



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JANUARY 13, 2020**

**PRESENT:** Mayor Carol Suter  
Mayor Pro Tem Jean Moore  
Councilman Bill Garnos  
Councilman R.D. Mallams  
Councilman Kyle Yarber

City Manager Scott Wingerson  
Assistant City Manager Bob Baer  
City Clerk Ruth Bocchino  
Attorney Chris Williams

**Item No. 1. On the Agenda.** Meeting Called to Order.

**Mayor Suter** opened the Regular City Council Meeting Monday, January 13, 2020, at 7:30 pm in the Gladstone City Council Chambers.

**Item No. 2. On the Agenda.** ROLL CALL.

All Councilmembers were present.

**Item No. 3. On the Agenda.** PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

**Mayor Suter** asked all to join in the Pledge of Allegiance to the Flag of the United States of America.

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

The Agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the December 9, 2019, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the December 9, 2019, Closed City Council meeting as presented. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item No. 6. On the Agenda.** Approval of the December 9, 2019, Regular City Council Meeting Minutes.

**Mayor Pro Tem Moore** moved to approve the minutes of the December 9, 2019, Regular City Council meeting as presented. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item No. 7. On the Agenda.** **GLADSTONE FIRE FIGHTERS IAFF LOCAL #3228 LETTER.** A letter of appreciation from IAFF Local 3228 was presented to City Council by Mike Rogers, Andy Bettis, and Travis Wessel.

**Item No. 8. On the Agenda.** **CONSENT AGENDA.**

Following the Clerk’s reading:

**Councilman Mallams** moved to approve the Consent Agenda as published. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, and Mayor Pro Tem Jean Moore. Mayor Carol Suter abstained. (4-0-1)

**Councilman Mallams** moved to approve **RESOLUTION R-20-01** A Resolution authorizing the City Manager to enter into a contract with the ETC Institute for the purpose of conducting a Citizen Satisfaction Survey in the amount of \$18,500.00. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, and Mayor Pro Tem Jean Moore. Mayor Carol Suter abstained. (4-0-1)

**Councilman Mallams** moved to approve **RESOLUTION R-20-02** A Resolution accepting Easements from certain property owners in conjunction with the Northeast 76<sup>th</sup> Street improvements project from North Oak Trafficway to North Brooklyn, Project TP1818. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, and Mayor Pro Tem Jean Moore. Mayor Carol Suter abstained. (4-0-1)

**Councilman Mallams** moved to **APPOINT EUGENE SUTER TO THE UNIVERSITY OF MISSOURI EXTENSION COUNCIL FOR A TERM OF TWO YEARS, JANUARY 2020-JANUARY 2022.** **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, and Mayor Pro Tem Jean Moore. Mayor Carol Suter abstained. (4-0-1)

**Councilman Mallams** moved to **APPROVE FINANCIAL REPORT FOR MONTH ENDED NOVEMBER 2019.** **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, and Mayor Pro Tem Jean Moore. Mayor Carol Suter abstained. (4-0-1)

**Councilman Mallams** moved to **APPROVE HOTEL BUILDING PERMIT MARRIOTT FAIRFIELD INN**. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, and Mayor Pro Tem Jean Moore. Mayor Carol Suter abstained. (4-0-1)

## **REGULAR AGENDA.**

### **Item No. 9. On the Agenda.** Communications from the Audience.

Bob Bateman approached Council and stated: *"I'm Bob Bateman, 209 NW 73<sup>rd</sup> Street, Gladstone, Missouri. I'd like to talk tonight about nuisances and what the City of Gladstone has been doing. I'd like to give each one of you one of these. Can I approach? (see attached). At the top of the page is Gladstone's City Ordinances. Any person who shall create, commit, permit, or continue a nuisance of any kind, nature, or description in, upon, or about any private property in the city, which does or could endanger life or limb, damage or depreciate the value of property, real or personal, or annoy or disturb the owners of property in or about the area where the nuisance exists shall be guilty of a misdemeanor. So I guess the City of Gladstone is guilty of a misdemeanor. If you look at the documents that I gave you, it talks about general drainage of roofs and paved areas, yards and courts and open areas on the premises shall not be discharged in a matter, in a manner that creates a public nuisance. Um, according to 447.620 of the Missouri Statutes, nuisance, any property which because of its physical condition or use is a public nuisance or any property that constitutes a blight on the surrounding area of any property which is in violation of applicable housing codes such that it constitutes a substantial threat to life, health, or safety of the public. And you look at these documents, you can see there is an assessment made years ago by George Butler and Associates, and what did they do? They said provide a required signage to the public warning the cave is subject to fast flash flooding. To my knowledge, there was never a sign erected. I had no idea of anything regarding this assessment that George Butler did. Here is a letter from a woman that is a caver and she works, I believe, for the Parks Department for the State of Missouri. "I went out to check Mosby Cave last Spring to see if we could explore it but the entrance is silted up and we, both Gladstone Parks and Rec and MDC, aren't going to do anything to dig it out. It's a flash flood area and could be very dangerous." This cave is right next to your park and there are young kids running up and down and you have such a huge volume of water. I talked to your Director of Public Works, he said that this cave drains 60 acres, but when I got the assessment on the Black and Veatch Stormwater Plan, well, much to my surprise, it says, right in your documents, it says, the portion of cave creek watershed that is located in the city covers 278 acres. It drains in the southwesterly direction until it converges with Line Creek. This area is named Cave Creek because the primary drainage channels into the cave are located in Hobby Hill Park. That's wrong. It's located on my property. So this city, all because they have spent millions of dollars on their development downtown Gladstone Square, and they have took advantage of the people that live on 76<sup>th</sup> Terrace, living in filth, living on, whenever it rains, it drains all this soil and a lot of erosion going on, and to make things even worse, the City of Gladstone approved ALDI's plan, number one, first time that they built, and they don't have any Stormwater detention or anything and then just a couple of years ago they did the same thing. Now that water is draining right down the streets and it goes into a channel where my cave is. And it stinks, and if it was somebody else, not the city that was doing something like that, they would be in jail. But rather than spend the*

money on storm sewers down there, the city has chosen not to and they want to abide by that because they have to protect Gladstone, their big development down here and that is why they have raised the sales tax and so, um, also, now, we are close to filing a lawsuit, and in that lawsuit, what will our damages be? Well, the law provides that every time that it rains, every time that it rains, the city has to pay a rental fee in damages and it is a new and fresh occurrence every time that it rains and I'm looking here at a case, it's Randall Shade; no limitation, no statute of limitations on this so as long as I have had the cave, which is 21 years, I can go back and see what days it rains and have a legitimate claim for damages. No limitation period is contemplated by either the United States of Missouri Constitution, and we find no specific limitation, period, set forth in a statute that applies to real property inverse condemnation claims. I wish that you would consider spending money and helping those people out on 76<sup>th</sup> Terrace. It is very unfair because Gladstone years ago cut a deal with some developers that built buildings on North Oak, 7711, Quality Plaza, you know it goes on and on, they have no Stormwater drainage on their property and what they did, they hid these great big pipes behind the building. I wasn't aware of it but I found out that one of my friends lived right next to it and I walked down there one day and I saw these pipes, huge, huge, pipes, and there is a lot of them, um, that collect the water up and down North Oak and this is illegal too; you cannot collect and then release it at one point or one area and that is what is happening. I know that in the past, Gladstone has had a jaded past regarding property rights just like what happened to Edith Wolf, (Weber), with the Gladstone Plaza. Gladstone decided that well I think I know of a better owner that would own that Gladstone Plaza and that turned out to be a fiasco. The Missouri Supreme Court said no to Gladstone, they lost it, Gladstone had to pay their lawyers and they had to pay \$100,000.00 to Mrs. Wolf and it all because you don't respect property rights. So."

**Mayor Suter** stated: "Thank you, we are happy to make the opportunity for citizens to come and express their opinions about what goes on in the City of Gladstone at every one of our Council meetings. We will make sure to turn a copy of these documents over to the City Clerk and the City Attorney for processing. Is there anyone else who would like to address the Council on any matter that is not on tonight's agenda?"

There were none.

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

**Councilman Yarber** stated: "The Atkins Johnson Farm will be releasing their 2020 calendar soon. Another organization that I met with last week, Climate Action KC, is moving forward to be much more involved across the metropolitan area than they previously have. They previously focused more on the Kansas side of the metro area. They will be doing more on this side of the State. I guess I get the honor to be the first Councilperson to wish everybody a happy new year."

**Councilman Garnos** stated: "Thank you, Mayor. Just a couple. I had a Parks and Rec Advisory Board meeting. I wanted to make sure you understood that we now have a beaver in Gladstone at Hamilton Heights, who I understand is wreaking havoc on our trees, and built a nice home for the winter but will be relocating come springtime. Relocating, I know they said 'air quotes' so I'm not exactly sure what that means. We have also made good progress on the Disc Golf Course. The concrete tee boxes have been poured and the location for the baskets has been set

*and they are building concrete sleeves, so good progress on that. I think we will see that this year."*

**Mayor Suter** stated: *"Are you going to be the first person out there to try it out?"*

**Councilman Garnos** stated: *"Among them. I also just wanted to say since it was on the Consent Agenda, how excited I am to see progress on 76<sup>th</sup> Street. I know this is the year that funding becomes available and it's been a long time coming and I know it's something we have wanted to see. It's exciting to see progress on 76<sup>th</sup> Street this year. Thank you."*

**Mayor Pro Tem Moore** stated: *"Thank you, Mayor. I attended the Neighborhood Commission the other night and they re-elected their current slate of officers for the next year. Also, we had an excellent report by Superintendent Clemens about the School Board Bond election in April. Amazing information about how much this School District has grown; close to 400 kids per year, which is equivalent to an elementary school each year. It was a very compelling presentation; I'm sure we will get a chance to hear it ourselves, but the Neighborhood Commission got to have that presentation. I also wanted to make some comments on the plus side for Public Works. I don't know if everybody has had the opportunity to drive down Old Pike Road, but oh my gosh, if you haven't, you must. It is an experience. It's just amazing. I used to live off of Old Pike Road and it's truly amazing and I wanted to definitely make a comment about the whole department; that James Edmiston was the construction coordinator for Old Pike Road and I understand that he did an excellent job keeping that project on task, on board, on time, and so I wanted to call out to him. I also know that many times Mr. Nebergall brings us information about in-house projects that Public Works does and so I got to see one in my neighborhood on White Oak Lane. There was a pipe that had failed so the crews had to re-route it so it wouldn't impact a retaining wall that a neighbor had there. It was torn up for a long time and then all of a sudden, here is a brand new sidewalk and it's a beautiful job. I'm told that Danny Shinneman and Ryan Collins led that project. It just goes to really point out how effective our own team is when it comes to projects like that; so I really do appreciate those efforts immensely. On a final note, ironically at our last meeting, I reported the unfortunate death of Marilyn Ahnefeld who was Gladstone's City Clerk for 40 years. Well, it is a sad note to say that her husband Bud died an untimely death on Christmas Day. Bud and Marilyn have been two of Gladstone's most ardent supporters for years and years and years and whatever it was in terms of Theater in the Park, or the Chamber, or the Atkins Johnson Farm, or any city initiative that we had, you could count on Bud and Marilyn to be there; to be Gladstone's greatest cheerleaders. The contributions that they made for this city will be felt for a very long time and they will both be deeply, deeply missed by this community."*

**Mayor Suter** stated: *"Some of us were privileged to be their neighbors for a long time. I'll update you a bit. It's been a long time since we had a Council meeting. During the holidays in between there was a lot of stuff going on. People often kind of wonder what is the difference about being the Mayor, it's mostly all these little things that are on the list of activities of the last several weeks. I was interested and privileged to be interviewed by KCPT for their Flatland, one of their in-depth reporters, they have a whole news service now with legitimate reporters and they wanted to do a story on the housing strategy. Ever since we hosted that Summit, people think we know everything about housing strategy. The reporter really did a nice job. It was a really in-depth article. He talked to a number of people and so again, Gladstone was mentioned*

again as if we really know a lot about that, which I think we know something. I attended the Clay County EDC Breakfast. I had a meeting with the North Kansas City School District; thank you for mentioning the campaign. For your information, I was honored to be asked to Co-Chair the campaign committee for that bond issue. You will be hearing more about it in the coming months and the rationale is so compelling. The challenges for our school district are just absolutely amazing, we really need it. I went to the Friends of the Atkins Johnson Christmas party and their member party in December. I also got to attend the Parks Department Christmas party; that was a good one too. They had a lot of good food. I attended the Climate Action KC event that Councilmember Yarber attended as well and they are getting more organized and that is another one of those things, just for your information, I've agreed to serve on the Board for the Regional Climate Action KC. You may hear more about that in the coming days as well. I had a nice meeting with Kansas City Mayor Quinton Lucas. He invited a number of Mayors to come to talk a bit about border war issues and while we aren't on the border, we are certainly affected by, and have opinions about what is going on around border wars. We had a good meeting with him. I had an interesting lunch with Kansas City City Councilmember Kevin O'Neal who is new. I got a good opportunity to develop our relationship, talk about some projects, in particular, a dog park. I think we are making some good progress around that. It's really good to get to know some of the new folks who are on the Kansas City Council because I think we are finally in a good era where collaboration is being valued. More and more I think there are going to be opportunities for us to work together as opposed to the way it used to be in the old days. This morning, I attended the Northland Regional Chamber Committee on transit. I'm serving on that committee. KCATA has just concluded a study with a consultant on rethinking public transit in the Northland. We have been working with them on that. You will hear more about it. They will be having some public hearings to introduce some of the ideas. It's quite a challenge to serve such a wide sprawling area with public transit and public transit is changing from big buses to lots of other kinds of opportunities; it's an interesting conversation. Our staff is working on negotiating a new contract with KCATA and they are looking for some more support in the Northland for new opportunities. Last week, the Environmental Management Advisory Committee met and elected officers and we came to a joint agreement to do something special this year for Earth Day. Earth Day is April 22 and this is the 50<sup>th</sup> Anniversary of Earth Day which is a global event so people all over the world will be celebrating Earth Day. I invited them to co-sponsor with me a project I was interested in, and so we are going to, on Earth Day, be distributing some reusable tote bags, reusable shopping bags that are made out of recycled plastic water bottles and have an opportunity to share with people, as they are distributed, a little bit about why Gladstone is interested in recycling and why in Missouri we can't do anything about single use plastic bags because the legislature has prohibited us from being able to do anything about them. This is a way that we can encourage people to use reusable things and just reduce the use of single use plastic. I also brought to EMAC the Climate Action KC plan; they have a Regional Plan that has established a wide number of strategies that can be implemented in the region that can be measured so that we can have a better feel for what all we are doing around climate change. EMAC is going to use that as fodder to come up with some ideas for projects. We have done many things in Gladstone over the years that you can find in these kinds of plans, but there are more things that we can do and the idea is that when the region works all together on the same things, we will have a bigger impact than everybody doing their own separate things. EMAC is quite excited about taking up that challenge and they are moving ahead with the idea to work with seniors to provide technology training so that seniors

*can use how to use Apps for transportation and other kinds of services. They are working on moving that project forward this year as well. Lots of things on everybody's agenda going forward. It has been a busy holiday time and we are all off and running for 2020."*

**Item No. 11. On the Agenda.** Communications from the City Manager.

City Manager Scott Wingerson stated: *"Thank you, Mayor, and members of the Council. Leadership Academy is a program that we sponsor to help people understand a little bit more about what we do. It's an in-depth local government training institute if you will; this year's session is full with 15 participants and the first session will be February 12 at 6:00 pm. We are excited to welcome a new group of academy students and hopefully graduates at the end of the program. Gladstone Home Show is February 7 and 8 at the Gladstone Community Center. City Hall will be closed in recognition of Martin Luther King, Jr. Day on Monday, January 20. As you all know in this business, it's difficult to make guarantees but there is a football game on tonight and I know who is going to win: the Tigers. They are both Tigers."*

**Item No. 12. On the Agenda.** **FIRST READING BILL NO. 20-01** An Ordinance authorizing the City Manager and the Director of Public Safety to execute an Emergency Medical Student Clinical Affiliation Agreement for Field-Based Sites with the Junior College District of Metropolitan Kansas City, Missouri, a/k/a Metropolitan Community College (MCC).

**Councilman Mallams** moved Bill No. 20-01 be placed on its First Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Mallams** moved to accept the First Reading of Bill No. 20-01, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Mallams** moved to accept the Second and Final Reading of Bill No. 20-01, and enact the Bill as **Ordinance 4.501**. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item No. 13. On the Agenda.** **FIRST READING BILL NO. 20-02** An Ordinance authorizing the City Manager and the Director of Public Safety to execute an Emergency Medical Student Clinical Affiliation Agreement for Field-Based Sites with the Excelsior Springs Area Career Center.

**Councilman Yarber** moved Bill No. 20-02 be placed on its First Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.



**Councilman Yarber** moved to accept the First Reading of Bill No. 20-02, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Yarber** moved to accept the Second and Final Reading of Bill No. 20-02, and enact the Bill as **Ordinance 4.502**. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

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


There was no other business to come before the Council.

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

**Mayor Suter** adjourned the January 13, 2020, Regular City Council meeting at 8:08 pm.

Respectfully submitted:

  
\_\_\_\_\_  
Ruth E. Bocchino, City Clerk

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

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

  
\_\_\_\_\_  
Mayor Carol J. Suter



- Title I - OFFENSES
- Title IV - TRAFFIC CODE
- Title V - BUSINESS AND OCCUPATIONS
- Title VI - UTILITIES AND TAXES
- Title VII - ZONING AND PLANNING ORDINANCE (ZAPO)
- Title VIII - LAND AND DEVELOPMENT ORDINANCE (LADO)
- Title IX - BUILDING AND CONSTRUCTION ORDINANCE (BACO)
- TITLE X - NEIGHBORHOOD PRESERVATION ORDINANCE

CODE COMPARATIVE TABLE 1974 CODE

CODE COMPARATIVE TABLE ORDINANCES

STATE LAW REFERENCE TABLE

< Sec. 2.105.190. - Penalties; minimum fines. CHAPTER 115. - SOLID WASTE AND LITTER >

## CHAPTER 110. - NUISANCES

### ARTICLE 1. - IN GENERAL

#### Sec. 2.110.010. - Maintenance prohibited.

Any person who shall create, commit, permit or continue a nuisance of any kind, nature or description in, upon or about any private property in the city, which does or could endanger life or limb, damage or depreciate the value of property, real or personal, or annoy or disturb the owners of property in or about the area where such nuisance exists, shall be deemed guilty of a misdemeanor.

(Code 1974, § 20-1)

#### Sec. 2.110.020. - Inspection of premises authorized; abatement procedure.

## CHAPTER 110. - NUISANCES

### ARTICLE 1. - IN GENERAL

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(Code 1974, § 20-1)

#### Sec. 2.110.020. - Inspection of premises authorized; abatement procedure.

- (a) The building inspector, the director of public safety and the city manager, and their representatives, are hereby authorized to examine and survey all buildings, structures and premises within the city between the hours of 8:00 a.m. and 8:00 p.m., except Sunday, subject to the following conditions:
- (1) Inspection shall be allowed only if a complaint has been received by one of the above named officials and in the opinion of that official there are reasonable grounds to believe that a violation exists.
  - (2) Such inspection is part of a regular inspection program whereby certain areas of the city are being inspected at the direction of the appropriate official or the city manager.
  - (3) Inspection shall be made by the appropriate official or the city manager, or by their duly authorized representatives.
  - (4) Any person making an inspection shall furnish to the owner or occupant of the building, structure or premises sought to be inspected sufficient identification and information to enable such owner or occupant to determine that such person is an authorized city representative and the purpose of the inspection.
  - (5)

Sec. 10.200.507. - Storm Drainage.

*10.200.507.1 General.* Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

(Ord. No. 4.250, §§ 1, 2, 9-9-2013)-



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## MEMORANDUM

To: City of Gladstone, MO  
From: Stephen J. Miller, P.E.  
Date: June 25, 2009  
Subject: Culvert under Broadway

The culvert under Broadway between 76<sup>th</sup> Street and the northern City limits was modeled and found to be substantially undersized per APWA guidelines. This is contradictory to observations of City personnel who have stated the road has never been known to overtop. Upon further investigation, it was learned by GBA that there is a cave and tunnel (the cave) that intakes a large amount of water from this watershed upstream of the culvert and channels it to a point downstream of the culvert.

As details regarding the hydraulic capacity of the cave are unknown and the scope of this project did not include investigation or modeling of the cave the City has opted to maintain the same size culvert as currently exists (6'x6') as there has been no known historical flooding of the road or nearby structures. GBA does not object to the City's decision but does wish to document the matter and provide some basic information that may prove useful to the City in the future.

The watershed contributing to the culvert consists of an area of about 500 acres. The area includes a wide variety of uses from commercial to residential to parkland. The watershed was "reverse modeled" to obtain a flow rate at the culvert that would match the historical observed condition which is that water has never been known to overtop the road. To that end, the capacity of the cave as a "sink" was modeled such that the maximum head experienced at the culvert did not exceed the elevation of the existing road. The result of this effort shows the cave would have to take a minimum of 50 percent of the runoff to meet the observed conditions. This information was then input into the proposed model. As expected, the raised profile of the proposed road, along

with the same size culvert, met the requirements of APWA 5600 for overtopping.

The results of the reverse modeling seem reasonable but do indicate the cave and tunnel have a large effect on the runoff characteristics of the basin. Some actions the City may wish to undertake or investigate immediately or in the future are:

- 1) Routinely checking the cave to determine if the water way has remained open
- 2) Adopt a policy or plan that:
  - a. Will maintain the cave opening and flow path in substantially the same configuration
  - b. Will maintain the upstream drainage paths leading to the cave in substantially the same configuration
- 3) Perform or commission a detailed survey of the cave
- 4) Perform or commission a geotechnical investigation of the cave to determine stability and expected ability to maintain a flow of water, comparable to the existing rate, for the life expectancy of the culvert or longer
- 5) Adopt a policy or plan for traffic control at the culvert crossing in the event the flow capacity of the cave becomes reduced or negated and contributes to flooding of the road
- 6) Provide or require signage to the public warning the cave is subject to flash flooding

Cc: Clarence Munsch  
Cory Clark

To: Tim Smith; Tony Elliott  
Cc: jenniferbaker@mymcpl.org; Norman Murray;  
ashley@missouriwestern.edu  
Subject: Mosby Cave: Gladstone, Missouri

Jennifer,

It is true that Mosby Cave (the only known cave in Clay County, MO) is silted up. I was a little sad when we arrived and we couldn't explore it. David Ashley (a professor and caver from Missouri Western State University) and I went to check out Mosby cave last spring to see if we could explore it, but the entrance is silted up and we (both Gladstone Parks and Rec, and MDC) aren't going to do anything to dig out the cave....it is a flash flood area and could be very dangerous. We went there to check out the cave to see for one if we could enter the cave, and if we could enter the cave to a biological inventory. This cave system would be very different than the Ozark Karst systems. There was reports that the cave went a mile, including under Barry Road (Gladstone/KC boarder near Antioch Mall is my home town. :), so you can see why I was super excited to find out there was a cave there).

If you have anything else to add Dave, feel free.

Thanks and I hope this answers your questions!

Shelly Colatskie  
Cave Biology Assistant  
Missouri Department of Conservation  
Jefferson City, Missouri  
573-522-4115 ext 3641  
shelly.colatskie@mdc.mo.gov

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From: Tim Smith

### **5. Old Maid's and Broadway**

The portion of Old Maid's watershed that is located in the City covers approximately 442 acres. Old Maid's Creek flows in a southwesterly direction until it converges with Line Creek. The existing land use is primarily residential, with corridors of commercial property along Oak Street Trafficway

The Broadway drainage area, which covers approximately 91 acres, is a subwatershed of Old Maid's watershed. The primary drainage channel flows in a westerly direction and converges with Old Maid's Creek on the west side of Highway 169. The existing land use is residential.

### **6. Cave Creek**

The portion of Cave Creek watershed that is located in the City covers approximately 278 acres. It drains in a southwesterly direction until it converges with Line Creek. This area is named Cave Creek because the primary drainage channel drains into a cave located in Hobby Hill Park. The FEMA FIS study refers to this drainage channel as East Fork Creek. The existing land use is a combination of residential development and parks.

### **7. Oakwood**

The Oakwood watershed covers approximately 190 acres of which 45 acres are located in the City. The watershed drains in a southerly direction and eventually empties into the Missouri River in North Kansas City, Missouri. The land use is primarily residential.

## **B. Climate**

The climate of the area is characterized by wide fluctuations in temperature and precipitation, both daily and seasonal. Short duration thunderstorms with high intensity rains generally occur in the spring and summer months, sometimes resulting in flash floods characterized by high peak runoff and high velocities. Most storms last from several minutes to several hours, with a wide fluctuation in intensity. Hourly rainfall in the range of 1 to 1.5 inches is common.

The annual average precipitation in the Kansas City metropolitan area is 37.62 inches. The monthly and seasonal distribution of precipitation is listed in Table II-1. As indicated in the table, 63 percent of the yearly rainfall occurs in the spring and summer months.