

**BILL NO. 21-25**

**ORDINANCE NO. 4.563**

**AN ORDINANCE ANNEXING INTO THE CITY OF GLADSTONE APPROXIMATELY 0.62 ACRES GENERALLY LOCATED AT 3000 NORTHEAST 76<sup>th</sup> STREET UPON THE DETACHMENT OF SAID PROPERTY BY THE CITY OF KANSAS CITY, MISSOURI.**

**WHEREAS**, the City of Kansas City and the City of Gladstone have begun a joint effort to detach from Kansas City a portion of the property located at 3000 Northeast 76<sup>th</sup> Street, consisting of approximately 0.62 acres and described in the Clay County records as Parcel #14405000800100, Property ID# 271725; and

**WHEREAS**, the current structure on the property, which has been declared a Dangerous Building by the City of Gladstone, is located in a manner that places it within the jurisdictions of Gladstone and Kansas City; and

**WHEREAS**, it is in the best interest of each municipality to complete this action to ensure the uninhabitable and dangerous structure falls within the jurisdiction of one municipality; and

**WHEREAS**, the property to be concurrently annexed by Gladstone and detached by Kansas City abuts Gladstone; and

**WHEREAS**, all provisions of Section 71.011, Revised Statutes of Missouri, authorizing such concurrent detachment and annexation have been met; and

**WHEREAS**, there are currently no residents living in the area to be detached by Kansas City and concurrently annexed by Gladstone.

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

**SECTION 1:** That the following property, generally located on the north side of N.E. 76<sup>th</sup> Street, between N. Agnes Avenue on the east and N. Kansas Avenue on the west, at the address generally known as 3000 N.E. 76<sup>th</sup> Street, within the City of Kansas City, Clay County, Missouri, and more specifically described as follows:

Tract A depicted on the Lot Split Survey, recorded in Clay County, Missouri as Instrument No. 2005016594, in Book F, Page 180, on April 15, 2005, more fully described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the East-Half of said Northwest Quarter; thence North 00 degrees 18 minutes 37 seconds East along the West line of said East-Half, a distance of 842.38 feet to the Point of Beginning of the tract of land herein to be described, said point also being on the South line of Kansas City, Missouri city

limit; thence continuing North 00 degrees 18 minutes 37 seconds East along said West line, a distance of 139.73 feet; thence South 89 degrees 20 minutes 18 seconds West parallel with said South line of Kansas City city limit, a distance of 181.43 feet to the West Right-of-Way line of Agnes Avenue; thence South 09 degrees 40 minutes 09 seconds East along said West Right-of-Way line, a distance of 142.03 feet to said South line of said Kansas City city limit; thence North 89 degrees 20 minutes 18 seconds West along said South line, a distance of 206.04 feet to the Point of Beginning. Said tract contains 27,071 square feet or 0.62 acres, more or less;

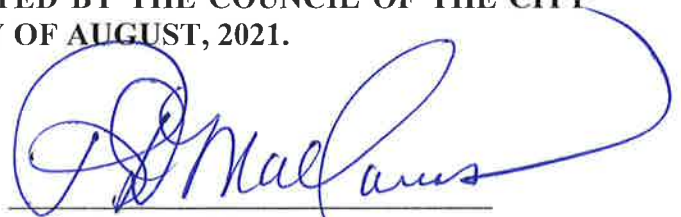
Is hereby declared to be annexed by the City of Gladstone, Missouri, upon the detachment of the same property by the City of Kansas City, Missouri, according to the terms of Section 71.011, RSMo.

**SECTION 2.** That the reasons for and purposes to be accomplished with this detachment by the City of Kansas City and concurrent annexation by the City of Gladstone are that it will allow Gladstone to apply its own ordinances to property owned within Gladstone.

**SECTION 3.** That the City of Gladstone, Missouri, shall file a certified copy of this ordinance simultaneously with the filing of a certified copy of the related detachment ordinance adopted by the City of Kansas City in the office of the County Clerk of Clay County, the Clay County Assessor, the Recorder of Deeds of Clay County, and the Clerk of the Circuit Court of Clay County, at the cost of the City of Gladstone.

**SECTION 4.** That the City Clerk is further authorized and directed to take any and all necessary steps to effectuate this concurrent detachment and annexation by and between the City of Gladstone, Missouri, and the City of Kansas City, Missouri.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF AUGUST, 2021.**



R.D. Mallams, Mayor

ATTEST:



Ruth E. Bocchino, City Clerk

1st Reading: August 9th, 2021

2<sup>nd</sup> Reading: August 9th, 2021



## *Request for Council Action*

RES  # City Clerk Only

BILL  # 21-25

ORD # 4.563

Date: 8/3/2021

Department: General Administration

Meeting Date Requested: 8/9/2021

Public Hearing: Yes  Date: [Click here to enter a date.](#)

Subject: An Ordinance annexing into Gladstone approximately 0.62 acres generally located at 3000 NE 76th Street upon the detachment of said property by the City of Kansas City, Missouri.

Background: The structure located at 3000 NE 76th Street is unique in that the city boundary between Gladstone and Kansas City, MO runs through the residence, making half of the house in Kansas City and the other half in Gladstone. The property has not been properly maintained and is vacant and inhabitable. The neighboring property owners have voiced concerns about the unsafe conditions, the affect the property has on home values in the area and the amount of illegal activity that has taken place inside the vacant structure. A review of police calls for service and criminal reports have supported the claims that the property has become a haven for vagrants, vandals and other criminal activity. On October 22, 2020, a Dangerous Building Hearing was conducted and the structure was declared a dangerous building; the owner had 30 days to correct the violations and dangerous conditions, which he has failed to do. In order for Gladstone to have the authority to demolish the structure, Kansas City would have had to conduct their own Dangerous Building Hearing and make a similar declaration. Kansas City did not take this action and ultimately offered to deannex the remainder of the structure into Gladstone. This Ordinance authorizes the annexation of the property and once deannexed by Kansas City, will place the entire structure within the jurisdictional boundaries of Gladstone. Once this is complete, a second Dangerous Building Hearing will be conducted and ultimately the dangerous conditions will be corrected through demolition if the owner fails to comply with the order.

Budget Discussion: Funds are budgeted in the amount of \$ 0 from the Choose a Fund Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Board/Staff Input: Staff recommends passage of this Bill

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

Bob Baer  
Department Director/Administrator

JM  
City Attorney

SW  
City Manager

ORDINANCE NO.

Detaching from the City approximately .62 acres generally located on the north side of N.E. 76<sup>th</sup> Street between N. Agnes Avenue on the east and N. Kansas Avenue on the west, at the address generally known as 3000 N.E. 76<sup>th</sup> Street, upon the annexation of said property by the City of Gladstone, Missouri.

WHEREAS, the City of Kansas City and the City of Gladstone have begun a joint effort to detach from Kansas City and concurrently annex into Gladstone the property generally located on the north side of N.E. 76<sup>th</sup> St. between N. Agnes Avenue on the east and N. Kansas Avenue on the west, at the address generally known as 3000 N.E. 76<sup>th</sup> Street; and

WHEREAS, the property to be concurrently annexed by Gladstone and detached by Kansas City abuts Gladstone; and

WHEREAS, the current structure on the property is located in a manner that places it within the jurisdictions of Gladstone and Kansas City; and

WHEREAS, it is in the best interest of each municipality to complete this action; and

WHEREAS, it is the intent of Kansas City and Gladstone to concurrently detach this property from Kansas City and annex such property into Gladstone, according to the terms of Section 71.011, Revised Statutes of Missouri; and

WHEREAS, there are no residents living in the area to be detached by Kansas City and concurrently annexed by Gladstone; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the following property, generally located on the north side of N.E. 76<sup>th</sup> Street, between N. Agnes Avenue on the east and N. Kansas Avenue on the west, at the address generally known as 3000 N.E. 76<sup>th</sup> Street, within the City of Kansas City, Clay County, Missouri, and more specifically described as follows:

Tract A depicted on the Lot Split Survey, recorded in Clay County, Missouri as Instrument No. 2005016594, in Book F, Page 180, on April 15, 2005, more fully described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the East-Half of said Northwest Quarter; thence North 00 degrees 18 minutes 37 seconds East along the West line of said East-Half, a distance of 842.38 feet to the Point of Beginning of the tract of land herein to be described, said point also being on the South line of Kansas City, Missouri city limit; thence continuing North 00 degrees 18 minutes 37 seconds East along said West line, a distance of 139.73 feet; thence South 89 degrees 20 minutes 18 seconds West

parallel with said South line of Kansas City city limit, a distance of 181.43 feet to the West Right-of-Way line of Agnes Avenue; thence South 09 degrees 40 minutes 09 seconds East along said West Right-of-Way line, a distance of 142.03 feet to said South line of said Kansas City city limit; thence North 89 degrees 20 minutes 18 seconds West along said South line, a distance of 206.04 feet to the Point of Beginning. Said tract contains 27,071 square feet or 0.62 acres, more or less;

is hereby declared to be detached from the City of Kansas City, Missouri, upon the annexation of the same property by the City of Gladstone, Missouri, according to the terms of Section 71.011, RSMo.

Section 2. That the reasons for and purposes to be accomplished by this detachment from the City of Kansas City and concurrent annexation of the City of Gladstone are that it will allow for better coordination of property maintenance enforcement for the benefit of the citizens and property owners in the affected area.

Section 3. That the City of Gladstone, Missouri shall file a certified copy of this ordinance simultaneously with the filing of a certified copy of the related annexation ordinance adopted by the City of Gladstone in the office of the County Clerk of Clay County, the Clay County Assessor, the Recorder of Deeds of Clay County, and the Clerk of the Circuit Court of Clay County, at the cost of the City of Gladstone.

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Approved as to form and legality:

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Bret R. Kassen  
Assistant City Attorney