



**MINUTES
CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, NOVEMBER 11, 2013**

Mayor Jean Moore opened the City Council Meeting to adjourn to a Closed Executive Session on November 11, 2013, at 6:30 PM. Mayor Pro Tem Brian Hill made a motion to adjourn to Closed Executive Session pursuant to Missouri Open Meeting Act Exemption 610.021(3) for Personnel Discussion. Councilman Bill Garnos seconded. Roll Call Vote: All “aye” – Councilman Bill Garnos, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (3-0).

Councilmember Carol Suter and Councilman Gary Markenson were also present at the Closed Executive Session.

PRESENT: Mayor Jean Moore
Mayor Pro Tem Brian Hill
Councilmember Carol Suter
Councilman Bill Garnos
Councilman Gary Markenson

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 Jean Moore opened the Regular November 11, 2013, City Council Meeting at 7:30 PM in the Gladstone City Council Chambers, and noted that all City Council members were present.

Mayor Jean Moore welcomed everyone who attended in person, and said hello to those listening on-line. Mayor Moore said she and the City Council very much appreciated everyone's interest in government.

Item 3. on the Agenda. PLEDGE OF ALLEGIANCE.

Mayor Moore stated it was an honor to have Troop 247, sponsored by the Gashland Presbyterian Church, present this evening to present the Colors. Troop 247 members posted the Colors and led the Pledge of Allegiance, in which all joined.

Mayor Moore thanked all the Scouts who were present, and extended a welcome and thank you to their dedicated leaders, Frank Reinsch, Cathy Meritt, Suzanne Bergman, Randy Goering, and Roger Geary. Mayor Moore thanked the Scout leaders for all they do, and said she knew their efforts were sincerely appreciated by the Scouts. Mayor Moore offered to the leaders that they are doing a great job, and she thanked them for their efforts, which was followed with applause from the audience.

Note: The Boy Scouts in attendance were: Christian Leech; Timothy Goering; William Pellant; Nick Humston; Andrew Conaway; Xander DeCastro; Jackson Bibler; Hayden Geary; Ashton Manser; Justin Bergman; Alex Treat; Michael Merritt; Logan Palmer; Conlin Thacker; and Dominic Ayala.

Item 4. on the Agenda. APPROVAL OF THE OCTOBER 28, 2013, REGULAR CITY COUNCIL MEETING MINUTES.

Mayor Pro Tem Brian Hill moved to approve the October 28, 2013, Regular City Council Meeting Minutes, as presented. Councilmember Carol Suter seconded. The vote: All "aye" – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. 5-0.

Item 5. on the Agenda. CONSENT AGENDA

Councilmember Carol Suter moved to accept the Consent Agenda as presented. Councilman Gary Markenson seconded. The vote: All "aye" – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (5-0)

Councilmember Carol Suter moved to adopt **RESOLUTION R-13-66**, authorizing acceptance of work under contract with Fleshman Construction, Incorporated, for the Linden Square – Village Center Project; and authorizing final payment in the amount of \$37,123.72. Councilman Gary Markenson seconded. The vote: All "aye" – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (5-0).

Councilmember Carol Suter moved to adopt **RESOLUTION R-13-67**, authorizing acceptance of work under contract with Superior Bowen Asphalt Company, LLC, for the 2013 Mill and Overlay Project, and authorizing final payment in the amount of \$34,329.80. Councilman Gary Markenson seconded. The vote: All “aye” – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (5-0).

Councilmember Carol Suter moved to adopt **RESOLUTION R-13-68**, accepting a Temporary Construction Easement and a Quit-Claim Deed from certain property owners in conjunction with the North Oak Trafficway and Northeast 76th Street Improvement Project. Councilman Gary Markenson seconded. The vote: All “aye” – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (5-0).

Councilmember Carol Suter moved to adopt **RESOLUTION R-13-69**, authorizing execution of agreements between the City of Gladstone, Missouri, and the Kansas City Area Transportation Authority to provide public transportation for the period of July 1, 2013 through June 30, 2014, and for transit shelter cleaning and maintenance at 72nd and North Prospect Streets and 70th Street and North Oak Trafficway. Councilman Gary Markenson seconded. The vote: All “aye” – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (5-0).

Councilmember Carol Suter moved to adopt **RESOLUTION R-13-70**, authorizing execution of a contract with Musselman and Hall Contractors, LLC, in the total amount not to exceed \$76,543.32 for the Oakhill – City Hall Parking Lot Project. Councilman Gary Markenson seconded. The vote: All “aye” – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (5-0).

REGULAR AGENDA

Item 6. on the Agenda. COMMUNICATIONS FROM THE AUDIENCE.

There were no comments from the audience.

Item 7. on the Agenda. COMMUNICATIONS FROM THE CITY COUNCIL.

Councilman Gary Markenson stated he wished to call the attention of the visitors in the audience and those viewing the meeting at home to the City’s fabulous magazine, the Gladstone Magazine, and said it was one of the finest that he had ever seen, and he had seen a lot of city magazines. It tells what is happening in Gladstone, the history in Gladstone, and there are some world renowned authors – City Manager Davis has an

article in the magazine. It really is an interesting “read”, with interesting articles. Councilman Markenson said Public Information Officer Richard King and others, who worked on the magazine, put together a top quality work.

Mayor Moore offered “hear, hear”, in agreement.

Councilman Bill Garnos stated it being Veterans Day, he wished to extend a thank you for the service of all the veterans in Gladstone and in the audience. Councilman Garnos welcomed the Boy Scouts who were present this evening, as a former Scout himself. Councilman Garnos jokingly said he wished to remind the Scouts that, at least in the old days, to get a Citizenship Merit Badge, you had to be able to stay awake through an entire City Council meeting. This would be good practice for that.

Councilmember Carol Suter reminded the City Council that she would be representing Gladstone this week at the National League of Cities Convention.

Mayor Pro Tem Brian Hill had no comments at this time.

Mayor Jean Moore began by saying Councilman Markenson and Councilman Garnos “stole her thunder”, because she was going to speak about the magazine as well. It is so impressive and such a bonus for a City like ours to have a magazine that is so noteworthy and something of which we can be so proud. It is something in which all the citizens can take great pride. Mayor Moore offered thanks and appreciation to all veterans, as this meeting was being held on Veterans Day. Service of all the veterans, current and past, is so appreciated

Item 8. on the Agenda. COMMUNICATIONS FROM THE CITY MANAGER.

City Manager Kirk Davis had no comments at this time.

Item 9. on the Agenda. PUBLIC HEARING: for consideration of a Special Use Permit subject to certain conditions to Alicia M. Hommon for operation of a bakery business on residential property at 5710 North Michigan Avenue. Applicant: Alicia M. Hommon. Owner: Trent and Sheree Shenefield.

Mayor Moore opened the Public Hearing, and said that during the Public Hearing, comments would first be heard from staff, then from the applicant, followed by comments from those in favor and anyone opposed to the application.

Staff Report

Planning Specialist Chris Helmer stated Ms. Hommon was not new to this process; she had been operating currently under a one-year Special Use Permit application, which was

standard for the beginning process of an applicant, as well as this type of business operation that would function under this type of request. The Special Use Permit was for a small bakery type business at Ms. Hommon's residence. In Council's packet, it was stated that this was a specialty, at-home type business. Ms. Hommon has been an excellent participant in the Gladstone Farmers' Market over the course of last year. She has requested an extension of her Special Use Permit to be granted for five years, and staff was requesting the Council to consider that five year duration.

Councilmember Suter stated she understood that the applicant was licensed under the State Health Department, and meets the requirement for food handling, and asked if there were any special certification or review required by Public Safety in terms of fire issues.

Mr. Helmer replied whenever a Special Use Permit comes before staff for review, it does go out to the full plan review body, so this does go out to the Fire Division so if there are any potential issues with ingress or egress, they would weigh in on that.

Comments from the Applicant

Alicia Hommon began by saying she was the owner and designer for Cake Whimzy. Ms. Hommon said she was requesting an extension tonight for her Special Use Permit. Ms. Hommon said she was asking for five years, because she and her husband have been so pleased with the community of Gladstone. She is from a state of New York small town, and her husband is from a middle of Kansas small town, and they love the atmosphere here. It feels like a small town, but they have access to everything "city".

Ms. Hommon said they hope to open a store front in Gladstone in the near future; however, they just found out they are expecting a baby so they need a little bit more time. Ms. Hommon said they were committed to building this business, and they want it to be a business that lasts, and they, as a family, have committed to building it without debt. That would take a little bit longer, which is why she was asking for five years.

Councilman Markenson inquired as to what Ms. Hommon bakes.

Ms. Hommon said she specialized in sculpted cakes, and cakes of any sort. Her favorite thing to do was to create new recipes and good tasting things. Mr. Helmer mentioned the Farmers' Market – that was actually her children's business. They made cookies, and they were very blessed to have their girls featured in the Gladstone Magazine, so she was a magazine fan.

Councilmember Suter said the photos included with the application were quite impressive. The cakes were amazing.

Mayor Moore agreed, and said Ms. Hommon's girls were darling. Every time she was at the market this summer she had to buy cookies, because how could she resist? Besides, they were delicious.

Ms. Hommon said she believed her girls were "keepers".

Mayor Moore replied – definitely.

There was no one to speak in **Favor** or in **Opposition** to the request.

Mayor Moore closed the Public Hearing.

Item 10. On the Agenda. **FIRST READING BILL NO. 13-34**, approving a Special Use Permit subject to certain conditions to Alicia M. Hommon for operation of a bakery business on residential property at 5710 North Michigan Avenue. Applicant: Alicia M. Hommon. Owner: Trent and Sheree Shenefield.

Mayor Pro Tem Brian Hill moved to place **BILL NO. 13-34** on its First Reading. Councilman Gary Markenson seconded. The vote: All "aye" – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Mayor Pro Tem Brian Hill moved to accept the First Reading of **BILL NO. 13-34**, Waive the Rule and place the Bill on its Second and Final Reading. Councilman Gary Markenson seconded. The vote: All "aye" – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Mayor Pro Tem Brian Hill moved to accept the Second and Final Reading of **BILL NO. 13-34**, and to enact the Bill as **Ordinance 4.256**. Councilmember Gary Markenson seconded.

Mayor Pro Tem Brian Hill said his only comments would be to thank Richard King for improving the computers at the Council dias, so he could do this without having problems reading what was on his screen. It actually works.

Roll call vote: All "aye" – Councilman Gary Markenson, Councilman Bill Garnos, Councilmember Carol Suter, Mayor Pro Tem Brian Hill, and Mayor Jean Moore. (5-0)

Item 11. on the Agenda. **OTHER BUSINESS.**

There was no other business to come before the City Council.

Item 12. on the Agenda. QUESTIONS FROM THE NEWS MEDIA.

There were no questions from the News Media.

Item 13. on the Agenda. ADJOURNMENT.

There being no further business to come before the November 11, 2013, Gladstone Regular City Council Meeting, Mayor Jean Moore adjourned the meeting.

Respectfully submitted:

Cathy Swenson, City Clerk

Approved as submitted: ____

Approved as corrected/amended: ____

Mayor Jean B. Moore