the drawings and specifications for the project, and that I am a duly licensed architect in the State of Missouri.

Other drawings and specifications prepared for the same project shall be held by me as the responsibility of the architect and not as part of this set.

The architect is not responsible for the design of the structure, including, but not limited to, the foundation, structural, mechanical, electrical, and plumbing systems, and for the safety or health of the occupants. The architect is not responsible for the design of the structure, including, but not limited to, the foundation, structural, mechanical, electrical, and plumbing systems, and for the safety or health of the occupants. The architect is not responsible for the design of the structure, including, but not limited to, the foundation, structural, mechanical, electrical, and plumbing systems, and for the safety or health of the occupants.

**ANIMAL CLINIC OF THE
WOODLANDS
2610 NE 60TH STREET
GLADSTONE, MISSOURI**

STAMP



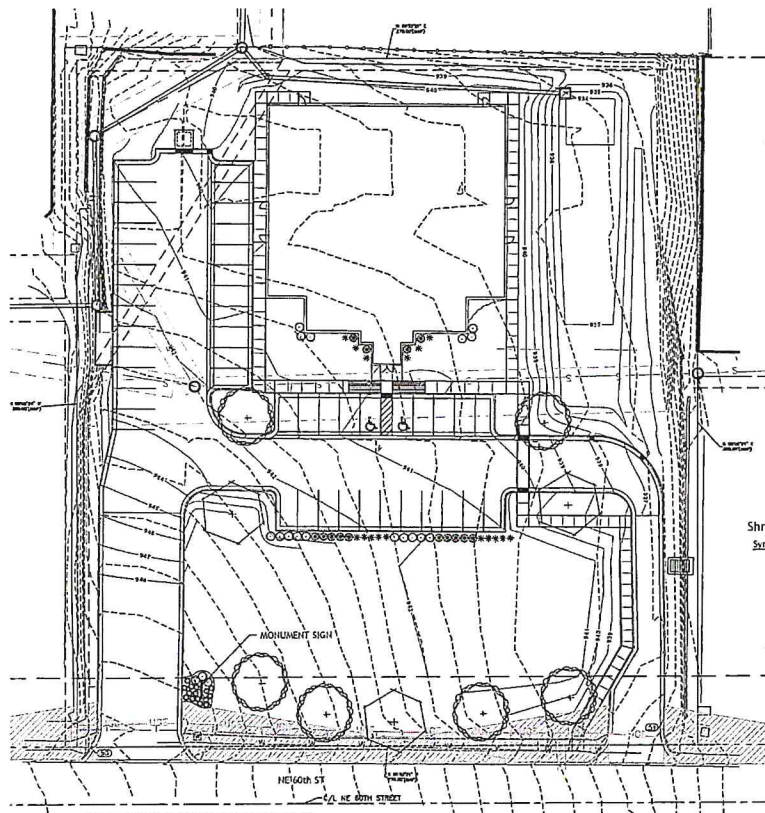
REVISION DATE:

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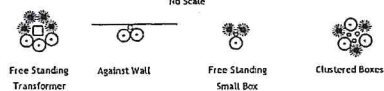
ISSUE DATE:

5/27/24

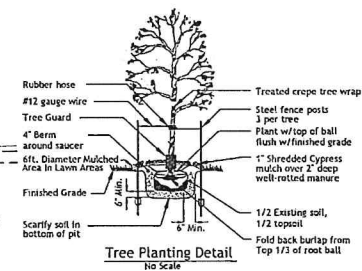
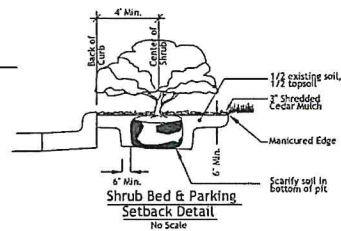
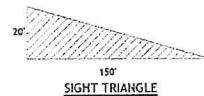
A200
exterior elevations



Typical Utility Box Screening Details



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	19	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24" sp.	Cont.	4'o.c.
✱	16	Snowmound Spirea	Spiraea Japonica 'Snowmound'	18"-24" sp.	Cont.	4'o.c.
⊗	14	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24" sp.	Cont.	4'o.c.
⊙	15	Hamlen's Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hamlen'	3 gal.	Cont.	3'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Site	Condition	Spacing
○	6	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
○	3	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

LANDSCAPE DATA

NE 60th ST 270'
REQUIRED
1 TREE / 50' = 5

PROVIDED = 5

PARKING LOT SCREENING
REQUIRED 100%

PROVIDED 60 SHRUBS

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

All new mulched grass and new landscaped areas shall be irrigated and maintained in perpetuity.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurserymen, free of plant diseases and pests, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a mulched edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All disturbed areas to be fertilized & seeded with a Turf-Type-Tall Fescue seed blend.

ALC
ATLAS LAND CONSULTING
ARCHITECTS & LANDSCAPE ARCHITECTS
P.C.

5/14/24

ANIMAL CLINIC OF WOODLANDS

2610 NE 60TH STREET
GLADSTONE, MO 64119

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

PREPARED FOR:
MARK DOOLITTLE

PROJECT #: 23-306
ISSUE DATE: 2-15-24

LANDSCAPE PLAN

L1





5/23/2024 3:05 PM ALEX
CAG FILE: YAMAHAS DRUG ABUSE LAW CONSULTING/2022-23-205 WOODBRIDGE VILLAGE/STONY BROOK CLINIC DRUG FUNDING



Request for Council Action

RES ☒ # R-24-41

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/8/2024

Department: Community Development

Meeting Date Requested: 7/22/2024

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

Subject: Resolution for Neighborhood Consulting Services

Background: Northland Neighborhoods, Inc. (NNI) has assisted the City of Gladstone over the years with developing, organizing, reorganizing, and consulting with Neighborhoods. NNI provides mentoring, assisting with various neighborhood concerns, and supporting their long-term goals. NNI will be assisting with the Neighborhood | Block Watch program in conjunction with the Police Department and Community Development.

Budget Discussion: Funds are budgeted in the amount of \$ 31,146.00 from the N/A Fund. Ongoing costs are estimated to be \$0.00 annually. Previous years' funding was \$ 31,146.00.

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

RESOLUTION R-24-41

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF GLADSTONE, MISSOURI AND NORTHLAND NEIGHBORHOODS, INCORPORATED, TO PROVIDE CONSULTING SERVICES TO ASSIST IN THE ONGOING DEVELOPMENT AND REVITALIZATION OF NEIGHBORHOODS FOR THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025.

WHEREAS, the City Council of the City of Gladstone, Missouri, has determined that entering into a contract with Northland Neighborhoods, Incorporated (NNI) for consulting services for ongoing growth and stability of Gladstone's neighborhoods during the period of July 1, 2024 through June 30, 2025 is beneficial to the community; and

WHEREAS, the cost of consulting services to be provided by NNI for ongoing evolution of Gladstone's neighborhoods is estimated to be \$31,146.00; and

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

THAT, the City Manager is hereby authorized to execute an agreement with Northland Neighborhoods, Incorporated, for neighborhood consulting services at a cost not to exceed \$31,146.00.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF JULY 2024.

Tina Spallo, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk

1st Reading: July 22, 2024

2nd Reading: July 22, 2024

**AGREEMENT BETWEEN
NORTHLAND NEIGHBORHOODS, INCORPORATED AND
THE CITY OF GLADSTONE**

Provide consulting services to assist in the ongoing
development and revitalization of neighborhoods

AGREEMENT FOR PROVISIONS OF THE FOLLOWING SERVICES

THIS AGREEMENT between Northland Neighborhoods, Inc. an entity organized and existing under the laws of the State of Missouri, with its principal office located at 5340 NE Chouteau Trafficway, Kansas City, Missouri 64119, hereafter referred to as the “Consultant” and the City of Gladstone, Clay County, Missouri, a Third Class City organized and existing under the laws of the State of Missouri with its principal office located at 7010 N. Holmes Street, Gladstone, Missouri 64118, hereafter referred to as the “City”.

This agreement represents the entire understanding and agreement between the parties. No amendments to the agreement will be binding on the parties, unless in writing and signed by the parties hereto. This agreement shall be binding upon the heirs, successors, administrators, executors and assignees of the parties hereto.

In the event there are any inconsistencies in the provisions of this agreement they will be resolved in accordance with the terms of this agreement.

**ARTICLE I
FEES AND PAYMENT**

The consultant agrees to perform all work, pay any sub-consultant, and provide all materials as specified in Article IV for a period of twelve (12) months, starting July 1, 2024 through June 30, 2025; for a fee of \$31,146.00 paid equally on a monthly basis for services rendered. In consideration of such payment, the consultant agrees to provide, time and service as generally outline in Article IV Scope of Services.

The consultant will submit an invoice for services rendered as specified in Article IV of this agreement to:

Alan D. Napoli C.B.O.
City of Gladstone
7010 N. Holmes Street
Gladstone, Missouri 64118

Payment will be made within thirty (30) days of receipt of invoice, by the Finance Department of the City of Gladstone, Missouri.

The consultant retains the right to perform services for other clients. Nothing contained within this agreement shall be deemed to create any association, partnership, joint venture, or relationship or principal and agent or master and servant between the parties. Northland Neighborhoods Inc., is an independent consultant and reserves the means and methods of accomplishing the Scope of Services as specified in Article IV of this agreement.

Postage, printing and such other equipment, tools and supplies necessary to perform the Scope of Services as specified in Article IV of this agreement will be the responsibility of the consultant.

ARTICLE II

CANCELLATION OF AGREEMENT

The city reserves the right to cancel and terminate this agreement in part or whole without penalty upon thirty (30) days written notice to the consultant. Any agreement cancellation notice shall not relieve the consultant of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation, nor shall it relieve the city of its obligation for payment of fees for documented work within the scope of services as specified in Article IV of this agreement prior to the effective date of cancellation.

The consultant reserves the right to cancel and terminate this agreement in part or whole without penalty upon thirty (30) days written notice to the city. Any agreement cancellation notice shall not relieve the consultant of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation, nor shall it relieve the city of its obligation for payment of fees for documented work within the scope of services as specified in Article IV of this agreement prior to the effective date of cancellation.

ARTICLE III

DRUG/CRIME FREE WORK PLACE

The consultant acknowledges and agrees that the following acts are prohibited:

1. The unlawful manufacturing, distributing, dispensing, possession and/or use of alcohol or drugs; and/or
2. Any impairment or incapacitation from the use of alcohol or drugs (except the use of prescription drugs for legitimate medical purposes); and/or
3. Any crimes committed while performing services on behalf of the city.

The consultant further acknowledges and certifies that it understands that a violation of any or all of these prohibitions constitutes a breach of agreement and may result in default action being taken by the City of Gladstone in addition to any criminal penalties that may result from such action.

ARTICLE IV

SCOPE OF SERVICES

The Consultant will provide consulting services to assist with neighborhoods as provided for in this Article. Note, this scope in general in nature and any specifics to be addressed between City and Consultant as deemed necessary.

GOAL:

Connect and reconnect with neighborhoods within Gladstone, providing services and expertise in neighborhood development.

GENERAL:

1. Consultant reports directly to the Community Development Administrator | Building Official.
2. Consultant will work with Gladstone's Residential Relations and Maintenance Coordinators assigned to the Neighborhoods within their respective districts.
3. Invite the following to NNI's Neighborhood Roundtable meetings:
 - ↳ Neighborhood leaders
 - ↳ Neighborhood Commission
 - ↳ Residential Relations and Maintenance Coordinators
4. Consultant will assist Gladstone's Neighborhood Commission with guidance on their home improvement grant program.
5. Consultant will help organize/reorganize Neighborhood Home Organizations that want to organize/reorganize.
6. Consultant will provide at no cost to the neighborhoods the opportunity to print newsletters. (must adhere to NNI's guidelines)
7. Consultant will monitor neighborhoods, support their individual needs and assist with long term goals if requested by neighborhood. (within NNI's guidelines)
8. Consultant will update Gladstone's Neighborhood Commission at their monthly meetings.
9. Consultant will meet monthly with the Community Development Administrator | Building Official.
10. Consultant will assist the City with their Neighborhood | Block Watch program.
11. Consultant will present an annual update to the Gladstone Neighborhood Commission and City Council.

ARTICLE V
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either or otherwise. The City agrees that it has not relied on any representatives of the consultant as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

IN WITNESS WHEREOF, the parties hereunto have executed three (3) counterparts of this agreement the day and year as noted by signature.

THE CITY OF GLADSTONE, MISSOURI:

By: _____
Bob Baer, City Manager

Attest:

Kris Keller, City Clerk

Date: _____

NORTHLAND NEIGHBORHOODS, INC.:

By: Deborah L. Hermann
Deborah L. Hermann, Chief Executive Officer

Attest:

Theresa Wolfe
Theresa Wolfe, Director of Administration

Date: 6/20/2024

**CITY OF GLADSTONE, MISSOURI
WORK AUTHORIZATION AFFIDAVIT
PURSUANT TO 285.530, RSMo
(FOR ALL CONTRACTS IN EXCESS OF \$5,000.00)**

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind of character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exists; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

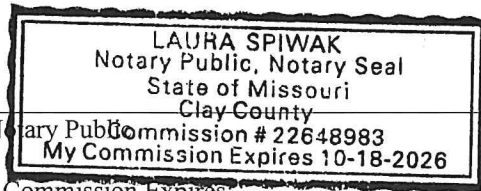
BEFORE ME, the undersigned authority, personally appeared Deborah L. Hermann who, being duly sworn, states on his/her oath or affirmation as follows:

1. My name is Deborah L. Hermann and I am currently the Chief Executive Officer of Northland Neighborhoods, Inc. (hereinafter "Consultant"), whose business address is 5340 NE Chouteau Trafficway, Kansas City, Missouri 64119 and I am authorized to make this Affidavit.
2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.
3. Consultant is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the Neighborhood consulting contracted between the Consultant and the City of Gladstone, Missouri.
4. Consultant does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

Deborah L. Hermann
Affiant Signature

Deborah L. Hermann
Affiant Printed Name

Subscribed and sworn to before me this 20 day of July, 20



(Seal) [Signature]

My Commission Expires: _____



Request for Council Action

RES ☒ # R-24- 42

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/15/2024

Department: Public Works

Meeting Date Requested: 7/22/2024

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

Subject: Final Payment, FY24 Mill & Overlay Program, Project TP2406

Background: Work has been completed on the referenced project and the contractor, Metro Asphalt, Incorporated, has made application for final pay. Change orders were the result of adjustments for field measured quantities and the addition of the City Hall Parking Lot on NE 70th Terrace west of N. Holmes.

Budget Discussion: Funds for this contract were budgeted in the TST Fund.

Original Contract Amount:	\$ 848,965.00
Change Order(s):	133,242.49
Revised Contract Amount:	<hr/> \$ 982,207.49
Amount Paid to Date:	981,707.49
Total Amount Due Final Pay:	<hr/> \$ 500.00 <hr/>

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-24-42

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$500.00 TO METRO ASPHALT, INCORPORATED, FOR THE FY24 MILL AND OVERLAY PROGRAM, PROJECT TP2406.

WHEREAS, work under the contract with Metro Asphalt, Incorporated, for the FY24 Mill and Overlay Program, Project TP2406, has been completed to the satisfaction of 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 accept work under the contract and make final payment as follows:

Original Contract Amount:	\$ 848,965.00
Change Order(s):	133,242.49
Revised Contract Amount:	<u>\$ 982,207.49</u>
Amount Paid to Date:	<u>981,707.49</u>
Total Amount Due Final Pay:	<u><u>\$ 500.00</u></u>

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF JULY 2024.

Tina M. Spallo, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk



Request for Council Action

RES ☒ # R-24-43

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/10/2024

Department: Community Development

Meeting Date Requested: 7/22/2024

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

Subject: A Resolution authorizing a Change Order in the amount of \$37,897.00 to the Construction Services Contract with Centric Construction Group, LLC, for additional scope of work for the interior Renovation of City Hall.

Background: During the construction of the Police Headquarters, the fire alarm system and all fire alarm work associated with the Police Headquarters, including the lower level of City Hall was upgraded. It was determined that the fire alarm devices on the upper level of City Hall are not compatible with the new fire alarm system and therefore need to be replaced. In addition, the alarm system will be configured so that Dispatch is notified of any fire alarm activation within City Hall and/or the Police Headquarters.

Budget Discussion: Funds are budgeted in the amount of \$ 37,897.00 from the CIST Fund. Ongoing costs are estimated to be \$0.00 annually. Previous years' funding was \$0.00.

Public/Board/Staff Input: The interior renovation of City Hall.

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

Alan Napoli
Department Director/Administrator

JM
City Attorney

BB
City Manager

RESOLUTION NO. R-24-43

A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$37,897.00 TO THE CONTRACT WITH CENTRIC CONSTRUCTION GROUP, LLC, FOR ADDITIONAL SCOPE OF WORK FOR THE INTERIOR RENOVATION OF CITY HALL.

WHEREAS, additional work under the Construction Service for Interior Renovation of City Hall has been determined necessary and is recommended by the City Manager.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a Change Order to the Construction Services for the Interior Renovation of City Hall with Centric Construction Group, LLC as follows:

Amount Authorized by R-23-79	\$919,958.00
Change Order 1 thru 29	64,782.20
Increase of Fee Due to Increase of Construction Scope	37,897.00
Revised Contract Amount:	<u>\$1,022,637.20</u>

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF JULY 2024.

ATTEST:

Tina M. Spallo, Mayor

Becky Jarrett, Deputy City Clerk

Gladstone Fire Alarm



July 3, 2024

Description	Unit	Quantity	Unit Price	Estimated Cost
General Requirements				\$ 550.00
City Hall Fire Alarm				\$ 30,650.00
Alt. CLSS Gateway (In House Notifier)				\$ 4,447.00

Subtotal	35,647
Permit	
General Liability Insurance	446
Kansas Remodel Tax	
OH&P	1,805
Total	\$37,897

Clarifications

- 1 Work to be complete Monday-Friday during the hours of 7:00am and 4:00pm
- 2 No Performance & Payment Bond Provided
- 3 No costs for permitting, design drawings, or bonds are included
- 4 No abatement cost are included
- 5 This pricing covers only the city hall portion of the building newly remodeled and will tie into the existing panel
- 7 As builts will be provided once complete
- 8 Net 30 payment terms

Authorization

NAME

DATE

PO/REF #

07/01/2024

To: Gage Harmon
Centric Construction Group, LLC
520 W Pennway St., Suite 100
Kansas City, MO 641087
816-372-0233
gage.harmon@centric.build

Subject: Mark One Electric Proposal – Gladstone City Hall – Fire Alarm System Install in Remodel Area – 7010 N Holmes St., Gladstone, MO 64118

[x] Lump Sum Proposal

Gage,

We propose to furnish all labor, material, tools, equipment, and insurance as required for this scope of work.

Scope of Work

All work is to take place during normal working hours.

- 1) Provide fire alarm drawing of remodel area for approval by authority having jurisdiction.
- 2) Removal of incompatible devices in remodel area.
- 3) Install new FA devices in remodel area.
- 4) Install new fire alarm wiring in remodel area.
- 5) Integrate new devices and wiring into existing fire alarm control panel.
- 6) Testing of new fire alarm system.
- 7) Provide as-built drawings of fire alarm system in remodel area.

Alternate Scope of Work

- 1) Provide installation of CLSS Gateway at main fire alarm control panel to facilitate notifications of the system in the event troubles or alarms.

“Remodel Area” is defined as area in building that was recently remodeled. Which Mark One performed electrical work under contract with Centric Construction Group, LLC.

CLSS Gateway will provide end users with the ability to view the system and receive alerts when the status of the fire alarm system changes. CLSS Gateway is not monitored by any outside entity.

Proposal does not include any provisions for system monitoring.

Proposal Amount \$30,650.00
Alternate Proposal Amount \$4,447.00

We Exclude the Following:

1. All testing, tracing, repair or replacement of any existing electrical distribution system, lighting system, UPS system, SCADA system, fire alarm system, BMS system, gas detection system, low voltage system or the like, other than as specifically included above. Price assumes that all existing systems, equipment and conductors are operational.
2. All controllers, modules, time clocks, photocells, transformers, motors, relays, distribution boards, panelboards, switchboards, circuit breakers, fuses, circuit conductors, control conductors, feeder conductors, light fixtures, lamps, ballasts, drivers, diodes, etc.... other than as specifically included above. Price assumes that all existing equipment and conductors are operational and can be re-used for the new equipment being installed.
3. All programming, and calibration of new or existing systems, pumps, motors, valves or other equipment, other than as specifically included above. Price assumes that all existing equipment and conductors are operational.
4. Arc Flash and Coordination studies, other than as specifically included above.
5. Crane service, lifting and rigging, other than as specifically included above.
6. Equipment disposal fees, other than as specifically included above.
7. Transformer oil containment, testing or disposal, other than as specifically included above.
8. All Utility company fees.
9. All material, other than as specifically included above.
10. All equipment, other than as specifically included above.
11. All work, other than as specifically included above.
12. Any concrete, asphalt, roofing, or drywall cutting, patching, painting, repair, or replacement other than as specifically noted as included above.
13. Any repair, replacement, or protection of landscaping, sod, sprinkler heads or sprinkler lines, other than as specifically noted as included above.
14. Any excavation, boring, removal, remediation, relocation, or disposal of rock or any other sub-surface obstruction or hazardous material other than as specifically noted as included above.
15. Any land disturbance, endangered species, or land use, permits, or studies other than as specifically noted as included above.
16. Any SWPPP permitting, design, engineering, or permits other than as specifically noted as included above.
17. Any overtime, double time, holiday, or weekend wages. Other than as specifically noted as included above.
18. Taxes

STIPULATIONS:

1. As a result of the global Covid-19 Virus outbreak, temporary delays in delivery, labor or services from Mark One Electric and its sub-suppliers or subcontractors may occur. Among other factors, Mark One's delivery is subject to the correct and punctual supply from sub-suppliers or subcontractors, and Mark One

- reserves the right to make partial deliveries or modify its labor or services. While Mark One shall make every commercially reasonable effort to meet the delivery or service or completion date mentioned above, such date is subject to change.
2. As a result of the global Covid-19 Virus outbreak global material shortages beyond our control may affect material pricing. In the event of a major material pricing increase due to global supply chain limitations we reserve the right to pass along costs associated with events beyond our control.
 3. All work proposed for the electrical installation shall be completed upon a schedule of normal working hours. No overtime cost has been included
 4. Upon approval, this document is to become an inclusion of the original contract documents.
 5. All pricing of the proposal is valid for 10 days and are subject to a labor and material escalations thereafter. This proposal will expire after 60 days.
 6. All contractors on site using temporary power furnished by Mark One shall provide their own portable ground fault outlets as required by OSHA.
 7. Mark One Electric is a nationally recognized woman owned business and holds a WBENC certificate. Mark One Manufacturing is a recognized KCMO business and counts towards WBE participation in KCMO. Please contact Mark One Electric with any WBE questions and participation needs.
 8. If no retainage was given in the bid documents Mark One assumes there to be none and payment terms to be progress billed net 30 days upon completion.
 9. One-year warranty period begins the day after substantial completion date of the project.
 10. Price is to be considered a lump sum bid.
 11. Delays on the project caused by situations beyond the control of Mark One will be billed at appropriate straight or overtime rates.
 12. Mark One Electric will only work in areas that are conducive to work and compliant with OSHA regulations on silica dust free environments. Failure to provide this area may cause a slowing of the project schedule. Mark One Electric will not be held accountable for said slow down, nor will it incur any costs for "accelerating" the remaining schedule.
 13. Proposal assumes MOE can leave tools and equipment onsite while work is taking place.
 14. Pricing assumes no expedited shipping.

We appreciate the opportunity to submit this quotation to you and are looking forward to working with your firm on this project.

Jimmie Jester | Service Department Mark One Electric Co., Inc.
Main: 816-842-7023 Cell: 816-564-8094
jim.jester@markone.com



Request for Council Action

RES ☒ # R-24-44

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/15/24

Department: Public Works

Meeting Date Requested: 7/22/24

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

Subject: Change Order No. 1, FY24 Intermediate Maintenance Program, Project TP2403

Background: The contract for the FY24 Intermediate Maintenance Program, Project TP2403 was awarded to Vance Brothers, Incorporated; as authorized by Resolution R-24-13. Change Order No. 1 adds additional micro surface and pavement markings on North Oak Trafficway from NE 75th Terrace to NE 77th Street. This work was originally delayed until completion of the Parkside Apartments.

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

Original Contract Amount:	\$338,940.00
Change Order 1	<u>53,030.00</u>
Revised Contract Amount:	\$391,970.00

Funds are available in TST.

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-24-44

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 IN THE AMOUNT OF \$53,030.00 TO THE CONTRACT WITH VANCE BROTHERS, INCORPORATED, FOR THE FY24 INTERMEDIATE MAINTENANCE PROGRAM, PROJECT TP2403.

WHEREAS, additional work under the FY24 Intermediate Maintenance Project, Project TP2403 has been determined necessary and is recommended by the Director of Public Works.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute Change Order No. 1 to the FY24 Intermediate Maintenance Program, Project TP2403 with Vance Brothers, Incorporated, as follows:

Original Contract Amount:	\$338,940.00
Change Order 1	<u>53,030.00</u>
Revised Contract Amount:	\$391,970.00

FURTHER, THAT, funds for such purpose are available from the Transportations Sales Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF JULY 2024.

Tina M. Spallo, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk



Request for Council Action

RES ☒ # R-24-45

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/15/2024

Department: Public Works

Meeting Date Requested: 7/22/2024

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

Subject: Contract Award, FY25 Mill and Overlay Program, Project TP2506

Background:

Four bids were received for this project, including Bid Alternates A and B:

Metro Asphalt, Inc.	\$956,790.00
Superior Bowen Asphalt Company	\$1,023,786.00
Little Joe's Asphalt, Inc.	\$1,193,199.40
Tandem Paving Co. Inc.	\$1,245,432.00

The project consists of approximately 76,000 square yards of milling, 9,500 tons of asphalt and other associated work.

Budget Discussion: Funds are budgeted in the amount of \$1,000,000 from the Transportation Sales Tax Fund. Ongoing costs are estimated to be \$ 1,000,000 annually. Previous years' funding was \$1,500,000. The Engineer's Estimate for the project is \$1,031,986.

Public/Board/Staff Input:

Metro Asphalt is a company based in Independence, MO. They have performed mill and overlay projects for the City numerous times in the past. Staff has been pleased with their performance and is looking forward to working with them again.

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

Timothy A. Nebergall
Department Director/Administrator

JM
City Attorney

BB
City Manager



Department of Public Works
Memorandum

DATE: June 4, 2024

TO: Robert M. Baer, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: Final FY25 Mill & Overlay Streets

FY25 Mill & Overlay		
Street	From	To
NE 76th Street	N. Oak	Dead-End (West)
N. Wyandotte	NW 63rd St	NW 64th St
NE 63rd St	N. Broadway	N. Wyandotte
NE 67th Ter	NE 67th Pl	N. Holmes
NE 67th St	NE 67th Pl	N. Holmes
N. Holmes	NE 66th Ter	NE 68th St
NE Shady Lane	N. Bales	N. Mersington
NE 75th Ter	N. Tracy	N. Highland
N. Virginia	NE 75th Ter	NE 76th St
NE 73rd Ter	N. Broadway	N. Wyandotte
N. Euclid	NE 72nd Ter	NE 77th St
NE 70th Ter	N. Euclid	Dead-End (West)
N. Indiana	N. Bales	NE 70th Ter
NE 67th Ter	M-1	N. Agnes
NE 57th Ter	N. Flora	CDS (East)
NE 57th Ter	N. Flora	CDS (West)
N. Woodland	NE 62nd Ter	NE 65th St
NE 67th St	N. Bellefontaine	N. Indiana
NE 66th Ter	N. Bellefontaine	N. Indiana
NE 66th St	N. Bellefontaine	N. Indiana
NE 65th Ter	N. Bellefontaine	N. Walrond
NW 44th St	N. Belleview	City Limits (South)
Old Antioch	NE 72nd	NE 76th St
N. Norton Pl	NE 57th Pl	N Jackson
Pointe Drive	N. Belleview	N. Belleview
NE 69th St	N. Bellefontaine	N. Indiana

RESOLUTION NO. R-24-45

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH METRO ASPHALT, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$956,790.00 FOR THE FY25 MILL AND OVERLAY PROGRAM, PROJECT TP2506.

WHEREAS, four proposals were received for the FY25 Mill and Overlay Program, Project TP2506, and the proposal of Metro Asphalt, Incorporated, in the amount of \$956,790.00 has been determined by the Director of Public Works to be the lowest and best proposal.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Metro Asphalt, Incorporated, for work as outlined in the contract for a total amount not to exceed \$956,790.00.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF JULY 2024.

Tina M. Spallo, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 24-24

ORD ☒ # 4.677

Date: 7/18/2024

Department: Police

Meeting Date Requested: 7/22/2024

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

Subject: Amendments to City of Gladstone Alarm Systems Ordinance; Chapter 105

Background: Since the adoption of the Alarm Systems Ordinance by the City, the process of notification, alarm system technology, and methods of transmission have changed dramatically. There have been no substantial changes or amendments to the City of Gladstone Alarm Systems Ordinance to keep up with those industry changes and this Ordinance seeks to realign City practices to improve efficiency and usability for those utilizing automatic alarms within the City.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends adoption of proposed amendments highlighted in the current ordinance.

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

Fred Farris
Police Chief

JM
City Attorney

BB
City Manager

AN ORDINANCE AMENDING THE CITY CODE REGARDING ALARM SYSTEMS AND USER PERMITS.

WHEREAS, the City Council desires to amend the Code regarding alarm systems and user permits.

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

SECTION 1. That Chapter 105, Alarm Systems, of Title V, Business and Occupations, is hereby amended to read as follows:

CHAPTER 105. - ALARM SYSTEMS

Sec. 5.105.010. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alarm coordinator means the individual designated by the chief of police to enforce the provisions of this chapter.

Alarm signal means a detectable signal, audibly, visually or both, to which the police department is expected to respond on an emergency basis, generated by an alarm system, indicating the commission of, or attempt to commit, a crime, presence of medical emergency or other emergency.

Alarm system means any single device or assembly of equipment designed to signal the occurrence of an illegal entry or other emergency activity requiring immediate attention and to which the police department is expected to respond.

Alarm user means any person in possession of any building, structure or facility, or part thereof, who purchases, leases, contracts for or otherwise obtains an alarm system; any person who contracts for the servicing or maintenance of an alarm system; any person who contracts with or hires an alarm business to monitor an alarm system.

Automatic dial protection device means an electrically operated instrument composed as sensory apparatus and related hardware which automatically sends over regular telephone lines a prerecorded voice alarm upon receipt of a stimulus from the sensory apparatus that has detected a force or condition characteristic of an unauthorized intrusion or an emergency message indicating a need for emergency response.

Calendar year means each 12-month period beginning on January 1 and ending on December 31. The starting date for new systems shall be the date of the first false alarm reported by the system and the ending date shall be December 31.

Chief of Police means the chief of police of the city, or their designated representative.

False alarm means an alarm signal eliciting a response by the police department when a situation requiring an immediate response does not in fact exist, such as when no breach of security has been attempted or committed, or no emergency exists. An alarm will not be considered a false alarm if it is determined that the alarm was caused by:

- (1) Natural or manmade catastrophe or an act of God. Such events include tornadoes, floods, earthquakes or other similarly violent conditions;
- (2) Vandalism causing physical damage to the premises;
- (3) Telephone line outage;
- (4) Attempted entry of a location causing visible, physical or other evidence of damage to the location;
- (5) Severe weather causing physical damage to the premises;
- (6) The test of a local alarm system by a licensed alarm business agent or employee who is present at the premises servicing, repairing or installing the alarm when such testing does not result in the alarm being activated for an uninterrupted period exceeding 60 seconds and when the city police department has been notified of the test.

Local alarm system means an alarm system which when activated causes an audible and/or visual signaling device to be activated only on the premises within which the system is installed and which is intended to be heard or seen by others outside of the protected premises.

Multiple false alarms means multiple false alarms on any one system, occurring within a 24-hour period of time, shall be considered as one false alarm.

System means both local alarm systems and alarm systems.

(Code 1974, § 2.1-1; Ord. No. 4.558, § 1(Exh. A), 6-14-2021)

Cross reference— Definitions generally, § 1.100.020.

(Code 1974, § 2.1-3)

Sec. 5.105.040. - Local alarm systems; length of alarm.

- (a) *Residentially zoned property*. Local alarm systems or alarm systems located within an area zoned residential or within 500 feet of an area zoned residential shall automatically discontinue emitting an audible sound within 15 minutes of activation.
- (b) *Property not zoned residential*. Local alarm systems or alarm systems located within an area not zoned residential and not within 500 feet of an area zoned residential shall automatically discontinue emitting an audible sound within 30 minutes of activation.

(Code 1974, § 2.1-4)

Sec. 5.105.050. - Automatic dial protection devices prohibited.

- (a) *Report of recorded message.* No automatic dial protection device shall be used to report, or cause to be reported, any recorded message directly to the city police department, without the prior permission of the chief of police.
- (b) *Exception.* Direct dial systems in place as of the effective date of the ordinance from which this chapter is derived.

(Code 1974, § 2.1-5; Ord. No. 4.558, § 1(Exh. A), 6-14-2021)

Sec. 5.105.080. - Review of false alarm determinations.

- (a) *Notice.* At the time of the sixth false alarm for any alarm user within any calendar year, the alarm coordinator shall notify the alarm user by personal service upon the addressee, or given by United States mail of such occurrence and that additional false alarms during the calendar year may require the alarm user's appearance in municipal court.
- (b) *Review of false alarm determinations.* The city police department alarm coordinator shall, when requested by an alarm user, review the determination that an alarm was false. Such review may be done by the alarm coordinator only if the alarm user requests such a review within 15 days of the mailing or other delivery of the notice of the sixth false alarm determination. A request for a determination by the alarm coordinator shall include at least the following information:
 - (1) Alarm user name;
 - (2) Address at which alarm is installed;
 - (3) Date(s) of alarm or alarms being contested;
 - (4) Facts upon which the request for a review of determination is made.

(Code 1974, § 2.1-8; Ord. No. 4.558, § 1(Exh. A), 6-14-2021)

Sec. 5.105.090. - Violations.

- (a) It shall be unlawful for any person to violate any provision of this chapter.
- (b) It shall be unlawful to use an alarm system or local alarm system which reports, or causes to report, seven or more false alarms within a calendar year. Such violations shall be subject to the penalties outlined in subsection 5.105.100(b).

(Code 1974, § 2.1-9)

Sec. 5.105.100. - Penalties.

- (a) Any person convicted of violating any provision of this chapter shall, unless the specific penalties of subsection (b) of this section apply, be punished by a fine of not less than \$50.00 or more than \$500.00, or by imprisonment for a period not to exceed 180 days, or by both such fine and imprisonment.

- (b) Any alarm system which has recorded more than six false alarms within a calendar year shall be subject to the following fines:
- (1) Seven through ten false alarms, \$25.00 each.
 - (2) Eleven through 15 false alarms, \$50.00 each.
 - (3) Sixteen through 20 false alarms, \$75.00 each.
 - (4) Twenty-one and each subsequent false alarm, \$100.00 each.
- (c) Each day of violation of any provision of this chapter shall constitute a separate offense.

(Code 1974, § 2.1-10)

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 22ND DAY OF JULY 2024.

Tina M. Spallo, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk

First Reading: July 22, 2024

Second Reading: July 22, 2024



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 24-25

ORD ☒ # 4.678

Date: 7/18/2024

Department: Police

Meeting Date Requested: 7/22/2024

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

Subject: Ordinance –Side Shows and Street Racing

Background: Large gatherings to participate in and observe street races have become a dangerous public nuisance in various parts of the metropolitan area. These gatherings and races have garnered crowds and present great danger to those participating, those observing, and innocent bystanders when motor vehicles are racing at high speeds or exhibiting reckless shows of vehicle performance on public roadways or public and private parking lots. These are not approved or sanctioned events and observers are often unaware of the dangers presented by being in close proximity to such dangerous and reckless driving. This Ordinance seeks to mirror similar municipal ordinances in the metropolitan area in an attempt to discourage and, if necessary, penalize those participating or gathering to promote such events.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends passing this ordinance to the Gladstone Municipal Code.

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

Fred Farris
Police Chief

JM
City Attorney

BB
City Manager

AN ORDINANCE AMENDING THE CITY CODE TO ADDRESS VEHICLE SIDESHOWS AND STREET RACING.

WHEREAS, the City Council desires to amend the Code to add prohibitions on the vehicle “side-shows” and street racing.

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

SECTION 1. That Title III, Offenses, is hereby amended to add a new chapter, Chapter 150, Vehicle Sideshows and Street Racing, to read as follows:

CHAPTER 150 – Vehicle Sideshows and Street Racing.

SECTION 3.150.010 Spectator or unlawful assembly at drag race or speed competition.

- A. Except as provided elsewhere in this chapter, no person shall knowingly be present as a spectator, either on a public street or highway, or on private property open to the general public without the consent of the owner, operator, or agent thereof, at a drag race or illegal motor vehicle speed competition.
- B. Except as provided elsewhere in this chapter, no person shall be present as a spectator, either on a public street or highway, or on private property without the consent of the owner, operator, or agent thereof, where preparations are being made for a drag race or illegal motor vehicle speed competition.
- C. An individual is present at the drag race or illegal motor vehicle speed competition if that individual is within 200 feet of the location of the event, or within 200 feet of the location where preparations are being made for the event.
- D. When two or more persons assemble to witness or participate in a drag race or illegal motor vehicle speed competition such assembly is an unlawful assembly and any person who participates in such unlawful assembly is guilty of an offense.
- E. Exemption: Nothing in this section prohibits law enforcement officers or their agents from being spectators at drag races or speed contests in the course of their official duties.

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 22ND DAY OF JULY 2024.

Tina M. Spallo, Mayor

ATTEST:

Becky Jarrett, Deputy City Clerk

First Reading: July 22, 2024

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