



**MINUTES
CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, APRIL 28, 2014**

PRESENT: Mayor J. Brian Hill
Mayor Pro Tem Bill Garnos
Councilmember Carol Suter
Councilmember Jean Moore
Councilman R.D. Mallams

City Manager Kirk Davis
Assistant City Manager Scott Wingerson
City Counselor Randall Thompson
City Clerk Ruth Bocchino

Item 2. on the Agenda. ROLL CALL.

Mayor J. Brian Hill opened the Regular April 28, 2014, City Council Meeting at 7:35 PM in the Gladstone City Council Chambers, and noted all City Council members were present.

Item 3. on the Agenda. PLEDGE OF ALLEGIANCE.

Mayor Hill welcomed VFW Post 10906 who presented the colors and asked all to stand and join in the Pledge of Allegiance. Mayor Hill thanked Post 10906.

Item 4. On the Agenda. APPROVAL OF THE APRIL 14, 2014, REGULAR CITY COUNCIL MEETING MINUTES.

Councilmember Carol Suter moved to approve the April 14, 2014, Regular City Council Meeting Minutes, as presented. Councilmember Jean Moore seconded.

The vote: All "aye" – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

Item 5. on the Agenda. PROCLAMATION: designating May 2014 as **OLDER AMERICANS MONTH** in the City of Gladstone, Missouri, and urging citizens to take time this month to honor our older adults and the professionals, family members, and volunteers who care for them.

Mayor Hill read and presented the Proclamation to Senior Citizens Services Board Treasurer Melissa Wilson.

This was followed by applause from the audience.

Ms. Wilson thanked the City Council and the City of Gladstone on behalf of Tina Uridge, Director of the Senior Citizens Services Board.

Item 6. on the Agenda. PROCLAMATION: designating May 2014 as **BUILDING SAFETY MONTH** in the City of Gladstone, Missouri, and urging citizens to consider projects to improve building safety and sustainability at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments and federal agencies in protecting lives and property.

Mayor Hill read and presented the Proclamation to Building Official Alan Napoli.

This was followed by applause from the audience.

Item 7. on the Agenda. PROCLAMATION: designating the week of May 11-17, 2014, as **POLICE WEEK** in the City of Gladstone, Missouri, and May 15, 2014, as **PEACE OFFICERS MEMORIAL DAY** in appreciation of the dedicated service of Law Enforcement Officers in our community and in communities across the nation.

Mayor Hill read and presented the Proclamation to Sergeant Stefan Smith.

This was followed by applause from the audience.

Item 8. on the Agenda. CONSENT AGENDA.

Following the Clerk's reading, Councilmember Jean Moore moved to accept the Consent Agenda as presented. Mayor Pro Tem Bill Garnos seconded. The vote: All "aye" – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to adopt **RESOLUTION R-14-20**, 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 to donate surplus police computers to a local law enforcement agency. Mayor Pro Tem Bill Garnos seconded. The vote: All "aye" – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to adopt **RESOLUTION R-14-21**, Authorizing execution of a contract with Engineered Systems, LLC, in the total amount not to exceed \$196,258.94 for the 2014 Curb, Gutter and Sidewalk Program Project. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to adopt **RESOLUTION R-14-22**, Authorizing acceptance of work under contract with Blue Nile Contractors, Incorporated, for the Sewer Manhole Rehabilitation Project; and authorizing final payment in the amount of \$18,971.98. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to adopt **RESOLUTION R-14-23**, Authorizing the City Manager to Execute a Professional Services Contract with Northland Neighborhoods, Incorporated, in the amount of \$20,030.00 for the organization of up to two Multi-Family Neighborhoods. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to adopt **RESOLUTION R-14-24**, Appointing City Clerk Ruth E. Bocchino as the City’s Records Custodian and adopting the City’s Sunshine Law Compliance Policy. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to adopt **RESOLUTION R-14-25**, Authorizing the City Manager of the City of Gladstone to execute an agreement with Hi-Gene’s Janitorial Service, Incorporated, for Janitorial Services at City Hall, the Public Works Building, Fire Stations’ 1 and 2, and the Water Treatment Plant for an initial one-year period with three optional one-year extensions in the amount of \$40,176.00 per year. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to adopt **RESOLUTION R-14-26**, Authorizing the City Manager of the City of Gladstone to execute an agreement with Hi-Gene’s Janitorial Service, Incorporated, for Janitorial Services at the Gladstone Community Center for an initial one year period with three optional one-year extensions in the amount of \$68,328.00 per year. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to adopt **RESOLUTION R-14-27** Accepting Temporary Construction Easements and Sanitary Sewer Easements from certain property owners in conjunction with the Northeast 58th Terrace and North Howard Sanitary Sewer Improvement

Project. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to approve the **PARK FESTIVAL USE PERMITS** for the 18th Annual Gladstone Summertime Bluesfest in Oak Grove Park, 76th & North Troost, Friday and Saturday, June 6-7, 2014, including approval of designated smoking areas; and the 35th Annual Gladfest Celebration on Thursday, Friday, Saturday and Sunday, October 2-5, 2014, in the Gladstone Central Park area, near 69th & N. Holmes, under the sponsorship of the Gladstone Area Chamber of Commerce and the City of Gladstone. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to approve the **BEER LICENSE** for the Gladstone Summertime Bluesfest in Oak Grove Park, 76th & North Troost, (2-day license), June 6-7, 2014, Managing Officer: Amy Harlin; and the Gladfest Celebration in the Gladstone Central Park area, near 69th & N. Holmes, (4-day license) October 2-5, 2014, Managing Officer: Amy Harlin. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to approve the **BUILDING PERMIT** for Lost Assets, LLC, d/b/a #9 Saloon, 6609 N. Oak Trafficway, Exterior patio tenant finish. Applicant/Owner: Smart Energy Solutions/Buttercake Properties, LLC. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to approve the **CHANGE IN THE DESCRIPTION OF THE LICENSED PREMISES** to include an 800 square foot patio space for Lost Assets, LLC, d/b/a No. #9 Saloon, a Class AE Liquor by the Drink License, 6609 North Oak Trafficway. Managing Officer: Richard L. Sims. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

Councilmember Jean Moore moved to approve the **MARCH 2014 FINANCIAL REPORT**. Mayor Pro Tem Bill Garnos seconded. The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0).

REGULAR AGENDA

Item 9. on the Agenda. COMMUNICATIONS FROM THE AUDIENCE.

Brian Newport, 2002 NE 69th Street, stated thanks to Sheila (Lillis), Paige (Robbins), and the Park Staff for a nice Easter Breakfast.

Don Harper, 1606 NE 68th Terrace, stated his issue may already be under consideration, and he hopes so, but the events of the last day or two of the severe weather and the tragedies in Arkansas brought back to his mind the previous subject of the Reverse 911 System that provides 24 hour notification to our citizens in emergency situations. The news has had snippets of communities which have this type of system by many names, and sent to citizens en masse. What he has heard previously is that this system is rather expensive, and isn't life pretty valuable to us, and we can't put a value on that, and perhaps, maybe we as citizens would be willing to pay a monthly fee to help underwrite the cost. A message and/or quick notification, just like the political announcements we all get mad about, simply say "tornado warning, take cover", period, that's all you do, and tailored right toward Gladstone residents. Mr. Harper stated this is worth consideration, worth looking in to, he has done some research on the internet and there are a variety of different systems available, at different cost levels and different intensities. He really wishes something could be done to get us looking in to this, and offered his help in any way to be on a committee, and would be happy to do it. Mr. Harper said it's time to settle down and do some serious thinking about the possibilities of it. Maybe it has already been looked at, and so be it, but Mr. Harper wanted to bring it up for the Council's consideration.

Mayor Hill thanked Mr. Harper and stated they will take this into consideration.

Mayor Hill recognized students from Park Hill University with Captain Rich Lockhart, and asked the students to stand, introduce themselves, and state how the City is assisting them in their classes.

Rich Lockhart thanked the council and Mayor, stated his appreciation for having them here. City Manager Kirk Davis has been really nice to the students putting out the red carpet and Pam (Smitka) has helped out quite a bit. Mr. Lockhart stated he teaches a class on Administration and Politics and they are studying the relationship between Elected City Officials, State and Federal Officials, and the Appointed, or career officials, who work with them to get things done. The meeting is a perfect scenario for the students to observe, the budget talks, the City Council meeting and all other things that are occurring. Mr. Lockhart then asked his students to introduce themselves.

Zachary Harmon addressed the Council. Mr. Harmon stated he is a student at Park University, originally from Dallas, Texas, and retired from the Military after 26 years. He currently works for BNSF Railway in Kansas City, Kansas. Mr. Harmon thanked the Council for letting him visit the City and learn more about his education.

Benjamin Moll addressed the Council and stated he is studying Public Management and this meeting is very helpful to their studies and thanked the Council for their time.

Jessica Kirby addressed the Council and stated she is a senior at Park University and an Administrative Assistant at the Center for Human Services, who help individuals with disabilities in Clay County. Ms. Kirby very much appreciated the time the Council has spent with them and all they are learning.

Ardist Hill thanked the Council for the invitation to the meeting. Mr. Hill stated it is really interesting to be able to tie his experiences from his textbook to actual play. Mr. Hill thanked all for their assistance.

Mayor J. Brian Hill thanked the students for their interest in City Government and wished the best of luck to each of them in their studies and careers.

Item 10. on the Agenda. COMMUNICATIONS FROM THE CITY COUNCIL.

Councilman R. D. Mallams extended a thank you to Kirk Davis for the orientation session provided to him as a new Councilmember. Councilman Mallams thought the session and the materials presented were professionally done and he appreciated all the information he received.

Councilmember Carol Suter had two advertisements to share. One is that it is Spring and everyone is outside and working on things. Councilmember Suter stated she is really pleased to see the number of people in her neighborhood who are making major investments in their homes because it is so absolutely important in a suburb like Gladstone that people continue to invest in their real estate. Otherwise, we are on a downhill trend to decay and lower property values and lower tax values. Councilmember Suter stated she is excited to see people seem to trust a little bit more that the economy is recovering and trust their investment will be protected in Gladstone.

Councilmember Suter extended the idea for Mother's Day Weekend that if anyone is looking for a unique idea for Mothers, on Saturday, May 10, the Atkins Johnson Farm is having a high tea and this jives well with the current exhibition at the Farm which is Victorian Love Tokens. Councilmember Suter stated the citizens can find this on-line and buy tickets on-line.

Mayor Pro Tem Bill Garnos thanked everyone on City staff that worked so hard last weekend on the Spring Beautification at Happy Rock Park. Mayor Pro Tem Garnos was able to get rid of some of his items at the function and stated there are a lot of things coming up on the schedule in the next couple of weeks: Brush and yard waste disposal next weekend at Public Works; National Day of Prayer on the City Hall steps Thursday, May 1; Farmer's Market opening; Atkins Johnson Farm High Tea; and the Touch a Truck event at Happy Rock Park Saturday.

Mayor Pro Tem Garnos thanked Director Nebergall for the progress made on the pedestrian improvements at 73rd Terrace and Missouri Route 1. Mayor Pro Tem Garnos said he is anxious for that to be completed and stated it will be a big improvement.

Mayor J. Brian Hill asked if the brush and yard waste disposal was for grass clippings. Director Nebergall said they will take anything as long as it's yard waste: yard clippings, limbs and such. The City will not take processed lumber or anything of that nature. If it has anything to do with yard waste they will take it.

Mayor J. Brian Hill stated he would like to appoint a couple of people to Commissions. Mayor Hill stated Mary Jo Burton is retiring from the school district and she will be leaving the Neighborhood Commission. Mayor Hill would like to appoint David Cox in her stead. Mayor

Hill announced he would like to appoint former Councilman Gary Markenson to the Planning Commission to fill the vacancy of Councilman Mallams.

Item 11. on the Agenda. COMMUNICATIONS FROM THE CITY MANAGER.

City Manager Kirk Davis encouraged folks to come out for the Armed Forces Day May 24. There is a good agenda and it will be a great day of activities at Linden Square. City Manager Davis stated relative to Atkins Johnson, when the Love Tokens display leaves, the display moving in will be a Civil War reenactment and talking a lot about how re-enactors participate in reconstructing history and there are very interesting projects coming forward.

Item 12. on the Agenda. SECOND READING BILL 14-06, amending Ordinance No. 3.973 and being an Ordinance relating to Zoning Ordinance Regulations and the establishment of Use Districts within the City of Gladstone, Missouri. Owner: John Youngwirth. Applicant: Scenic Development, LLC.

Mayor J. Brian Hill stated **Bill 14-06** has been withdrawn by staff and replaced with agenda item **12(a)** which is the first reading of substitute **Bill 14-06(a) AMENDING ORDINANCE NO. 3.973 AND BEING AN ORDINANCE RELATING TO ZONING ORDINANCE REGULATIONS AND THE ESTABLISHMENT OF USE DISTRICTS WITHIN THE CITY OF GLADSTONE, MISSOURI. OWNER: JOHN YOUNGWIRTH. APPLICANT: SCENIC DEVELOPMENT, LLC.**

Mayor J. Brian Hill stated this would be a First Reading since this is a new Bill as opposed to a Second Reading.

Councilmember Jean Moore moved to place substitute Bill 14-06(a) on its First Reading. **Mayor Pro Tem Garnos seconded.** The vote: All “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. (5-0). The Clerk read the Bill.

Councilmember Jean Moore moved to accept the First Reading of substitute Bill 14-06(a), waive the rule, and place the Bill on its second and final reading. **Mayor Pro Tem Bill Garnos seconded.** **Councilmember Carol Suter** stated during discussion that this Bill just appeared at their desk this evening, and she will be voting against the Second Reading so all can read the Bill and think about it. The Vote: Four “aye” – Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. One “nay” – Councilmember Carol Suter. (4-1).

Mayor J. Brian Hill stated the Second and Final Reading of the Bill requires a unanimous vote. There is one Councilmember who voted against placing the Bill on its Second and Final Reading. This Bill will be continued to the May 27, 2014, City Council Meeting. Mayor Hill stated further since Bill 14-06(a) has an effect on items 13 and 14 on the agenda, items 13 and 14 will be continued to May 27, 2014, City Council meeting.

Mayor J. Brian Hill stated the difference between the two Bills is the original Bill 14-06 had a much broader zoning definition which would have allowed for the construction of an apartment complex on this site. The substitute Bill 14-06(a) has a more restricted zoning; instead of RP-4 it is RP-4E.

Item 13. on the Agenda. **FIRST READING CONTINUED BILL 14-07**, approving a Site Plan Revision for property legally described as Maple Woods Village, Lot 1. Owner: John Youngwirth. Applicant: Scenic Development, LLC. This Bill was continued to the May 27, 2014 City Council meeting.

Item 14. on the Agenda. **FIRST READING CONTINUED BILL 14-08**, approving the Final Plat of Maple Woods Village, Lot 1, Gladstone, Clay County, Missouri, and directing the appropriate officials to affix their signatures to said Plat for recording. Owner: John Youngwirth. Applicant: Scenic Development, LLC. This Bill was continued to the May 27, 2014 City Council meeting.

Item 15. on the Agenda. **OTHER BUSINESS.**

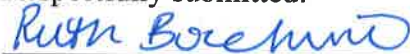
There was no other business to come before the City Council.

Item 16. on the Agenda. **QUESTIONS FROM THE NEWS MEDIA.**

There were no questions from the News Media.

Item 22. on the Agenda. **ADJOURNMENT.**


Respectfully submitted:



Ruth Bocchino, City Clerk

Approved as submitted:

Approved as corrected/amended:



Mayor J. Brian Hill