



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 26, 2021**

PRESENT: Mayor R.D. Mallams
Mayor Pro Tem Bill Garnos
Councilmember Jean Moore
Councilman Tom Frisby
Councilmember Tina Spallo

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

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

Mayor Mallams opened the Regular City Council Meeting Monday, July 26, 2021, at 7:33 pm.

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

City Clerk Ruth Bocchino called Roll. All Councilmembers were present.

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

Mayor Mallams asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked VFW Post 10906: Joe Liles, Jim Zimmerman, Charlie Cram and Stan Stoner for presenting the Colors.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the July 12, 2021, Closed City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the July 12, 2021, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 6. On the Agenda. Approval of the July 12, 2021, Regular City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the July 12, 2021, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

REGULAR AGENDA.

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

John Bledsoe approached Council and stated: *"John Bledsoe, I want to pass these out so a picture lasts a thousand words or something; simple map, simple, simple map of 76th Terrace, the Mosby/Bateman cave (unintelligible). All right, you ready? I'm John Bledsoe, 206 NE 76th Terrace. I'm here once again to review the water/flood issue on 76th Terrace into the Bateman/Mosby cave. According to an engineer report, there is 250 acres or surrounding area that drains through five yards on 76th Terrace, mine is one, before entering the cave property. With the continuing trash impediment that falls into the cave, its absorption rate cannot handle the water flow in the future. Simple as that. A two inch rain over 250 acres is 12 million gallons. OK. I made a hand drawing I showed you all. The green part of that indicates my opinion of how to fix the problem to divert the water from the cave and divert it to the next creek to the south. Oh, where the new project is going. Still all on city property by the way, as it still leaches down to the area basin on city property where the park is. By doing all that, no matter what the cost is, here is the thing: no more water in the cave, no more extortion money. Now if any of you have followed any of this you know who I'm talking about and what I just said. No more water in the cave, no more extortion money. It just seems like a pretty simple observation to me. Now that's number one. Now we got to talk about one more thing and this is way more serious. This same water, I don't know if any of you ever go down that street; Mr. Ralph Doherty, at 201, the last house on the right, has retained me to do, I call it, doing a study for the feasibility of putting a pipe in his yard before the rapid erosion creates a sudden catastrophic foundation failure of his house. The torrent of water is a six-foot by twenty-foot ditch at twenty miles an hour, it's frightening, and it is only 15 feet from his house. I mean just absolute, very dangerous. The neighbor next door already has a five-foot pipe and if you stayed with the same five-foot pipe of the neighbors, and that was kosher, which I don't think is the rightest answer, but it's feasible; you're looking at \$36,000.00 to \$40,000.00 to correct Mr. Doherty's 120 foot piece of property. Now, I can see, you know, that is quite a bit of money. But here's the thing: 20 years ago, I got a document, it says right here, the city, with the city's pre-existing agreement to maintain this easement of Mr. Doherty's property, the petition, he is petitioning the city, oh, sponsor, of this project. In other words, if you guys don't get off your ass and fix this and this house falls in the creek, and it's that far, anybody that drives down the street, you don't even have to get out of your car, you don't have to get out your car, (unintelligible), it's right there. Absolutely frightening in a rain of any kind. Everybody else's ditch, all over the city, including all these Burns, Black and Veatch reports, nine out of 10 of them, yeah, OK, nine out of 10 of them, I know they might be ugly and they are running water, but they are at the back edge of this guy's*

property, it's at the back edge of this guy's property; this is a monster ditch and it's running right this far from that man's house. Thank you very much."

Jim Oldebeken approached Council and stated: *"Good evening. My name is Jim Oldebeken. I live at 7402 North Hiland. I'm here tonight to talk about, for a few minutes, to talk about Sunshine. This is something that is a wonderful law that we have in our State, really all across the nation. We have the Freedom of Information Act at the Federal level and we have Sunshine, the Sunshine Law here in Missouri, which gives citizens, it ensures that the citizens have a pathway to be involved in government; meetings, from public meetings, to be available with proper notice, and then also for records; for public records. If we look at the name, public records, who do they belong to? Us. And I want to start with a very sincere observation which is I'm very, very pleased and proud of how this city handles follow up on requests like that. It is timely, it is professional, it's reliable and I have made many requests in the city. This is very encouraging to me because over the last two years that I have been attending, about half or more of the City Council meetings, there have been very few citizens here. I want to stand up this year. Let's cheer ourselves. All right. I really like what Presiding Commissioner of Clay County Jerry Nolte gave as his definition, working definition of democracy, which is 'Citizens being informed and involved in their government,' and, it's really, it's really the way for every city, every government entity to improve; if they continue to improve in the area of that connecting point with citizens, we can't make them come here, but let's us all keep trying; individually for our own networks, our own organizations. We have to have your back and I know it is, it would probably be meaningful to me if I were in your chair, if there was a very active and comprehensive involvement from the community. There is nothing like being here in person and um, I can see the importance of citizens being involved and informed in their government because of a really unusual circumstance that we have been in for the last year, almost two years, where one of our citizens made financial demands of our city, on no uncertain terms, related to a small two acre property which he indicated had too much Stormwater, rain water, coming onto his property and into a hole in the ground; cave, hole in the ground. I just can't get over from the things that I heard from that gentleman, but what really got to me is that there was no one else here; it was me and him, for a couple of meetings; and I know the city can't comment back, but, you know, I just can't get along with the thought that citizens can get away with treating our City Council like a punching bag and making demands and making statements that, well, in my research, and using your documents, public records, I found virtually no support for the claims I heard in those meetings. I want to conclude my involvement. I've spoken a few times about this circumstance, this gentleman, and I really don't want to do this anymore. I spent over a year on this; a year ago the demand was \$1.8 million for a property he didn't even live on. And then in January, he filed a suit against the city, it went up 83 times, the initial amount, \$150 million and that is something citizens want to know about because if you work the math on it, that works out to over \$5,000.00 per citizen for a community of 27,500 people. About \$13,000.00 per resident; apartment rented, or a home. So I'm concluding my work here because I've been working on a tool, a resource, that I've developed just a few times previously, but it is a research for citizens where it is an aggregation of the documents; so we have Mr. Bateman's comments here; I got them all from the minutes. And he mentioned a lot of facts and reports; and then I have all the facts and reports, and, this is a tool; so it's something I wish to make available to the city, any citizens that are interested in the community; I don't know that I'll have any takers, but it's, I think, could be a useful tool for citizens being able to be part of this city, and it concerns*

me that this happened because I don't see any merit in this demand whatsoever; I mean I understand flooding problems. My childhood home was flooded twice, and we had a connected sanitary sewer and storm sewer in my neighborhood. That was an issue. But we didn't demand money. Um, I will cover, I'll cover a few things that are in here; just because I want it on the record; how am I doing on time?

Mayor Mallams stated: *"A couple of minutes."*

Mr. Oldebeken continued: *"But, um, I want to say something, and really what I'm saying here, I want the citizens to hear, but I'm addressing you. This isn't hard work to do. If somebody, if we have some business here, that we have a complaint or whatever, and it catches your attention, it's not hard to request the documents. You give them three days or you at least find out when you will get them and the biggest one I got was the Black and Veatch report that Mr. Bateman quoted quite a bit. That was fascinating to read that. That's an impressive, massive effort, to take care of our citizens. Nature makes it rain, and when it hits the ground, it goes like gravity and you have 10 year floods, 50 year floods, 100 year floods. This tool, I think, helps put things in perspective and I want to share just a few parts of it, and when I'm done compiling this, I'm almost done, there are just a few documents I'm waiting on; I'll give it to the city for you to use for internally or with citizens. I would like to cover a few points. I do encourage citizens to get Bateman vs. Gladstone. It's downloadable on the Clay County Court website. I just have to use a few quotes from this gentleman. He claims the city pumps water onto his property, that ALDI's pumps water; that is just so ridiculous. Much of his comments were about the citizens on that street; the residences that Mr. Bledsoe mentioned; there is many references in his, in the minutes, during his public comments about the citizens and their issues. He doesn't even live on the street. I think he has gone up and down, I guess, talking about a class action suit against our city; and against all the other businesses and homes that 'dump their water' into his cave. It just doesn't make sense. I don't want to go into any words on that; they're here and a couple of other things; \$150 million is an interesting number; of all the CEO's in the United States, only Google (unintelligible) makes more in the salary than \$150 million. There is only one athlete in the world, I find, that gets a salary bigger than \$150 million; LeBron James. As far as things in the United States, I've looked at their public record, their average payouts and litigation per claims for damages, only two cities have numbers higher than \$150 million, that is Chicago and New York and that's the whole budget. That's for a whole year for all of the citizens. There is a reference, he made reference to a survey of his cave, and I have the report, um, ..."*

Mayor Mallams stated: *"Jim, do you want to move to concluding comments?"*

Mr. Oldebeken stated: *"Sure. Let us get better and let us all work together; we are all citizens on mentoring, coaching, encouraging other citizens to get involved actively; and I know you do a great job in supporting those that do; I'd like to see us continue with that. Thank you."*

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

Councilmember Moore stated: *"Thank you, Mayor. I would like to offer my sincere wish to you for a very happy birthday today, and thank you for sharing your day with us."*

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

City Manager Scott Wingerson stated: *"Mayor, thank you very much, and members of the Council, good evening. I do have a few things to talk about and it focuses on COVID-19; specifically, the Delta Variant. COVID has not disappeared; I want everybody to take note of that and as we go about our normal activities day-to-day, without masks, and without occupancy restrictions and all those things we came to learn about over the last 18 months or so, we need to be aware that COVID-19 does continue to exist. Only 41% of Clay County residents have been vaccinated. The vaccine is a deterrent to COVID-19 and lessens the symptoms. There has been a 60% increase in the number of cases reported to Clay County in the last 30 days, so that is a significant amount. That rivals peak month-to-month increases when we were in the midst of COVID and about 32 people from Gladstone went to the hospital this last week with COVID-like symptoms. That doesn't mean they had COVID, it just means they had symptoms that replicate COVID. So, my only comment is, if you know someone who would like a vaccine, please help them do that. You can do that at our website to find a place, you can do that at Hy Vee, you can do that at CVS, you can do that at Clay County Public Health Center; there is lots of places to do that; so there shouldn't be anybody who wants a vaccine that hasn't been able to get one yet; and we encourage those that haven't and want to go ahead and make that leap. Thank you."*

Item No. 10. On the Agenda. **PUBLIC HEARING:** Final Development Plan and Zoning approval for property located at 7506 North Oak Trafficway, 7510 North Oak Trafficway, and Parcel 13609000102200.

Mayor Mallams opened the Public Hearing at 7:55 pm.

Austin Greer approached Council and stated: *Good Evening Mayor and Members of the City Council. The Applicant, Cardinal Crest KC is proposing a mixed-use development at 7506, 7508, 7510 N. Oak Trafficway and an undeveloped parcel 13609000102200. This location is approximately at the block of 76th St. to the south and west of N. Oak Trafficway. The development site consists of four (4) separate parcels currently owned by the Ryan Family, Beverly Sue Ryan, Clayton & Shirley McCullick, and JRKC Holdings, LLC. With the combination of all four (4) parcels, there is approximately 7.53 acres of land. The proposed mixed-use project includes the construction of a 216-unit luxury style apartment complex with community amenities including a pool, clubhouse, fitness center, as well as commercial retail and office space adjacent to N. Oak Trafficway. The complex consists of five (5) separate buildings consisting of four (4) floors. The development offers 87 one bedroom apartments and 129 two bedroom apartments. The commercial aspect of this project is 9,000 square feet and will have approximately 31 dedicated parking spaces. A total of 325 parking spaces will serve the development. Tim Nebergall, City Engineer & Director of Public Works has been working with the Cardinal Crest team to address adequate storm water detention for this site. In order to meet Stormwater requirements and development criteria, Anderson Engineering is proposing an underground detention basin with three bio retention basins installed on the site. Given the size and magnitude of this project, City Staff engaged Kaw Valley Engineering to conduct a third party review of the storm water study submitted to City Staff. In summary, Kaw Valley Engineering agrees with the storm water study submitted by the development team in that the proposed Stormwater system has the capacity to mitigate increases in runoff as a whole and at*

individual uncontrolled releases. City Staff agrees with Anderson Engineering, Inc. and Kaw Valley Engineering that runoff from this project flows to the south and the storm water system that is proposed is more than adequate to accommodate this development site. The Comprehensive Plan that was adopted in 2008 by the Planning Commission and City Council identifies this area of the N. Oak Corridor as a location for redevelopment into a mixed-use community. This proposed mixed-use project complies and aligns with our current comprehensive plan for future redevelopment of this corridor. City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:

1. All development signage shall comply with approved City standards.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Tractor trailers shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
4. Disabled vehicles shall not be stored on site.
5. No items shall be stored on resident balconies.
6. Residents of the development shall not store personal or company trailers on the development site.
7. Provide outdoor bike racks within the development area to serve residents of the development.
8. Entry points of buildings shall be secured twenty-four hours/seven days of the week year round.
9. Dumpster and storage areas shall be enclosed on four (4) sides with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between 7:00 a.m. to 10:00 p.m.
10. A fire sprinkler system shall be installed and comply with the 2018 International Fire Code standards.

The Developers of this project have agreed to all conditions. City Staff recommends that the request be approved contingent upon the conditions listed above. At the Tuesday, July 6th Planning Commission, three different neighbors expressed concerns with ongoing Stormwater erosion issues on their property. The Developers of this project have agreed to work with the City on addressing those neighbors' concerns by stabilizing the bank and slowing erosion. City staff estimates this project cost is somewhere in the \$20,000 to \$30,000 price range. Engineers for this project will work with Director Nebergall to determine what the best strategy is to help solve those erosion issues. These Stormwater improvements will be coordinated with construction on the development site if approved by the City Council as there will likely be some cost savings due to economies of scale. City Staff also spoke with a representative from the North Kansas City School district and if this project develops, a school bus will pick children up from the development site. The Planning Commission voted unanimously in favor of this project. The final vote was 8 Yes and 0 No. This proposed project requires the following actions: Rezone the individual parcels from commercial to mixed-use and approve the proposed site plan for the mixed-use development. Joe Christensen and Matt Hendrickson who are the Developers of this project are here in the audience tonight and they would like to make a presentation. Thank you Mayor and that is all.

Mayor Mallams stated: *"I'd like to ask Matt and Joe, please come to the podium."*

Joe Christensen approached Council and stated: *"Thank you so much for your time."*

Please see attached for the presentation by Mr. Christensen. For full audio/video, please see this link: <https://www.gladstone.mo.us/CityGovernment/recordings/vids/2021/2021-07-26-regular-agenda.mp4>

Mayor Mallams asked if there was anyone in support of the project.

Scott Horseman approached Council and stated: *"My name is Scott Horseman, my address is 7508 North Oak Trafficway, and 7514 North Oak Trafficway. I own two properties there on North Oak. It actually came up in Joe's discussion here; we have been, for the last several years, doing roofing projects for major contractors throughout the city and I saw the result of not planning ahead. I really respect Joe's approach to the way he is staging this process; it seemed to be a concern for one of the City Council members; just clarification might have been the point; but I fully respect that because I've seen what chaos can happen on huge projects. I've seen it first hand and I do not want to see that next door. I am fully supportive of this project and what he is saying, is, he's putting everything on the property that is going to draw people, first off; so why wouldn't he finish? He's already done the investment, now let's get some more revenue, Phase 2, with more residents to enjoy those amenities that he has already put on the property, plus then he is also going to be, at that point, adding retail space from what I saw right there on North Oak which creates a better tax base for the city which helps all of us out. So it just seemed like a pretty wise, common sense approach. I understand, Councilman, I'm sorry, (Councilmember Moore), I understand your questions and your concerns with that, like, are you just going to stop and go off and leave us? From my estimation, that would be a foolish thing to do and I don't see any foolish people here in that group of gentlemen that have come to visit us."*

Mayor Mallams asked if there was anyone in opposition of the project.

John Bledsoe approached Council and stated: *"John Bledsoe again. You all get, had that map that I drew you. You see where I'm suggesting in order to fix the cave problem, all the water has got to go over in his neighborhood and add on to the erosion problem on that same bank; except now we are adding in a hard rain, we're adding 12 million gallons a day more water. That's a lot of water. It's still going to be the way it has to happen, because the cave can't handle it in the future. But, the engineer better figure out, we are going to have to have more than just a couple of rocks up against that bank because there is a lot more water getting ready to come down there than there was (unintelligible). Have a nice night."*

Bill Endriss approached Council and stated: *"Yes, my name is Bill Endriss and I live at 106 NE 74th Terrace. My property butts up against this proposed addition and I've got some questions for the developers. One of them is just this retention tank that you are going to put on the property; I understand it's got holes in it so where the water seeps into the ground; is there any provisions for in the future to expect that tank to, over time, that sucker's going to start filling up with sediment and trash, and the more trash and sediment it collects, the less water it's going to retain; and when that happens, then the water is going to go to your retention basins. My second*

question was, you show that these three retention basins exit your property to the southwest corner. That property is not owned by you. Is there any provisions to ensure that the existing drainage that is there now doesn't become a gulley that we have experienced, that has separated me from the back part of my property already. I've got, like the gentleman said, I've got a deep ditch in my back yard that I could stand in and you couldn't see me, and I'm 6'2". I'd also like to take this time to thank the Mayor for coming by to take a look at it and actually see what, that what I'm saying is true; and that I have an 18 foot drawbridge that goes across that creek, and the north end of it is about ready to fall into that creek; ditch. But, anyway, that's pretty much the concerns I have."

Mayor Mallams asked if (the developer) would like to step forward and answer questions.

Joe Christensen approached Council and stated: *"I appreciate you bringing up your concerns and I think some of them, we will be addressing; all of them. I want Patrick here, from Anderson Civil Engineering, discuss the basin specifically and then, you know, I think we have touched on, that your area of concern is something that we've talked about with the city...(unintelligible). Yeah, we'll address that right now."*

Mayor Mallams stated: *"I was hoping Patrick would have talked during the first part, but we will let him speak now."*

Patrick Joyce with Anderson Engineering approached Council and stated: *"To address the first problem, I apologize I don't have a great detail to show everybody, but I think it would be clear if I did; I'll try to explain what those underground detention basins look like to address the siltation. You're absolutely right, that does happen over time. So what the detail of that includes is we have these plastic domes chambers and we actually create a sub-base underneath those chambers for the water to percolate down into. We incorporate in the design what we call an isolator row. The isolator row is purely to catch the very first flush of water that comes through the system. It's coated with geo-fabric before the water is allowed to go into the rock base and what that does is it collects the sediment on the geo-fabric and collects trash inside that isolator row and then yes, that isolator row is inspected periodically to see how well it functions and it can be jetted out and cleaned at that time. So that's basically how that works; how maintenance works on those. I think the other point that was brought up was the, where the water is releasing. Right now the water is releasing, there is a small swale, I've been out to see this for myself before I directed the water there; that the site uses right now, on the south side, in that southeast right where we are releasing. It's done that over time; it's not something, of course, that we had anything to do with, but it's really the only spot that we can release the water; so what, city requirements, for us, were to release that water; so one, we release it no more than the amount that is going there now so the peak level that is releasing is being held back by those three detention basins so our release rate doesn't generate a higher peak as it runs off through that property. I don't know if there is another question or if that satisfies what..."*

Councilmember Spallo stated: *"Patrick, how often are the detention basins inspected for the trash and silt?"*

Mr. Joyce responded: *"The inspections are generally, when you first install them, you generally have stuff like construction that will generate sediment and stuff like that; you need to inspect them more often; but then generally it's a couple times a year, and there is inspection ports. You just kind of look down there and you can see how they are doing and then the inspection and maintenance people can kind of establish, after some period after construction, they know, kind of, hey, these things need it every two years, or something like that, just based on the size and how much is being generated."*

Councilmember Spallo stated: *"Are those professionally cleaned or can a general maintenance person do that?"*

Mr. Joyce responded: *"You have to use something called a JV truck; a jetter vacuum. What it does is, it's a system that uses high pressure water like a pressure washer that moves through that chamber and then it has a vacuum that follows right below it, right behind it, and you pull it back through, sucks everything up, and washes it clean. So I know Ace Pipe Cleaning does it; I don't know that you guys would actually invest in a JV truck because they are quite expensive; but Ace Pipe Cleaning around town here does that."*

Councilman Frisby stated: *"Is there a life expectancy to these systems?"*

Mr. Joyce responded: *"In perpetuity. The plastic it uses is high-density polyethylene, it will last you easy 7,500 years."*

Ronald Boney approached Council and stated: *"My name is Ron Boney, I live at 104 NE 74th Terrace for 56 years. I've seen that creek back there erode something terrible over the years, caused by many things. My question, I always knew that property would be sold, but never in my wildest dreams did I think I'd have 200-300 people living in my back yard. Another thing that concerns me was the height of the buildings and the number of them. It just seem like there's too much for so little piece of ground. The other part I'm concerned about, besides the water run-off; will this project affect the sewers that currently run through my property, the middle of my property; are they going to tie into them? And are they big enough for it? For 200 or 300 people? That's my question."*

Mayor Mallams asked if there was anyone else to speak in opposition of the project.

There were none.

Mayor Mallams closed the Public Hearing at 8:32 pm.

Item No. 11. On the Agenda. FIRST READING BILL NO. 21-22 An Ordinance and Final Development Plan Regarding Zoning Ordinance Regulations and the establishment of Use Districts within the City of Gladstone, Missouri, for property located at 7506 North Oak Trafficway, 7510 North Oak Trafficway, and Parcel 13609000102200.

Councilmember Spallo moved **Bill No. 21-22** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby,

Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **Bill No. 21-22**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **Bill No. 21-22**, and enact the Bill as **Ordinance 4.560**. **Councilmember Moore** seconded.

Mayor Pro Tem Garnos stated: *“Thank you. I have appreciated the developer and city staff efforts to go above and beyond for addressing the Stormwater issues. I know we have issues there and I appreciate the extra effort, extra engineering that was done to try to address them and I know as the project goes forward and the plans for the site and the development; I know you will keep that as a foremost issue for all of us. I’m also, one of the things, as I understand looking at the project; 76th Terrace. I know we are talking about Stormwater and drainage on the south and southwest corner; but 76th Terrace, the street that leads up to Hobby Hill, that is essentially the northern border of this project and there is nothing that is happening on this project that does anything that affects in any way the water north of 76th Terrace; the best I can tell. I don’t know that I’m allowed to ask questions, but that is my understanding of it and that’s a major issue for us.”*

City Manager Wingerson stated: *“You are correct, Mayor Pro Tem.”*

Mayor Pro Tem Garnos stated: *“Thank you. With that, I’m going to be supporting this.”*

Councilmember Moore stated: *“Mayor Mallams, I just wanted to say I do appreciate this investment in our community in an area that has been lacking in new development. I’m hoping this will be a great addition to our city.”*

The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 12. On the Agenda. **FIRST READING BILL NO. 21-23** An Ordinance authorizing the City Manager to enter into a Cooperative Agreement with the Clay County Public Health Center to provide COVID-19 vaccinations to homebound residents.

Councilmember Moore moved **Bill No. 21-23** be placed on its First Reading. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the First Reading of **Bill No. 21-23**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Frisby** seconded. The Vote:

“aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of **Bill No. 21-23**, and enact the Bill as **Ordinance 4.561**. **Councilman Frisby** seconded.

Councilmember Moore stated: *“Mayor Mallams, I just want to say that I am certainly in support of this. This Bill will allow our Fire/EMS to take vaccines to homebound residents and in light of the importance of everybody getting shots in their arms, I think this is really a great thing that we can do for our personnel.”*

The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 13. On the Agenda. FIRST READING BILL NO. 21-24 An Ordinance repealing Section 1.125.380 of the Code of Ordinances of the City of Gladstone, Missouri, pertaining to the Sheriff Retirement Fund surcharge.

Councilman Frisby moved **Bill No. 21-24** be placed on its First Reading. **Mayor Pro Tem Garnos** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the First Reading of **Bill No. 21-24**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the Second and Final Reading of **Bill No. 21-24**, and enact the Bill as **Ordinance 4.562**. **Mayor Pro Tem Garnos** seconded.

Councilmember Moore stated: *“Mayor Mallams, I wonder if I could ask our City Counselor to just give us the cliff notes of this for the benefit of our audience.”*

City Counselor Chris Williams stated: *“The city, currently by statute, imposes a \$3.00 surcharge on each matter in Municipal Court. The Missouri Supreme Court on June 1, ruled that surcharge that statute was unconstitutional so this is basically a clean-up item for us to remove from our City Code. We are no longer authorized to charge that \$3.00.”*

The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 14. On the Agenda. CONSIDER FINANCIAL REPORT MONTH END JUNE 2021.

Councilmember Moore moved to approve the Financial Report for month end June 2021. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Mayor Mallams stated: *"I want to thank everybody for being here this evening. It's nice to see an audience. Again for our developers; thank you for believing in Gladstone. It's a wonderful community and you are going to make it better."*


Item No. 15. On the Agenda. Other Business.

There was no other business.


Item No. 16. On the Agenda. Adjournment.

Mayor Mallams adjourned the July 26, 2021, Regular City Council meeting at 8:44 pm.

Respectfully submitted:



Ruth E. Bocchino, City Clerk

Approved as presented: 

Approved as modified:



Mayor R.D. Mallams



CARDINAL CREST - DESIGN/BUILD

RESIDENTIAL & COMMERCIAL



CARLTON CREST HOMES EST.

PORTFOLIO

2011

YTD BOOK OF WORK - 91 MILLION. 130 HOMES. 26-30 HOMES A

PRINCIPLES

CHRISTENSEN & ADAM SHAEFFER



PROJECT

CARDINAL CREST COMMERCIAL & DEVELOPMENT EST. 2019

WIP 10 MILLION

PRINCIPLES

JOE CHRISTENSEN & ADAM SHAEFFER

COMPANY



PARK SIDE AT HOBBY HILL

LOCATED AT: 76TH STREET & NORTH OAK TRAFFICWAY GLADSTONE, MO





VIEW FROM NE 76TH ALDIS

SOUTH WEST VIEW



VIEW FROM NORTH OAK

SOUTH WEST VIEW



PROPOSED SITE ANALYSIS TABLE

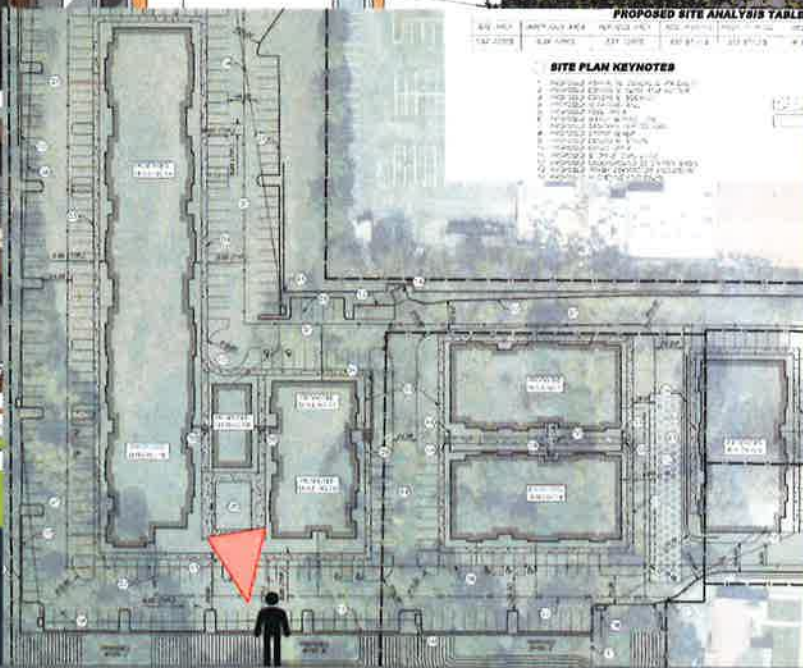
ITEM	DESCRIPTION	DATE	STATUS	REMARKS
1	PROPOSED BUILDING	2018-01-15	COMPLETED	
2	PROPOSED PARKING	2018-01-15	COMPLETED	
3	PROPOSED LANDSCAPE	2018-01-15	COMPLETED	
4	PROPOSED UTILITIES	2018-01-15	COMPLETED	
5	PROPOSED ACCESS	2018-01-15	COMPLETED	
6	PROPOSED SECURITY	2018-01-15	COMPLETED	
7	PROPOSED FURNITURE	2018-01-15	COMPLETED	
8	PROPOSED LIGHTING	2018-01-15	COMPLETED	
9	PROPOSED SIGNAGE	2018-01-15	COMPLETED	
10	PROPOSED OTHER	2018-01-15	COMPLETED	

SITE PLAN KEYNOTES

1. PROPOSED BUILDING
2. PROPOSED PARKING
3. PROPOSED LANDSCAPE
4. PROPOSED UTILITIES
5. PROPOSED ACCESS
6. PROPOSED SECURITY
7. PROPOSED FURNITURE
8. PROPOSED LIGHTING
9. PROPOSED SIGNAGE
10. PROPOSED OTHER



BACK OF MAIN OFFICE
POOL & AMENITY CENTER





Stage 1 – 140 UNITS
Stage 2 – 70 – 80 UNITS &
9000 SQFT OF
COMMERCIAL SPACE

PROJECT SEQUENCE

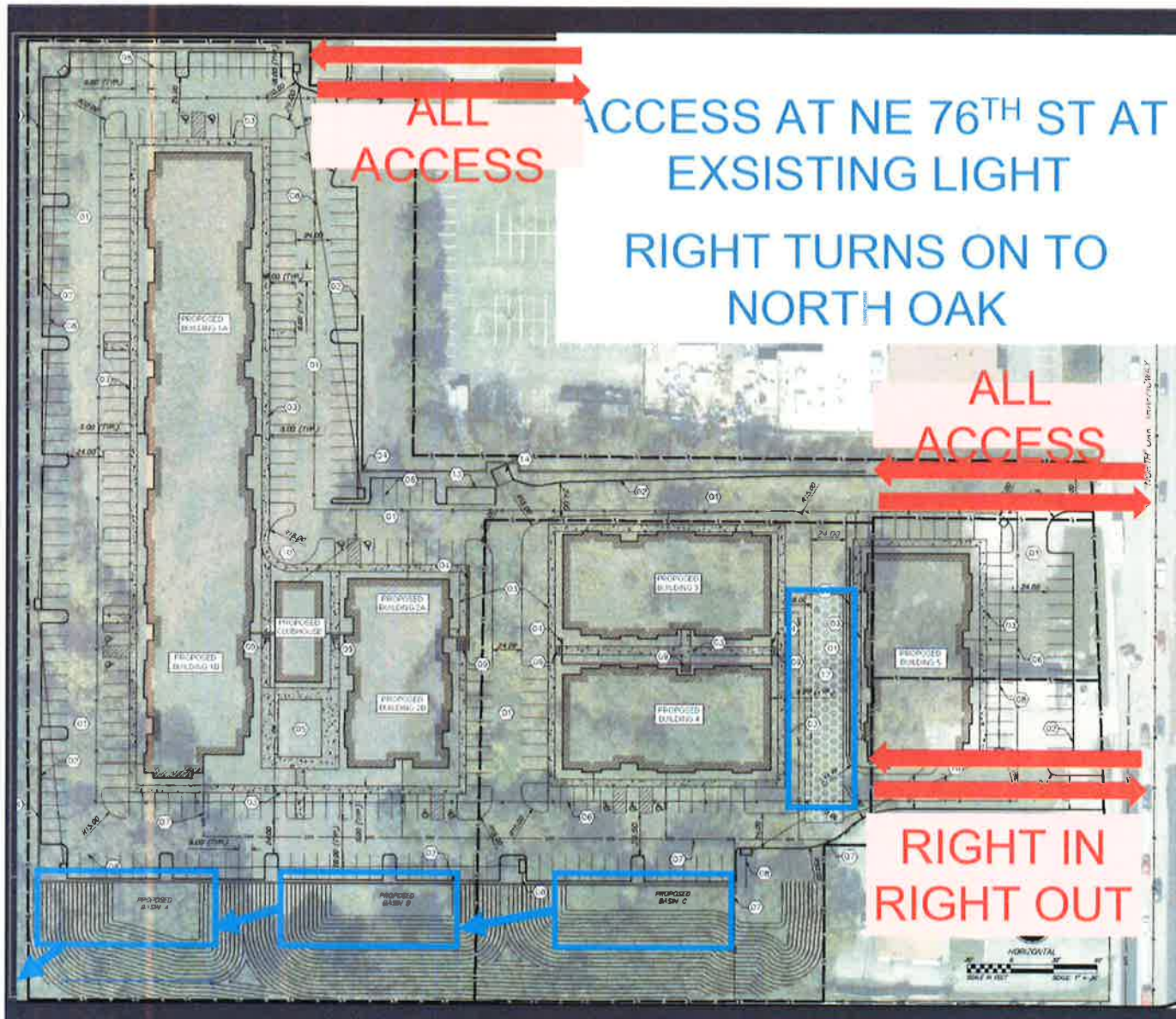
- FIRST BUILDING WILL BE BUILT AS TWO BUILDINGS TO SPEED LEASE UP
- EXPECT A 18– 22 UNITS PER MONTH

2ND STAGE & START

- SECOND PHASE WILL HAVE 70 - 80 UNITS
- 9000 SQFT OF COMMERCIAL SPACE
- ONCE FIRST PHASE REACHES 90% WILL START STAGE 2

LEASE UP
START Q2
2023

ON
START Q4
2023



ACCESS

MAIN ACCESS WILL UTILIZE LIGHT AT 76TH ST AND RIGHT TURNS ONTO NORTH OAK

STORM WATER

ON SITE RETENTION UTILIZING ABOVE GROUND AND UNDER GROUND STORAGE

3 DRY BASINS THAT LEAD TO A DRAINAGE SWELL

A FENCED RETAINING WALL WITH A NATURAL BUFFER ZONE UTILIZING LANDSCAPE



QUICK FACTS

- 220 TOTAL UNITS
- MIX OF 2 BED/1BED & STUDIOS
- LUXURY FINISHES & AMENITIES
- ELEVATORS
- COMMUNITY FEEL
- 9000 SQFT OF COMMERCIAL RETAIL
- START OF CONSTRUCTION NOV. 2021
- LEASE UP TO BEGINS SPRING OF 2023

PARK SIDE APARTMENTS AT HOBBY HILL

OWNERSHIP

MANAGING PARTNER

- CARDINAL CREST
- DEVELOPER/CONTRACTOR/ASSET MANAGER

LIMITED PARTNERS & CAPITAL INVESTORS

- 5 PARTNERS 80% NORTHLAND RESIDENTS

FIRST MISSOURI
BANK

TIME LINE

- **Pre Zoning Time Line**

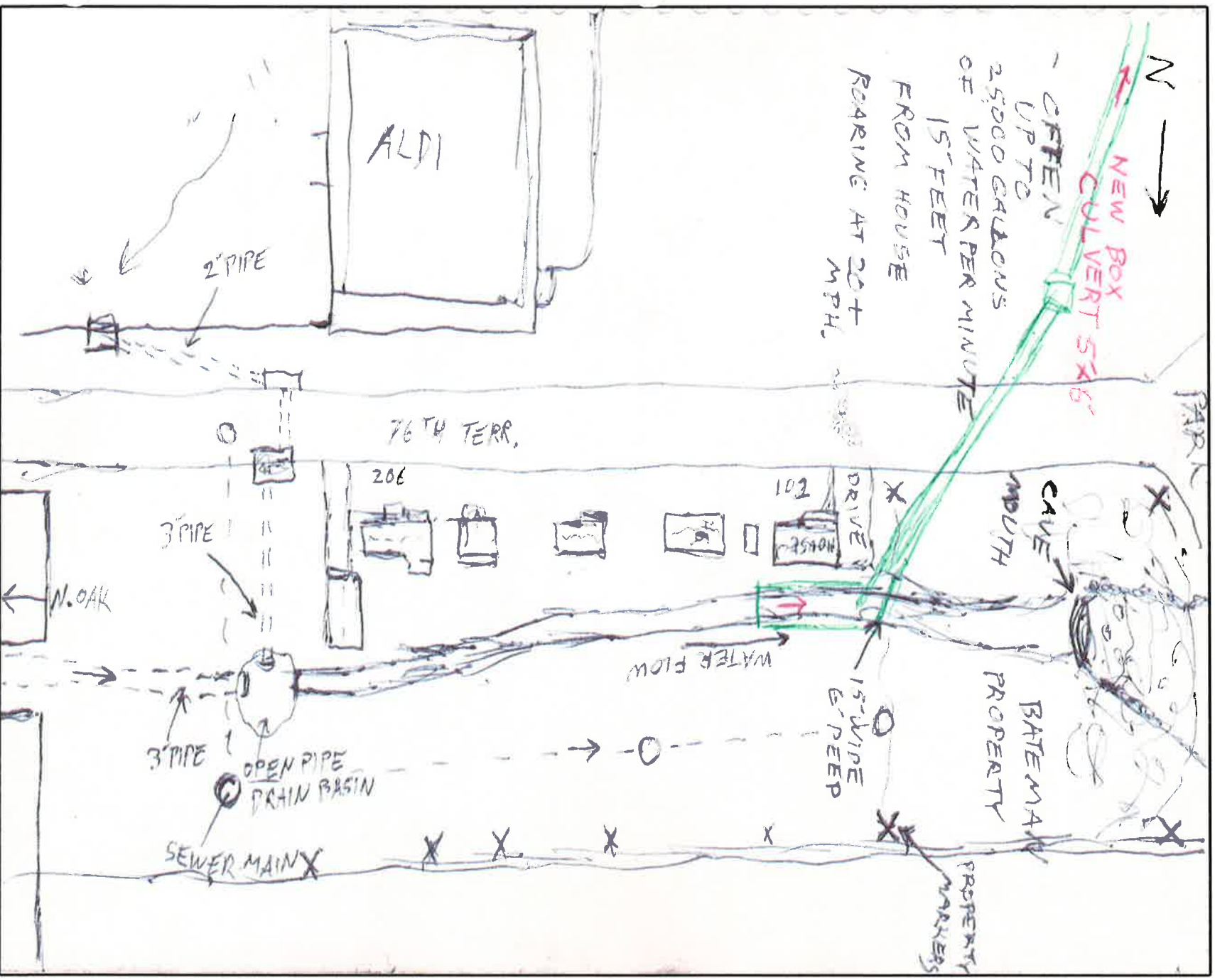
- June 7th - City Submission - COMPLETED
- 30 Days Public Hearing - COMPLETED
- July 6th Planning Commission Meeting - COMPLETED
- July 26th - Zoning Approval & 1st Capital Raise
- Land Closing on 4 parcels with in 20 days after rezoning

- **Post Zoning**

- Architecture/Civil/MEP
- Replat
- Plan Submission
- Construction Start
- Completion of Stage 1

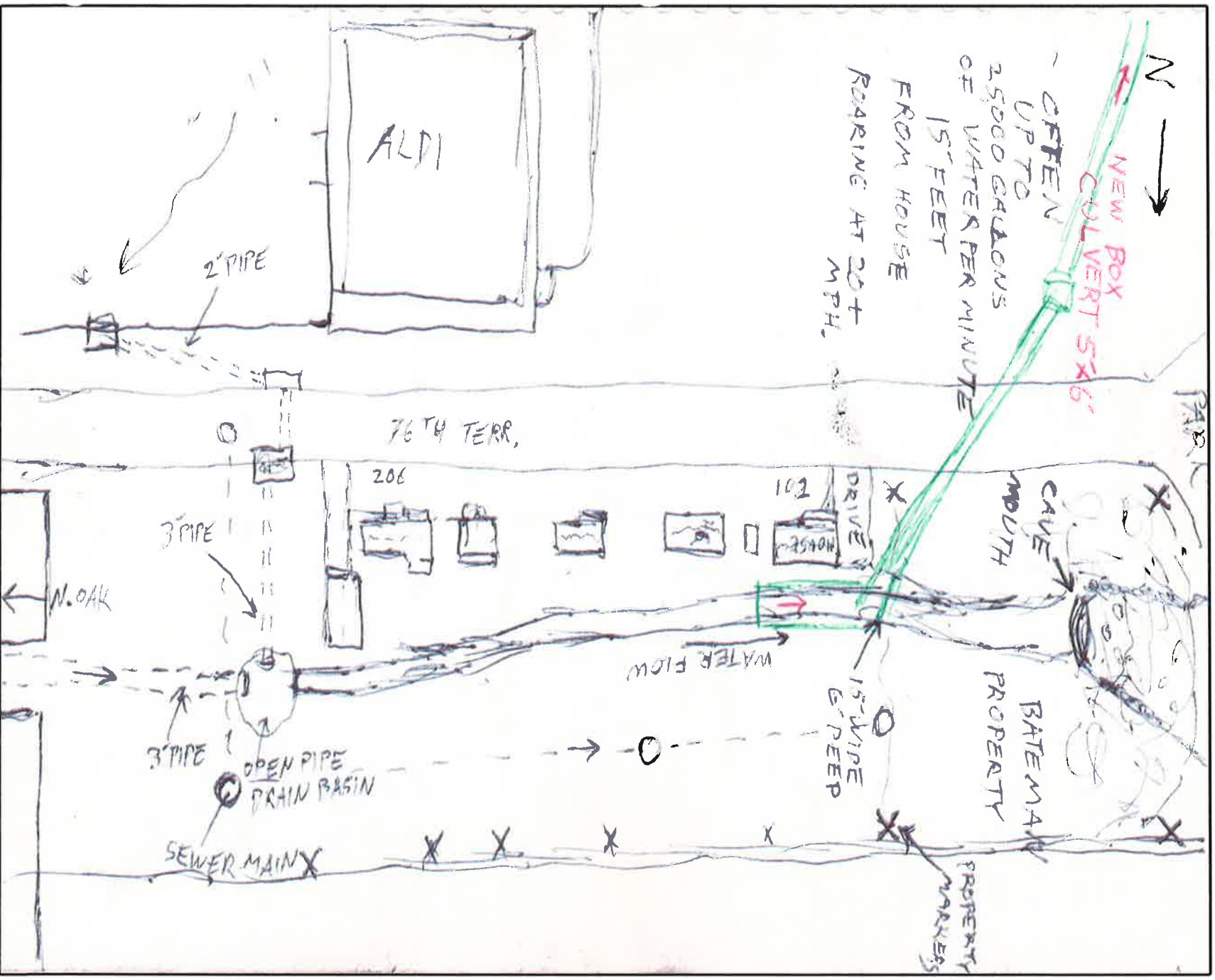
From John Bledsoe to City of Gladstone

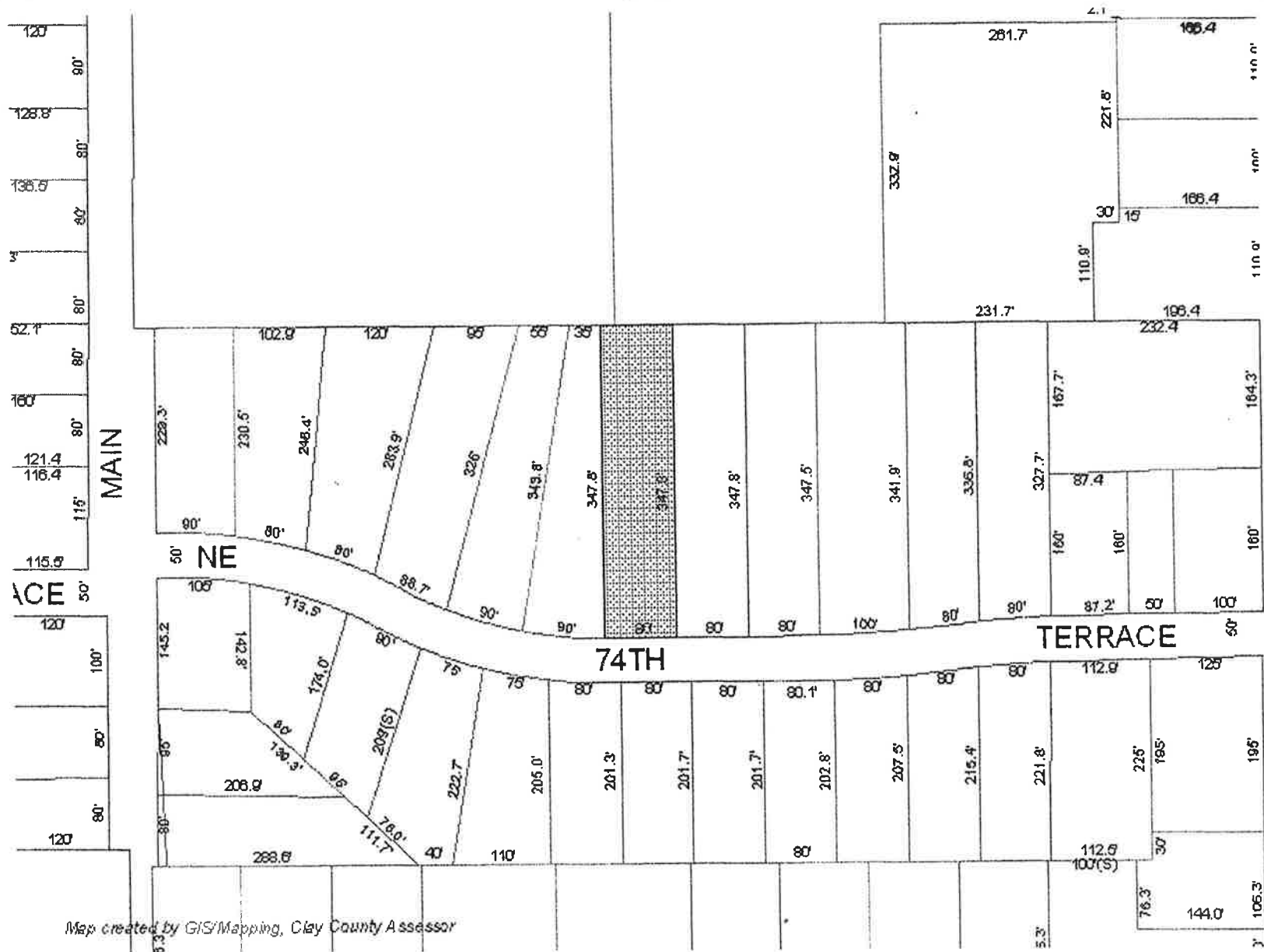
Submitted July 26, 2021



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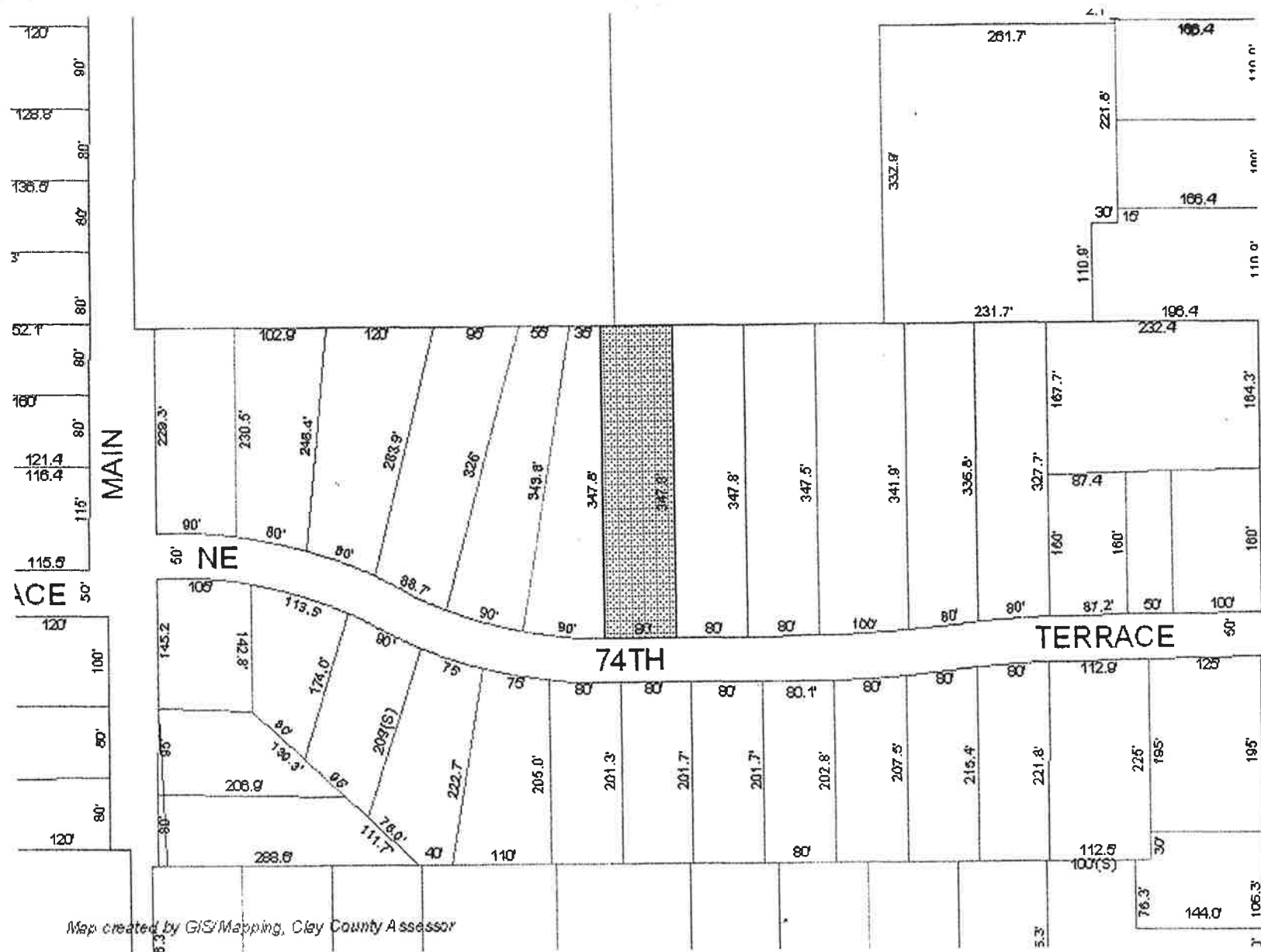
Submitted July 26, 2021





Map created by GIS/Mapping, Clay County Assessor

Like to see more detail on the map? [Click here.](#)



Like to see more detail on the map? [Click here.](#)