



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JUNE 13, 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
Legal Assistant Padraic Corcoran
City Clerk Ruth Bocchino

ABSENT: City Counselor Chris Williams

Item 2. On the Agenda. ROLL CALL.

Mayor Jean Moore opened the Regular City Council Meeting Monday, June 13, 2016, at 7:47 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 presented.

Item 5. On the Agenda. Approval of Regular May 23, 2016, City Council meeting minutes.

Mayor Pro Tem R.D. Mallams moved to accept the minutes of the May 23, 2016, Regular City Council meeting as presented. **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 6. On the Agenda. CONSENT AGENDA.

Following the Clerk's reading, **Councilmember Carol Suter** moved to approve the Consent Agenda as published. **Councilman Bill Garnos** 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-16-36** A Resolution adopting the 2017 Annual Operating Budget for the City of Gladstone, Missouri, and authorizing the expenditures of funds for municipal services. **Councilman Bill Garnos** 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-16-37** 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 Bill Garnos** 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-16-38** A Resolution authorizing the City Manager to sign a contract with Jani King Commercial Cleaning Services, 14821 West 95th Street, Lenexa, Kansas, for the purpose of providing daily cleaning of the Gladstone Animal Shelter and feeding of animals on weekends and holidays. **Councilman Bill Garnos** 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. 7. On the Agenda. Communications from the audience.

There were no communications from the audience.

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

Councilman J. Brian Hill stated he wanted to thank everyone who assisted with Bluesfest, it was a tremendous event and he realizes that is dependent upon the actions of staff, the Chamber of Commerce and the many volunteers, and wanted to thank everyone who assisted and also gave KUDOS to the Mayor for the amazing weather, probably the best weather job that a Mayor has done for Bluesfest in years so the Mayor needs credit for that. Councilman Hill said he is sure the Mayor has not slept for weeks.

Councilmember Carol Suter stated she would like to give KUDOS to our own Anthony Sands, who is now officially a Professional Engineer. Apparently he has been rather unprofessional for a few years; he has been doing a great job. Mr. Sands was not present. Councilmember Suter stated it is a great milestone for a young man who has really done some great things and it is always, she thinks, it has been a pleasure as a Councilmember to see staff culture that identifies young talent and gives it opportunity and she has seen it happen numerous times in her nine years or more on City Council and that is why we have the great staff that we have and he is one

of those folks who was given a great opportunity and he really rose to the occasion. Councilmember Suter stated what a great kick-off for Linden Square, the weekend was just fabulous. Friday night the weather was a little hot, but it didn't keep people away, and it just amazed Councilmember Suter, kind of each year, how it has grown. The diversity of age in the population is just the most amazing thing that from the youngest to the oldest kind of Gladstonians are all there and having a good time. That was a real pleasure, and again, just every time that she goes and they enjoy those evenings, she thinks back to some hard conversations among previous Councils when we were deciding whether to do that project and how much of a project to do and it's, we surely made the right decisions around that. That has been great. Councilmember Suter stated her heart goes out to all of the people whose lives were devastated by the massacre in Orlando over the weekend. The gun madness just has to stop.

Mayor Jean Moore commented that, just so everyone knows what she is doing when she is not at Council, she attended the NNI Legislative Update which was really interesting and well attended by all of the state legislators from this area and that was enlightening. Mayor Moore attended the EDC Board meeting and also had the opportunity to represent the City for a meeting of the Northland Young Professionals along with the Mayors of Parkville, Riverside, and Liberty. That was a great group of 20 or 30 young people, young professionals, it was at the Community Center so we were able to host it at that venue and they were really excited to hear about the City and it was fun to have the opportunity to brag about Gladstone among that group of people. Mayor Moore mentioned attending the MARC Annual meeting and she had the pleasure to do that along with Councilmember Suter and the City Manager and a lot of Leadership Staff. It is always a great event, but she wanted to especially tonight, to take the time to thank and acknowledge Councilmember Suter for her efforts and all of the work that she does at MARC. This is the first time in the history of the City of Gladstone that we have had somebody who is the first Vice President of MARC and Mayor Moore thinks that is exciting and that is a huge honor for this City and Councilmember Suter has let us have a seat at the table for regional matters and Mayor Moore thinks that is critical and also thinks we have seen a lot of changes in this City in our stance in the region because of Councilmember Suter's efforts. Mayor Moore knows it takes a lot of time and effort and Mayor Moore wanted to publicly thank Councilmember Suter for that. Mayor Moore also stated that we have a Proclamation, it would not be read, but it is declaring July 2016 as Parks and Recreation month in the City of Gladstone and Mayor Moore wanted everyone to be aware of that.

Item No. 9. On the Agenda. Communications from the City Manager.

City Manager Scott Wingerson stated thank you Mayor and members of the Council, and he had about six things to mention. On the Consent Agenda tonight was a small little item, it was called adoption of the 2017 Operating Budget for the City of Gladstone. Kind of a big deal. He wanted to thank a few people, first and foremost the Mayor and Council who spent hours going over all those documents and developing policy that goes with the budget. The budget team, Debra Daily, Charlene Leslie, Beth Saluzzi, Dominic Accurso, Justin Merkey, Austin Greer, and of course former City Manager Kirk Davis helped them on the general fund. The Department Directors, it isn't often said what roll the Directors play but they have a responsibility to lobby as vigorously and as aggressively for their interest as they should. They also have a responsibility to look at the big picture and the good of the overall city and they did a wonderful job with that.

Finally, and perhaps most importantly, the administrative assistants who do all of the data entry and actually keep the process moving. City Manager Wingerson thanked everybody involved in the budget process. A couple of good stories; first has to do with Tammy Vassar. Tammy is one of our clerks in the Finance Department. A resident came in to City Hall last week, pretty upset about their water bill, confusion over how to read the bill itself. Tammy worked with this customer and the man said, "the individual wanted the City Manager and everyone else in City Hall to know what a wonderful job Tammy Vassar did in assisting him with reading his water bill. The man described Tammy as being very kind, pleasant and informative and that he wanted to convey his appreciation for her help". That is just some of the things that happen in City Hall. The second one is a contract employee, the umpires at Happy Rock that do the softball leagues, they are contract employees of the City. A player in our adult softball league reached out to City staff to commend one of the umpires we contract with named Kevin Nolan for an outstanding job he has done over the last four weeks. According to the player, Mr. Nolan's strike zone is very consistent for each team. It's very obvious that he really enjoys himself out there and has a loose atmosphere when calling a game. According to the player, Mr. Nolan has yet to make a bad call. Two good examples that when we hire good people, good things happen. City Manager Wingerson thanked those two and everybody else. Councilmember Suter and Director Merkey talked about opening weekend in Downtown Gladstone for lack of a better way to say that, in addition to the two concerts Friday and Saturday night, there was a triathlon. Kids triathlon, about 135 participants and over 500 attendees. Volunteers all over the place. The outdoor pool saw about 2000 visitors over the weekend. The Community Center about 900 plus a couple of weddings, couple of birthday parties, a couple of graduation parties; so a rough estimate we think about 5,000 people visited downtown Gladstone this weekend. Now compare that to six years ago when it was 5. We are making progress and very happy about that and thanks to everybody who helped with that. Project Archeology at the Atkins-Johnson Farm June 23 and 24. Household Hazardous Waste June 25 at Happy Rock from 8-12. Enjoy those things. Finally City Manager Wingerson stated, to echo Councilmember Suter's comments about Orlando, our flags are at half-staff as directed by the President in honor of the victims of the attack and our hearts are certainly with the victims, their families, the emergency responders and of course all of the elected officials and city officials in that area that are dealing with that tragedy. We are thinking about them.

Item No. 10. On the Agenda. **FIRST READING BILL NO. 16-26** An Ordinance authorizing the City Manager to execute a Cooperative Agreement with Kansas City, Missouri for the performance of street maintenance on mutual roadways.

Mayor Pro Tem R. D. Mallams moved Bill No. 16-26 be placed on its First 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 First Reading of Bill No. 16-26, 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. 16-26, and enact the Bill as **Ordinance 4.354**. **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. 11. On the Agenda. FIRST READING BILL NO. 16-27 An Ordinance authorizing the City Manager to execute a Rights-of-Way Use Agreement with Zayo Group, LLC.

Councilman J. Brian Hill moved Bill No. 16-27 be placed on its First Reading. **Councilman Bill Garnos** 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. 16-27, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Bill Garnos** 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. 16-27, and enact the Bill as **Ordinance 4.355**. **Councilman Bill Garnos** 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. 12. On the Agenda. FIRST READING BILL NO. 16-28 An Ordinance amending Section 6.110.100 of the Code of Ordinances of the City of Gladstone, Missouri, regarding water service rates in the City.

Councilman Bill Garnos moved Bill No. 16-28 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.

Councilman Bill Garnos moved to accept the First Reading of Bill No. 16-28, 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 Bill Garnos moved to accept the Second and Final Reading of Bill No. 16-28, and enact the Bill as **Ordinance 4.356**. **Mayor Pro Tem R. D. Mallams** seconded.

Councilmember Carol Suter stated this is one of those Bills that always gives us a little heartache because we always hate to raise rates, and we really appreciate all the work that Gladstone residents have done over the last five or six years at becoming more water conscious and reducing the use of water which is something that we all want to do. Unfortunately the cost of maintaining the infrastructure through which the water runs doesn't go down, it goes up over

time and so we are forced to continually look at the rates that we charge for water. Councilmember Suter supports the Bill, and she encourages residents to ask questions to contact City staff if they want any more information on our rate structure.

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. 13. On the Agenda. FIRST READING BILL NO. 16-29 An Ordinance amending Title II, Chapter 100, Section 2.130.060 of the City of Gladstone, Missouri’s Municipal Code relating to exceptions to smoking restrictions.

Mayor Pro Tem R. D. Mallams moved Bill No. 16-29 be placed on its First 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 First Reading of Bill No. 16-29, 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. 16-29, and enact the Bill as **Ordinance 4.357**. **Councilmember Carol Suter** seconded.

Councilmember Carol Suter stated she had a question, she wanted to hear from staff on the process and the timetable for notifying businesses affected.

City Manager Scott Wingerson stated if the Council ultimately passes the Bill before them, at this point, the Ordinance will be effective in 60 days and during that 60 days we will provide letters to the affected businesses and enclose a copy of the Ordinance and of course be available to answer any questions citizens may have.

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. 14. On the Agenda. FIRST READING BILL NO. 16-30 An Ordinance approving a First Amendment to 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 Carol Suter moved Bill No. 16-30 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.

Councilmember Carol Suter moved to accept the First Reading of Bill No. 16-30, 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.

Councilmember Carol Suter moved to accept the Second and Final Reading of Bill No. 16-30, and enact the Bill as **Ordinance 4.358**. **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. 15. On the Agenda. CONSIDER BUILDING PERMIT 2707 NORTHEAST BROOKTREE LANE/CERTIFIED RADON

Building Official Alan Napoli approached Council and stated *“Yes, Mayor, City Council, if you look over to your right, my left, I’ll show you the samples of the color patterns of what is being used, the far one over there. The square that you see on the easel there, that is an External Insulation Finishing System(EIFS) that will be on the North and East side of the building, which is the visible side along Brooktree Lane, the long vertical panel which would actually lay the other direction and be four foot wide going up, that is a metal stucco panel. That will be on the South and West side which is not visible from any street. The top panel is your standard sheet metal roof that will be on top of the building, it will be a bronze color. The stone down below is the stone that you see on your plan there, that will be the stone that will be used at that lower portion of the structure along the East side and the North side of the structure. The little bronze thing that you see sitting in there, that is what the storefront windows, the door, the trim around it will be; it’s going to be an anodized bronze finish and then if you also notice on your plan you will see some horizontal and vertical bronze lines in there, that will be the color that decorative trim will have, those accent lines. If there are any questions, I will be more than happy to try to answer.”*

Councilmember Carol Suter stated, so the long panel is what is going on the back side ...

Building Official Napoli replied *“It will be on the West side which abuts where Applebees is you know where that tree row there, and will go on the South side which abuts the parking lot down over by the library.”*

Councilmember Suter stated and they are vertical, just like that sitting there?

Building Official Napoli replied *“Yes, actually the panels actually sit like this.”*

Councilmember Suter stated oh they are horizontal panels; the lines on here are vertical, that is why I am confused. So they are stacking this way...

Building Official Napoli stated *“They are long panels that go up, basically you will have about every four foot you will see where the joint line is there. That is not going to be visible, because like I say it’s going to be on the West and South. The other two sides are an External Insulation Finishing System(EIFS) which is a continuous system. There will be some decorative break up*

lines in those bronze lines you see in there, along the horizontal across the glass frontage there is some, there is a couple of vertical lines, to break up the long monotonous look of the, particularly the East side of the building. I will also say a couple of things, I know that I did have in my staff report, just to advise you of is, in the initial, when the site plan was out, there was discussion, and I mentioned that the air conditioning units, the two units, were on the East side of the building and would require screening, the engineer and architect looked at everything with the contractor, and they got them moved over to the West side of the structure so they are not visible from the street so there is no need for any screening. The dumpster enclosure which on the original site plan showed being at the Southeast corner of the structure just right along the front face there, that has been moved all the way to the West and back so it is not visible from the street at all either."

Councilman J. Brian Hill moved the Building Permit be approved. **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. 16. On the Agenda. CONSIDER 6305 NORTH ANTIOCH ROAD/MCDONALD'S BUILDING PERMIT

Building Official Alan Napoli approached Council and stated: "It's not too often I get to do two permits back to back. The long wait for McDonald's is finally here. They brought a small sample board here you can see the colored elevations on there. The materials are going to be used; the McDonald's yellow, up there, the split face stone, here and the gray panels you see along here and up through here. So. Those are the standard colors McDonald's uses for their stores. The brick is a little lighter color than the one on North Oak but similar layout to the one on North Oak. This McDonald's will have a play station still in it for the kids to go to, so we have the adult one and the kids one."

Councilmember Carol Suter stated grandkids say yay, grandma says yay on a hot day or a really cold winter. What is different now about this plan from the one we already approved before?

Building Official Napoli stated *"The interior work was re-worked. I guess Mr. Wagy is here and he could probably explain it a little bit more than I can if you wouldn't mind."*

Mr. Wagy approached the Council and stated *"Not a lot has actually changed. The décor is going to be completely the same. We experimented with some stuff in the kitchen and McDonald's just put a moratorium on building to figure out what we are going to do. And so you know we have several people we have to answer to, shareholders, owner-operators, suppliers and the corporation. And so they kind of wanted to see where the direction of McDonald's is going to be so they did some experimenting in the Ozarks and New York, Florida, and some other places with some different kind of kitchens and they've decided to pretty much stick with what we've got. What can I say? Some of the grills have gotten better, some of the refrigeration has gotten better, but it's darn near the same store with new architectural plans because we let the permit expire. So, \$30,000.00 later, I'm back."*

Mayor Jean Moore stated Mr. Wagy, depending on approval of this building permit this evening, can you walk us again through the timeline?

Mr. Wagy stated: *"We hope, and we hope this can happen, July 25 we hope to be actually closing on July 24, 25 we will go in there, take out all the stuff we can, ask the utilities to be turned off on the 26 and maybe one more day, try and demo it on July 28. There is a very small piece of real estate issue that we still got to resolve; it's been resolved but I think McDonald's legal, we have not gotten final approval from McDonald's legal on the real estate issue that has been resolved. That could delay me a little bit but we are talking 100 days of construction so I'm hopeful that we can be open the early part of November."*

Councilman J. Brian Hill moved the Building Permit be approved for 6305 North Antioch. **Councilman Bill Garnos** 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. Other Business.

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


Item No. 18. On the Agenda. Questions from the news media.


There were no questions from the news media.

Item No. 19. On the Agenda. Adjournment.

Mayor Jean Moore adjourned the meeting at 8:16 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as submitted: 
Approved as corrected/amended: _____


Jean B. Moore, Mayor