



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MAY 9, 2016**

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

City Manager Scott Wingerson
City Counselor Chris Williams
City Clerk Ruth Bocchino

Item 2. On the Agenda. ROLL CALL.

Mayor Jean Moore opened the Regular City Council Meeting Monday, May 9, 2016, at 7:40 PM in the Gladstone City Council Chambers. All Councilmembers were present.

Item 3. On the Agenda. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

Mayor Jean Moore asked everyone to please rise and join in the pledge of allegiance to the flag of the United States of America.

Item 4. On the Agenda. Approval of Agenda.

The agenda was approved as printed.

Item 5. On the Agenda. Approval of Regular April 25, 2016, City Council meeting minutes.

Councilman J. Brian Hill moved to accept the minutes of the April 25, 2016, Regular City Council meeting as presented. **Mayor Pro Tem R.D. Mallams** seconded. The Vote: All "aye" – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

Item 6. On the Agenda. Approval of Closed April 25, 2016, City Council meeting minutes.

Mayor Pro Tem R. D. Mallams moved to accept the minutes of the April 25, 2016, Closed City Council meeting as presented. **Councilmember Carol Suter** seconded. The Vote: All "aye" –

Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

Item 7. On the Agenda. PROCLAMATION: MAY OLDER AMERICANS MONTH

Mayor Jean Moore read the proclamation and presented to Su Bacon, Senior Citizens Services Board.

Item No. 8. On the Agenda. PROCLAMATION: EMS WEEK

Mayor Jean Moore read the proclamation and presented to EMS Gladstone Public Safety Fire/EMS Division, who are very dedicated in providing the EMS services to the City of Gladstone, and they thanked the Council for their support.

Mayor Moore stated Council and citizens are grateful for everything the Fire/EMS does. They constantly have notes from all of the citizens that they serve saying what a great job they do, so Council can't say thank you enough to each of them.

Item No. 9 On the Agenda. PROCLAMATION: NATIONAL POLICE WEEK

Mayor Jean Moore read the proclamation and presented to members of the Public Safety Department.

Item No. 10. On the Agenda. CONSENT AGENDA.

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

Councilmember Carol Suter moved approval of **RESOLUTION R-16-26** A Resolution to adopt the updated Regional Multi-Hazard Mitigation Plan by the City of Gladstone, Missouri as recommended by the participating jurisdictions of the Regional Multi-Hazard Mitigation Plan Review Committee of the Mid America Regional Council. **Councilman J. Brian Hill** seconded. The Vote: All "aye" – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

Councilmember Carol Suter moved approval of **RESOLUTION R-16-27** A Resolution accepting easements from certain property owners in conjunction with the Pleasant Valley Road Improvements Project from North Indiana Avenue to North Brighton Avenue. **Councilman J. Brian Hill** seconded. The Vote: All "aye" – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

Councilmember Carol Suter moved approval of **RESOLUTION R-16-28** A Resolution authorizing the City Manager to execute a Land Use Agreement with D.W. Newcomer's and Sons, Incorporated, to relocate a business sign as part of the Pleasant Valley Road Improvements

Project from North Indiana Avenue to North Brighton Avenue; City Project #TP1411; Federal Project #STP-3323(407). **Councilman J. Brian Hill** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

Councilmember Carol Suter moved approval of **RESOLUTION R-16-29** A Resolution authorizing the City Manager to execute a Site License Agreement with Kansas City Power and Light for the installation of Electric Vehicle Supply Equipment (EVSE) Stations at up to three (3) locations within the City of Gladstone. **Councilman J. Brian Hill** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

REGULAR AGENDA.

Item No. 11. On the Agenda. Communications from the audience.

There were no communications from the audience.

Item No. 12. On the Agenda. Communications from the City Council.

Councilmember Carol Suter stated she was delighted to see that the painting is underway for the City Hall building and she encouraged the citizens to come by next week, when she suspects it to be done, and see the new look. It’s a big improvement.

Mayor Pro Tem R. D. Mallams stated he wanted to remind the Gladstone residents that on Saturday, May 21, Gladstone is sponsoring the Armed Forces Day. It’s a day to recognize and support our Veterans from the Armed Forces, our past and our present. It will start out at the Big Shoal Cemetery at 9:00 am and carryover to Linden Square at 11:00 am. There will be a lot of great activities, booths, activities for the families and he hopes to see the citizens there, noting Reuben Siverling in the audience.

Mayor Jean Moore stated she had the opportunity to make opening remarks at the Gladstone Shaping our Future for their opening meeting and it was really awesome, not her remarks, but the attendance was just amazing. It was so good. The Community Center, the room, the banquet rooms were filled with people and she thinks it is a really exciting project and she is really looking forward to what they may bring to the Council. Mayor Moore stated there was a ribbon cutting at Dunkin’ Donuts, she participated in that and Tuesday morning is the first Coffee with a Cop at Dunkin’ Donuts at 9:00 am. **Councilman Garnos and Mayor Moore** participated in the National Day of Prayer on the City Hall steps this past week sponsored by Antioch Bible Baptist Church and that is always a very nice event and very well attended.

Item 13. On the Agenda. Comments from the City Manager.

City Manager Scott Wingerson stated he doesn’t make a habit of disagreeing with the Mayor but her remarks were awesome and set the stage perfectly for that group to move forward. City Manager Wingerson further stated this is the time where he gets to brag on the employees and

one that is close to his heart is Ali Rostampour, he is the Building Inspector for the city. To set it up it is important to know that some cities require a water heater expansion tank because of various construction reasons. This city doesn't because our water system is fantastic. Mr. Rostampour went in to a residents house who paid for a permit on a normal inspection and indicated that the pressure relief tank was not a requirement of the city, and just by noticing that and mentioning it to the resident, the resident was able to go back to the store that they got the water heater from and saved \$350.00. So, that is just an example of some of the things that happen around here all the time. City Manager Wingerson stated he was a little surprised that **Councilmember Suter** did not bring this up but the Communities for All Ages awards have been announced. The City has been awarded the first and only in the region Gold Certification for Support of Communities for All Ages. That will be formerly recognized a lot of other places, but a special thanks to the City Council and Alan Napoli for his efforts. As a side comment, it is not possible that Su Bacon is a member of the Older Americans population, that is just not possible.

Item No. 14. On the Agenda. PUBLIC HEARING: An Ordinance approving a Site plan Revision for property at 2707 Northeast Brooktree Lane.

Mayor Jean Moore opened the Public Hearing at 7:55 pm.

Mayor Moore stated they would first hear the staff presentation, those in favor, and those opposed to the Ordinance.

Building Official Alan Napoli approached the Council and stated: *"Good evening Mayor and Councilmembers. Tonight we will be discussing a commercial structure at 2707 NE Brooktree Lane. This used to be Pricilla and Diane's School of Dance, which you realize a couple of years ago with the snow load it collapsed the roof and did some serious structural damage and subsequently was demolished and has sat vacant since then. The property is currently zoned CP-3, no change to the zoning with what is going in there. The business is not a retail business. It is Certified Radon, that's what it is called. They do radon testing and they do some insulation of remediation. Primarily there will not be customers coming and going like you would a typical retail. They may have some that pop in here or there to pay a bill or stop to see them but it is not where everybody is driving in to see what is going on. Typically they go out and do their service calls and inspections, that type of thing. The structure that is being proposed also does meet all the requirements for the CP-3 zoning, dealing with height, area setbacks, square footage, the structure is 11,908 square foot, it is approximately the same size, maybe a little smaller, than the previous structure that was there. The height of it is not as tall as the other. The other one was a two story structure and this is a single story, you're about 18 foot, the other one there was approximately 22 to 25. The parking requirements more than exceed what is going there. The tenant that is going in will take up all the structure but about 3000 square foot. He has a tenant proposed that will lease the south 3000 square foot of the structure. I'll let him talk to that a little bit more as to what it is. Beyond that, the applicant will talk to the materials that will be used. Primarily the east and the north side of the structure, the two that are visible, will be a stucco with stone material, veneer material, used in the lower portions of it. The south and west sides of the material will be a metal panel stucco look although they are not visible from the street or anything, they will have a stucco look to them but it will be more of a metal panel, not a true*

stucco applied application. The rood will be a standard seam metal roof. They are proposing two overhead doors on the east side of the structure. The previous structure that was there only had one overhead door on that side. There are also two overhead doors on the south side, those are not visible from public view. In the packet, the Planning Commission did approve the comments that we had except with one modification. They were OK with the two overhead doors, our staff comments according to the Planning Commission recommended only one overhead door. Beyond that, I don't have anymore. The applicant is here with his design team if you have any questions, I'd be more than happy to answer them. Other than that I'll have Travis come up and go from there."

There were no questions for Mr. Napoli.

Travis Siegfried, 15418 North Belles Road, Smithville, Missouri, approached the Council and stated: *"We are here going over the revision of this site plan. Basically we purchased the property. We are looking to build an 11,900 square foot structure which we will be occupying a little under 9,000 square feet of that building. The back portion we will be leasing to a tenant which owns a security company, a service company as well. We won't have any high traffic, more or less it would be for outgoing services which we will be dispatching from that location. We currently have 17 employees under my company. We have 10 fleet vehicles that will be parked at this location as well. Everything will be housed inside internally in the warehouse. The front portion of the building will be about 3500 square feet of office space. The back portion with the tenant, I believe, they will have three vehicles as well which will be parked behind the building so you won't see that from the street. I believe the last meeting, there were a couple of requests and we definitely revised those on this site plan an updated that as well."*

Councilmember Carol Suter asked if Mr. Siegfried brought samples of the exterior that the drawings don't do any justice to.

Mr. Siegfried stated: *"We don't have any material samples today, but I believe..."*

Andy Homily with Homily Construction, 6401 NW Monticello Drive, Parkville, Missouri, approached Council and stated: *"Basically I guess our impression is that this is really an approval for the site plan and we are coming back for the Building Permit and at that time we would bring the color samples and materials for the building and all of those type of samples that have been requested."*

Councilman J. Brian Hill stated: *"You mentioned you are going to have vehicles parked there. Are they going to be parked outside overnight?"*

Mr. Siegfried replied: *"There may be three vehicles that Certified Radon owns that would be parked behind the building but there are, I believe, seven vehicles that will actually be parked inside. They are smaller vehicles and that will allow us to actually house those in the back of the warehouse."*

Councilman Hill stated: *"Would it be possible to park all the vehicles inside overnight?"*

Mr. Siegfried replied: *"Yeah, I believe so. I believe we have enough space in the warehouse to accommodate that request."*

Councilman Hill stated: *"My concern is this is generally an office area, and what appears to be proposed is more of an office warehouse type use and I don't really have a problem with that as long as it still appears to be an office type use. If you start parking commercial vehicles in the parking lot and leaving them out overnight, it's going to look more like a warehouse use. So my concern would be if we could add a condition that there be no outside parking of commercial vehicles overnight if that would be acceptable."*

Mr. Siegfried replied: *"I definitely believe that is something we can accommodate."*

Councilman Hill stated: *"My other question had to do with signage. My understanding is the pole sign is coming down? And there is something in our notes that you plan to come back and ask for a sign variance?"*

Mr. Siegfried stated: *"Yes that is correct. I believe what we are going to do is accommodate the request of just doing a traditional monument sign in the exact location."*

Councilman Hill stated: *"So it would just be a code compliant sign."*

Mr. Siegfried replied: *"Yes sir."*

Councilmember Carol Suter stated: *"I have a question about the overhead doors. Because there are two on the east side and two on the south side, and you are subleasing the south end? So two of those doors are for them?"*

Mr. Siegfried replied: *"That is correct. The sublease actually has two doors on the backside was well."*

Mr. Napoli stated: *"The two south doors will be for the tenant that will be leasing the south 3000 square feet. The two on the east side are the ones that Certified Radon will be using."*

Councilmember Suter stated: *"The need for two, because our staff has concerns because they know we have concerns about overhead doors."*

Mr. Siegfried replied: *"Just for efficient flow of traffic from the back end to the east side so if we have one vehicle parked in front of one overhead door, we still have access to exit or enter the facility."*

Councilmember Suter stated: *"There is parking in front of them or do you mean inside?"*

Mr. Siegfried replied: *"No just in, if they're parked inside the actual warehouse and they are not blocking one door, or if they are, we still have traffic to enter on the left or right overhead door, whichever one is blocked."*

Councilmember Suter stated: *"The question is how much of a sacrifice is it for your business plan to do only one?"*

Mr. Siegfried replied: *"It's definitely important enough to be a deciding factor to see if we are going to build there. We are growing so we are going to have a lot of traffic in and out through the warehouse in the mornings and in the evenings. So it's definitely something that I feel is a priority for us to be able to implement on the structure, I really do, to carry out our routine."*

Mayor Pro Tem R.D. Mallams stated: *"When I went to the sight, and I know you are thinking about the two garage doors on the east side, the dentist's office that is there on the corner should block the visual sight of those doors from individuals on Brooktree Lane so I do think your doors would be in a position to where possibly they wouldn't be visible."*

There were no further questions or comments for Mr. Siegfried.

Mayor Jean Moore asked if there was anyone in the audience in favor of the application.

There were none.

Mayor Jean Moore asked if there was anyone in the audience in opposition of the application.

There were none.

Mayor Jean Moore closed the Public Hearing at 8:05 pm.

Item 15. On the Agenda. FIRST READING BILL NO. 16-18 An Ordinance approving a Site plan Revision for property at 2707 Northeast Brooktree Lane.

Councilman J. Brian Hill moved Bill No. 16-18 be placed on its First Reading with an additional requirement under the recommended conditions that no vehicles will be parked outside overnight. **Mayor Pro Tem R.D. Mallams** seconded.

City Manager Scott Wingerson stated: *"Mayor, I might suggest replacement of condition number 4 which currently says 'company fleet vehicles shall be parked as noted on the site plan;' replace that condition with 'outdoor parking is prohibited between 8:00 pm and 7:00 am seven days a week' if that is acceptable to Councilman Hill."*

Councilman Hill stated that would be acceptable and amended the motion. **Mayor Pro Tem R.D. Mallams** seconded.

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

Councilman J. Brian Hill moved to accept the First Reading of Bill No. 16-18, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem R. D. Mallams** seconded.

The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman J. Brian Hill moved to accept the Second and Final Reading of Bill No. 16-18, and enact the Bill as **Ordinance 4.347**. **Mayor Pro Tem R.D. Mallams** seconded.

Councilman J. Brian Hill stated: *“I just wanted to mention, this is probably the best time, that when you do come back for building permit, assuming that this passes, we want it to be an attractive building and don’t want it to look like a steel shed and I think what you said is appropriate that we see the textures and that type thing at the building permit level, but definitely want it to be an attractive building and nothing like the building that sits on the southeast corner of Shady Lane and North Oak which is a steel building if you are not familiar with it. That is my only comment.”*

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

Item No. 16. On the Agenda. FIRST READING BILL NO. 16-20 An Ordinance authorizing the City Manager to execute a Cooperative Agreement with Kansas City, Missouri, for the construction of Pleasant Valley Road Improvements from North Indiana Avenue to North Brighton Avenue; City Project #TP-1411; Federal Project #STP-3323(407). **Mayor Pro Tem R. D. Mallams** moved Bill No. 16-20 be placed on its First Reading. **Councilmember Carol Suter** seconded.

Councilmember Carol Suter stated: *“Why isn’t there a 16-19?”*

City Clerk Ruth Bocchino replied: *“16-19 was approved at the last meeting in April, and 16-18 was tabled to this meeting.”*

Councilmember Suter stated: *“Thank you for reminding us, we are just looking at our numbers going wait a minute, this doesn’t add up.”*

The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0). The Clerk read the Bill.

Mayor Pro Tem R. D. Mallams moved to accept the First Reading of Bill No. 16-20, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Carol Suter** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0). The Clerk read the Bill.

Mayor Pro Tem R. D. Mallams moved to accept the Second and Final Reading of Bill No. 16-20, and enact the Bill as **Ordinance 4.348**. **Councilmember Carol Suter** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

Item No. 17. On the Agenda. FIRST READING BILL NO. 16-21 An Ordinance authorizing the City Manager to execute a Program Agreement between the City of Gladstone and the Missouri Highways and Transportation Commission for Federal Surface Transportation Program funds related to the construction of Pleasant Valley Road Improvements from North Indiana Avenue to North Brighton Avenue; City Project #TP1411; Federal Project #STP-3323(407).

Councilmember Carol Suter moved Bill No. 16-21 be placed on its First Reading. **Mayor Pro Tem R.D. Mallams** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilmember Carol Suter moved to accept the First Reading of Bill No. 16-21, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem R. D. Mallams** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilmember Carol Suter moved to accept the Second and Final Reading of Bill No. 16-21, and enact the Bill as **Ordinance 4.349**. **Mayor Pro Tem R. D. Mallams** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

Item No. 18. On the Agenda. FIRST READING BILL NO. 16-22 An Ordinance enacting Section 5.100.200 to Chapter 100 in the City of Gladstone, Missouri’s, Municipal Code entitled “Use of Fingerprints”.

Councilman Bill Garnos moved Bill No. 16-22 be placed on its First Reading. **Councilman J. Brian Hill** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Bill Garnos moved to accept the First Reading of Bill No. 16-22, waive the rule, and place the Bill on its Second and Final Reading. **Councilman J. Brian Hill** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Bill Garnos moved to accept the Second and Final Reading of Bill No. 16-22, and enact the Bill as **Ordinance 4.350**. **Councilman J. Brian Hill** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

Item No. 19. On the Agenda. FIRST READING BILL NO. 16-23 An Ordinance of the City of Gladstone, Missouri, to establish a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials pursuant to the State of Missouri Ethics Law.

Mayor Pro Tem R.D. Mallams moved Bill No. 16-23 be placed on its First Reading. **Councilman J. Brian Hill** seconded. The Vote: All "aye" – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0). The Clerk read the Bill.

Mayor Pro Tem R. D. Mallams moved to accept the First Reading of Bill No. 16-23, waive the rule, and place the Bill on its Second and Final Reading. **Councilman J. Brian Hill** seconded. The Vote: All "aye" – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0). The Clerk read the Bill.

Mayor Pro Tem R.D. Mallams moved to accept the Second and Final Reading of Bill No. 16-23, and enact the Bill as **Ordinance 4.351**. **Councilman J. Brian Hill** seconded. The Vote: All "aye" – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

Item No. 20. On the Agenda. Other Business.

There was no other business to be brought before the Council

Item No. 21. On the Agenda. Questions from the news media.


There were no questions from the news media.

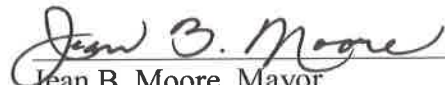
Item No. 22. On the Agenda. Adjournment.

Mayor Jean Moore adjourned the meeting at 8:20 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as submitted: 
Approved as corrected/amended: _____


Jean B. Moore, Mayor