



**MINUTES  
CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JULY 23, 2012**

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

**PRESENT:** Mayor Carol Suter  
Mayor Pro Tem Jean Moore  
Councilman Barry McCullough  
Councilman Brian Hill  
Councilman Bill Garnos

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

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

Mayor Carol Suter opened the Regular July 23, 2012, City Council Meeting at 7:30 PM in the Gladstone City Council Chambers, and noted that all City Council members were present. Mayor Suter welcomed everyone who joined the meeting in person and on-line, via the live streaming of the Gladstone City Council meeting. The City Council appreciates everyone's interest in how the City government operates.

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

Mayor Carol Suter led the Pledge of Allegiance, in which all joined.

**Item 4. on the Agenda.      APPROVAL OF THE JULY 9, 2012, REGULAR CITY COUNCIL MEETING MINUTES.**

Councilman Barry McCullough moved to approve the **JULY 9, 2012, REGULAR CITY COUNCIL MEETING MINUTES** as presented. Councilman Brian Hill seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item 5. on the Agenda.      PROCLAMATION:** recognizing the 2012 City of Gladstone Missouri Municipal League West Gate Division Civic Leadership Award recipients **VAN AND SUSIE IBSEN**, and celebrating the **25<sup>TH</sup> ANNIVERSARY OF GLADSTONE THEATRE IN THE PARK.**

Mayor Suter invited Van and Susie Ibsen to join her in front of the Council dias. Mayor Suter explained to the audience that every year the Missouri Municipal League hosts an award for outstanding civic leadership, and every city in our region has the opportunity to nominate a person, persons, or organization who have provided outstanding community service. This year it was unanimous for the City Council to select Van and Susie Ibsen. It is appropriate this year, because this is the 25<sup>th</sup> anniversary of Theatre in the Park. Mayor Suter read and presented the Proclamation to Van and Susie Ibsen, which was followed by applause from the audience.

Susie Ibsen said they were so appreciative of this honor. Ms. Ibsen said they love the theatre, and for 25 years it has been a part of them to do this, and they hope it goes on for another 25 years, even if they may not be physically able to continue in their role. Ms. Ibsen said they hope Theatre in the Park remains free theatre to the public for many years to come.

Van Ibsen agreed and said they hope it will always remain free theatre for the public. That is the main thing. Mr. Ibsen said this is the City that listens, and they dearly appreciate that. This would not have happened if not for the City.

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

Councilman Brian Hill moved to approve the Consent Agenda as presented. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to adopt **RESOLUTION R-12-71**, authorizing acceptance of a proposal from Landmark Dodge, for the purchase of two (2) 2012 Dodge Police Chargers for the total purchase amount of \$43,976.00. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to adopt **RESOLUTION R-12-72**, authorizing acceptance of a proposal from Independent Salt Company for the purchase of snow removal salt. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to adopt **RESOLUTION R-12-73**, declaring certain City property as surplus and authorizing the sale of such property held by the City to the highest bidder via online auction and/or by sealed bid and authorizing the donation of surplus items to the surplus exchange. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to adopt **RESOLUTION R-12-74**, authorizing an agreement between the City of Gladstone and Nelson\Nygaard Consulting Associates, Incorporated for planning services in the amount of \$109,980.00 relating to the Transportation Planning Study.

Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to adopt **RESOLUTION R-12-75**, authorizing Change Order No. 2 in the amount of \$50,000.00 to the contract with Lan-Tel, for concrete replacement, parking lot expansion, and construction of a trash enclosure at City Hall, as part of the 2012 Curb, Gutter and Sidewalk Project. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to adopt **RESOLUTION R-12-76**, authorizing the City Manager to execute a cooperative agreement with the Village of Oakwood for asphalt surface patching and asphalt resurfacing on Poplar Street from Northeast Meadow Lane to South Woodland Drive. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to adopt **RESOLUTION R-12-77**, accepting Temporary Construction Easements and a Permanent Drainage Easement in conjunction with the Northeast 73<sup>rd</sup> Terrace Bank Stabilization Project. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to adopt **RESOLUTION R-12-78**, authorizing the City Manager to negotiate and execute an agreement with First Bank of Missouri in the amount of \$250,000.00 for funding to construct tenant improvements within the Pollina Building at 7001 North Cherry including the development of a concession area, public restroom, and storage area. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to adopt **RESOLUTION R-12-79**, authorizing Change Order No. 1 in the amount of \$213,856.00 to the contract with Fleshman Construction, Incorporated, for construction of tenant improvements at 7001 North Cherry as part of the Linden Square – Village Center Project. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved for **APPROVAL OF A BUILDING PERMIT**: for construction of a two- story office building on property located at 7001 North Cherry Street. Business/Property Name: Gladstone Dental-Village Center. Owner: Dr. Louis Pollina. Applicant: Hollis + Miller Architects. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved for **APPROVAL OF A BUILDING PERMIT:** for the upgrade of existing T-Mobile antennas on the monopole located in Flora Park, 5925 North Flora Avenue. Owner: City of Gladstone. Applicant: SSC, Inc. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved for **APPROVAL OF A BUILDING PERMIT:** for the upgrade of existing T-Mobile antennas on the Gladstone Water Tower-Antioch site located on property at 6803 North Antioch Road. Owner: City of Gladstone. Applicant: SSC, Inc. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved for **APPROVAL OF A BUILDING PERMIT:** for the upgrade of existing T-Mobile antennas on the monopole at the Kansas City Power and Light substation, located on property at 2013 Northeast 72<sup>nd</sup> Street. Owner: Kansas City Power and Light. Applicant: SSC, Inc. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved for **APPROVAL OF A BUILDING PERMIT:** for the upgrade of existing T-Mobile antennas on the monopole at the Brooktree site, located on property at 2711 Northeast Brooktree Lane. Owner: Curry Investment Company. Applicant: SSC, Inc. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to approve the **ANNUAL LIQUOR LICENSE RENEWALS** for **Latin Bistro & Culinary Center, LLC**, 6924 North Oak Trafficway; Class AR (Six Day) Liquor by the Drink License; and **Margarita’s**, 7013 North Oak Trafficway; Class AR&B Liquor by the Drink License. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Brian Hill moved to approve the **JUNE 2012 FINANCIAL REPORT.** Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

## **REGULAR AGENDA**

### **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** had no comments at this time.

**Councilman Barry McCullough** had no comments at this time.

**Mayor Pro Tem Jean Moore** had no comments at this time.

**Mayor Carol Suter** reported to the audience that the celebration of the 25<sup>th</sup> anniversary of Theatre in the Park takes place on August 4, which is the middle night of the next weekend of free Theatre in the Park performances. The production will be Joseph and the Amazing Technicolor Dreamcoat. There will be special ceremonies before the play begins, and the City Council will be recognizing Van and Susie Ibsen again at that time. There will be clowns, fun things for the kids, and fun things for the adults, followed by fire works after the performance. Efforts have been made to invite 25 years of alumni to come back for the celebration, so it should be a good attendance.

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

City Manager Kirk Davis reported the City is pumping a lot of water, as reported in the Council's informational newsletter last week. The City is using about 4 million gallons per day, which if continues through July, will make this a record month. City Manager Davis said he is very pleased that the system has the pumping capacity, storage capacity, and the overall system capacity to be able to provide that volume of water to our citizens without interruptions or delays.

City Manager Davis said a couple of weeks ago residents attended the City Council meeting and asked that something be done about feral cats in their area. Effective today that operation has ceased, and resulted in the capture of 20 cats, which were neutered, spayed and sent to a farm in Kansas. Staff is trying to touch base with all of the residents who spoke to the Council. City Manager Davis said he believed the issue has been effectively dealt with, short of talking with Mr. and Mrs. Henderson who are on vacation.

Mayor Suter said it seems to her that our City has been having a better than usual experience with water line breaks in the midst of the heat.

City Manager Davis replied that given the heat and the extended nature of this drought, our system is holding up pretty well. The last few days we have been averaging 3 or 4 breaks per day, but we have not had the real pipe busters. We have had leaks that have shown up, and some of the shifting in the ground, but we have not had a really big break, like some of our sister cities, so we are fortunate in that regard. A lot of that has to do with the variable speed pumps that Director Nebergall put into the Water Plant, based on the Water Bond issues earlier this year. City Manager Davis invited Public Works Director Tim Nebergall to add to his comments.

Public Works Director Tim Nebergall stated the Council members may recall in their informational newsletter that staff has worked through, as of the end of last week, about 14 water main breaks. There are a lot more slow leaks being seen, and not the geysers that may be seen

this time of year. Our City is in a similar situation as a lot of cities, who are seeing a lot of water main breaks. In a drought like this, cities are pumping a lot of water, so the system is strained, and the cracks in the ground impact the pipes below. Director Nebergall said he believed we are seeing a definite benefit from the variable speed pumps. We are not seeing the big breaks. We have pumps that pump to our distribution system from the Water Plant and the 5 million gallon reservoir at Oak Grove Park. Before, when those pumps would kick-on, they would slam on and would send a surge of pressure through the system, and then when they would shut off, they would just shut off, which would also send a surge of pressure through the system. Now that we have the variable speed pumps, they take 15-30 seconds to get to complete power, and when they shut off, they slow down first. Director Nebergall said a benefit is being seen, but he would like to have more data before he says that the pumps are the cure all. Director Nebergall said he would like to see a normal year with high water usage, but he feels we are doing quite well given the circumstances. Director Nebergall said he has seen on the news that other cities are doing water rationing, and it does feel good to know that our City is not having to do that and is meeting the demands of the community. We are pumping about 4 million gallons per day, and we have an 8 million gallon per day capacity, so we are not in same situation as a lot of cities.

**Item 10. on the Agenda.**      **RESOLUTION R-12-80**, authorizing execution of an agreement for collection of taxes with Clay County and the Clay County Collector.

Councilman Barry McCullough moved to adopt **RESOLUTION R-12-80**, authorizing execution of an agreement for collection of taxes with Clay County and the Clay County Collector. Councilman Brian Hill seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item 11. on the Agenda.**      **RESOLUTION R-12-81**, authorizing execution of a contract with Mega Industries Corporation, in the total amount not to exceed \$194,624.00 for the 73<sup>rd</sup> Terrace Bank Stabilization Project.

Councilman Brian Hill moved to adopt **RESOLUTION R-12-81**, authorizing execution of a contract with Mega Industries Corporation, in the total amount not to exceed \$194,624.00 for the 73<sup>rd</sup> Terrace Bank Stabilization Project. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item 12. on the Agenda.**      **RESOLUTION R-12-82**, authorizing execution of a contract with Linaweaver Construction, Incorporated, in the total amount not to exceed \$268,505.00 for the 67<sup>th</sup> and North Woodland Storm Water Improvements.

Mayor Pro Tem Jean Moore moved to adopt **RESOLUTION R-12-82**, authorizing execution of a contract with Linaweaver Construction, Incorporated, in the total amount not to exceed \$268,505.00 for the 67<sup>th</sup> and North Woodland Storm Water Improvements. Councilman Barry McCullough seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item 13. on the Agenda.**      **RESOLUTION R-12-83**, authorizing execution of a contract with Amino Brothers Company, Incorporated, in the total amount not to exceed \$220,600.80 for the 63<sup>rd</sup> and Kansas Storm Water Improvements.

Councilman Bill Garnos moved to adopt **RESOLUTION R-12-83**, authorizing execution of a contract with Amino Brothers Company, Incorporated, in the total amount not to exceed \$220,600.80 for the 63<sup>rd</sup> and Kansas Storm Water Improvements. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item 14. on the Agenda.**      **OTHER BUSINESS.**

There was no other business.

**Item 15. on the Agenda.**      **QUESTIONS FROM THE NEWS MEDIA.**

There were no questions from the News Media.

**Item 16. on the Agenda.**      **ADJOURNMENT.**

There being no further business to come before the July 23, 2012, Gladstone Regular City Council Meeting, Mayor Carol Suter adjourned the meeting.

Respectfully submitted:

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Cathy Swenson, City Clerk

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

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Mayor Carol Suter