



MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JUNE 8, 2015

Mayor Bill Garnos opened the City Council Meeting to adjourn to a Closed Executive Session on Monday, June 8, 2015, at 6:30 pm. **Councilmember J. Brian Hill** made a motion to adjourn to Closed Executive Session pursuant to Missouri Open Meeting Act Exemption 610.021(2) for Real Estate Acquisition Discussion. **Councilmember R.D. Mallams** seconded. The Vote: All “aye” – Council member R.D. Mallams, Councilmember J. Brian Hill, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (4-0). Councilmember Carol Suter was also present at the closed session.

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

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

ABSENT: None

Item 2. On the Agenda. ROLL CALL.

Mayor Bill Garnos opened the Regular City Council Meeting Monday, June 8, 2015, at 7:50 PM in the Gladstone City Council Chambers. Upon Roll Call by the City Clerk, all Councilmembers were present.

Item 3. On the Agenda. PLEDGE OF ALLEGIANCE.

Mayor Bill Garnos asked everyone to please rise and join in the pledge of allegiance.

Item 4. On the Agenda. Approval of the May 26, 2015, Regular City Council Meeting Minutes.

Councilmember R.D. Mallams moved to accept the minutes of the May 26, 2015, Regular City Council meeting as presented. **Councilmember J. Brian Hill** seconded. The Vote: All “aye” – Councilmember R. D. Mallams, Councilmember J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (5-0).

Item 5. On the Agenda. CONSENT AGENDA.

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

Councilmember R.D. Mallams moved approval of **RESOLUTION R-15-32** A Resolution authorizing acceptance of work under contract with Wiedenmann, Incorporated, for the 3200 block of Northeast 56th Terrace Drainage Improvements Project, and authorizing final payment in the amount of \$14,799.21 for project CO1332. **Councilmember J. Brian Hill** seconded. The vote: All “aye” –Councilmember R.D. Mallams, Councilmember J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (5-0).

Councilmember R.D. Mallams moved approval of **RESOLUTION R-15-33** A Resolution authorizing execution of a contract with Blue Nile Contractors, Incorporated, in the total amount not to exceed \$75,087.00 for the 2015 Sanitary Sewer Cleaning and Televising Project. **Councilmember J. Brian Hill** seconded. The vote: All “aye” –Councilmember R.D. Mallams, Councilmember J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (5-0).

Councilmember R.D. Mallams moved approval of **RESOLUTION R-15-34** A Resolution accepting Quit-Claim Deeds and a permanent easement from certain property owners in conjunction with the Rock Creek Greenway Trail Project. **Councilmember J. Brian Hill** seconded. The vote: All “aye” –Councilmember R.D. Mallams, Councilmember J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (5-0).

REGULAR AGENDA.

Item 6. On the Agenda. Communications from the Audience.

There were no communications from the audience.

Item 7. On the Agenda. Communications from the City Council.

Councilmember R. D. Mallams recognized Captain Bill Willoughby, a member of the Public Safety Department, who graduated from the Missouri Police Chief’s Charitable Foundation Command College, and who completed over 300 hours of additional training in Law Enforcement. Councilmember Mallams stated he was sure all of the Councilmembers would share their congratulatory comments to the City Manager for his recent award from MARC. Councilmember Mallams extended a thank you to Councilmember Suter for her comments that

highlighted Mr. Davis' significant contributions to the City of Gladstone and stated Councilmember Suter's introduction of Kirk was exceptional.

Councilmember Carol Suter stated that finally summer kicked off with a vengeance of late after all the bad weather and she expressed her appreciation to staff and to the community for supporting Linden Square, the opening of the farm, the Bluesfest and for the great turnout for the MARC awards ceremony, a lot of options of things to do and a lot of participation, and she really appreciates it. Councilmember Suter stated she had a question for a quick update on the dead tree process and where are we. She is one of those people who had a dead tree to take down and she did, but gets asked by other folks, because there are others around who have not ...

Building Official Alan Napoli approached the Council and stated: *"Staff actually has competed their re-inspection last week so those that took them down they closed out and those that didn't will get their notice which will give them another 60 days so then those that still have them up, and those that weren't dead last year that happen to be dead this year, they were sent courtesy notices which gave them 60 days so that is where we are at right now."*

Councilmember Suter asked taking down a tree means ???

Mr. Napoli stated *"cut down the entire tree, all the way down to, if they want to remove the stump they can, but they take it down to the ground at least."*

Councilmember Suter said she has seen some interesting adaptations, and that limbs have been removed from things.

Mr. Napoli stated *"Some do a slow process, a little at a time."*

Councilmember Suter thanked Mr. Napoli.

Councilmember J. Brian Hill stated he will ditto congratulations to City Manager Davis for his award on Friday and reminded City Manager Davis that he just can't stand up in front of them and expect a standing ovation every time. It doesn't matter how long he stands there. Councilmember Hill thanked the volunteers, the park staff, public works and city staff for what appears to have been a very successful Bluesfest despite being held on a wet sponge of ground, also known as a swamp. It was a very good event and wanted to thank all those people for all their efforts.

Mayor Pro Tem Jean Moore stated she agreed to everything everyone else has said, congratulations to Kirk. It was a great event and it was great to see so many people there from Gladstone and their support, it was a great moment. Mayor Pro Tem Moore stated she wanted to say thank you to everybody involved in Bluesfest. She had the opportunity to volunteer and at the end of the shift it was really mucky and so she knows that it took a lot of volunteers to put it together and now it is going to take a lot of effort and time to get the park put back together and so she knows that will be a labor of love for a good long while. Mayor Pro Tem Moore stated that she had the opportunity to volunteer at the Kid's Triathlon and if you have not seen that event, it is a marvelous event that the city puts on. There were 169 kids that participated this year

and again it was a very drippy, rainy Saturday, we all looked like we had just gotten out of the shower, but the kids didn't seem to notice as much as the adults did. They had a good time and you have parents and siblings and grandparents and aunts and uncles; it's a great showcase for the City of Gladstone, and it takes a ton of effort and a ton of volunteers to make it happen so kudos to Parks and Rec for their continued efforts to make that just a continued great success for the City of Gladstone.

Mayor Bill Garnos stated he echoed his appreciation for some of the things that the city staff and everybody has been doing working so hard on between Bluesfest, the Kid's Triathlon, huge number of volunteers, he thinks that event probably takes about one volunteer for every two competitors that are involved with it so it takes a lot of effort but it went really well, everybody was really pleased with it. Again, also with Bluesfest and all of the work that was done by Public Safety and all the volunteers and the Chamber on that; most of us were here earlier for the dedication of our latest piece of public art across the street, that is another terrific addition to the downtown area. Mayor Garnos had the privilege of reading proclamations at two retirement receptions last week for folks from Public Safety, Sharon Wilson and Captain Brad Myers. Those were both very nice events. We have our household hazardous waste drop off on Saturday morning, so that is always a big event for the city from 8:00 to noon at Happy Rock Park, check the website to see the things they do and do not take before you haul them there, like he did. That is all we have from City Council.

Item No. 8. On the Agenda. Communications from the City Manager.

City Manager Davis stated he had two or three items: this weekend at Linden Square we have concerts on Friday and Saturday night, so we want to encourage people to come out and enjoy the music and hopefully enjoy good weather. Number two: big kudos to the parks staff, all he could think of Friday night when he was at Bluesfest was Woodstock. It was just unbelievable amount of work to prepare it for what we did have which ultimately was a muddy mess anyway but they worked very, very hard to accommodate the event which is a big event for our community, so just wanted to express his appreciation as well for the parks and recreation staff as they tried to take care of the park and he will probably be expressing that again in the next month because, as Mayor Pro Tem Moore said, there is a lot of work that still needs to be done to prepare it for the 4th of July. That will be here before we know it. Finally, one comment, he appreciates all the kind words about the MARC Regional Leadership Award and, and he'd like to just say this for a second, Gladstone is playing leadership roles in many initiatives, we have a Councilmember who is First Vice Chair and he didn't believe Gladstone has ever had a Councilmember sit at that level in the governance of MARC; Councilmember Suter. Below that though, we are involved in not only homeland security, but neighborhood programs, transportation planning, first tier suburbs, creating sustainable places, Communities for all Ages, just talking off the top of his head, those are big initiatives at MARC and there are some people sitting beside him and behind him who are playing leadership roles on those various committees and it takes a lot of time to do that but we are part of a region, we are dealing with issues that don't recognize geographic boundaries, and we need to be a party to some of those discussions. He gave credit to the city staff that is taking leadership roles and providing some guidance and they are recognized and respected through the region. He got an award the other night, but it really comes down to the efforts of a lot of people working through those committees,

participating and spending the time, so he wanted to recognize that fact. Yes we are involved in a lot of stuff down there, they do a lot of good things, but kudos to all of the staff who are participating in leadership roles on the various commissions.

Mayor Bill Garnos stated thank you Mr. Davis and congratulations again on his pageant win.

Item 9. On the Agenda. RESOLUTION R-15-35 A Resolution adopting the 2016 Annual Operating Budget for the City of Gladstone, Missouri, and authorizing the expenditures of funds for municipal services.

Councilmember J. Brian Hill moved approval of **RESOLUTION R-15-35** A Resolution adopting the 2016 Annual Operating Budget for the City of Gladstone, Missouri, and authorizing the expenditures of funds for municipal services. **Mayor Pro Tem Jean Moore** seconded.

Mayor Bill Garnos echoed some of the comments they had from Open Study Session about how he thinks this is one of the most important things they do all year as City Council and couldn't do it without the assistance of the budget team so as always thanks to the hard work that the budget team put in putting this together for the City.

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

Item No. 10. On the Agenda. RESOLUTION R-15-36 A Resolution amending the Employee Handbook for the City of Gladstone, Missouri.

Councilmember R.D. Mallams moved approval of **RESOLUTION R-15-36** A Resolution amending the Employee Handbook for the City of Gladstone, Missouri. **Councilmember Carol Suter** seconded. The vote: All "aye" – Councilmember R.D. Mallams, Councilmember J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (5-0).

Item 11. On the Agenda. FIRST READING BILL NO. 15-21 An Ordinance repealing Ordinance No. 4.280 (Section 6.110.100 of the City Code) and enacting in lieu thereof a new section to provide for an increase in the minimum service charge to \$5.77 monthly, as a portion of the Water Service Rates for the City of Gladstone, Missouri.

Councilmember R.D. Mallams moved Bill No. 15-21 be placed on its First Reading. **Councilmember J. Brian Hill** seconded. The vote: All "aye" – Councilmember R.D. Mallams, Councilmember J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilmember R.D. Mallams moved to accept the First Reading of Bill No. 15-21, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember J. Brian Hill** seconded. The vote: All "aye" – Councilmember R.D. Mallams, Councilmember J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilmember R.D. Mallams moved to accept the Second and Final Reading of Bill No. 15-21, and enact the Bill as **Ordinance 4.312**. **Councilmember J. Brian Hill** seconded.

Councilmember Carol Suter commented that it is always painful when we have to raise the rates on anything, but she did want to remind folks that we did not raise water rates this year; this is the service charge because the cost of producing everything continues to go up but we are still doing our best to hold the line on increasing water rates. We have no control over sewer rates which come directly from the City of Kansas City and get passed on through us to our residents but we can control water rates themselves and we are trying to do the best we can to provide good service and still keep reasonable costs.

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

Item 12. On the Agenda. FIRST READING BILL NO. 15-22 An Ordinance authorizing the City of Gladstone, Missouri, to issue its taxable industrial development revenue bonds (Northland Innovation Center Project), Series 2015, in a principal amount not to exceed \$17,700,000 to finance the costs of a project for Gladstone CAP, LLC, a Delaware Limited Liability Company, consisting of the construction and improvement of a commercial facility; ratifying the previous approval of a plan for industrial development for the project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

Councilmember R.D. Mallams moved Bill No. 15-22 be placed on its First Reading. **Councilmember Carol Suter** seconded. The vote: All “aye” – Councilmember R.D. Mallams, Councilmember J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilmember R.D. Mallams moved to accept the First Reading of Bill No. 15-22, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Carol Suter** seconded. The vote: All “aye” – Councilmember R.D. Mallams, Councilmember J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilmember R.D. Mallams moved to accept the Second and Final Reading of Bill No. 15-22, and enact the Bill as **Ordinance 4.313**. **Councilmember Carol Suter** seconded.

Councilmember Carol Suter expressed her appreciation to the staff and the developer and to all the other folks who sat around the table to get this deal worked out. This was a complicated one as they usually are and there is a big learning curve, she understands on some parties, and she is glad that it got worked out and again she is delighted that the city is able to partner in this project and she looks forward to it, and it is coming out of the ground already, the ground is being dug, so she is looking forward to seeing it soon.

Mayor Bill Garnos thanked all the attorneys for proving them with 217 page Council packet this week, he thinks that is a new record and thank you so much for that.

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

Item No. 13. On the Agenda. Other Business.

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

Item No. 14. On the Agenda. Questions from the News Media.

There were no questions from the News Media.

Item No. 15. On the Agenda. Adjournment.

Mayor Bill Garnos adjourned the meeting at 8:12 pm.

Respectfully submitted:

Ruth E. Bocchino
Ruth E. Bocchino, City Clerk

Approved as submitted: ☒
Approved as corrected/amended: ☐

Bill Garnos
Mayor Bill Garnos