



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MAY 8, 2017**

PRESENT: Mayor R.D. Mallams
Mayor Pro Tem Bill Garnos
Councilmember Carol Suter
Councilmember Jean Moore
Councilman Kyle Yarber

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Counselor Chris Williams
City Clerk Ruth Bocchino

Item 2. On the Agenda. ROLL CALL.

Mayor Mallams opened the Regular City Council Meeting Monday, May 8, 2017, at 7:30 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 Mallams stated: *"Please stand and join me 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 presented.

Item No. 5. On the Agenda. Approval of the Closed April 24, 2017, City Council Meeting Minutes.

Councilmember Suter moved to approve the minutes of the April 24, 2017, Closed City Council meeting as presented. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 6. On the Agenda. Approval of Regular April 24, 2017, City Council Meeting Minutes.

Councilmember Suter moved to approve the minutes of the April 24, 2017, Regular City Council meeting as presented. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 7. On the Agenda. PROCLAMATION: OLDER AMERICANS MONTH.

Mayor Mallams stated: *"At this time I'd like to ask Su Bacon to come forward."* Mayor Mallams read the Proclamation.

Su Bacon stated: *"Thank you all on behalf of Clay County Senior Services. We appreciate very much our partnership with the City of Gladstone."*

Item No. 8. On the Agenda. LAW ENFORCEMENT WEEK.

Mayor Mallams stated: *"In recognition of our Police Week, at this time I would like to ask Sgt. Nick Parker and Jessica Duda to come forward."* (Jessica Duda was unable to attend). Mayor Mallams read the Proclamation.

Item No. 9. On the Agenda. EMERGENCY MEDICAL SERVICES WEEK.

Mayor Mallams stated: *"At this time, we have a Proclamation recognizing May 21-27 as Emergency Medical Services Week. I invite Fire Battalion Chief Sean Daugherty and his representatives to come forward."* Mayor Mallams read the Proclamation.

Fire Battalion Chief Daugherty introduced his team: *"Captain Jason Snarr, Firefighter/Paramedic Kristin Neibarger, Firefighter/Paramedic Justin Perez, Firefighter/Paramedic Barry Benedick, and Firefighter/Paramedic Colin Chang."*

Mayor Mallams thanked them for the service they provide to us.

Mayor Mallams stated: *"Su I'd like to make a couple of personal comments. More than ever before older Americans are working longer, trying new things, and engaging in their communities. They are taking charge, striving for wellness, focusing on independence and advocating for themselves and others. The Proclamation is a perfect opportunity to recognize and celebrate our senior or older American citizens. Su, thank you for what you do. Chief Hasty, with your EMS teams and Public Safety employees, thank you for what you do in providing guidance and leadership for the teams and the employees. They do a wonderful job for our city."*

REGULAR AGENDA.

Item No. 10. On the Agenda. Communications from the audience.

John Juenger approached the Council and stated: *"My name is John Juenger, I live at 7207 North Troost and I have a couple of items. The first thing is kind of minor. My neighbor has been building a fence for three years. We don't have a code and I was wondering if you the experts that work with your codes department can adopt a code and enforce it so it would help with the strategic planning of the long term look of Gladstone. I think we all want the same things. The betterment and beautification of our city. I don't know how to word it or how to say it, but simply put, if you guys could look into that I'd greatly appreciate it. It would help out quite a bit. The second thing, I'll try not to go on too long about this, is I too am a firefighter. I work for the City of North Kansas City. Frequently I come up and fight more fires in your city than I do in mine. There is a culture where we, as, when we are in the department, I can't go and complain to the city about things specifically I need because my complaints go up and stop with the Chief and they deal directly with you. As a citizen, I recognize that the staff is undermanned for the size of the city. I realize that it is very expensive. But, just as of yesterday we came up and put a fire out for you guys because you didn't have anybody to respond to it. Nobody got hurt, it was just a house, doesn't matter. In a life threatening situation, such as the EMS groups, they need quite a bit more help on average for say, an average cardiac arrest. Usually it takes about five people to manipulate just one person up out of a house, doing CPR sequentially to get the best results. There are some cities that have cardiac arrest save rates as high as 56%. Take Seattle. I don't know what Gladstone's is, but I'd like to know and I know that as an employee of North Kansas City we are working diligently to try and up our numbers also because that is our primary purpose is to save life and property. I care; I care about your family. I want to respond and do the best that I can. I'm not saying I don't like to help, we are glad as an employee of North Kansas City, I'm glad to come up and offer mutual aid for your city. I understand that there is a 10% reduction in cardiac arrest viability when a patient has a cardiac arrhythmia of ventricular fibrillation. Every minute that passes by there is a 10% reduction in saving that person's life. Yesterday was a house fire. Maybe the next day it's somebody's child or grandparent; but nonetheless, I care and I would hope that the city would move forward and maybe pass a 1/4 cent sales tax or something to get the funds to up the manpower and the equipment for the fire department."*

Mayor Mallams stated: *"John what is your last name?"*

Mr. Juenger stated: *"Juenger." (Yinger)*

Mayor Mallams stated: *"Nick (Pappas) did you make note of the, if you will do an about face, Nick works with our codes and rewriting of codes; he will be on that and he will touch base with you John. I know maintaining quality personnel and attracting them, it's hard. Especially with Public Safety, not only with our EMTs, Firefighters, but Public Safety, Patrol Officers too."*

Mr. Juenger stated: *"They are great guys, by the way. They have helped me out. I left my garage door open one night and an officer came and knocked on my door and I'm so grateful for it. I could have lost a lot of expensive tools. You have really good guys and people working for you. I'm proud to work a long side of them. I just, from an insider, with my unique perspective of it, I recognize you guys need some help. We had the same problem. I raised my children over in Liberty. I just recently moved here in the last three years. Liberty had a similar issue. They had to get some extra help."*

Mayor Mallams stated: *"Was it last year or two years ago we did the compensation study?"*

City Manager Scott Wingerson stated: *"Three years ago."*

Mayor Mallams stated: *"We are trying to work where our salary and benefits are competitive with our surrounding communities which will help with our personnel turnover. Would you like to have Chief Hasty get back with you in regard to your question about the cardiac success rate?"*

City Manager Scott Wingerson stated: *"I'd be glad to work with Director Hasty to do that."*

Mayor Mallams stated: *"Wonderful. That would be great. Is there anyone else?"*

There were none.

Item No. 11. On the Agenda. Communications from the City Council.

Councilman Yarber stated: *"Yes. Two things I'd like to mention. One, there was a great article in Northland Lifestyles that featured our Councilmember Jean Moore. Made us all look great. Salute on that great interview that you did that also included some other leaders here in the Northland. I also wanted to mention a television show, one of my favorite television shows I like watching with my five year old daughter, is a show called 'Mighty Machines'. Nobody here is young enough to know what this show is but they have large equipment, large trucks, all kinds of different equipment and it is shown how it is used. We have watched this show for many, many years. As long as she has been around. One of the great things that we are able to do in Gladstone is a thing called 'Touch a Truck.' We have all kinds of equipment out. It will be taking place this Saturday in Happy Rock Park. We went to it last year, my daughter got to climb into all kinds of equipment that we have seen in this show. She, unfortunately, one of the guys showed her how to operate an air horn on one of the trucks. I'm hoping she does not remember this year, but someone will probably point it out again. It kind of seems like a silly event but kids love it so much. They do have a cut off at 12 years old. Although they may be generous and let some other older kids climb in, kids of all ages. Yes, it is taking place at Happy Rock Park this Saturday 10:00 am to noon. If you have kids that are interested in equipment like my daughter is, go check it out."*

Councilmember Suter stated: *"I just wanted to take a minute to especially thank our Public Works employees who worked the Beautification Weekend. What a challenge this year was. It rained every single day. I thought this is really going to hurt attendance and it turns out we broke a record with so many people who came. I just thought about you all numerous times over that weekend and any volunteers who helped as well. It was just yeoman's duty above and beyond the call and I know that people maintained a great spirit and I know people who went were greeted so warmly and helped so efficiently. It was extraordinary service for that weekend of three days. Please pass it on to your staff."*

Mayor Pro Tem Garnos stated: *"Thank you, Mayor. Just one quick complaint. I was one of the people that went to Garth Brooks last night and got out at 11:00 and found out the streetcars were not running. We tried to be the young, urban, sophisticates and park at City Market and take the streetcar downtown like we are supposed to start evolving into and apparently the streetcar had even put out something saying they were going to be running until midnight because of the Garth Brooks concert. We had hundreds of people getting out after 11:00 and the streetcars weren't running. We had a 13 block walk through downtown at 11:30 at night. Everybody else was grabbing Ubers but those were gone also very quickly. I was really, really disappointed. I've been a big supporter of the streetcar and everything we have been trying to do with mass transit. Unfortunately last night was a major fail. That's all I've got, thank you."*

Mayor Mallams stated: *"Last week I joined with Councilmember Moore and Mayor Pro Tem Garnos in the National Day of Prayer on the city steps here at City Hall, sponsored by members of the Antioch Bible Baptist Church. It was a very nice event and well attended. I'd like to remind our Gladstone residents that on Saturday, May 20, the City of Gladstone will be sponsoring its 4th Annual Armed Forces Day celebration. It is a day to recognize and support our veterans, both past and present, from all the Armed Forces and the sacrifices that their families have to make. The days' activities will begin at Big Shoal Cemetery at 9:00 am and carry over to Linden Square at 11:00. The keynote address will be presented by Major General Steven Danner, the Adjutant General for the Missouri National Guard. There will be weapons, military weapons, equipment and vehicle displays along with games and activities for children. I encourage everyone to attend."*

Item No. 11. On the Agenda. Communications from the City Manager.

City Manager Wingerson stated: *"Mayor, thank you. Just maybe two or three quick things to add on Councilmember Suter's comments of Beautification. I have their names. Jennifer Stafford, Kieth Gardner, Danny Shinneman, Ryan Collins, Jody Highfill, Charles Lee, Tim Bailey, James Edmiston, Nick Schulz, Josh Sims, Cody Siefker, Madison Webb, Stephen Jackson, Garrett Ellison, Nathan Sinclair, Shad Poore, and Bryan Maddux. Footnote: Brian Maddox brought donuts. So he may be the most important of the whole group. All of us thank them for their work as Councilmember Suter said in the rain the entire weekend setting records. My guess is they also worked this weekend for brush disposal; most of those same people. Some of those same people will work again on the 20th for Household Hazardous Waste. Comment about that event on the 20th: I believe it starts at 8:00 and it is first come, first served until the bins are full or they serve a certain number of cars. Gladstone residents should take advantage of that. Mr. Juenger's comments, well received. We thank him for taking time to visit. We are grateful for our mutual aid partners from North Kansas City, Riverside, Kansas City, Missouri, and other places. That is kind of how the fire service works. We all help each other. In terms of our Emergency Medical Services, I would put our firefighter/paramedics at the top of the list across this country. We are extremely proud of those people and of course we will work with Mr. Juenger to see how we can do better, but I'm very proud of our service."*

Item No. 13. On the Agenda. PUBLIC HEARING: Sewer Rates.

Mayor Mallams opened the Public Hearing at 7:57 pm.

Interim Finance Director Dominic Accurso approached Council and stated: *"Thank you, Mr. Mayor and City Council. Pursuant to RSMo. 250.233, a notice of a public hearing was published on April 8, 2017, for a rate increase for sewerage services for the City of Gladstone, Missouri. A letter was received from the Kansas City Water Services dated March 24 on the new sewer rates that will be effective May 1, 2017. An increase is necessary to incorporate the new sewer commodity charge increase and maintain sewer rate infrastructure. The following sewer rate adjustments are being recommended: The sewer commodity rate charge will increase from \$3.85 per 100 cubic feet to \$4.53 per 100 cubic feet charged by Kansas City, Missouri, to treat Gladstone sewage. In order to incorporate the sewer commodity charge increase, Gladstone sewer commodity rate will increase \$1.22, from \$7.84 per thousand gallons to \$9.06 per thousand gallons per bill. The monthly service charge for the sewer is currently \$12.50 and will decrease to \$11.50 per monthly billing. The sewer rate change will be effective June 1, 2017 and we will have a Bill on the agenda for the May 22 meeting."*

Councilmember Suter stated: *"This is always an agonizing update when we have known for years that Kansas City has to make up for a lot of years of neglect and we have to pay for it and it just is hurtful to me to have to pass this on. I know that water and sewer rates are really beginning to be onerous for a lot of the residents of our city and for the region. It is disheartening but it is what we have to do because we have no control over what Kansas City charges us. We are just a flow-through."*

Mayor Mallams asked if there was anyone to speak in favor of the application.

There were none.

Mayor Mallams asked if there was anyone who wanted to speak in opposition of the application.

There were none.

Mayor Mallams closed the Public Hearing at 8:00 pm.

Item No. 14. On the Agenda. CONSIDER SIGN VARIANCE: Security Bank

City Manager Scott Wingerson stated: *"Yes Mayor, thank you. At your places tonight was a very rough sketch drawing of an exhibit that was in your packet at your last meeting two weeks ago. Referring to that drawing, I think this particular variance has a couple of extenuating circumstances that the Council may wish to consider. The primary extenuating circumstance is lack of visibility of the sign or a monument sign if a compliant sign were to be installed. Travelling southbound from 72nd Street south the sign is obscured and a monument sign would be more obscured by the terrain first and foremost and secondarily by the mature landscaping that starts at Margarita's through the First Bank/Security Bank parking lot to the sign itself."*

Second obstruction is northbound from 69th Street towards 70th Street; the real time monitor for the ATA Bus stop would obscure the visibility of a monument sign and partially obscures the visibility of the existing sign. There are two rather significant visibility concerns. In meeting with Security Bank last week, we worked out a solution to try to minimize the impact of the variance. Council will remember that they are proposing to remove the leaf part of the sign and the time and temperature part of the sign so the sign becomes more in compliance by that action all by itself. The second thing is to trick the eye to think that the sign is not as tall by adding mass to the base; sort of a concept there. What is shown on your drawing is a very poor rendition of a brick planter box that would be made of brick similar in style and material as the primary bank; a couple of feet tall from the ground and that would lower the distance between the ground and the bottom of the sign. The sign would appear shorter with that simple technique. It's not a lot, it doesn't change the height of the sign, any of those things, but I think it's an effort for the sign to become more compliant. That is really the standard of the sign code. It's partially a hardship but really it's up to the Council to determine extenuating circumstances and one of the key decisions in that process is-is the sign more compliant after the variance than it was before. This is a variance towards compliance. Clearly not compliant. With that, I know Mr. Hollander is here and I'd ask if Mr. Hollander had any comments for the Council. I'm sure he would stand for questions as well."

Ken Hollander approached the Council and stated: *"My name is Ken Hollander; I'm a regional president with Security Bank. My office is at 7001 North Oak Trafficway, where I have been for the last 43+ years. We applaud the city's efforts to try to make our community as beautiful as possible. In concert with those efforts, we have agreed to make whatever changes to the sign design that we can and that the city staff and Council feel should be made. There is a real visibility and traffic risk concern with customers of ours leaving the drive-through lanes, pulling out on to North Oak, either to go north or south. In addition, the City Manager spoke more eloquently about the other items than I certainly could. I'd just like to thank you for the opportunity to speak before you. We appreciate the city staff's assistance, and we certainly appreciate the Council's consideration of our request. We have a representative from our sign company here that could answer any detailed questions. But again, I think the City Manager did an excellent job representing that."*

Mayor Mallams asked if there was any further discussion.

There was not.

Mayor Mallams asked if there was a motion to accept the proposed sign variance.

Mayor Pro Tem Garnos moved to approve the sign variance.

Councilmember Moore seconded and stated: *"I do have a question. Is the motion to approve it as amended? Suggested by the City Manager?"*

Mayor Pro Tem Garnos stated: *"Yes as currently proposed with the nicely drawn planter box around the bottom of it."*

Councilmember Moore seconded, as amended.

Mayor Mallams asked if there was any further discussion.

Councilmember Suter stated: *"I remain in angst over this one. Again I really appreciate the partnership that we've had as a city with what was First Bank of Missouri. I don't know about Security Bank because it is too new to know. But, you know we have been working so hard at the development of downtown in particular that I really hate to make exceptions to that area. For a couple of different reasons. The truth is I always hate to see a business invest in a less than desirable improvement or use of property because whenever we do that, whenever they do that, it just extends the less than desirable use and that has been our problem up and down North Oak for decades. We have committed ourselves so strongly to the community to try and change that, and the development of downtown has really been the first concrete thing we have been able to succeed at, at getting the look of North Oak to start to change. I hate to see an investment made in something that is less than desirable. Actually I was kind of hoping that the bank would do a whole face lift and become that welcome to the downtown. I continue to be torn. I understand some of your dilemmas. Personally I think that signage is not nearly as important as it used to be because nobody is looking, they are looking at their phones and they know where to go based on what their phone is telling them where to go. I don't really think that most people decide where they are going to shop or bank or whatever because they see a sign. I think that signage in general is kind of less important. I recognize, from the bank's perspective, that having visibility still continues to be important to them and they see some obstructions in this area. I think that more and more this area is going to become more walkable, it is going to be built up, we are looking at more and more development in the area that is going to encircle where the bank is and so I guess I just see that this issue of visibility becomes less and less significant over time as well. Like I said, I just really hate to see the bank invest in something that just doesn't move us forward. Maintaining the status quo, which is how I see this, you know it is best to attempt to try to keep it the same and not let it get worse. I think it is far enough for what I would like to see for downtown. The commitment that we have made to the community, because whenever we make an exception, you get the calls in, people are on you because they say, 'wait, I thought you were going to fix this, I thought you were going to make things better.' I'm still in angst. I would be interested to hear other Councilmembers on this issue."*

Councilmember Moore stated: *"Mayor Mallams, I too have had a lot of angst about this decision. I think my, what has tipped me over the edge, is I do like the planter at the bottom. I do think that will help. I wish the sign were six feet lower. I wish we could get it down lower. I do understand the visibility issues and I totally respect the issues with the bank not being visible. I will support the sign variance because of that. It has been troubling for me as well."*

Councilman Yarber stated: *"Again, on the fence, I like the vintage aspect of the sign but it does not, it is not the future of Gladstone. There is a part of me that likes older style things, but that is not the vision that we have for the future look of this area. There is the aspect of what I like and what I see as being the more uniform look that we are trying to create for the downtown section. That's what has got me going through the same back and forth."*

Mayor Mallams stated: *"I had not thought about visibility in regard to somebody pulling out from the bank with a monument sign and not being able to see that northbound traffic because of the monument sign. I thought that was a very, very good point. If the individual is turning left to go south, northbound traffic, it could be a safety concern there then."*

Councilmember Suter stated: *"That would be a concern for every monument sign. Every monument sign is out by the street and for every business that has a driveway, that's the issue."*

Mayor Mallams stated: *"All those in favor of approving the sign variance as it was amended for Security Bank, say aye."* Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, Mayor R.D. Mallams.

Mayor Mallams stated: *"Those opposed?"*

Councilmember Suter stated: *"Aye."*

Mayor Mallams stated: *"The proposed sign variance as amended is approved."*

The Vote: "aye" Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, Mayor R.D. Mallams. "Nay" Councilmember Carol Suter. "Abstain" Councilman Kyle Yarber. (3-1-1)

Item No. 15. On the Agenda. Other Business.

There was no other business to be brought before the Council.

Item No. 16. On the Agenda. Questions from the news media.

There were no questions from the news media.


Item No. 17. On the Agenda. Adjournment. The Mayor adjourned the Regular City Council meeting at 8:11 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as submitted: 

Approved as corrected/amended: _____


R.D. Mallams, Mayor