



**MINUTES  
CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, SEPTEMBER 26, 2011**

**REGULAR CITY COUNCIL MEETING  
7:30 PM**

**PRESENT:** Mayor Barry McCullough  
Councilmember Jean Moore  
Councilman Brian Hill  
Councilman Bill Garnos

Assistant City Manager Scott Wingerson  
City Counselor Randall Thompson  
City Clerk Cathy Swenson

**ABSENT:** Mayor Pro Tem Carol Suter  
City Manager Kirk Davis

**Item 2. on the Agenda.      ROLL CALL.**

Mayor Barry McCullough opened the Regular September 26, 2011, City Council Meeting at 7:30 PM in the Gladstone City Council Chambers, and noted that all Council members were present, except for Mayor Pro Tem Carol Suter.

**Item 3. on the Agenda.      PLEDGE OF ALLEGIANCE.**

Mayor Barry McCullough invited the Boy Scouts from Troop 155 to lead the Pledge of Allegiance, in which all joined.

Mayor McCullough invited the Scouts to introduce themselves as follows:

Jaymie Kennedy, Devin Berryman, Dakota Taylor, Miles Gilliland, Ayon Berhanu, Evan Land, and adult leaders, Shelley Allen and Juanita Needham.

Mayor McCullough thanked the Scouts and their leaders for being present at this meeting and for leading the Pledge of Allegiance.

**Item 4. on the Agenda. APPROVAL OF THE REGULAR SEPTEMBER 12, 2011, CITY COUNCIL MEETING MINUTES.**

Councilman Brian Hill moved to approve the **REGULAR SEPTEMBER 12, 2011, CITY COUNCIL MEETING MINUTES** as presented. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

**Item 5. on the Agenda. PROCLAMATION: Designating October 9-15, 2011, as “FIRE PREVENTION WEEK” in Gladstone, Missouri.**

Mayor McCullough read and presented the Proclamation to Public Safety Director Mike Hasty, who thanked the Mayor and City Council. Director Hasty said that fire prevention efforts are very important to his department, and engaging the community in fire prevention efforts is also very important. Director Hasty said his department wants to do everything they can to reduce injuries and deaths that may occur due to fire, and also to bring a national awareness to these efforts.

**Item 6. on the Agenda. CONSENT AGENDA**

Councilman Brian Hill moved to accept the Consent Agenda as presented. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

Councilman Brian Hill moved to adopt **RESOLUTION R-11-78**, authorizing the City Manager to purchase two Autopulse® Non-Invasive Cardiac Support Pumps from Zoll Medical Corporation for a total purchase amount of \$29,903.16. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

Councilman Brian Hill moved to adopt **RESOLUTION R-11-79**, accepting a Temporary Construction Easement in conjunction with the Northeast 76<sup>th</sup> Street Reconstruction Project. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

Councilman Brian Hill moved to adopt **RESOLUTION R-11-80**, authorizing acceptance of a proposal from Landmark Dodge Chrysler Jeep for the purchase of two (2) Police Interceptor Vehicles for the net purchase amount of \$22,155.00 each. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

Councilman Brian Hill moved to approve a **NEW SEVEN DAY PACKAGE LIQUOR LICENSE** to Blue Falcon, LLC, dba Gladstone Discount Smoke and Convenience Store, 6034

North Antioch Road. Managing Officer: Robert G. Neds. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

Councilman Brian Hill moved to approve a **BUILDING PERMIT**: for the exterior remodeling of the south building on property located at 5610 North Oak Trafficway, commonly known as Gladstone Dodge. Owner: Gladstone Dodge. Applicant: Williams Spurgeon Kuhl & Freshnock Architects, Inc. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

Councilman Brian Hill moved to approve the **AUGUST 2011, FINANCIAL REPORT**. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

**Item 7. on the Agenda.**      **COMMUNICATIONS FROM THE AUDIENCE.**

There were no communications from the audience.

**Item 8. on the Agenda.**      **COMMUNICATIONS FROM THE CITY COUNCIL.**

**Councilman Bill Garnos** had no comments at this time.

**Councilman Brian Hill** reminded everyone that Gladfest would be held this coming weekend. It begins at 5:00 PM on Friday, and the weather is supposed to be perfect. The parade has a new route that will add to the parade. Councilman Hill encouraged everyone to attend.

**Councilmember Jean Moore** had no comments at this time.

**Mayor Barry McCullough** stated he, too, looked forward to an exciting Gladfest, and hoped everyone will be there to join the City Council.

Mayor McCullough said yesterday, he was honored to attend a special event at the Community Center called “Remember our Fallen Heroes”. This event honors young men and women who have served in Iraq and Afghanistan, who, unfortunately, did not make it home. The exhibit will be at the Community Center until next Sunday, the end of Gladfest. Mayor McCullough encouraged everyone to visit the exhibit, which is very nicely done. It is good to recognize those who have protected our freedom.

**Item 9. on the Agenda.**      **COMMUNICATIONS FROM THE CITY MANAGER.**

Assistant City Manager Scott Wingerson began by saying that City Manager Kirk Davis sends his regrets, as he is very ill. This is a good time to remind everyone to wash their hands, get plenty of rest, eat well, and do all the things we should do.

Assistant City Manager Wingerson reported that during Gladfest, City Hall has historically closed at noon on Friday. Staff will still be in City Hall, answering the phones for the residents, and also doing filing and cleaning that is not easily done any other time. The 5K Walk/Run, through the Parks and Recreation Department, which benefits the Northland Christmas Tree Fund, is on Sunday, and people may register now at City Hall and the Community Center or on race day at the event. There is an Art Opening in the Community Center, at 6:00 PM, on October 4, featuring Frank Armato.

Assistant City Manager Wingerson reported that utility bills may now be paid on-line, and encouraged everyone to take advantage of this service. The new "Coming Home to Gladstone" magazine is at the Council's places this evening, and residents may expect them in their mailboxes soon. Regarding the Antioch Road curve project by White Chapel Cemetery and St. Andrew's Church, the curve will close next week. Advance signage will be going up tomorrow or Wednesday to let everyone know. Assistant City Manager Wingerson said he would be visiting with the church, businesses and the cemetery to explain the detour route. It is a simple detour, but unfortunately, it is necessary to get the equipment into the area. The good news is that it should be closed between 30 and 45 days at the very most, and there will be curb and gutter, keeping an awful lot of people out of the roadside ditch by the cemetery.

Assistant City Manager Wingerson stated the City blog is live, and there have been four topics introduced to the community. There have been over 450 views in just under two weeks, and these kinds of things tend to grow from a small following to a large one, but 450 people looking at it is a good sign. Assistant City Manager Wingerson offered congratulations to Public Information Officer Richard King and everyone who works on this.

**Item 10. on the Agenda.**     **PUBLIC HEARING:** for consideration of a Sign Variance to allow construction of new signs for property located at 5610 North Oak Trafficway, commonly known as Gladstone Dodge. Owner: Gladstone Dodge. Applicant: Williams Spurgeon Kuhl & Freshnock Architects, Inc.

Mayor McCullough asked Assistant City Manager Wingerson to explain the process for this Agenda item.

Assistant City Manager Wingerson said, for the Council's benefit, when the Public Hearing is opened, Building Official Alan Napoli would discuss the Sign Variances being presented this evening. About three or four years ago, the City Council reviewed this issue, and suggested that all Sign Variances come through the City Council, as the City Council is the most qualified to make those decisions. There are two issues for the City Council's consideration, both may be approved by a single motion, or the two issues may be separated if the Council chooses, or the Council may choose to deny each of the two issues with a single motion. There will be a normal Public Hearing as there would be for a zoning change or a Site Plan. After the Public Hearing is closed, the next item on the agenda is the opportunity for the Council to make a simple motion to go whichever direction they wish.

Mayor McCullough opened the Public Hearing.

### **Staff Presentation**

Building Official Alan Napoli began by saying before the City Council tonight were Sign Variances for Gladstone Dodge. Gladstone Dodge has been doing a lot of remodeling – both exterior and interior remodeling. They are currently working on the south building on the corner of Englewood and North Oak Trafficway, and will shortly be bringing in plans for the remodeling of the interior of the building. The Council just approved the exterior renovation work with the earlier Building Permit approval. What the applicant is requesting at this time is to go forward with new signage. Currently, both buildings have pole signs in front of them, which by our current Ordinance are existing non-conforming, and to do anything to them, they would have to bring them into compliance, which would be bringing them to monument size. They wish to leave the pole sign at the south building as a pole sign; although, they wish to modify it. It would be shorter in height than what it currently is, and the overall square footage of the sign would be less than what it currently is. It would be made of materials similar to the metal arch inside the front facing of the front of the building, which has silver trim work, and that is what the signs would be made of and that is the color they would be.

Mr. Napoli said the other pole sign, which is at the north building, would be reduced to a monument sign. The size would be within our 50 square foot size. The only issue is that the signs are supposed to have 30 percent natural materials. The applicant wants this monument sign to be of the same materials to match the pole sign. Both signs have more than adequate landscaping around them – exceeding what is required by Ordinance, plus they are doing some additional landscaping on the corner of Englewood and North Oak. Staff has reviewed the work they plan to do on the signs, and staff is requesting approval from the City Council. The architect and owners of Gladstone Dodge were present for any questions.

### **Applicant Presentation**

Mark Spurgeon, Williams Spurgeon Kuhl & Freshnock Architects, Inc., stated they are the architects for Gladstone Dodge right now. Council members have probably seen the work that is going on, and the façade is almost finished. There is a little sheet metal that needs to be put on, along with some glass. The new signage is up on the building. All the car dealerships have their standard sign package that they like to see. It is image driven so that they all comply and it goes from the street all the way into the inside, so the package goes all the way through with the materials they use. There is a pylon sign now that they could maintain, and would remain the rest of the life of the business. The applicant is trying to make the signs correspond with the building as it is being designed, and they will be a little bit shorter and smaller. The pylon sign will stay, if this application is not approved. The visibility is needed there. It is hard to see anything on that corner, if a monument sign was installed. On the north building there will be masonry that is going to be part of the addition that will be going onto that building. There will be a masonry base, and they are incorporating some of the masonry that is on the building into the sign itself, so it is not just a Chrysler sign. Mr. Spurgeon said they are trying to make everything look very nice, and he applauds Gladstone Dodge for the amount of effort they are putting into the buildings and cleaning them both up. When one looks at the entire façade of both buildings and the whole lot, it will be a lot more uniformed than it is now, and it will all be more muted colors.

**There were no comments from anyone in Favor or in Opposition to the application.**

Mayor McCullough closed the Public Hearing.

**Item 11. on the Agenda.**      **MOTION BY CITY COUNCIL:** for consideration of a Sign Variance to allow construction of new signs for property located at 5610 North Oak Trafficway, commonly known as Gladstone Dodge. Owner: Gladstone Dodge. Applicant: Williams Spurgeon Kuhl & Freshnock Architects, Inc.

Councilman Brian Hill moved to approve a Sign Variance to allow construction of new signs for property located at 5610 North Oak Trafficway, commonly known as Gladstone Dodge. Owner: Gladstone Dodge. Applicant: Williams Spurgeon Kuhl & Freshnock Architects, Inc. Councilmember Jean Moore seconded.

Councilman Hill said he normally would not be in favor of a pole sign, but since this is a lesser evil, so to speak, and he believes this is a more attractive sign than what is there now, he does not have a problem with a revised pole sign, plus we are eliminating one pole sign on the premises.

Councilmember Moore said she wished to echo Councilman Hill's comment about the variance with the pole sign, and she does commend Gladstone Dodge for their efforts. The reconstruction is looking great, and she thinks this is really good for the City, and she agrees that taking down one sign is a good thing. The other pole sign appears to be shorter, and they look very nice, so this is a really good thing for the City to have these improvements on this property.

Mayor McCullough said he, too, would like to echo these statements by the Council. As someone who had the joy of working on the Sign Ordinance, and revising it, he can appreciate the intent that went into creating that. He also recognizes that there has been a lot of work done by Gladstone Dodge, and as one of the gateways to our City, he thinks it makes a huge improvement, and these signs go very nicely with those improvements, and he looks forward to that.

The vote: All "aye" – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

**Item 12. on the Agenda.**      **RESOLUTION R-11-81,** amending the 2012 Annual General Fund, Community Center Park Tax Fund and the Combined Waterworks and Sewerage System Fund Budget for the City of Gladstone, Missouri and authorizing expenditures of funds.

Councilmember Jean Moore moved to adopt **RESOLUTION R-11-81,** amending the 2012 Annual General Fund, Community Center Park Tax Fund and the Combined Waterworks and Sewerage System Fund Budget for the City of Gladstone, Missouri and authorizing expenditures of funds. Councilman Brian Hill seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, and Mayor Barry McCullough. (4-0).

**Item 13. on the Agenda.**      **OTHER BUSINESS.**

There was no other business.

**Item 14. on the Agenda.      QUESTIONS FROM THE NEWS MEDIA.**

Kathy Crawford, of the Gladstone Dispatch Newspaper introduced herself and said she would be covering our City Council meetings.

Mayor McCullough welcomed Ms. Crawford and invited her, for her convenience, to sit at the press table during the City Council meetings.

**Item 15. on the Agenda.      ADJOURNMENT.**

There being no further business to come before the September 26, 2011, Gladstone Regular City Council Meeting, Mayor Barry McCullough adjourned the meeting.

Respectfully submitted:

\_\_\_\_\_  
Cathy Swenson, City Clerk

Approved as submitted: \_\_\_\_  
Approved as corrected/amended: \_\_\_\_

\_\_\_\_\_  
Mayor Barry McCullough