

7010 NORTH HOLMES GLADSTONE, MISSOURI FEBRUARY 10, 2025

The City Council will meet in Closed Executive Session at 6:15 pm, February 10, 2025, 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(2) Real Estate.

OPEN STUDY SESSION 6:50 PM

- **1. Midyear Budget:** Matt Dayton, Finance Director, will present the Fiscal Year 2025 Mid-Year Budget.
- 2. Antioch and Linden West Water Tower Painting Project: Tim Nebergall, Public Works Director, will provide an 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 January 27, 2025, Closed City Council Meeting Minutes.

- 6. Approval of the January 27, 2025, Regular City Council Meeting Minutes.
- 7. PROCLAMATION AND RECOGNITION: Everett Jones, GEMA Volunteer Service Appreciation.
- 8. Communications from the Audience: Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.
- 9. Communications from the City Council.
- 10. Communications from the City Manager.
- 11. CONSENT AGENDA

CONSIDER SPECIAL EVENT PERMITS:

Flashlight Easter Egg Hunt, Happy Rock Park East Sports Complex, Friday, April 11, 2025, 5:00 to 9:00 pm.

Walk 'N Wag, Atkins-Johnson Farm and Museum, Saturday, April 19, 2025, 8:00 am to 12:00 pm.

Civil War Muster, Atkins-Johnson Farm and Museum, Saturday, April 26, 2025, 11:00 am to 3:00 pm.

Touch A Truck, Happy Rock Park West, Saturday, May 3, 2025, 9:00 am to 12:00 pm.

Afternoon Tea, Atkins-Johnson Farm and Museum, Saturday, May 10, 2025, 12:00 to 2:00 pm.

Movie Night, Atkins-Johnson Farm and Museum, Thursday, May 29, 2025, 8:00 to 10:00 pm.

RESOLUTION R-25-08, 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.

RESOLUTION R-25-09, A Resolution authorizing the City Manager to execute a second amendment to a Commercial Lease Agreement between the City of Gladstone, Missouri, as Sub-Lessor, and Curana Health Management Group, LLC as Sub-Lessee, to operate an office for

a Physicians' Medical Director Group at 7001 North Cherry, Suite #202, Gladstone, Missouri, 64118.

RESOLUTION R-25-10, A Resolution authorizing acceptance of work under contract with Vance Brothers, Incorporated, for the FY24 Intermediate Maintenance Project, and authorizing final payment in the amount of \$500.00 for Project TP2403.

REGULAR AGENDA

- 12. FIRST READING BILL NO. 25-06, An Ordinance approving the Final Plat of a minor subdivision in the SW Quarter, Section 14, Township 51 North, Range 33 West in the City of Gladstone, Clay County Missouri, and directing the appropriate officials to affix their signatures to said plat for recording.
- 13. FIRST READING BILL NO. 25-07, An Ordinance authorizing the City to participate in the Missouri Highway Safety Program and receive grant funds, under the terms outlined by the Missouri Department of Transportation, for the purpose of increased enforcement of traffic laws.
- 14. RESOLUTION R-25-11, A Resolution authorizing acceptance of work under contract with Lan-Tel Communications Services, Incorporated, for the FY23 Curb, Gütter, and Sidewalk Program-Phase 2 Project, and authorizing final payment in the amount of \$35,079.02 for Project TP2304.
- 15. Other Business.
- 16. 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 5:15 pm February 6, 2025



Department of Finance Memorandum

DATE:

February 6, 2025

TO:

Robert Baer, City Manager

FROM:

Matt Dayton, Director of Finance

RE:

2025 Fiscal Year Midyear Budget

With the 2025 fiscal year 50% complete and the 2024 fiscal year closed, we have a better understanding of how revenues, expenses, and fund balances are shaping up for the 2025 fiscal year. Staff begins work on the fiscal year budget several months before year end. Assumptions are made on both revenue and expense using past data, trend analysis, and information on the economic and legal environment. Because budgets are created before the fiscal year begins and needs for government services and programming can change over time, a midyear budget review gives staff and the City Council the opportunity to reevaluate and re-allocate resources where they may be needed to better align the with the current and future goals.

Using the December 2024 interim financial statement as a comparison, revenue at mid-year is pacing slightly below plan at 47.3% of budgeted. Inflows from new sales tax streams continue to generate significant revenue, but general sales tax revenue continues to run below budget primarily due to timing of remittance from the State of Missouri. From an expense perspective, citywide expenses are pacing lower than plan at 47.6% of budgeted. This year-to-date favorability is primarily driven by timing of debt payments, lower supply costs, and open headcount.

As we consider the proposed mid-year budget adjustments, please note that some of the recommended changes in budgeted expenditures are a result of expenditures incurred for items procured in the previous fiscal year but not received until the 2025 fiscal year. Additional recommendations primarily relate to unforeseen or new expenditures, repairs and maintenance, and overtime.

The midyear budget review for fiscal year 2025 is hereby submitted to the City Council for review. This memorandum will provide information on the General Fund, Community Center and Parks Tax Fund (CCPT), Public Safety Sales Tax Fund (PSST), Capital Improvements Sales Tax Fund (CIST), Transportation Sales Tax Fund (TST), Capital Equipment Replacement Fund (CERF), and Combined Water and Sewerage System Fund (CWSS). The comparisons referencing budgeted revenues and expenditures in the narrative are based on the December Interim Financial Report.

GENERAL FUND

Based on the December Interim Financial Statement, overall revenue is trending 3% or \$321,664 higher than the previous year. Material increases (more than \$100,000 over the previous year) include additional general sales tax driven by higher marijuana sales, and due to higher electric gross receipt tax revenue. Other notable increases include higher natural gas gross receipts, state gasoline tax, emergency medical services and building rental revenue. Property tax revenue is currently pacing below budget primarily due to timing of receiving the bulk of property tax revenue until after the end of the calendar year. Staff are recommending an equity adjustment of \$1,630,000 which would provide for budget additions as detailed below.

Recommended changes in budgeted expenditures address the variations in revenue and the needs of the City. Many of the expenditures are "one time" and will not need to be budgeted on a reoccurring basis. Of the \$1,630,000 that was requested for the General Fund adjustments, \$705,333 in additional expenditures are being recommended which include technology upgrades (\$122,950), ambulance engine rebuild and uniforms (\$23,000), payoff of AJ Farm loan (\$270,000), purchase of police interceptors from prior year, vehicle outfitting and ammunition (\$105,039), and purchase of snow plow, promotion of Crew Leader to Deputy Superintendent and street light maintenance and repairs (\$126,000). Total changes in both revenue and expense are \$1,630,000. Total revenue for the General Fund is projected to be \$23,700,945. Total expenditures have increased to \$25,331,277. This will result in a net budgetary fund balance of \$9,602,758 before the required 20% minimum reserve.

COMMUNITY CENTER AND PARK TAX FUND

Revenues for the Community Center and Park Tax Fund (CCPT) through mid-year are pacing at 46.4% of budget including TST Fund transfer of \$786,000. With sales tax collections for the fund being at 48% of projected budget and 2% lower than the same time last year. Charges for services and facility rental are pacing 46% of budget YTD, but have increased \$20,779 or 2% from the previous year.

Total budgeted expenditures through mid-year for the fund are pacing moderately higher than plan at 51.1% of budgeted. The majority of the adjustments requested for the CCPT fund are to replace unbudgeted swimming pool filters and to replace the natatorium video board, along with various equipment maintenance items and significant roofing repairs to the Community Center. Recommended material adjustments for the fund include \$280,000 for swimming pool filters at the Community Center and \$110,000 for the video board. Additional budget adjustments include \$23,600 for other swimming pool repairs, \$5,000 for incidental roofing repairs, and \$13,882 for compensation adjustments. Total projected revenues for the fund are estimated to be \$4,614,100. Expenditures are projected to increase by \$433,482. Ending fund balance is expected to be \$1,495,485

PUBLIC SAFETY SALES TAX FUND

Revenue for the Public Safety Sales Tax Fund is pacing at 48% of plan and behind prior year by \$25,693 or 4.5%. An equity transfer of \$93,594 is being requested to fund the purchase of two additional police vehicles that were budgeted in prior year but not received until this fiscal year, along with the cost to upfit both vehicles. Staff recommend no changes to external revenue projections at this time. Mid-year expenditures are over budget projections by 8.7% due to the purchase of the two new police interceptors and the associated upfit costs. Additional funding is being recommended to fund these expenditures. Total budgeted expenditures are estimated to be \$1,223,594. Projected ending fund balance for PSST Fund is \$571,794

CAPITAL IMPROVEMENT SALES TAX FUND

Changes in revenue from prior year for the CIST Fund are mainly due to the resolution ARPA funding distributions. Sales tax received is 2% over the same time last year Total revenues for the fund are projected to be \$4,135,000 which includes a \$925,000 transfer from the general fund to maintain required minimum fund balance.

Changes to the fund's expenditure from the prior authorized Capital Improvement plan include:

- City Hall Improvements and Ice Treatment: \$60,000
- NE 68th Ter and N. Bellefontaine Storm Drainage: \$550,000
- NE 76th Ter Storm Drainage & Parking: \$78,200
- Miscellaneous Stormwater Projects: \$75,000
- NE 72nd Tennis Pickle ball Court Conversion: \$(68,500)
- Flora Park ADA Playground: \$250,000
- Gladstone/KCMO Joint Dog Park: \$250,000
- AJ Farm Improvements: \$800,000
- Downtown Lighting: \$380,000

The net effect of these changes requires an additional \$1,449,700 in budget expenditure authority to execute as planned.

TRANSPORTATION SALES TAX FUND

Revenue for the Transportation Sales Tax Fund are in-line with projections.

The following changes are requested to the previously authorized capital improvement plan:

- Street Mill & Overlay Program updates: \$950,000
- Intermediate Maintenance cost updates: \$200,000
- N. Oak Complete Streets NE 69th St to NE 72nd St: \$260,000
- Curb, Gutter, Sidewalk Replacement cost updates: \$300,000
- Linden Connector Trail cost estimation updates: \$700,000

The net effect of these changes requires an additional \$2,410,000 in budgetary expenditure authority.

CAPITAL EQUIPMENT REPLACEMENT FUND

Revenues received for the Capital Equipment Replacement Fund are pacing lower than prior year as of December 31st by \$134,088 and below plan by \$11,892 or 2.5% primarily due to lower sales tax and miscellaneous revenue. At this time, staff does not recommend and changes in budget authority or revenue estimations.

COMBINED WATERWORKS AND SEWERAGE SYSTEM (CWSS) FUND

Actual revenues for the CWSS Fund are in line with mid-year projections at 50.4% of budgeted. Usage revenue is lower by \$33,550, but is offset by higher interest revenue of \$33,887. Revenues for the CWSS fund are projected to be \$13,214,010.

Staff is recommending increases in budget for water plant improvements (\$3,000,000), for water tower project (\$2,000,000), for water main replacements (\$750,000), for sewer cleaning contract & back-ups, for increased lime expenses due to increase usage and price increases, for upgrade to water meter reading system (\$60,000), and for cell service at water locations (\$960). Total expenditures for the CWSS fund are projected to be \$19,237,830. Projected ending fund balance for the fund will be \$13,300,897

CONCLUSION

In conclusion, the General Fund, the Community Center Park Tax Fund, the Public Safety Sales Tax Fund, Capital Improvement Sales Tax Fund, Transportation Sales Tax Fund, and Combined Water and Sewer System Fund will end the fiscal year with a positive fund balance and within policy. These adjustments will assist staff in carrying out council goals and give the City the flexibility needed to continue and improve operations at the City. Additional information will be available after the closing of the debt issue projected be in March.

Staff recommend changing the budget authority in aggregate as presented below:

• General Fund: \$1,630,332

• Community Center Parks Fund: \$433,482

Public Safety Sales Tax Fund: \$93,594

• Capital Improvement Sales Tax Fund: \$1,449,700

• Transportation Sales Tax Fund: \$2,410,000

Combines Sewerage and Waterworks Fund: \$6,023,820

Total increase in budgetary authority: \$12,040,928

A resolution to amend the 2025 Budget based on recommended budgets will be placed on the Council agenda for consideration on February 24, 2025. If you have any questions, please contact me at your convenience.

Matt Dayton

Director of Finance

Mit lay to



Department of Public Works Memorandum

DATE:

February 4, 2025

TO:

Robert M. Baer, City Manager

FROM:

Timothy A. Nebergall, Director of Public Works

RE:

Antioch Water Tower and Linden Water Tower Painting Project Update

Purpose:

The purpose of this memorandum is to provide an update on the project and to present the current project schedule. Furthermore, staff is requesting City Council confirmation of the tank colors and logo.

Background:

The City recently awarded a contract to Viking Painting, Incorporated (R-25-02) to complete the following work:

- 1-Million Gallon Antioch Water Tower
 - o Interior blast and paint.
 - o Exterior blast and paint with containment.
 - o Miscellaneous OSHA upgrades
- 300,000-Gallon Linden Water Tower
 - o Interior cleaning and disinfection to place the tank back in service. The interior paint system is in good condition due to the tank being out of service for approximately 20-years.
 - o Exterior blast and paint with containment.
 - o Installation of a "halo" system similar to the Antioch Water Tower and coordinating with antennae owners to relocate to the "halo" system in accordance with the terms existing lease agreements.
 - o Miscellaneous OSHA upgrades.

Next Steps:

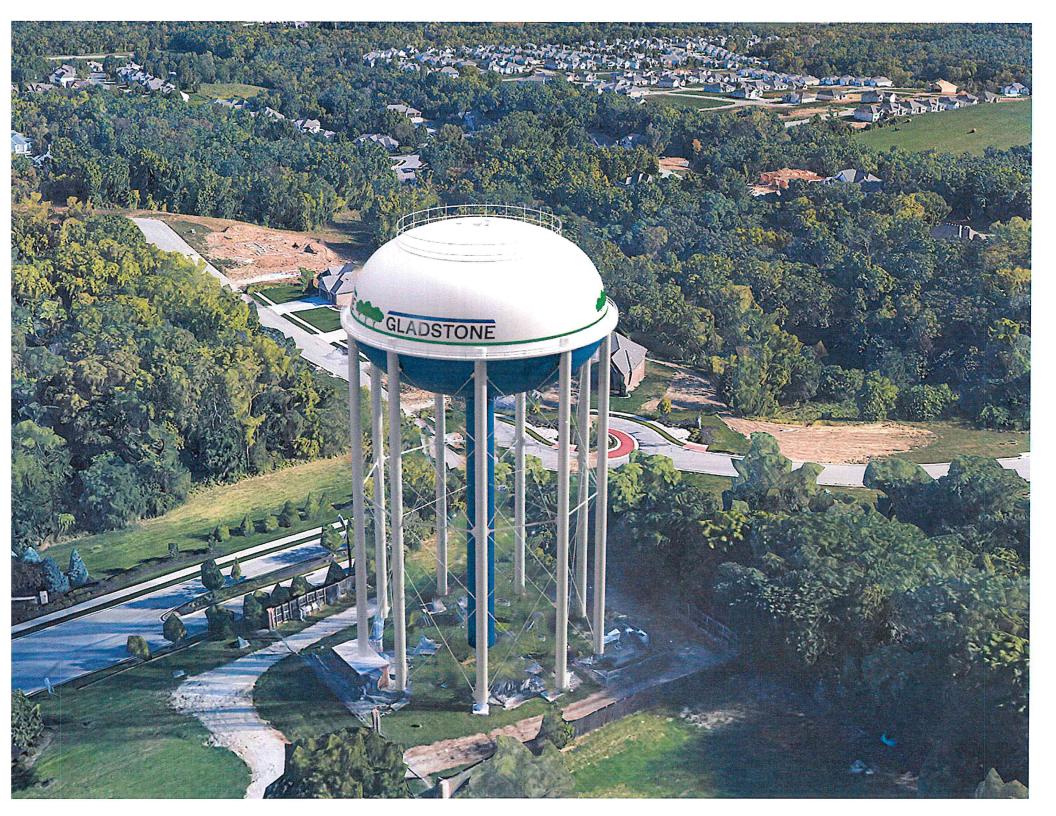
The project remains on schedule as summarized below:

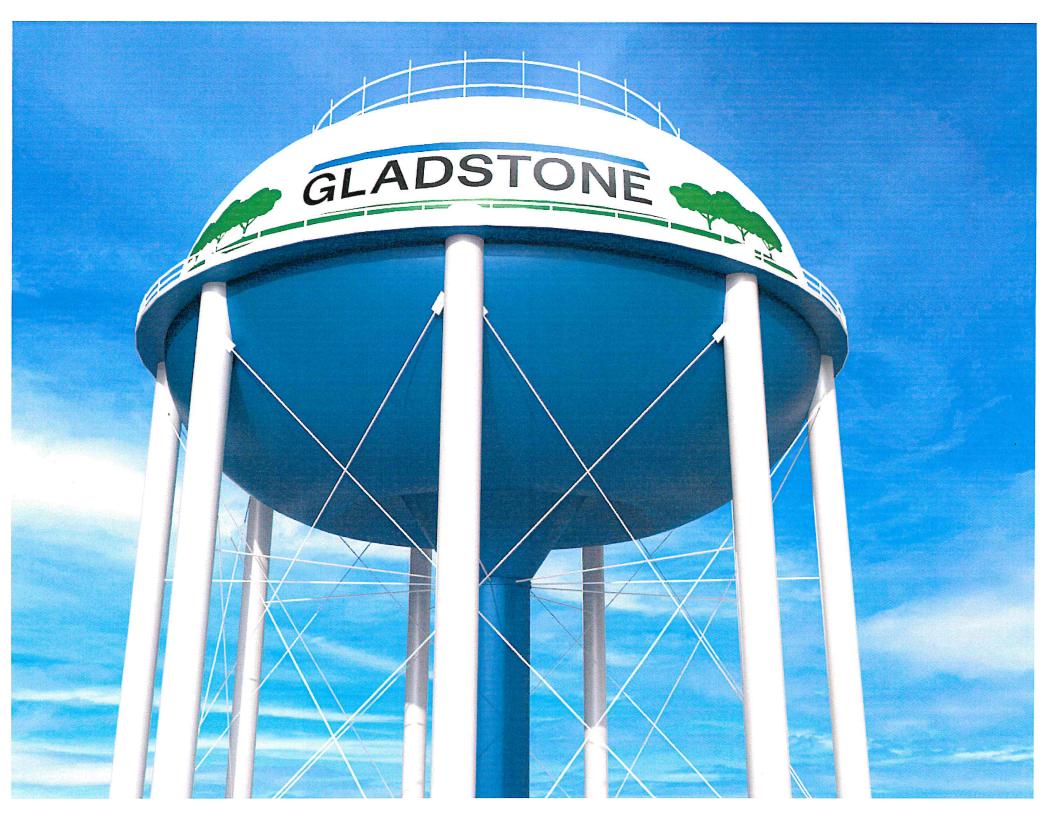
- February/March 2025 – Clean and disinfect the Linden Water Tower and place back in service. Staff is also coordinating with KCMO Water Services on the use of existing water system interconnections if necessary.

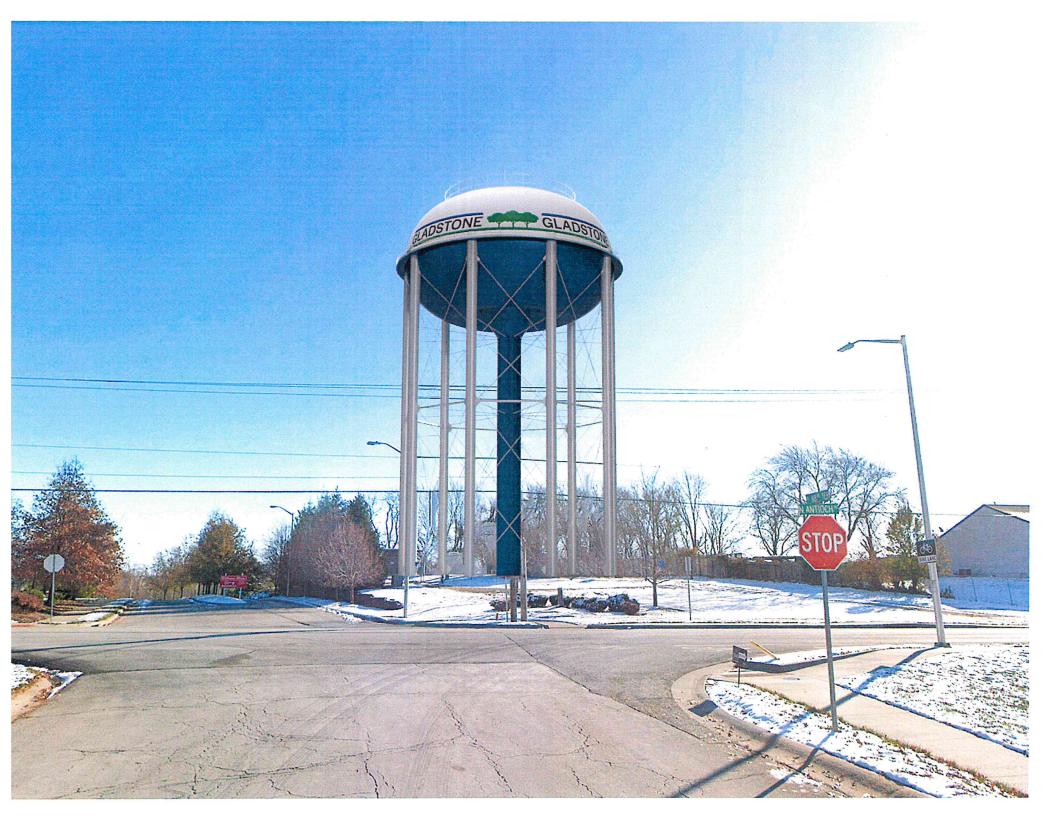
- March 1, 2025 Complete the temporary relocation of antennas on the Antioch Water Tower.
 - There are 3 carriers on the Antioch Tower. T-Mobile and Verizon are proposing to temporarily relocate to a single 150-foot tall ballasted pole and ATT is proposing to temporarily relocate to an 85-foot wooden pole. Both temporary structures will be located in the grassed area directly west of the Antioch Water Tower on City property.
- April-June 2025 Complete necessary repairs and paint the interior/exterior of the Antioch Water Tower.
- May 1, 2025 Complete the temporary relocation of antennas on the Linden Water Tower.
 - o There are 2 carriers on the Linden Water Tower. T-Mobile and Verizon are proposing to temporarily relocate to a single 150-foot tall ballasted pole on an adjacent property.
- July-August 2025 Complete necessary repairs and paint the exterior of the Linden Water Tower.

Enclosed are renderings of the Antioch Water Tower with the colors and logo configuration selected by City Council at Goal Setting. Staff has requested similar renderings of the Linden Water Tower and hopes to have these available by the open study session. A Tnemec paint color card will also be made available.

Please contact me if you have any questions.









MINUTES REGULAR CITY COUNCIL MEETING GLADSTONE, MISSOURI MONDAY, JANUARY 27, 2025

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, January 27, 2025 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 Zimmerman.

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

City Manager Baer requested that Item No. 10 be removed from the agenda. He stated that holding a dedicated Study Session on the proposed agreement would be beneficial before introducing the Bill. This would provide a more thorough understanding of the terms of the Memorandum of Understanding and offer an opportunity for the Council to ask questions.

Councilmember Moore moved to approve the amended Agenda with Item No. 10 removed. **Councilman Davis** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

<u>Item No. 5. On the Agenda.</u> Approval of the January 13, 2025, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the September 9, 2024, Regular City Council meeting as presented. **Councilman Davis** 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. Communications from the Audience.

Larry Newport, 108 NE 75th Street, thanked the City for hosting the annual Volunteer Luncheon on Saturday, January 25, 2025, for the Atkins-Johnson Farm and Museum volunteers.

Item No. 7. On the Agenda. Communications from City Council.

Councilman Garnos reported attending the recent Parks and Recreation Advisory Board meeting, where he received updates on various projects. He also complimented the finance staff on the new format of the monthly financial updates, noting that they are easy to understand and highlight the key points clearly.

Mayor Pro Tem Smith concurred that the new monthly financial updates were excellent, making it easier to track information, and he expressed his appreciation. He asked the City Manager about the City's preparations for the 2026 FIFA World Cup and whether City funds are being allocated for the event.

City Manager Baer shared that he attended a meeting with MARC, who created a portal for cities to stay up-to-date and reported he checked it recently. He also met with a representative from Clay County to explore possible shared events. He stated that he is open to communicating with citizen groups who may be interested in planning events in Gladstone. Additionally, he mentioned that a budget has been discussed internally and that there will also need to be regional coordination for the overtime that will be distributed equally among the cities for the staff who will be required to assist with the event.

Mayor's Christmas Tree Check Presentations.

Mayor Spallo announced that the Mayor's Christmas Tree fund received a little over \$16,000.00 in donations. She expressed her deepest appreciation for the generosity of all who donated.

Mayor Spallo presented the checks to each organization in the amount of \$5,407.37 and briefly explained the mission of each organization.

Art Hammen, Executive Director of Gladstone Neighbors Helping Neighbors, accepted the check and graciously thanked the Mayor and all who contributed.

Darren Hennen, President of Feed Northland Kids, accepted the check and expressed his gratitude.

Larry Gardner, Chairman, Northland Christmas Store, accepted the check and expressed his gratitude to receive it on behalf of the Christmas Store.

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

City Manager Baer provided information on reporting potholes, which are becoming more prevalent this time of year due to winter weather and snowplow damage. He shared details on how to report potholes on Gladstone streets by visiting the Public Works page on the City's website. He reminded everyone that Missouri Route 1 is maintained by the Missouri Department of Transportation (MODOT).

Mayor Spallo requested Tim Nebergall, Director of Public Works provide an update on the State's plan for Missouri Route 1.

Director Nebergall reported that MODOT has several projects planned within Gladstone: one involves pavement resurfacing between MO Route 152 and NE 72nd Street, while another focuses on pavement rebuilding between NE 64th Street and NE 72nd Street. Additionally, there are plans for pavement work between NE 64th Street and Interstate 35. He also mentioned that as more information becomes available from MODOT, the City will assist in notifying Gladstone residents.

Item No. 9. On the Agenda. CONSENT AGENDA.

Following the Clerks' reading:

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

Mayor Pro Tem Smith moved to approve RESOLUTION R-25-05, A Resolution authorizing the City Manager to execute a professional services agreement with Severeid and Associates in the total amount not to exceed \$24,000.00 for right-of-way appraisal services in conjunction with the Downtown Gladstone North Oak Street Improvement, Project TP2371. Councilmember Moore seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Mayor Pro Tem Smith moved to approve MONTHLY FINANCIAL UPDATE DECEMBER YEAR TO DATE 2024. Councilmember Moore seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

REGULAR AGENDA.

<u>Item No. 10. On the Agenda.</u> FIRST READING BILL NO. 25-04, An Ordinance authorizing the City Manager to enter into a cooperative agreement with the Federal Immigration and Customs Enforcement Department-Homeland Security Investigations (HSI) to provide Law Enforcement Resources to a Multi-Agency Task Force.

This item was removed from the Regular Agenda.

<u>Item No. 11. On the Agenda.</u> FIRST READING BILL NO. 25-05, An Ordinance amending Schedule VIII of the Model Traffic Code (Gladstone Municipal Code Section 4.100.020) to establish a stop sign location at the northeast corner of the intersection of Northeast 62nd Place and North Main Street.

Councilman Davis moved BILL NO. 25-05 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.

Councilman Davis moved to accept the First Reading of **BILL NO. 25-05**, 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.

Councilman Davis moved to accept the Second and Final Reading of BILL NO. 25-05 and enact the Bill as Ordinance 4.690. 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. 25-05 stands enacted as Ordinance Number 4.690.

Item No. 12. On the Agenda. RESOLUTION R-25-06, A Resolution authorizing the City Manager to purchase one (1) 2026 Chevrolet G4500 ambulance chassis from American Response Vehicles and to remount an ambulance body/module onto the chassis, with specified equipment for the total of \$179,450.59.

Mayor Pro Tem Smith moved to approve RESOLUTION R-25-06, A Resolution authorizing the City Manager to purchase one (1) 2026 Chevrolet G4500 ambulance chassis from American Response Vehicles and to remount an ambulance body/module onto the chassis, with specified equipment for the total of \$179,450.59. Councilmember Moore seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

<u>Item No. 13. On the Agenda.</u> RESOLUTION R-25-07, A Resolution authorizing the City Manager to execute a contract with Fleshman Construction, Incorporated, in the total amount not to exceed \$662,815.34 for the Northeast 76th Terrace Storm Drainage and Parking Improvements, Project CP2531.

Councilman Garnos moved to approve RESOLUTION R-25-07, A Resolution authorizing the City Manager to execute a contract with Fleshman Construction, Incorporated, in the total amount not to exceed \$662,815.34 for the Northeast 76th Terrace Storm Drainage and Parking Improvements, Project CP2531. Councilman Davis seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

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

There was no other business.

Item No. 15. On the Agenda. Adjournment.

Mayor Spallo adjourned the January 27, 2025, Regular City Council meeting at 7:51 pm.				
Respectfully submitted:				
Kris Keller, City Clerk	Approved as presented:			
	Approved as modified:			

Tina M. Spallo, Mayor

PROCLAMATION

Recognizing Everett Jones For 14 Years of Outstanding Volunteer Service

Whereas, the City of Gladstone is proud to acknowledge the dedication and selfless service of citizens who contribute their time, energy, and expertise to the betterment of the community; and

Whereas, Everett Jones has generously volunteered his time and skills for 14 years as a volunteer for the City of Gladstone Emergency Management Agency (GEMA), demonstrating a deep commitment to the safety and well-being of its residents; and

Whereas, throughout these years, Mr. Jones has consistently gone above and beyond the call of duty, selflessly contributing countless hours to assist in directing traffic during special events, ensuring safety and order; and

Whereas, Mr. Jones has been a valuable and dependable partner in supporting fire department personnel at the scenes of fires, offering assistance when it was most needed, and contributing to the effectiveness of emergency response teams; and

Whereas, his tireless efforts have helped maintain the safety, security, and well-being of our community, and his commitment to service has had a profound and lasting impact on the residents of Gladstone;

Now, Therefore, I, Tina Spallo, Mayor of the City of Gladstone, on behalf of the members of the Gladstone City Council and all Gladstone residents, recognize and commend Everett Jones for his extraordinary volunteer service and dedication to our community. On this special occasion of marking 14 years of service, we express our deepest gratitude for his countless contributions and selfless commitment to making Gladstone a safer and better place for all.



Request for Council Action

RES □ # City Clerk Only	BILL □ # City Clerk Only	ORD □# City Clerk Only		
Date: 1/27/2025	Departme	ent: Community Development		
Meeting Date Requested: 2/10/2025				
Public Hearing: Yes Date: Click her	re to enter a date.			
Subject: Special Event Permit	,			
Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Flashlight Easter Egg Hunt. This family-friendly event invites children to search for Easter eggs filled with candy and prizes using a flashlight. In addition to the egg hunt, participants can enjoy a variety of games and activities throughout the event.				
The event will take place inside the Happy Rock Park East Sports Complex, with check-in at the entrance to the softball complex.				
Date: Friday, April 11, 2025 Time: 5:00 pm to 9:00 pm Rain Date: Saturday, April 12, 2025				
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	JA City Attorney	BB City Manager		

LETTER OF TRANSMITTAL



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



To: CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT

DATE: JANUARY 27, 2025

PERMIT NO.: SEP25-00004

RE: Type 4 Outdoor Special Event

NAME OF EVENT: FLASHLIGHT EASTER EGG HUNT

LOCATION OF EVENT: 7511 NE ANTIOCH ROAD

HAPPY ROCK PARK EAST (SPORTS COMPLEX)

DATE OF EVENT: FRIDAY, APRIL 11, 2025

(RAIN DATE SATURDAY, APRIL 12, 2025)

TIME OF EVENT: 5:00 PM TO 9:00 PM

EST. ATTENDANCE: 300±

ATTACHMENT(S):

Other _____

[X] Map

REQUESTED LEMPORARY 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



Gladstone, MO





Legend

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

Notes

666.7 0 333,33 666.7 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



Request for Council Action

RES □ # City Clerk Only	BILL □ # City Clerk Only	ORD □# City Clerk Only	
Date: 1/27/2025	1	Department: Community Development	
Meeting Date Requested: 2/10/2025			
Public Hearing: Yes □ Date: Click	here to enter a date.		
Subject: Special Event Permit			
Background: The Parks, Recreation, and Cultural Arts Department will host the City's annual Walk 'N Waevent. This is a dog-centered festival where dogs and their owners can enjoy vendors and a variety of dog arowner-friendly activities.			
The event will be held the Atkins-Johnson Farm and Museum.			
Date: Saturday, April 19, 2025 Time: 8:00 am to 12:00 pm			
Budget Discussion: N/A.			
Public/Board/Staff Input: See attache	ed letter of transmittal.		
Provide Original Contracts, Leases, A	Agreements, etc. to: City Clerk	and Vendor.	
Alan Napoli Department Director/Administrator	JA City Attorney	BB City Manager	

LETTER OF TRANSMITTAL



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



To: CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT

DATE: JANUARY 27, 2025
PERMIT No.: SEP25-00005

RE: Type 4 Outdoor Special Event

NAME OF EVENT: WALK N' WAG

LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD

ATKINS-JOHNSON FARM & MUSEUM

DATE OF EVENT: SATURDAY, APRIL 19, 2025

TIME OF EVENT: 8:00 AM TO 12:00 PM

EST. ATTENDANCE: 150±

REQUESTED TEMPORARY VARIANCE:

Signed:

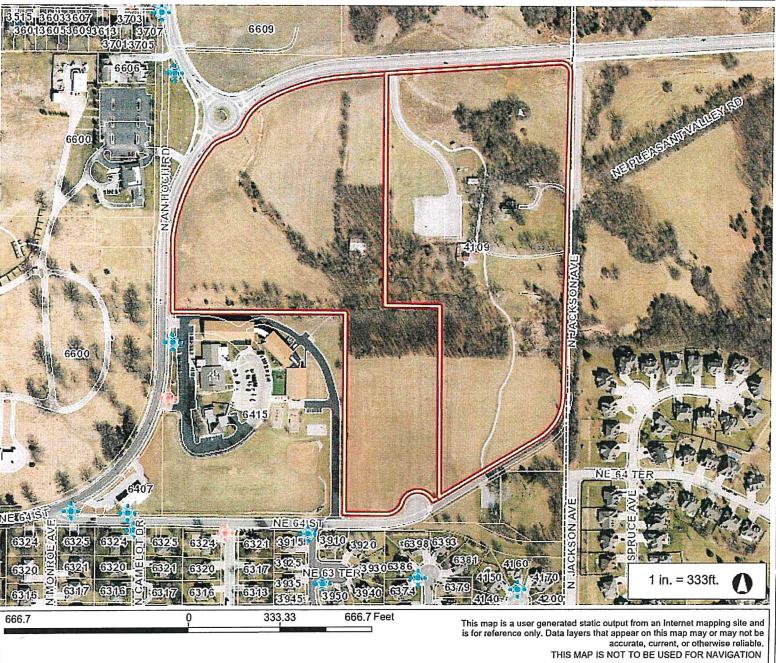
[X]	Section 2.100.250(1) Outdoor display, sale and storage.
[X]	Section 2.100.250(3) Sales transactions.
[X]	Section 2.130.010(3)(e) Park rules and regulations (vehicular use).
[X]	Section 2.130.010(7)(a) Park rules and regulations (wildlife/domestic animals).
[X]	Section 2.120.050 Noise prohibited.
[]	Section 2.130.010(2) Park rules and regulations (hours).
[]	Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
LJ	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).
[X]	Section 9.1600.110 Temporary signs.

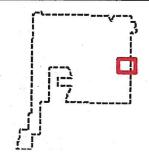
REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

	Alan D. Napoli, C.B.O.	
_	Community Development Administrator Building Official	
ATTAC	CHMENT(S):	
[X] Ma	ар	
[] Ot	her	



Gladstone, MO





Legend

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

Notes



Request for Council Action

RES □ # City Clerk Only	BILL □ # City Clerk Only	ORD □ # City Clerk Only	
Date: 1/30/2025	Departme	ent: Community Development	
Meeting Date Requested: 2/10/2025			
Public Hearing: Yes □ Date: Click l	here to enter a date.		
Subject: Special Event Permit			
Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual "Civil War Muster". This event will feature the volunteers of the 3rd Missouri Infantry reenactment group, showcasing authentic drilling exercises, enlistment demonstrations, and interactive storytelling. Visitors will be invited to engage with the reenactors, gaining firsthand insight into the daily lives of Civil War soldiers.			
This event will be held at the Atkins-Johnson Farm and Museum.			
Date: Saturday, April 26, 2025 Time: 11:00 am to 3:00 pm			
Budget Discussion: N/A			
Public/Board/Staff Input: See attached	l letter of transmittal.		
Provide Original Contracts, Leases, A	greements, etc. to: City Clerk and Vend	or.	
Alan Napoli Department Director/Administrator	JA 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: JANUARY 30, 2025 PERMIT NO.: SEP25-00007.

RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: CIVIL WAR MUSTER

LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD

ATKINS-JOHNSON FARM & MUSEUM

DATE OF EVENT: SATURDAY, APRIL 26, 2025

TIME OF EVENT: 11:00 AM TO 3:00 PM

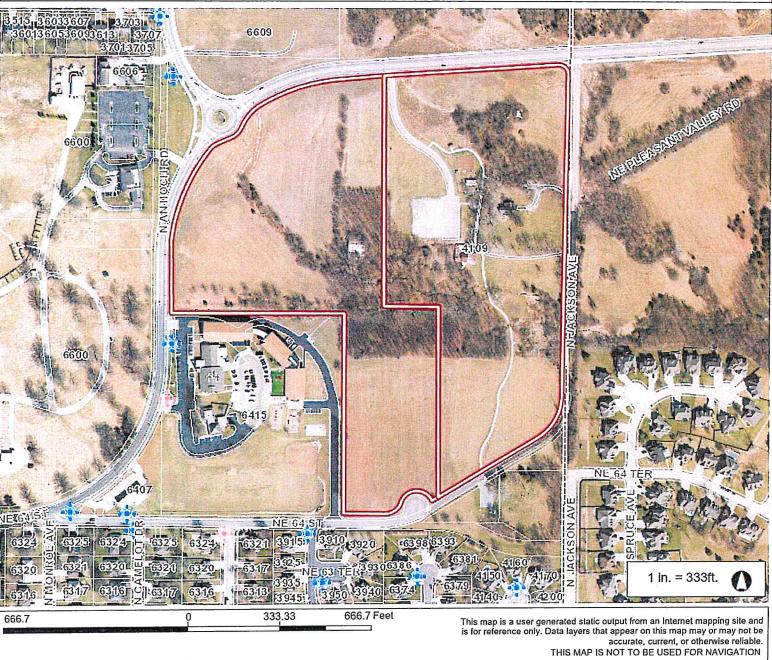
EST. ATTENDANCE: 200±

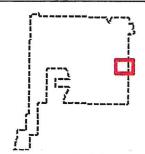
] Other

REQUESTED TEMPORARY VARIANCE:
 [X] 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):
[X] Man



Gladstone, MO





Legend

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

Notes



Request for Council Action

RES □ # City Clerk Only	BILL □ # City Clerk Only	ORD □# City Clerk Only	
Date: 1/30/2025	Departme	ent: Community Development	
Meeting Date Requested: 2/10/2025			
Public Hearing: Yes □ Date: Click here	to enter a date.		
Subject: Special Event Permit			
<u>Background</u> : The Parks, Recreation, and Cultural Arts Department will host the City's Annual Touch A Truck event. This family-friendly event is focused on children. It offers attendees the opportunity to explore a variety of vehicles, including Police, Fire, and Public Works trucks, as well as specialty vendor vehicles. Children and families can get up close, climb aboard, and interact with the machines.			
This event will be held at Happy Rock Park West.			
Date: Saturday, May 3, 2025 Time: 9:00 am to 12:00 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	JA 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: JANUARY 30, 2025 PERMIT NO.: SEP25-00006

RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: TOUCH A TRUCK

LOCATION OF EVENT: 7512 NE ANTIOCH ROAD

HAPPY ROCK PARK WEST

DATE OF EVENT: SATURDAY, MAY 3, 2025

TIME OF EVENT: 9:00 AM TO 12:00 PM

EST. ATTENDANCE: 150±

REQUESTED	TEMPORARY	VARIANCE
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Other

	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:
2	Alan D. Napoli, C.B.O.
	Community Development Administrator Building Official
	ATTACHMENT(s):
	[X] Man



Gladstone, MO





Legend

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

Notes

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 Onl		
Date: 1/30/2025	Departmen	nt: Community Development		
Meeting Date Requested: 2/10/2025				
Public Hearing: Yes □ Date: Click h	here to enter a date.			
Subject: Special Event Permit				
Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Afternoon Tea on the front lawn of the Atkins-Johnson Farm and Museum under a 60' x 30' tent. This event is a formal te with beverages and light hors d'oeuvres. The afternoon will also include a brief educational program.				
The event will take place at the Atkins-Johnson Farm and Museum.				
Date: Saturday, May 10, 2025 Time: 12:00 pm to 2:00 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	JA	BB		
Department Director/Administrator	City Attorney	City Manager		

LETTER OF TRANSMITTAL



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



To: CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT

DATE: JANUARY 30, 2025

PERMIT NO.: SEP25-00008

RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: AFTERNOON TEA

LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD

ATKINS-JOHNSON FARM & MUSEUM

DATE OF EVENT: SATURDAY, MAY 10, 2025

TIME OF EVENT: 12:00 PM TO 2:00 PM

EST. ATTENDANCE: 100±

REQUESTED	TEMPORARY	VARIANCE:
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The state of the s
 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:

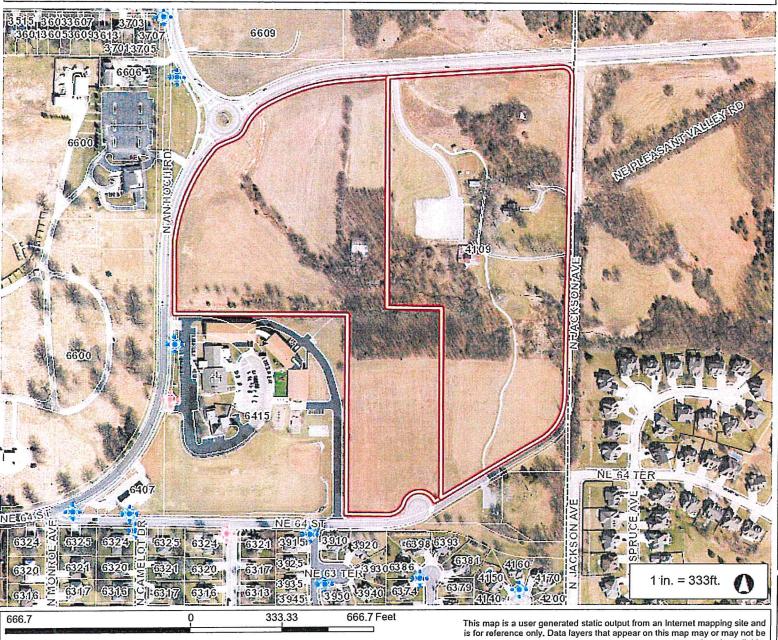
Alan D. Napoli, C.B.O.

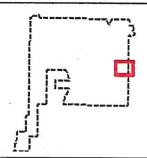
Community Development Administrator | Building Official

ATTACHMENT(S):	
[X] Map [] Other	



Gladstone, MO





Legend

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

Notes

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: 1/30/2025	Department:	Community Development
Meeting Date Requested: 2/10/2025		
Public Hearing: Yes □ Date: Click l	here to enter a date.	
Subject: Special Event Permit		
Background: The Parks, Recreation, a and Museum Movie Night on the mus		
This is a free community event at the	Atkins-Johnson Farm and Museum.	
Date: Thursday, May 29, 2025 Time: 8:00 pm to 10:00 pm		
Budget Discussion: N/A		
Public/Board/Staff Input: See attached	d letter of transmittal.	
Provide Original Contracts, Leases, A	greements, etc. to: City Clerk and V	⁷ endor.
Alan Napoli Department Director/Administrator	JA 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	
10:	CITY COUNCIL	

FROM: COMMUNITY DEVELOPMENT

DATE: JANUARY 30, 2025

PERMIT NO.: SEP25-00009

RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: AJFM MOVIE NIGHT

LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD

ATKINS-JOHNSON FARM & MUSEUM

DATE OF EVENT: THURSDAY, MAY 29, 2025

TIME OF EVENT: 8:00 PM TO 10:00 PM

EST. ATTENDANCE: 200±

REQUESTED T	EMPORARY	VARIANCE:
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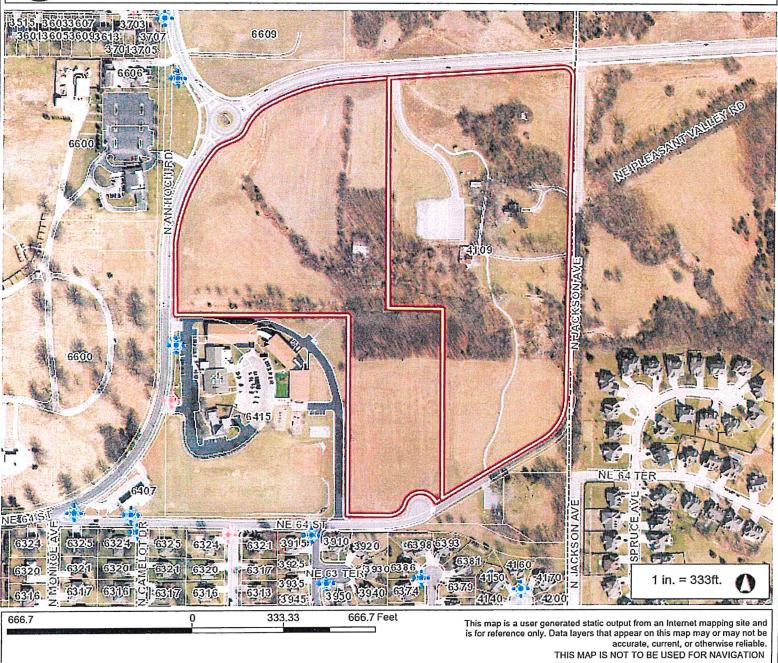
ATTACHMENT(s):

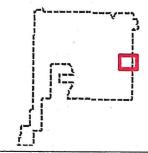
[X] Map [] Other

REQUESTED TEMPORARY VARIANCE:
 [] Section 2.100.250(1) Outdoor display, sale and storage. [] Section 2.100.250(3) Sales transactions. [X] Section 2.120.050 Noise prohibited. [X] 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). [X] 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, GB.O. Community Development Administrator Building Official



Gladstone, MO





Legend

- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- ★ Point of Interest
- tt Church
- Apartment Point
 Street Centerline
 Edge Of Pavement
- City Limits

Driveway

- Parcel
- House Number
-] Villages
- Apartment Polygon

Notes



RES ⊠# R-25-08

BILL □# City Clerk Only

ORD # City Clerk Only

Date: 2/4/2025 Department: Police

Meeting Date Requested: 2/10/2025

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

<u>Subject:</u> A Resolution 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.

<u>Background</u>: A recent inventory of surplus equipment and property held by the City led to a comprehensive list from the Police Department and Public Works Department. In order to sell the equipment, a Declaration of Surplus is required by the City Council. The proposed Resolution will declare the property as surplus and authorize the City Manager to sell and/or dispose of it. (See attached Exhibit A with full list of items)

Budget Discussion: N/A

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

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

Fred Farris Police Chief JA City Attorney BB

City Manager

Tim Nebergall Public Works Director

RESOLUTION NO. R-25-08

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.

WHEREAS, the items set forth in the attachment, Exhibit "A" are no longer necessary for any municipal public purpose of the City; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of Gladstone that the said items be sold to the highest bidder via online auction, sealed bid and/or otherwise disposed of appropriately as approved by the City Manager.

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

THAT, the items set forth in Exhibit "A" are hereby declared surplus property of the City of Gladstone; and

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to sell the items set forth in Exhibit "A" to the highest bidder via online auction, sealed bid, or otherwise disposed of as appropriate upon approval of the City Manager.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF FEBRUARY 2025.

	Tina M. Spallo, Mayor
ATTEST:	
Kris Keller, City Clerk	

EXHIBIT A

Police Department

1427 2009 Ford Escape 1FMCU49399KA99906 1570 2021 Ford Explorer 1FM5K8AB2MGA18166 1584 2021 Ford Explorer 1FM5K8AB4MGC40496

Public Works Department

1411 2009 International 7300	1HTWAAAR89J133254	PW/Water
1457 2012 International 7300	1HTWDSSR1CJ126175	PW/Streets
1477 2013 Freightliner M2 108SD	1FVAG0DT2EHFK1676	PW/Streets



RES ⊠ # R-25-09	BILL □ # City Clerk Only	ORD □ # City Clerk Only
Date: 2/3/2025	I	Department: General Administration
Meeting Date Requested: 2/10/2025		
Public Hearing: Yes □ Date: Click	here to enter a date.	
Subject: Curana Health Management	t Group, LLC Lease Amendment	
Background: Barnes Healthcare sub-leases approximately 745 square feet of space from the City of Gladstone on the second floor of the Dentistry for Children building adjacent to CEK Insurance. Now under their new brand name "Curana Health", they would like to continue their lease through a fifth and sixth term renewal. City Staff has negotiated with Barnes Healthcare an amendment to the current lease subject to City Council approval. The monthly payment will remain the same: \$20.00 per square foot which equates to \$1,241.67 per month with an annual lease payment of \$14,900.00. If Barnes Healthcare chooses to terminate their annual lease early, they must provide 60 days' notice and incur a one-time penalty equal to one month's rent \$1,241.67. Recently, City Staff discussed this extension with City Council in which they gave unanimous verbal approval. The Resolution on tonight's agenda formally approves the lease extension.		
Budget Discussion: N/A		
Public/Board/Staff Input: City Staff recommends approval.		
Provide Original Contracts, Leases, A	greements, etc. to: City Clerk and	Vendor.
Austin Greer Department Director/Administrator	JA City Attorney	BB City Manager

RESOLUTION NO. R-25-09

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO A COMMERCIAL LEASE AGREEMENT BETWEEN THE CITY OF GLADSTONE, MISSOURI, AS SUB-LESSOR, AND CURANA HEALTH MANAGEMENT GROUP, LLC AS SUB-LESSEE, TO OPERATE AN OFFICE FOR A PHYSICIANS' MEDICAL DIRECTOR GROUP AT 7001 NORTH CHERRY, SUITE #202, GLADSTONE, MISSOURI, 64118.

WHEREAS, Pollina Enterprises, LLC, a Missouri limited liability company ("Pollina") constructed a two story (with additional basement space) office building ("Building") with the common address of 7001 North Cherry, Gladstone, Missouri, 64118; and

WHEREAS, On August 7, 2012, Pollina Enterprises, LLC, leased the entire Building to Dentistry for Children, V. Rodman, Jr., M.S., L. Pollina, D.D.S., P.C., a Missouri professional corporation ("Dentistry"); and

WHEREAS, On August 9, 2012, Dentistry leased to Sub-Lessor certain portions of the Building, including the second floor of the Building consisting of approximately 6,426 square feet; and

WHEREAS, the lease entered into by Dentistry and Sub-Lessor grants Sub-Lessor the ability to sublease all or substantially all of the premises subject to that lease; and

WHEREAS, as of the effective date, Sub-Lessee shall lease from Sub-Lessor those portions of the second floor, consisting of approximately 745 square feet; and

WHEREAS, on January 22, 2018, the Gladstone City Council approved Resolution No. R-18-11 authorizing a commercial sub-lease to Barnes Healthcare; and

WHEREAS, the Sub-Lessor, Barnes Healthcare acknowledges and consents to the use of the new brand name, "Curana Health" as the Sub-Lessee's brand identity.

WHEREAS, the City of Gladstone and Curana Health desire to amend the Lease, Exhibit "A", to revise the following provisions:

- 1. Term Extended. An additional term of one (1) year is granted to the sub-lessor. This fifth (5^{th}) renewal term shall expire and terminate on December 31, 2025 at 11:59 pm.
- 2. The Sublease shall be automatically renewed for a sixth (6th) renewal term commencing January 1, 2026 and ending December 31, 2026 at 11:59 pm, unless the Sub-Lessee gives notice in writing of Sub-Lessee's intent not to review the Sublease on or before October 31, 2025 at 5:00 pm
- 3. Rent. Base rent during the fifth and sixth Renewal Terms shall remain one-twelfth (1/12) of Twenty Dollars (\$20.00) per square foot of the premises, payable monthly (\$1,241.67/mo.), commending on the first day of the month following the effective date of this amendment.

RESOLUTION NO. R-25-09

4. Early Termination. The Sub-Lessee may terminate this Sublease given sixty (60) days written notice to the Sub-Lessor. Early termination fee shall be equal to one month's base rent of \$1,241.67.

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 the proposed amended lease agreement with Curana Health, on the terms and conditions described herein and as more particularly set forth in the lease document and to take any other such measures as may be required to ensure the opening of an office for a Physicians' Medical Director Group.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF FEBRUARY 2025.

	Tina M. Spallo, Mayor
ATTEST:	
Kris Keller, City Clerk	

SECOND AMENDMENT TO OFFICE SUBLEASE AGREEMENT

THIS SECOND AMENDMENT TO OFFICE SUBLEASE AGREEMENT (this "Amendment") is made and entered into on the date last executed by each of the parties below (the "Effective Date"), by and between the City of Gladstone, Missouri, a municipal corporation ("Sub-Lessor") and Barnes Health Care Management Group, LLC, a Missouri limited liability company ("Sub-Lessee").

RECITALS

- A. Sub-Lessor and Sub-Lessee executed that certain Office Sublease Agreement dated February 6, 2018 (together with any amendments, exhibits, and/or addenda thereto, the "Sublease"), pursuant to which the Sub-Lessee leased from Sub-Lessor 745 square feet of office space (the "Premises") on the second floor of the office building located at 7001 N. Cherry, Gladstone, Missouri 64118 (the "Building").
- B. Capitalized terms used herein and not otherwise defined shall have the meanings given to them in the Sublease.
- C. The fourth (4th) Renewal Term of the Sublease will expire on February 5, 2025, and the Sub-Lessor and Sub-Lessee now desire to further extend the Term, among other agreements, on the terms and provisions hereinafter contained.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the Sub-Lessor and Sub-Lessee agree as follows:

- 1. **No Defaults**. Sub-Lessor and Sub-Lessee both agree and acknowledge that neither party is in default under the terms of the Sublease, that there are no amounts due or owing from or to either party other than Rent in the ordinary course pursuant to the Sublease, and that all of the representations and warranties contained in the Sublease remain true as of the Effective Date of this Amendment.
- 2. **Fifth Renewal Term**. The Sub-Lessor hereby grants to the Sub-Lessee a fifth (5th) Renewal Term commencing February 6, 2025 and ending December 31, 2025 at 11:59pm, which by this Amendment is hereby exercised by the Sub-Lessee and accepted by the Sub-Lessor.
- 3. **Sixth Renewal Term**. The Sublease shall be automatically renewed for a sixth (6th) Renewal Term commencing January 1, 2026 and ending December 31, 2026 at 11:59pm, unless the Sub-Lessee gives notice in writing of Sub-Lessee's intent not to renew the Sublease on or before October 31, 2025 at 5:00pm.

- 4. **Rent**. Base rent during the fifth and sixth Renewal Terms shall remain one-twelfth (1/12) of Twenty Dollars (\$20.00) per square foot of the Premises, payable monthly (\$1,241.67/month).
- 5. **Assignment**. The parent of Sub-Lessee intends to effectuate an internal restructuring, which may involve an assignment of the Sublease to an affiliate of the Sub-Lessee. The Sub-Lessor hereby consents to any such assignment, provided that: (i) the Sub-Lessee provides written notice to the Sub-Lessor of such assignment; and (ii) the affiliate company assumes all of the Sub-Lessee's obligations under the Sublease from and after the effective date of the assignment. Provided that the foregoing conditions are satisfied, the Sub-Lessee will released from all liabilities and obligations under this Sublease arising from and after the effective date of the assignment. For the purposes of this paragraph, "affiliate" shall mean any entity directly or indirectly controlling, controlled by, or under common control with the Sub-Lessee.
- 6. Rebranding. Following the assignment of the Sublease to the affiliate company, the Sub-Lessee shall have the right to rebrand and replace any signage, logos, or other brand-identifying materials currently displayed at the Premises, including but not limited to exterior signage, interior signs, promotional materials, and the physical office directory within the Building. The Sub-Lessee shall ensure that any new signage and directory listings comply with all applicable laws, zoning ordinances, building regulations, and any requirements of the Sub-Lessor. The parties shall also update any online listings, directories, or web-based platforms that reference the premises or the Sub-Lessee's prior name, ensuring that such references reflect the new brand name, "Curana Health." The Sub-Lessee shall bear all costs associated with the rebranding, signage replacement, and updating of any directory listings, both physical and online, and the parties shall remove any outdated signage or references that no longer reflect the new brand identity. The Sub-Lessor acknowledges and consents to the use of the new brand name, "Curana Health," as the Sub-Lessee's brand identity in all applicable signage, directories, and online listings.
- 7. **Ratification**. Sub-Lessor and Sub-Lessee hereby ratify and reaffirm the Sublease in its entirety, which shall continue in full force and effect, except as modified hereby.
- 8. **Notices. Section XI. Miscellaneous. Notices.** Legal Notices address for Sub-Lessee is added as follows:

Curana Health Management Group, LLC 8911 North Capital of TX HWY, BLDG 1, Suite 1110 Austin, TX 78759 Attn: General Counsel End of Amendment. Signatures Follow.

Signature Page to Second Amendment to Office Sublease Agreement

IN WITNESS WHEREOF, the parties hereto have executed this Amendment, to be made effective as of the date last set forth beside their signatures below.

SUBLESSOR:	SUBLESSEE:
CITY OF GLADSTONE, Missouri, a municipal corporation:	BARNES HEALTH CARE MANAGEMENT GROUP, LLC, a Missouri limited liability company:
Ву:	By:
Name: Robert M. Baer	Name: _Chris Dawe
Title: _City Manager	Title: <u>President</u>
Date:	Date:



RES ⊠# R-25-10

BILL □# City Clerk Only

ORD # City Clerk Only

Date: 2/4/2025

Department: Public Works

Meeting Date Requested: 2/10/2025

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

Subject: Final payment approval, Project TP2403, FY24 Intermediate Maintenance.

<u>Background</u>: Work has been completed on the referenced project and the contractor, Vance Brothers, has made application for final pay. The Change Orders were the result of the addition of surfacing and pavement markings on North Oak Trafficway to the scope of work.

Budget Discussion: Funds for this contract were budgeted in the Transportation Sales Tax Fund.

Total Amount Due Final Pay:	\$ 500.00
Amount Paid to Date:	388,800.47
Revised Contract Amount:	\$ 389,300.47
Change Order(s):	50,360.47
Original Contract Amount:	\$ 338,940.00

Public/Board/Staff Input:

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

Timothy A. Nebergall

JA

BB

Department Director/Administrator

City Attorney

City Manager

RESOLUTION NO. R-25-10

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH VANCE BROTHERS, INCORPORATED, FOR THE FY24 INTERMEDIATE MAINTENANCE PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$500.00 FOR PROJECT TP2403.

WHEREAS, work under the contract with Vance Brothers, Incorporated, for the FY24 Intermediate Maintenance, Project TP2403, 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:	\$ 338,940.00
Change Order(s):	50,360.47
Revised Contract Amount:	\$ 389,300.47
Amount Paid to Date:	388,800.47
Total Amount Due Final Pay:	\$ 500.00

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 10TH DAY OF FEBRUARY 2025.

	Tina M. Spallo, Mayor	
ATTEST:		*
Kris Keller, City Clerk		



RES \square # City Clerk Only BILL \boxtimes # 25-06 ORD \boxtimes # 4.691 Date: 2/3/2025 Department: Community Development

Meeting Date Requested: 2/10/2025

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

Subject: Re-Plat for 7204 – 7208 N Oak Trafficway

Background:

Mr. Charles Poisner has submitted a request for the city's approval of a re-plat to subdivide an existing parcel of approximately 0.55 acres (23,762 square feet) into two separate parcels. The single parcel currently contains two contiguous buildings located at 7204 and 7208 N Oak Trafficway.

The purpose of the re-plat is to allow Mr. Poisner to divide the property into two parcels to facilitate its sale to the current tenants occupying the respective buildings.

➤ Lot 1A (7204 N Oak Trfy): Approximately 0.48 acres (20,708 square feet)

➤ Lot 2A (7208 N Oak Trfy): Approximately 0.07 acres (3,054 square feet)

Mr. Poisner has secured all necessary ingress, egress, and use easements required to support the proposed subdivision of the property.

Budget Discussion: N/A

Public/Board/Staff Input: Public: No Comments

Board: Unanimous Approval Staff: Recommends Approval.

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

Austin Greer JA BB

Department Director/Administrator City Attorney City Manager

AN ORDINANCE APPROVING THE FINAL PLAT OF A MINOR SUBDIVISION IN THE SW QUARTER, SECTION 14, TOWNSHIP 51 NORTH, RANGE 33 WEST IN THE CITY OF GLADSTONE, CLAY COUNTY MISSOURI, 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 Exhibit "A", 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 as "A Minor Subdivision Re-plat in the SW Quarter, Section 14, Township 51 North, Range 33 West in Clay County, Missouri" is hereby accepted.

<u>SECTION 2.</u> <u>SIGNATURES.</u> 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 10TH DAY OF FEBRUARY 2025.

	Tina M. Spallo, Mayor	
ATTEST:		
Kris Keller, City Clerk		

1st Reading: February 10, 2025

2nd Reading: February 10, 2025

File# Plat25-001



Community Development Department

Staff Report

Date: January 13, 2025 File #: Plat 25-00001

Requested Action: Final Plat (Re-plat) Date of PC Consideration: January 21, 2025

Date of Council Consideration: February 10, 2025

Applicant:

Charles Poisner

CP Enterprises II, LLC mcpoisner@yahoo.com

Owner:

Same as Applicant

Surveyor:

John Young

J&J Survey

john@j&jsurvey.com

Address of Action: 7204-7208 N Oak Trafficway, Gladstone, MO 64118

Planning Information

<u>Current Zoning:</u> Commercial

• Planned Land Use: Commercial

• Surrounding Uses: North, South and East: Commercial

West: Single Family Residential

• Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: N. Oak Trafficway

Analysis

Mr. Charles Poisner has submitted a request for the city's approval of a re-plat to subdivide an existing parcel of approximately 0.55 acres (23,762 square feet) into two separate parcels. The single parcel currently contains two contiguous buildings located at 7204 and 7208 N Oak Trafficway.

The purpose of the re-plat is to allow Mr. Poisner to divide the property into two parcels to facilitate its sale to the current tenants occupying the respective buildings.

- ➤ Lot 1A (7204 N Oak Trfy): Approximately 0.48 acres (20,708 square feet)
- ➤ Lot 2A (7208 N Oak Trfy): Approximately 0.07 acres (3,054 square feet)

Mr. Poisner has secured all necessary ingress, egress, and use easements required to support the proposed subdivision of the property.

Recommendation

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

PLANNING COMMISSION GLADSTONE, MISSOURI Gladstone City Hall Tuesday, January 21st, 2025 7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present:

Chase Cookson

Bill Turnage Jennifer McGee

Cameron Nave, Vice-Chair

Robert Wilson

Steve Beamer, Chair Brenda Lowe, Secretary

Kim Murch Mike Ebenroth Joseph Brancato Katie Middleton Nick Smith

Absent:

Council & Staff Present:

Austin Greer, Assistant City Manager | Community Development Director Angie Daugherty, Admin. Assistant

Tina Spallo, Mayor

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.

<u>Item 3 on the Agenda:</u> Approval of the August 19th, 2024 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the August 19th meeting.

Mr. Turnage moved to approve the minutes; Mr. Brancato seconded. The minutes were approved, 12-0.

<u>Item 4 on the Agenda:</u> Consideration: On a Re-Plat for address 7204 – 7208 N Oak Trafficway.

Applicant/Owner: Charles Poisner, CP Enterprises II, LLC

Surveyor: John Young, J&J Survey

City Council consideration for this project is scheduled for Monday, February 10, 2025.

Mr. Greer read from the staff report:

Mr. Charles Poisner has submitted a request for the city's approval of a re-plat to subdivide an existing parcel of approximately 0.55 acres (23,762 square feet) into two separate parcels. The single parcel currently contains two contiguous buildings located at 7204 and 7208 N Oak Trafficway.

The purpose of the re-plat is to allow Mr. Poisner to divide the property into two parcels to facilitate its sale to the current tenants occupying the respective buildings.

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Lot 1A (7204 N Oak Trfy): Approximately 0.48 acres (20,708 square feet) Lot 2A (7208 N Oak Trfy): Approximately 0.07 acres (3,054 square feet)
```

Mr. Poisner has secured all necessary ingress, egress, and use easements required to support the proposed subdivision of the property.

City Staff recommends that the request be approved.

Chair Beamer asked for a motion to approve the replat for address 7204 – 7208 N. Oak Trafficway.

MOTION: By Ms. Lowe, second by Mr. Ebenroth to consider a Re-Plat located at 7204 – 7208 N. Oak Trafficway.

Vote:	Mr. Wilson	Yes
	Mr. Turnage	Yes
	Mr. Cookson	Yes
	Chair Beamer	Yes
	Ms. McGee	Yes
	Mr. Nave	Yes
	Mr. Murch	Yes
	Ms. Lowe	Yes
	Mr. Ebenroth	Yes
	Mr. Brancato	Yes
	Mr. Smith	Yes
	Ms. Middleton	Yes

The motion carried. (12-0)

Item 5 on the Agenda: Planning Commission Election of Officers:

Mr. Cameron Nave for Chair, Motion by Ms. Lowe, all in favor aye- Motion carried 12-0.

Mr. Steve Beamer for V-Chair, Motion by Mr. Nave, all in favor aye- Motion carried 12-0

Ms. Brenda Lowe for Secretary, Motion by Mr. Nave, all in favor aye -Motion carried 12-0

<u>Item 6 on the Agenda</u>: Planning Commission Representatives for the Capital Improvement Committee:

Chair Beamer nominated both himself and Mr. Cameron Nave, the new Chair, on the committee along with Mr. Joseph Brancato. All in Favor say aye – Motion carried 12-0

Item 7 on the Agenda: Communications from the City Council

Mayor Tina Spallo stated that the city will hold a general election on April 8th for a single council seat. The candidates are incumbent Bill Garnos and an individual named Molly Gibson that no one is familiar with.

In a recent meeting, the City Council approved funding for several key projects. The first is a \$1.6 million water tower project, which will involve painting and repairing the Linden and Antioch towers.

The Council also approved \$306,000 for a 1.5-story gable barn kit to be used as an event center at the Atkins-Johnson Farm. City Council and staff have worked diligently to ensure the building meets high standards. This space is designed not only for weddings but also as an educational venue. It will include a caterer's kitchen, bride and groom rooms, a bar, and storage for Atkins-Johnson Farm artifacts.

In addition, the results of the Community Survey have been presented to the Council. The city's overall ratings were 36% higher than the national average, which we are very proud of. The survey showed that residents expressed high satisfaction with city services, with the following categories receiving the highest ratings based on combined "very satisfied" and "satisfied" responses:

• Fire services: 92%

• Ambulance services: 90%

• Parks and recreational programs/facilities: 88%

Police services: 84%

• Customer service from city employees: 83%

These numbers are not only above the national average but also higher than regional averages, which reflects the city's strong performance.

Moving forward, the Council will focus on improving street maintenance, building upkeep, and water and sewer utilities. The city has allocated \$2 million for street repairs and sidewalks, while \$14 million will be spent on upgrading the water plant over the next couple of years. The police department is also a priority, particularly in addressing personnel turnover. The Chief of Police is working tirelessly to recruit new officers, putting them through academies in hopes they will stay long-term.

Mr. Murch asked if there is water in the water tower off Antioch.

Mayor Spallo stated no, this particular water tower is not currently in service but the city is going to rehabilitate and paint the tower and then put it back in service.

Mr. Murch asked if she is replacing Jean Moore as Council Liaison.

Mayor Spallo mentioned no, Jean Moore simply could not make it tonight, so I filled in for her.

Item 8 on the Agenda: Communications from the City Staff

Mr. Greer stated that he wanted to welcome Mr. Nick Smith to the Planning Commission.

<u>Item 9 on the Agenda</u>: Communications from the Planning Commissioners

Chair Beamer asked Nick Smith to stand and tell us about himself.

Mr. Nick Smith stated that he grew up in Liberty, MO. He graduated from Liberty North High School and got his degree in Civil Engineering from the University of Kansas. He has lived in Gladstone for about three years and works for Northpoint Development.

Ms. Middleton asked about the St. Andrew's church project.

Mr. Greer stated that the church was in the middle of a campaign to raise money for the project, the cost ballooned out of control, and it simply got too expensive. With the price tag of the project, the diocese decided not to move forward with the project.

Mr. Murch asked if they are going to do some additions on the school portion.

Mr. Greer stated yes, he thinks so. He met with them about a year ago. They are trying to expand the current church and make improvements to the school but we have not heard from them recently.

Mr. Murch stated years ago when he joined the Planning Commission, prior to that there was a leadership academy that was held in the January and February period. He would really like to see that come back.

Mayor Spallo mentioned they have been talking about it. Having our staff put something together takes time and with all the projects going on right now, this is hard to get started. She thinks maybe in 2026 they can get this started again.

Ms. McGee wanted to thank the City of Gladstone residents who have cleared the snow from their sidewalks. As a walker, she really appreciates that.

Mr. Turnage wanted to thank Steve Beamer for being their chair most of the year, and wanted to congratulate Cameron Nave on his new title.

Mr. Ebenroth asked if Mayor Spallo could expand a little about the project on 68th ter.

Mayor Spallo stated that Mr. Ebenroth and she live on the same street. There is a major sewer project that the city is replacing all of the sewer culverts in that area that were collapsing. There was a major failure of one of the culverts just past the Bellefontaine and 68th intersection. This project will take some time and there are three culverts to replace. The people that are doing the work ran into this snowstorm and this has set them back a little bit.

Mr. Nave wanted to thank Steve Beamer for being Chair. He also wanted to thank Public Works Staff for clearing Gladstone streets from the snowstorm.

Item 10 on the Agenda: Adjournment	
Chair Beamer adjourned the meeting at 7:34 p.m	ı.
Respectfully submitted:	
Cameron Nave, 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 #:
			Date: 12-19-24
Application Type:			
☐ Zoning Chan	Permit (\$500) ge (\$500) ision (\$500)		Right-of-Way Vacation (\$200) Variance – BZA (\$200) Final Plat/Replat (\$75)
Address of Action: Legal Description: Attach under separate cover if needed.			ok Trfy., Gladstone, MD 164118
Proposed Change:			suant to Submitted plans
Applicant/Property Own Applicant(s) Company Address		Po	isper II LLC TOverland Book KS 66213
Property Owner (Company	if different than app	olicant)	E-Mail: mcpoisner & yahoo, com -
Architect/Engineer John Young Company J&J Survey Address 8680A N. Green Hills Rol. Konsos (Hy 110 64154 Phone 3167411017 Fax: E-Mail: John & Jand Survey. com			
Please indicate in	one box above	which pe	erson is to be the contact.
applicant's Signature	Parles X. To	DING	Date 12/16/24

DEVELOPMENT APPLICATION

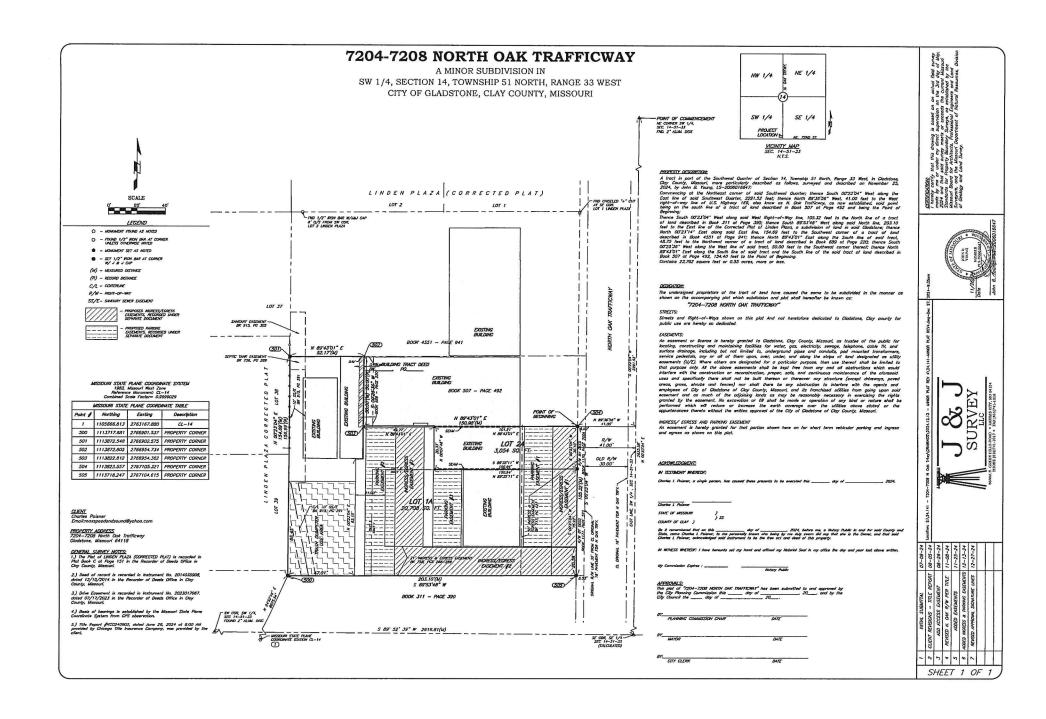
Office Use Only: **Publication Dates: Planning Commission** City Council BZA **Public Hearing Dates: Planning Commission** City Council **BZA Planning Commission** Date ☐ Approval ☐ Denial ☐ Withdrawn **City Council** Date ☐ Approval ☐ Denial □ Withdrawn **BZA** Date ☐ Approval ☐ Denial ☐ Withdrawn Deposit: Charges: Office Fee 75.00 Certified Mail (_ PC Legal Notice CC Legal Notice Other Sub-total Balance

Check Requested

Invoice Requested

Amount Overpaid \$ _____

Amount Underpaid \$





RES □# City Clerk Only

BILL 🛛 # 25-07

ORD # 4.692

Date: 2/5/2025

Department: Police

Meeting Date Requested: 2/10/2025

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

<u>Subject:</u> An Ordinance authorizing the City to participate in the Missouri Highway Safety Program and receive grant funds, under the terms outlined by the Missouri Department of Transportation, for the purpose of increased enforcement of traffic laws.

<u>Background</u>: As with years past, our department has applied for the following grants through the Missouri Highway Safety Division to increase safety and awareness in driving and alcohol consumption:

DUI Enforcement

Hazardous Moving Violation

EUDL (Youth Alcohol Enforcement)

For the past 3 years (per year) we have received grant funding for **DUI Enforcement**, **Hazardous Moving Enforcement**, and the **Youth Alcohol Enforcement** grant. Based on our level of enforcement activity in all three, we are again applying for funding and anticipate and increase in those awards.

DWI Enforcement Projects (requesting \$10,000.00) will consist of one or more officers who will patrol and seek out impaired drivers in high alcohol-related crash areas during the hours and days of peak alcohol usage. Funding will be provided or overtime or full-time manpower, and support personnel such as dispatchers, and may be provided for equipment if the need is demonstrated.

Hazardous Moving Violation (HMV) Enforcement Projects (requesting \$20,000.00) will target high-crash locations and areas where consistent HMVs occur. Projects will be developed from the analysis of specific traffic problems occurring in your community and the resulting problem identification. Funding will be provided for overtime or full-time manpower, and support personnel such as dispatchers, and may be provided for equipment if the need is demonstrated. Hazardous violations are DWI/BAC; Improper Turn; Follow to Close; Stop Sign; Traffic Signal; Failure to Yield; Careless Driving; Red Light Running; Speeding; School Bus Stop Arm; etc. HMV projects can also address distracted driving and enforcement projects to specifically reduce bicycle & pedestrian fatalities.

This grant also pays (100% reimbursement) for up to two officers to the annual LETSAC Conference held every year at the Lake of the Ozarks.

Youth Alcohol Enforcement Projects (requesting \$11,250.00) will consist of one or more officers patrolling high-alcohol related crash areas during the hours and days of peak alcohol usage. The purpose of the patrol will be to use probable cause to stop and arrest underage (under 21) impaired drivers, check for compliance and other deterrence programs. Funding for this type of project will be for officer overtime; funding can also be used to pay undercover buyers.

*All three of these grants will be paid to the officers at a double time rate and these grants are paid to the City of Gladstone at a 100% reimbursement rate.

We are asking for the City Council's approval to continue to participate in the fully funded Highway Safety grants as we have been for the past several years.

Budget Discussion: N/A

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

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

Fred Farris
Chief of Police

CW

City Attorney

BB

City Manager

AN ORDINANCE AUTHORIZING THE CITY TO PARTICIPATE IN THE MISSOURI HIGHWAY SAFETY PROGRAM AND RECEIVE GRANT FUNDS, UNDER THE TERMS OUTLINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION, FOR THE PURPOSE OF INCREASED ENFORCEMENT OF TRAFFIC LAWS.

WHEREAS, the City of Gladstone and the Missouri Highways Transportation Commission seek to promote safety on the roadways; and

WHEREAS, enforcement of laws governing traffic on roadways creates a safer environment for citizens and visitors to the City of Gladstone; and

WHEREAS, effective enforcement of traffic and youth alcohol laws reduces injuries and deaths on the roadway as well as property damage; and

WHEREAS, an agreement with the Missouri Department of Transportation to participate in Missouri's Highway Safety Program is in the best interests of residents of the City of Gladstone.

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

THAT, the City of Gladstone agrees to approve the "City Council Authorization" form, requiring the signatures of each member of the City Council, and participate in Missouri's Highway Safety Program for Traffic Enforcement.

FURTHER, THAT, the City of Gladstone authorizes the use of traffic safety grant funds received by the Missouri Department of Transportation to compensate police officers at the maximum rate authorized by the Missouri Department of Transportation's guidelines governing the use of Highway Safety Program grant funds

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF FEBRUARY 2025.

ATTEST:	Tina Spallo, Mayor		
Kris Keller, City Clerk			

1st Reading: February10, 2025

2nd Reading: February10, 2025



CITY COUNCIL AUTHORIZATION

On		, 20	the Council of
	held a	meeti	ting and discussed the City's participation
in Missouri's High	way Safety Prog	ram.	
It is agreed by the	Council that the	City	of
will participate in N	/lissouri's Highw	ay Sa	afety Program.
It is further agreed	by the Council	that th	the Chief of Police will investigate the
			e Missouri Highway Safety Program for
			the Council his/her recommendations.
			fety Division is no longer available, the
			e a dedicated attempt to continue support
for this traffic safet			,
Council Me	mber		Council Member
Council Me	mber		Council Member
Council Me	mber		Council Member
Council Me	mber		Council Member
	1	Ma	layor



RES ⊠# R-25-11

BILL □# City Clerk Only

ORD # City Clerk Only

Date: 2/4/2025 Department: Public Works

Meeting Date Requested: 2/10/2025

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

Subject: Final payment approval, Project TP2304, FY23 Curb, Gutter and Sidewalk Program-Phase 2

<u>Background</u>: Work has been completed on the referenced project and the contractor, Lan-Tel Communications Services, has made application for final pay. Staff has conducted a final inspection and determined the work to be completed in a satisfactory manner, in accordance with the specifications. The Change Orders were the result of additional concrete work are various locations across the City.

Budget Discussion:

Original Contract Amount:	\$ 369,085.00
Change Order(s):	975,806.00
Revised Contract Amount:	\$ 1,344,891.00
Amount Paid to Date:	1,309,811.98
Total Amount Due Final Pay:	\$ 35,079.02

Public/Board/Staff Input:

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

Timothy A. Nebergall

JA

BB

Department Director/Administrator

City Attorney

City Manager

RESOLUTION NO. R-25-11

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH LAN-TEL COMMUNICATIONS SERVICES, INCORPORATED, FOR THE FY23 CURB, GUTTER, AND SIDEWALK PROGRAM - PHASE 2 PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$35,079.02 FOR PROJECT TP2304.

WHEREAS, work under the contract with Lan-Tel Communications Services, Incorporated, for the FY23 Curb, Gutter and Sidewalk Program-Phase 2, Project TP2304, 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:	\$ 369,085.00
Change Order(s):	975,806.00
Revised Contract Amount:	\$ 1,344,891.00
Amount Paid to Date:	 1,309,811.98
Total Amount Due Final Pay:	\$ 35,079.02

FURTHER, 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 10TH DAY OF FEBRUARY 2025.

	Tina M. Spallo, Mayor
ATTEST:	
Kris Keller, City Clerk	