

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, June 16th, 2025
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Bill Turnage
Jennifer McGee (came in at 7:09)
Robert Wilson
Brenda Lowe, Secretary
Joseph Brancato
Katie Middleton
Nick Smith

Absent: Steve Beamer, Vice-Chair
Chase Cookson
Kim Murch
Mike Ebenroth

Council & Staff Present:

Austin Greer, Assistant City Manager | Community Development Director
Angie Daugherty, Admin. Assistant
Alan Napoli, CD Administrator/Building Official
Jean Moore, Council Liaison
Les Smith, Mayor

Item 2 on the Agenda: Pledge of Allegiance.

Ms. Lowe led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the April 7, 2025 Minutes. No quorum at this point in the meeting: therefore no vote taken

Item 4 on the Agenda: City-wide projects update by Mr. Greer

Community Dog Park

On April 7th, the City held a groundbreaking for its first off-leash community dog park at Happy Rock Park. Currently, North Kansas City's dog park, which is roughly 6 miles from Gladstone, is the closest dog park our residents have access to. The project is being constructed in partnership with the City of Kansas City and will be located at the northeast corner of 76th Street and Antioch Road.

The roughly 5-acre park will have several elements, including fenced areas for small and large dogs, water stations, and doggie waste stations.

It is anticipated to open Fall of this year.

Water Improvements

The City has replaced approximately 4 miles of new water main over the past few years, and more work is on the horizon. Gladstone has allocated millions for significant water system improvements, including:

- \$9 million for upgrading and improving the water treatment plant
- \$2 million for water tower inspections and improvements
- \$3 million for transmission line replacement

The City has begun the process of restoring and repainting both the Antioch Water Tower and the Linden Water Tower. Restoration is expected to be completed by the end of summer.

Atkins-Johnson Event Facility

After soliciting community feedback, the consensus has been reached to replace the existing, weathered barn at Atkins-Johnson Farm with a new event facility. The facility will host educational programs or other events throughout the week and transform into a wedding venue on weekends.

At an estimated 7,100 square feet, the new facility will replace the existing barn structure near the Atkins-Johnson Farm and Museum that has been inaccessible to the public due to its deteriorating state.

The goal is to develop a versatile and high-quality space that substantially enhances the functionality, beauty, and significance of the Atkins-Johnson Farm and Museum.

The building will be able to hold approximately 200 guests in the open-concept banquet area. It will also include a groom's suite and a bride's suite, which can double as a meeting space, as well as a caterer's kitchen, restrooms, and an open patio area.

Staff's goal is to choose a General Contractor this month and hopefully be moving dirt next month. We are actually starting to look at groundbreaking dates as well for next month.

Other Improvements

Economic Development

Gladstone continues to work towards attracting new businesses and residential projects.

Our focus remains on driving economic growth through high-quality development and a strong commitment to infrastructure improvements.

Parkside at Hobby Hill officially opened at the end of last year. The mixed-use development includes 221 units, a swimming pool, clubhouse, fitness center and commercial retail/office space. Off the Hook BBQ should be opening in the next few months and they are starting to finish out the remaining commercial space and plan to be fully occupied by the end of the year. The residential part of the project exceeded expectations but the commercial aspect has lagged behind.

Walmart completed a multi-million-dollar expansion of 20,000 sq. ft. and an interior/exterior renovation, and a new CenterWell Senior Care facility opened next door. It's really great to see Walmart reinvest millions of dollars in the Gladstone community.

Summit Grill and Stone Canyon Pizza signed multi-year lease extensions, keeping them in our downtown through 2029.

Over Flow Coffee opened a new location in our downtown next to Stone Canyon Pizza in December.

NYX Lounge, an urban winery, officially opened in Downtown Gladstone earlier this year. The winery is owned and operated by the same owners of Fence Stile winery in Excelsior Springs.

El Mercado Fresco, a Hispanic grocery store, opened in Saigon Plaza in March.

Construction is progressing on a new veterinary clinic for the Animal Clinic of the Woodlands. The clinic is expanding and should be open in the next few weeks.

Beautifying Gladstone

Gladstone Green Team

Mayor Pro Tem Moore has been a driving force in beautifying Gladstone with the creation of the Gladstone Green Team, which is officially back for the 2025 season. The Team meets on the first Saturday of every month to spend two hours picking up litter around Gladstone.

Home Repair Grant

Over the summer, applications opened for a new Home Repair Grant being administered by the City's Neighborhood Commission.

Its purpose is to help provide full or partial funding for residents' home repair projects. The City has completed 2 of the 3 projects and hopes the 3rd project will be completed within the next month.

Downtown Lighting

New festoon lighting installed along N.E. 70th Street between N. Locust and N. Cherry streets. This creates a warm, inviting atmosphere, enhancing the downtown experience for residents and visitors.

Police Headquarters and City Hall Expansion Project

Named an Officer Station and Design Silver Award winner by Officer Magazine. The project was one of the most cost-effective with the lowest cost per square foot among all recognized. \$292 per square foot. Most projects throughout the country averaged between \$350 - \$450 per square foot.

Hobby Hill Disc Golf Course

Out of 331 courses in Missouri, Hobby Hill has become the 4th most played in the state with approximately 44,000 people using the course in 2024. Increased usage of the UDisc app to let players quickly and easily keep score, find courses, track stats, measure throws, give ratings, and more.

Street/Sidewalk Maintenance

The Public Works Department has overseen the replacement of over 17,800 feet of curb and gutter, 6,000 feet of sidewalk, and the installation of 100 ADA-compliant ramps.

Improved approximately 30 lane miles of roadway through mill and overlay or other maintenance techniques.

Allocated an additional \$750,000 for roadway maintenance through the Gladstone City Council at the close of FY24. Big thanks to City Council for this.

Eleven miles of roadway have been resurfaced with more than 9,500 tons of asphalt.

Ongoing projects include 9 lane miles of micro-surfacing and 18 miles of full resurfacing.

The Missouri Department of Transportation has begun construction on the Missouri Route 1 Corridor Upgrades. The work includes:

A full-depth reconstruction of N Prospect Avenue from NE 72nd Street to NE 64th Street. Reconstruction entails pavement rebuilding, a new storm sewer, culvert restorations, and an extension of Happy Rock Trail.

Resurfacing the roadway from Route 152 to NE 72nd Street.

Work to be completed by the end of 2026 but 64th St. to 72nd Street we believe will be completed by the end of this year.

Communication Strategies

Social Media

The City's social media presence has been significantly expanded over the last year. Gladstone's main Facebook and Twitter pages are updated daily with a wide range of content to keep residents informed and engaged.

Community Newsletter

Over the summer, we introduced a new Community Newsletter that is distributed monthly. It offers residents valuable insights into City news, upcoming events, helpful tips, and more.

Gladstone Magazine which you will find at your seat was mailed out over the last two weeks.

This year's theme is "Stronger Together: Infrastructure, Innovation, and Involvement." Some of the main articles cover the Missouri Route 1 corridor upgrades, water tower improvements, Atkins-Johnson event space, and Gladstone Community Survey findings. Everbridge, which is an emergency alert system that the city purchased over a year ago was used for the first time to address residents in the vicinity of the home that exploded a few weeks ago. The emergency alert system worked as designed and helped ease the fears of those direct neighbors.

Community Survey

The Gladstone Community Survey was conducted in the fall of 2024. Findings revealed a highly positive perception of Gladstone among residents, with 92% rating the city as an "excellent" or "good" place to live and 88% giving the same rating for raising children. Satisfaction with city services also exceeded that of other communities, with Gladstone's overall quality of services rated 33% higher than the U.S. average and 8% above the Missouri/Kansas average. Awarded ETC Institute's "Leading the Way Award" for outstanding achievement in delivering

services to residents. This prestigious award recognizes local governments ranking in the top 10% nationwide based on three key areas:

- overall quality of services
- customer service provided by employees
- value residents perceive for local taxes and fees

Highlighted residents' top priorities, including the maintenance of city streets and facilities, as well as the enforcement of city codes and ordinances.

Be on the Lookout for...

Flora Park

The goal is to make Flora Park an all-inclusive recreational space in Gladstone. For the park, the City has partnered with Variety KC, a charity committed to providing children with cognitive and/or physical disabilities with equipment, therapies, and opportunities needed for activity and inclusion.

The City has secured \$250k from Variety KC and \$30k (private donor) to assist toward the Flora Park All Inclusive Playground Installation.

We received great news last week that this project will likely be moving forward with construction over the next few months.

Gladfest Parade

After a four-year hiatus, the beloved Gladfest Parade is set to return to the streets of Gladstone this fall, bringing with it a renewed sense of excitement and community spirit. We encourage local businesses, community groups, and individuals to join in the fun. Whether you'd like to showcase your own float, create a unique banner, or bring something special to the parade, we'd love to have you be a part of this memorable celebration.

For Gladfest this year, we will actually be bringing back a sanctioned Kanas City BBQ Society (KCBS) one-meat Ribs contest.

Friday night we are going to have a Ribeye steaks contest. Saturday there will be a Ribs and Beans contest. \$2,500 in cash prizes will be awarded. First place for Ribs will receive a minimum of \$750, so the money is pretty good. Our goal is to grow this contest every year with our partnership with KCBS and make it a regional event. The website will be live this week and teams can start signing up!

Ms. Middleton asked if the one water tower that wasn't in use would be back in use.

Mr. Greer stated yes, the Linden tower hasn't been in use for a while.

Mr. Turnage asked about all the water line breaks. Is there more than usual this time of year?

Mr. Greer noted that over the past year or two, there have been more issues reported. In the Carriage Hills subdivision, water pressure tends to be higher than in other areas. Tim Nebergall, Director of Public Works, has proposed installing pressure monitors to help regulate and reduce the water pressure as needed.

Mr. Turnage asked if these breaks are done with Public Works staff.

Mr. Greer explained that the response to water main breaks depends on the severity and number of incidents. If the city experiences extreme weather resulting in three or four breaks at once, contractors may be called in to assist. However, in most cases, the Public Works Department handles the repairs internally.

Mr. Wilson asked how the city awarded that.

Mr. Greer stated that the city conducts a bidding process in advance, and contractors are now on call. The city currently works with a couple designated contractors for this purpose.

Mr. Smith asked if the piping they are using to fix the water main break is PVC piping or something else.

Mr. Greer stated mostly PVC piping.

Ms. Middleton asked if the building in front of Parkside at Hobby Hill (the old tattoo parlor) was part of Parkside at Hobby Hill.

Mr. Greer clarified that the property is not part of Parkside at Hobby Hill. He mentioned that he had previously met with the owners, but believes the property has since been sold again. At one point, it was expected to become a nail salon. Renovations are still ongoing.

Ms. Middleton asked if the Animal Clinic of the Woodlands will have a 24 hour vet clinic in it.

Mr. Greer stated he isn't sure. He would be shocked if they didn't.

Ms. Middleton asked if the Home Repair Grant is income based.

Mr. Greer confirmed that the program is income-based. As this is new to the city, staff have been working with Northland Neighborhoods, Inc. to understand how their application process operates.

Item 5 on the Agenda: Planning Commission's structure and operations following Cameron Nave's recent appointment to the City Council.

Mayor Les Smith stated that he is excited to welcome Mr. Cameron Nave to the City Council. After consulting with the City Attorney, it was determined that Mr. Nave must resign from the

Planning Commission before assuming his seat on the Council. At this time, the City Council hasn't considered appointing a new person to fill the vacant Planning Commission seat.

Item 6 on the Agenda: Communications from the City Council

Council Member Moore encouraged residents to check the City's website for information on upcoming concerts at Linden Square. At the last Council meeting, Director Nebergall presented the plans for upcoming street repairs. Each year, Mr. Nebergall conducts a survey to assess the condition of the streets and determine their repair needs.

Item 7 on the Agenda: Communications from the City Staff

No Communication

Item 8 on the Agenda: Communications from the Planning Commission Members

Mr. Smith wanted to thank Mr. Greer for all of his information.

Ms. Middleton asked about the house that exploded. She heard that the city spent around \$20,000 to clean it up. She asked if this will get reimbursed from the insurance.

Mr. Greer stated yes that is the plan.

Mayor Smith stated that they will file a lien against the lot if they don't pay.

Ms. Middleton asked what happened to the lady that was elected to City Council and was there a runner up that could have stepped in.

Mayor Smith noted that the *Gladstone Dispatch* published an excellent article about candidates who had not paid their taxes. The article revealed that in 9 out of 10 counties, some candidates who had not paid their taxes were still seated in office—contrary to legal requirements. Gladstone was the only city that followed proper procedure. Because one candidate had not paid her personal property taxes by the time the polls closed on Election Day, she was ineligible to be sworn into office. Since Bill Garnos did not receive a majority of the votes, he is permitted to remain in office until a replacement is appointed.

Mr. Turnage thanked Mr. Greer for the update. He asked if they knew when M-1 was going to get the potholes fixed.

Mr. Greer stated he was told by the end of the year.

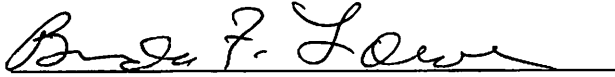
Ms. McGee stated that June 27, 28, and 29th they are performing Annie at Gladstone Theater in the Park.

Ms. Lowe stated that she wanted to thank City Staff for the great presentation.

Item 9 on the Agenda: Adjournment

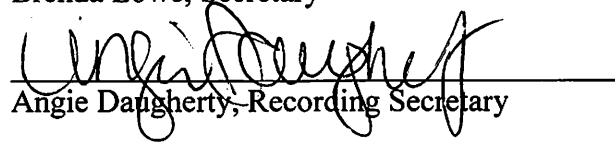
Mr. Lowe adjourned the meeting at 7:39 p.m.

Respectfully submitted:



Brenda Lowe, Secretary

Approved as submitted ☒



Angie Daugherty, Recording Secretary

Approved as corrected ☒