



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, AUGUST 24, 2015**

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

City Manager Kirk Davis  
Assistant City Manager Scott Wingerson  
Interim Legal Attorney Chris Williams  
City Clerk Ruth Bocchino

**ABSENT:** Councilmember J. Brian Hill

**Item 2. On the Agenda.      ROLL CALL.**

**Mayor Bill Garnos** opened the Regular City Council Meeting Monday, August 24, 2015, at 7:39 PM in the Gladstone City Council Chambers. Upon Roll Call by the City Clerk, all Councilmembers were present with the exception of Councilmember J. Brian Hill.

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

**Mayor Bill Garnos** asked everyone to please rise and join in the pledge of allegiance to the flag of the United States of America. The Colors were posted by Troop No. 992.

**Item 4. On the Agenda.** Approval of the August 10, 2015, Regular City Council Meeting Minutes.

**Councilmember R.D. Mallams** moved to accept the minutes of the August 10, 2015, Regular City Council meeting as presented. **Councilmember Carol Suter** seconded. The Vote: All "aye" –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0).

**Item 5. On the Agenda. CERTIFICATE OF CITIZEN COMMENDATION: LUKE LARSON & SCOTT THOMPSON**

Director Mike Hasty introduced Luke Larson and Mayor Bill Garnos presented the Certificate of Citizen Commendation. Scott Thompson was not present. Luke Larson introduced his family members.

**Item 6. On the Agenda. RECOGNITION OF GLADSTONE EMERGENCY MANAGEMENT VOLUNTEERS**

**Mayor Bill Garnos** read the Proclamation. Fire Marshal Chuck Duddy and GEMA Volunteers Tom Lanio, Jim Olshefski and Everett Jones were present.

Chuck Duddy stated to the Council *"This agency would not be what it is without our volunteers; they are out and about all the time. I can never thank these people enough for what they do. Last minute calls-they are willing to drop everything and get out there. It's all because of them that this works as well as it does."*

**Item 7. On the Agenda. RECOGNITION OF ANTIOCH BIBLE BAPTIST VOLUNTEERS**

**Mayor Bill Garnos** read the Proclamation. Pastor Bob Baier and Leon Wright were present.

**Item 8. On the Agenda. CONSENT AGENDA.**

Following the Clerk's reading, **Councilmember Carol Suter** moved to approve the Consent Agenda as published. **Councilmember R.D. Mallams** seconded. The Vote: All "aye" – Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0).

**Councilmember Carol Suter** moved approval of **RESOLUTION R-15-55** 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. **Councilmember R.D. Mallams** seconded. The Vote: All "aye" –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0).

**Councilmember Carol Suter** moved to **APPROVE CITY OF GLADSTONE FINANCIAL REPORT FOR PERIOD ENDING JULY 31, 2015.** **Councilmember R.D. Mallams** seconded. The Vote: All "aye" –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0).

**REGULAR AGENDA**

**Item 9. On the Agenda. Communications from the Audience.**

There were no communications from the audience.

**Item 10. On the Agenda. Communications from the City Council.**

**Councilmember R.D. Mallams** stated to Director Nebergall to extend his appreciation to the members of the Public Works Department who worked to repair the break in the ten inch water line on 72<sup>nd</sup> Street. Some of the hottest days of the summer and they worked hard, they did a very good job and kept water to the residences and businesses around there.

**Councilmember Carol Suter** stated Friday night was really a lovely night to be at Linden Square. The weather was beautiful, the entertainment was good and the crowd was good. She did notice two things that stood out; the absolutely immaculate way that Linden Square is being maintained. It is absolutely lovely and perfect and no matter what the weather it seems like it always is beautiful. Something that struck her is what a difference a year makes, at how much traffic there was on 70<sup>th</sup>. Cars coming and going all evening, not just related to Linden Square but it is how you can tell that downtown has come to life is because there are people coming and going throughout and it was noticeable. No traffic jams; activity and that is really heartening.

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

City Manager Davis stated he had two items; the first was we will be closed Labor Day, September 7. The next City Council meeting will be September 14, 2015. Relative to the downtown project, it is great to see a crane at the Innovation Campus and the first building is five or six stories up with the framing; lots of comments about people seeing that for the first time and wondering what it is, why it is, and he has also noticed the increased traffic on 70<sup>th</sup> Street. It's good to see.

**Item 12. On the Agenda.** **CONSIDER SIGN VARIANCE:** Tower Plaza, 6400 North Prospect Avenue. **Mayor Bill Garnos** invited Alan Napoli, Building Official, to the podium.

Alan Napoli stated: *"Good evening Mayor and City Council. Tonight on your agenda is a sign variance for Tower Plaza. This is over at 64<sup>th</sup> and M-1 Highway. It's one of our newest developments, it's not fully developed. One of the issues we have had over there is all the structures except for two actually front M-1 and anymore development that would go on is behind back there. Because of that nobody knows who is back there, there is no signage, all you see is the sign for Auto Zone and the sign for Bank Liberty. Mosaic and the other two tenants in there would like to have basically a shopping center sign larger than what our standard ordinance allows. Part of the reason they want to be larger is because there is so many tenants trying to get all the names on there the signage needs to be a bit larger which explodes outside of what our ordinance is and that is why we are here for the variance. If you look at all the shopping centers, we have the signs at the centers that are larger than what our ordinance does require right now. Although the original sign that they were wanting to submit was much larger than what they are submitting, it was closer to 400 square foot at the time, they have reduced it down to about 145 square feet at the tallest point it tails back and the three tenants will have their sign and there is room for additional signage for the tenants that may in the future come into play in the back over there when that development does finish up there. The sign, because of the way that property was laid out, there is no common area and the sign actually belongs to Bank Liberty so there will be a sign variance that Bank Liberty will grant to them to put that sign in there and that is one of the requirements that we have that recorded document before we do issue that sign permit for them. Any lighting that they do will be an internal lit sign, LED lighting to meet with our requirements of our lighting requirements. With that, I mean, we are*

*recommending approval and submitted with those comments that we do have. One of the Mosaic representatives is here if there are any questions you would like to ask of them. At this present time that is my presentation and if there are any questions I would be more than happy to answer them."*

**Councilmember R.D. Mallams** asked Mr. Napoli about the two existing signs; will they be taken down, Bank of America and Auto Zone?

Mr. Napoli stated *"No, those will remain."*

**Councilmember R.D. Mallams** stated from the picture he believes they are also . . .

Mr. Napoli stated *"On the bigger sign, yes."*

**Mayor Pro Tem Jean Moore** asked about the red dot on the map, that is where this sign is proposed to be so it's at the...please explain where the sign is?

Mr. Napoli stated *"The sign will be, it's on the drive that is on M-1 Highway that comes in, the signage will be on the south side of that on the property that belongs to Bank, outside of the right-of-way that is why it's farther back because the State of Missouri has quite a deep right-of-way there so it will be on the south side of the drive off M-1 Highway."*

**Mayor Bill Garnos** asked if Mr. Napoli needed a formal motion approving the variance.

Mr. Napoli stated *"Yes, we do."*

**Councilmember Carol Suter** moved approval of the Tower Plaza sign variance. **Mayor Pro Tem Jean Moore** seconded. The Vote: All "aye" –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0).

**Item No. 13. On the Agenda. FIRST READING BILL NO. 15-27** An Ordinance approving a Public Service Agreement by and between the City of Gladstone, Missouri, and the Gladstone Economic Betterment Council and authorizing the Mayor to execute the agreement on behalf of the City.

**Councilmember R.D. Mallams** moved Bill No. 15-27 be placed on its First Reading. **Councilmember Carol Suter** seconded. The Vote: All "aye" –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0). The Clerk read the Bill.

**Councilmember R.D. Mallams** moved to accept the First Reading of Bill No. 15-27, 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 Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0). The Clerk read the Bill.

**Councilmember R.D. Mallams** moved to accept the Second and Final Reading of Bill No. 15-27, and enact the Bill as **Ordinance 4.318**. **Councilmember Carol Suter** seconded. The Vote: All “aye” –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0).

**Item No. 14. On the Agenda. PUBLIC HEARING:** Special Use Permit 7102 North Prospect, Children Palace Daycare Center, Gladstone Baptist Church.

**Mayor Bill Garnos** opened the Public Hearing at 8:04 PM.

Assistant City Manager Scott Wingerson approached the Council and stated: *“Mr. Mayor and members of the City Council, thank you. The applicant is requesting a Special Use Permit to allow the operation of a daycare at 7102 North Prospect, that is the location of the Gladstone Southern Baptist Church, across the street from Hy Vee. The daycare itself is not affiliated with the church itself and that brings in a zoning nuance. If it were to be affiliated and part of the church organization, the operation of a daycare would be allowed by right. Because it’s not affiliated, a Special Use Permit is required so we are in a bit of a hybrid situation. Staff is recommending four or five conditions, the primary ones are hours of operation, from 6:00 am to 7:00 pm, all permits are required of course for any improvements that are necessary at the church building and at all times license, certificates and requirements of the state and county health department will be kept in place. The Planning Commission held a Public Hearing on August 17 and recommends unanimously to the City Council to approve this Special Use Permit for a period of five years. Ms. James is present as the applicant tonight and prepared to make a brief presentation to you if you are ready for that and there is no questions for me.”*

**Mayor Bill Garnos** invited the applicant to speak to the City Council.

Ms. Tasha James, 11415 North Virginia, Kansas City, Missouri, 64155, approached the Council and stated *“I am a previous Gladstone member, five years; we were looking for a bigger space and home so we moved out a little bit farther, but we loved our experience here. It was awesome. My kids, we love the ice skating in the winter, we loved the water park in the summer, we still come down, we have to pay a little bit more because we are not residents anymore but ...we just love everything about Gladstone, it’s an amazing community and that is why I feel in my spirit and my heart that it would be best for us to expand our business here. Just to tell a little bit about me business wise, I am a business woman, I have managed successfully operating seven years a Children Palace Daycare as well as a cleaning company with my husband, Nate’s and Sons High Efficiency Floor Care and Cleaning Service. I also operate a catering service with one of my sister’s in Christ, Heavenly Catering, I also have an organization Proverbs 31 and 10 in Million Man Ministry, it is a street ministry and we service the urban area in Kansas City, Missouri. We feed the homeless, we go door-to-door witnessing, we invite them out to our church. I do go to church in Kansas City, Missouri. I am a Deaconess, I am a teacher, I am a nurse, I am...I have a lot of hats. Basically I have a fire and a desire and a calling to just do better in my community as a citizen. Every community, not just Nashua, or Kansas City, or Gladstone, I just truly want to be an outstanding woman of the United States of America, amen. A background of where I come from, I come from three generations of successful businesses from Kansas City, from different states throughout the United States. I have a gift for servicing others*

*so I believe that bringing Children Palace to Gladstone would not only expand my services but also help out with cost. We do family counseling as well. We counsel our clients if they have any issues family wise, marriage wise, children wise. Me and all of my staff, we are on a regular state required to be educated. We are non-stop schooling on different things from disabilities to family issues, community issues. We have fire and safety coming to our businesses and our organizations to give us training. We have so many things throughout the community that we reach out to and they reach out to us as well. Not only would we just bring services, the help financially, but we are going to bring services spiritually. I feel that God called me to open a daycare to plant a seed, a spiritual seed, in children. I just really believe that expanding and getting more numbers will help the parents in our community, it takes a village to raise a child. I really believe that Children Palace Daycare can be part of that village. That is the conclusion of Children Palace if you guys have any questions I am willing to answer them."*

**Mayor Bill Garnos** asked if there were any questions for the applicant.

**Councilmember Carol Suter** asked if this was a second location for her business or is she moving the business?

Ms. James stated *"This is an expansion, moving."*

**Councilmember R.D. Mallams** asked Ms. James if she will contract for the snow removal for the drive into the church or will that be a responsibility of the church for snow removal for the drive.

Ms. James stated *"I think we haven't got down to details with that but I am pretty sure that I will cut the cost with them, I'm pretty sure they are going to keep their routine, but I will go half and half on cost."*

**Councilmember R.D. Mallams** stated he knows from the elevation of M-1 down into that parking lot, it's a pretty steep grade and he is not thinking so much of the cars going in, but it would be coming out and trying to get on to M-1 and that is something to keep in mind as you move forward.

There were no more questions for the applicant.

**Mayor Bill Garnos** asked if there was anyone in the audience who wanted to address City Council in favor of the application.

There were none.

**Mayor Bill Garnos** asked if there was anyone in the audience who wanted to address City Council in opposition of the application.

There were none.

**Mayor Bill Garnos** stated if there is no further testimony from the audience, City Staff, or the City Council, declared the Public Hearing closed at 8:10 pm.

**Item 15. On the Agenda. FIRST READING BILL NO. 15-28**, An Ordinance approving a Special Use Permit subject to certain conditions to Tasha James for operation of a daycare at Gladstone Baptist Church, 7102 North Prospect Avenue.

**Councilmember Carol Suter** moved Bill No. 15-28 be placed on its First Reading. **Mayor Pro Tem Jean Moore** seconded. The Vote: All “aye” –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0). The Clerk read the Bill.

**Councilmember Carol Suter** moved to accept the First Reading of Bill No. 15-28, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Jean Moore** seconded. The Vote: All “aye” –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0). The Clerk read the Bill.

**Councilmember Carol Suter** moved to accept the Second and Final Reading of Bill No. 15-28, and enact the Bill as **Ordinance 4.319**. **Mayor Pro Tem Jean Moore** seconded.

**Councilmember Carol Suter** stated she wanted to comment on how important quality daycare is in America today and she knows especially north of the river as the population is growing and we are having a revival of young families and lots of children. Her neighborhood is overflowing with children again. Quality daycare is really important. She appreciates always the business investment in Gladstone. She think Ms. James has picked a good place.

The Vote: All “aye” –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0).

**Item No. 16. On the Agenda. PUBLIC HEARING:** Setting the annual rate of levy for the 2015 Real Estate and Personal Property Taxes within the corporate limits of the City of Gladstone, Missouri.

**Mayor Bill Garnos** opened the Public Hearing at 8:14 pm.

Finance Director Debra Daily approached the City Council and stated “*Good evening Mayor and Council. This Public Hearing will have three discussion points: the levy, the assessed valuation, and the tax dollars raised by those. Upon receipt of the City of Gladstone assessed property valuation from Clay County in August, the 2015 tax levy was calculated pursuant to Section 137.115 and 116 of the Missouri Statutes. These statutes incorporate the ability to have multiple and separate tax rates for each class of real and personal property. Property tax levies rates are regulated by a number of statutes including Article 10, Section 22, and Section 137.073. Based on these statutes, when setting a property tax levy the City is limited to the lesser of three different factors when setting the levy. The first one is actual growth in the assessed valuation, the Consumer Price Index, or a rate of 5%. The lesser of these three factors this year was the CPI which was .8%. Following state guidelines, the maximum property tax rates permitted for*

*the tax year 2015, which is our fiscal year 16, will change compared to the previous year. The tax levy rate to be set at .9230 for Residential Real Property and all other classes of property will be set at .9290 based on the valuations provided by the Assessor's office. Discussing the assessed valuation. Real Estate valuations are reassessed every two years. This is a reassessment year. The City's 2015 valuation for total assessed property is \$350,468,217.00 for both real and personal property. This includes \$280,950.00 in new residential construction and \$937,980.00 in new commercial construction. This represents an overall increase in the valuation of \$10,238,491.00 compared to 2014. For real property this is an increase of \$5,451,207.00 or 1.91% which is a welcome. Residential real estate increased 1.94% and commercial real estate increased 1.85%. For personal property, there was a valuation increase of \$4,787,284.00 or 8.64%. The increase in personal property valuation is attributed to the improving economy and motor vehicle sales and equipment. The property tax revenue, which is the third point, for Fiscal Year 16 is projected at \$3,186,363.00. Fiscal Year 16 budget forecast was \$3,174,000.00 so we are slightly above that. Bill No. 15-29 would set the property tax levy at .9230. These are the rates that would be from a comparative basis. Set the property tax rate at .9230 for residential real property per \$100.00 of valuation and .9290 for all other classes of property. This is recommended for Council approval tonight. I would be glad to answer any questions you may have."*

**Mayor Bill Garnos** asked if there were any questions from the City Council.

There were none.

**Mayor Bill Garnos** asked if there was anyone in the audience who wanted to address City Council in favor of the application.

There were none.

**Mayor Bill Garnos** asked if there was anyone in the audience who wanted to address City Council in opposition of the application.

There were none.

**Mayor Bill Garnos** stated if there is no further testimony from the audience, City Staff, or the City Council, declared the Public Hearing closed at 8:18 pm.

**Item No. 17. On the Agenda. FIRST READING BILL NO. 15-29**, An Ordinance enacted pursuant to Missouri Revised Statutes Section 94.030 fixing the annual rate of levy for the 2015 Real Estate and Personal Property Taxes within the corporate limits of the City of Gladstone, Missouri.

**Mayor Pro Tem Jean Moore** moved Bill No. 15-29 be placed on its First Reading. **Councilmember R.D. Mallams** seconded. The Vote: All "aye" –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0). The Clerk read the Bill.



**Mayor Pro Tem Jean Moore** moved to accept the First Reading of Bill No. 15-29, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember R.D. Mallams** seconded. The Vote: All “aye” –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0). The Clerk read the Bill.

**Mayor Pro Tem Jean Moore** moved to accept the Second and Final Reading of Bill No. 15-29, and enact the Bill as **Ordinance 4.320**. **Councilmember R.D. Mallams** seconded. The Vote: All “aye” –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0).

**Item 18. On the Agenda.** **RESOLUTION R-15-56** A Resolution authorizing the City Manager to execute a Tow and Wrecker Service Agreement with Glad Rents, 6800 North Oak Trafficway, for vehicle towing, wrecker, and vehicle storage services for the five-year period of January 1<sup>st</sup>, 2016 through December 31, 2020; with options to extend the term of the agreement for two additional 24-month periods.

**Councilmember R.D. Mallams** moved to adopt Resolution R-15-56 as presented. **Councilmember Carol Suter** seconded.

Mayor Bill Garnos commented that he is glad that we have been able to have our needs serviced by a Gladstone city business. We have a good history with Glad Rents and it's nice to do business locally.

The Vote: All “aye” –Councilmember R.D. Mallams, Councilmember Carol Suter, Mayor Pro Tem Jean Moore, Mayor Bill Garnos. (4-0).

**Item No. 19. On the Agenda.** Other Business.

Director Mike Hasty approached the City Council and stated *“The Department has a program in place to recognize those folks that make a special contribution that sustains throughout our organization that's got a long life, and we have one of those occasions that has come up and recognized by members of the Command Staff who have all unanimously recommended that we bestow the honor of Honorary Officer to someone who happens to be here in the audience tonight and I'd like to invite former Mayor Wayne Beer and Councilmember to accept this please.”*

*“When Mr. Beer stepped down from the Council he approached me and was looking for an opportunity to continue to serve, can you believe that? We put him right to work. Chief Baer and I had talked about a program we were looking at that we thought would be interesting, looking for an idea to launch it, and here comes Wayne and he agrees to take the reins of our Volunteers In Police Service Program. It's a program through the International Association of the Chiefs of Police, it's a great program, he has done a remarkable job with it and without him and without the coordination and the effort, he comes in three days a week, you can set a time clock to it, and I just wanted to give him our special recognition to show how much we appreciate him and what he has done in service to his community through our department and it's from the members of the Gladstone Department of Public Safety hereby grants the title of honorary Officer to Wayne*

*Beer in sincere appreciation and gratitude for the distinguished service provided in support of the Gladstone Department of Public Safety. Thank you Wayne."*

Mr. Beer stated *"I'm caught off guard. I've always had a special place in my heart for Public Safety anyway and I'm just extremely pleased that Mike and the Council people gave me the opportunity to continue my service to the City. I don't know what else to say, thank you very much."*

**Item No. 20. On the Agenda.** Questions from the News Media.

There were no questions from the News Media.

**Item No. 21. On the Agenda.** Adjournment.

**Mayor Bill Garnos** adjourned the meeting at 8:25 pm.

Respectfully submitted:

Ruth E. Bocchino  
Ruth E. Bocchino, City Clerk

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

Bill Garnos

Mayor Bill Garnos