

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Council Chambers*  
July 20, 2015  
7:00 pm

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

**Present:** Mr. Markenson  
Ms. McGee  
Mr. New  
Ms. Poindexter  
Mr. Ringhausen  
Mr. Steffens  
Ms. Van Duser  
Mr. Ward  
Mr. Yarber

**Absent:** Ms. Alexander  
Mr. Whitton  
Chairman Turnage

**Council & Staff Present:**

Chris Helmer, Planning Specialist  
Alan Napoli, Building Official  
Melinda Mehaffy, Econ. Dev. Admin.

In Chairman Turnage's absence, Vice-Chairman Steffens led the meeting.

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

Vice-Chairman Steffens led the group in reciting the Pledge of Allegiance.

**Item 3 on the Agenda: Approval of the May 18, 2015 minutes.**

**MOTION: By Mr. Ringhausen, second by Mr. Ward to approve the May 18, 2015 minutes as presented. All said aye. The motion carried.**

**Item 4 on the Agenda: Floodplain/FEMA Update. Anthony Sands, Staff Engineer.**

Staff Engineer Sands said that he was here tonight to give the Commission some general information on FEMA and how they have affected Gladstone over the last several years. He began with some brief history of the organization and then explained the meaning of the 100 and 500 year flood zones. Mr. Sands showed the current FEMA maps for Gladstone and said that staff is aware of 49 flood insurance policies in Gladstone and that since 1978, FEMA shows that

40 claims have been paid totaling \$284,500. Improvements to area creeks and drainage areas over the last 10-12 years have altered the mapping area.

Vice-Chair Steffens asked if the improvements to Rock Creek changed the flood area for residents along its banks.

Mr. Sands answered that the City's improvements did help a lot of people with flood insurance.

Mr. Markenson asked if we know how many people in the flood plain do not have flood insurance.

Mr. Sands said there are some private policies out there, but that number he's not sure of. The insurance is a provision of the lender and their determination. The City regulates building in the flood plain and tries to keep structures out of the 100-yr, but a private lender could have different policies and procedures.

Mr. New asked if the City had an overlay on the map of which houses are in the flood plain and which are not.

Mr. Sands answered yes and no. The 1983 maps, because of the technology back then, are pretty vague. If a resident contacts staff at Public Works, they try and help facilitate and point them to FEMA. The new maps have an aerial view that are more accurate, but again, having flood insurance or not goes back to the lender.

Mr. Ringhausen asked if the result of the improvements in Rock Creek changes the location of the 100-year flood boundaries and if so, is the intent of the City to pull those boundaries in or is there some other reason the City is doing these map revisions.

Mr. Sands answered that it's FEMA that is most interested in accurate maps since they regulate the NIPF program. FEMA does the map revisions then comes to the City asks if they have considered the basins that have been re-constructed and improved. The City's role is to control flooding.

There were no further questions from the Commission.

**Item 5 on the Agenda: Stormwater, Sidewalk and Water Masterplans updates. Tim Nebergall, Public Works Director.**

Director Nebergall reported that the City Council directed staff to prepare several master plans this year. Tonight he's going to discuss three of those plans. Beginning with the Stormwater Master Plan, he discussed the on-line survey process and open house held earlier this Spring with residents. Fifty new projects were identified with about half from staff and half from resident input. There are no large scale flooding projects like there were in the 1999 Master Plan.

Ms. Van Duser asked when the new projects would begin.

Director Nebergall answered that they will be programmed first. Once funding is in place with the 5-year Capital Plan, the projects will begin to show up in the next fiscal year, 2016.

Mr. Ringhausen asked if there is a sunset date for the master plan.

Director Nebergall said it's generally a 20 year horizon.

Ms. Van Duser asked if there are some carry over projects in the new plan from the 1999 plan.

Director Nebergall replied that there are some. One of the biggest is going to be Mill Creek. Mill Creek is the watershed that crosses Antioch Road on the southeast part of the City. He said there are a couple of others too, but that's the largest project.

The next master plan Director Nebergall presented was the sidewalk master plan. This plan also began with an on-line survey. Over 200 people responded. Staff was looking to find out where people thought sidewalks were needed. The consultant took the results of the survey along with other information like bus routes, traffic speed, commercial corridors, schools, etc and created a matrix to determine recommended locations for sidewalks. The next step is a draft plan to present to the Council.

Mr. Markenson asked for projects like [Old] Antioch Road sidewalks, does the City have right-of-way now or do we have to acquire it.

Director Nebergall answered that the City has the necessary right-of-way; however, we need a few grading easements beyond the right-of-way.

Mr. Markenson asked if the City has a history of building sidewalks in strictly residential streets, because most cities don't do that; they require the abutting property owners to pay for part of it.

Director Nebergall said that Gladstone is a little unique because it's fully developed. A new residential developer that comes in would be required to put sidewalks in. If a homeowner built a new house they would be required to build a sidewalk or escrow the sidewalk. Escrow is held for about 10 years. If it's not built in that time frame, the funds go back to the homeowner. He said that a lot of the residential streets that the City has done have been partnerships with the Road District. North Main and North Wyandotte are a couple of examples. The City also tries to do \$50,000 worth of sidewalks each year for Gladstone on the Move.

Mr. New asked if he can assume the areas highlighted orange on the Sidewalk Gap Priority map will be done first.

Director Nebergall said that is correct, but what will likely happen is that the City will add sidewalk to streets that can be built less expensively first.

Mr. Ringhausen asked if the \$50,000 per year in sidewalks included repair and maintenance.

Director Nebergall said that it is for new sidewalks and then about \$200,000 a year is budgeted for repair and maintenance.

Mr. Ringhausen asked if there's a stated policy for the City that says that when they're working in one area on the sidewalk that they may try to replace the water line at the same time so they don't have to take it up later.

Director Nebergall answered that they try to do that on just about every project. Up until now, water mains have been mapped, but now staff actually has an asset management tool that they can apply so it will make it easier to complete a project area the first time around. With this new program, the City was broken down into one block segments where each water break is logged. Now, staff can find out where water mains are breaking on a regular basis.

Director Nebergall continued to go into more detail regarding the Water Distribution System Master Plan Update. A history of water main breaks shows that they are beginning to increase. In 2007-2008 there were about 80-90 breaks a year. Over the last 3 years, there have been about 150 a year. When presented to the City Council, they were interested in taking a closer look at it. This new database will allow staff to rate the water lines as to when they need to be replaced and pass that information on to area residents. The new plan should be done within the next month.

Vice-Chairman Steffens asked when there is water main break, how much of the line is replaced.

Director Nebergall said that if there is a water main break, staff will install a repair clamp, unless there is a horizontal crack. A water main that is scheduled for replacement is generally done the distance of a block or the distance of an entire run of pipe.

Mr. Ringhausen asked what Director Nebergall thought was the oldest pipes we have in Gladstone are.

Director Nebergall said he would guess the late 40's or early 50's.

Mr. Ringhausen asked about a leaky stretch of pipe. Is the City able to track water loss as a way finding out what pipes need replaced.

Director Nebergall said that working with a leak detection company has been discussed. They would come in and do audible tests to see if pipes are leaking. It's still kind of hit or miss.

Mr. Ward asked if the new water meters could do anything to help with issues like that.

Director Nebergall answered that not necessarily with things like that, but they have been a great tool for the residents. Staff can tell if there are leaks in the houses by the data the meter generates.

Hearing no further questions, Director Nebergall thanked the Commission for their time.

**Item 6 on the Agenda: Communications from the City Council and the City Staff.**

Mr. Helmer announced that there will be a couple of applications moving forward for public hearing in the near future.

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

None.

**Item 8 on the Agenda: Adjournment**

Vice-Chairman Steffens adjourned the meeting at 7:55 pm.

Respectfully submitted:

  
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Mike Steffens, Vice-Chairman

Approved as submitted



  
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Becky Jarrett, Recording Secretary

Approved as corrected