



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 24, 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 Padraic Corcoran
City Clerk Ruth Bocchino

Item 2. On the Agenda. ROLL CALL.

Mayor R. D. Mallams opened the Regular City Council Meeting Monday, July 24, 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: *"At this time, I'd like introduce our Gladstone's own VFW Post 10906 Color Guard, we have our Post Commander, Carla Gleaton, Joe Liles, Charlie Cram and Stan Stoner. 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 No. 5. On the Agenda. Approval of the Closed June 26, 2017, City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the June 26, 2017, Closed City Council meeting as presented. **Councilmember Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, and Mayor Pro Tem Bill Garnos. Mayor R.D. Mallams abstained. (4-0-1)

Item No. 6. On the Agenda. Approval of Regular June 26, 2017, City Council Meeting Minutes.

Councilmember Suter moved to approve the minutes of the June 26, 2017, Regular City Council meeting as presented. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, and Mayor Pro Tem Bill Garnos. Mayor R.D. Mallams abstained. (4-0-1)

Item No. 7. On the Agenda. Approval of Closed July 10, 2017, City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the July 10, 2017, Closed City Council meeting as presented. **Councilman Yarber** 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. 8. On the Agenda. Presentation of FM Global Insurance fire prevention grant to Fire/EMS Division.

Mayor Mallams stated: *"I'd like to ask our Fire Marshal, Patrick Farrens, to come forward, and Emily Freeland, Consultant Engineer. Patrick, congratulations. Your grant application for the Global Fire Prevention grant stood out in comparison to hundreds that were received. I understand you are going to be getting, for our City, \$2,093.00. Emily, let's go ahead and have you make your presentation. Patrick if you could share just a little bit of information about what the scope of the grant is."*

Ms. Freeland stated: *"Thank you so much for having me today. I'm Emily Freeland and I am with FM Global, I'm a Consultant Engineer for them and I actually live in Liberty. Pretty local. For people who don't know who FM Global is, we are a property insurance company, and we do things a little differently than other insurance companies. We take a different approach. We send engineers like me to all of our insured sites to do risk evaluations. The thing we are primarily looking at is fire prevention. That would be where most of our losses come from. In the past 40 years FM Global has found that by partnering with local communities and helping their efforts in loss prevention, that it will in turn help us. Partnering together, that's our goal. We want to say congratulations to you for your grant. We have hundreds of them that we look through. It was really exciting that it was somewhere local for me and I got to come present today. I believe you have already received the check, but this is just a nice plaque to commemorate the grant."*

Fire Marshal Farrens stated: *"The grant includes four main things that we wrote for. One being a new DSLR Camera. The camera being higher quality photos in case it is an arson case or anything that does go to court so it can be submitted. It also gives better training aids for our new fire investigators that we can bring back to the station and blow up on a larger screen. A Commercial Fire Investigation Kit; that had a number of items in it. For example, anything you have seen on CSI, pretty much the same thing. A large magnet that can pick up any sort of trace metal, sifting baskets, and many other evidence collection and procurement type material. Combustible Gas Detector; that helps eliminate causes of fires whether that be arson or if it is just somebody shatters something like that that has a large amount of gas in it for regular*

everyday use, such as lawnmowers. Rather than having to call outside of the city to have a dog or another agency come, we can now do that on our own. The fourth item is a Scene Safety item for us; and electronic scene light. To try to keep the firetrucks in service, they leave the fire investigator there with as few people as possible. When the firetruck leaves, so do our lights if a fire happens at night. Now there are lights that the fire investigator can use on their own at night so we can keep the firetrucks and ambulances in service a little faster and provide that service for our citizens. The reason the fire investigation is important; the International Fire Code gives the authority and responsibility to the Chief of Fire and then transfers it to Fire Marshal to investigate all fires. By investigating all fires to determine what the cause and origin is, and through that you can help prevent fires later on. You can figure out what your main cause is and go after that on a prevention aspect whether that is cooking, cigarettes, arson, or whatever that may be. The State Fire Marshal also has a large push right now to track and find more information on cigarette fires. After the fire safe cigarettes were passed in the State of Missouri, they passed that but then they found out that they weren't tracking that data. The State wants any information that has to do with cigarette fires to go back to them. Mutual Aid: we have had a lot of departments, a large number of fire investigators in the department, me and six others. Two of the police detectives have also taken the state certified course. We are a very good resource for any of our surrounding neighbors if they ever need that help and with this equipment, it is even more so."

Mayor Mallams congratulated Fire Marshal Farrens.

Item No. 9. On the Agenda. CONSENT AGENDA.

Following the Clerk's reading, **Councilmember Suter** moved to approve the Consent Agenda as published. **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)

Councilmember Suter moved approval of **RESOLUTION R-17-26** A Resolution authorizing acceptance of work under contract with Centric Projects for the Public Safety Booking Area remodel Project, and authorizing final payment in the amount of \$3,077.36 for Project CP1755.

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)

Councilmember Suter moved approval of **RESOLUTION R-17-27** A Resolution authorizing acceptance of work under contract with Hettinger Excavation, LLC, for the 2016 Water Main Replacements Project, and authorizing final payment in the amount of \$31,896.98 for Project WP1786. **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)

Councilmember Suter moved approval of **RESOLUTION R-17-28** A Resolution authorizing Change Order No. 6 in the amount of \$51,700.00 to the contract with Lan-Tel Communications Services, Incorporated, for the 2016 Curb, Gutter and Sidewalk Project TP1604.

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)

Councilmember Suter moved approval of **RESOLUTION R-17-29** A Resolution authorizing execution of a contract with Little Joe’s Asphalt, Incorporated, in the total amount not to exceed \$387,750.51 for the 2017 Mill and Overlay Program; Project TP1806. **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)

Councilmember Suter moved approval of the **FINANCIAL REPORT FOR MONTH END JUNE, 2017**. **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)

REGULAR AGENDA.

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

Joyce Wilcox, 5904 North Euclid, Gladstone, Missouri, approached Council and stated: “*We have had problems with a young man who has mental problems in our area for years. He gets out there, he screams and he hollers and he shouts. He was out there Friday night after 11:00 screaming. He was out there this morning at 10:00 screaming. We have, I’m a widow and live by myself and I’ve known Willy for years but he keeps getting worse. We have reported it, and reported it, and nothing is ever done. You know, we have had people that go out and buy ammunition and fire arms because they don’t trust Willy. You don’t know what he is going to do. A neighbor three doors down from him is a retired police officer and he had to run Willy out of his front yard. This has gone on and on and on. We call the police, we do all kinds of things and it is never resolved. Willy does not own that house. His mother, Trudy Rupell owns that house. She has had a mentally ill son that had to be put away and is not allowed on the property. All of us have to suffer. My next door neighbor has a young daughter, she won’t let her daughter out in the back yard because Willy is out there screaming and hollering. Her husband works out of state. You can hear him from a block away. People have asked me ‘who is that screaming and hollering out there and why isn’t something done’. I’ve called Trudy and she says she sleeps with a knife under her pillow and she will protect herself if he fights her. Every time I call the police and stuff, I want them to check on her to see if she is all right. Well they say, they wouldn’t let us in and then I worry about Trudy, and you can’t call that night because Willy is all upset. It’s added stress to our neighborhood that is not needed and it never gets taken care of, never. You know, it makes us, one time I called the police and they told me not to stand in my yard and look at Willy when he was out there screaming. I’m going, I was being quiet and nice, I was just standing there to see if he was going to quit or not and if the police were going to arrest him. I’ve filed formal complaints, I’ve done what I can, and my neighbor that lives right behind us, they’re both retired and elderly people. We have a lot of elderly people in our neighborhood. We don’t feel safe in Gladstone because of one individual that is terrorizing us all. And not just my block; North Euclid, North Michigan Place, and North Michigan. You know it’s gone on too long and we need to get something done about it where we can feel safe in our own neighborhood.*”

Like I say, I've known Willy for years but he just keeps getting worse. I don't want to wait till after he has hurt maybe the little kids next door or the next door neighbors. He works at Independence Fire Station and he's not home all the time either, so it is added stress to all of us, all of us, that we have to worry about our, I don't have a retired cop to protect me. So, it really should, there should be something done that can get this problem eliminated for all of us over there. Really. It makes, I've lived in Gladstone, I don't want to have to move. I'm not moving because of him. I'm not. But I do have a gun and if he comes in my house, I will shoot him, but he will have to come and try to break in before that happens because no one wants to have to do that. Nor should we even have to think of doing that. And we have had to. I need your help to get this thing worked out for all of us. We have had neighborhood meetings with the police and still it goes on and on and on. We really need your help to get this fixed. I would appreciate any help you could give us on this."

Mayor Mallams confirmed Joyce's last name was Wilcox and stated: *"Thank you for sharing this. We want all of our residents to feel safe here within our community. We will work with Chief Hasty and we will find out something."*

Mrs. Wilcox stated: *"I would be willing to pay a private lawyer if that is what I have to do. You know, I don't see why Trudy Rupell is not responsible for what goes on in her home and in her yard. You know, I had a daughter that had development disabilities but I didn't allow her to go out and disturb the neighbors. She allows that with her son. I hope you can get something worked out for us. I would appreciate it very much. Thank you."*

Mayor Mallams thanked Mrs. Wilcox for sharing.

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

Councilman Yarber stated: *"Thank you. A couple of events over the weekend. The Cutie Pie Tri was on Saturday which my daughter took part in and also Director Merkey's little one was in too. We set a poor example because I think we were one of the few people there without helmets for our children to ride the bikes and trikes. Very exciting for the little ones. I didn't realize we were getting a work-out too in the midst of it but it was the first year we have done this, fantastic. It would have been nice if the heat would have cooperated. I hope this is an event we can continue doing for a long time. Hats off to Director Merkey. Also, hats off to the Public Works Department. We had a little storm come through. We had some brush come down, and thank you to them for being open extra hours so people have a place to drop off the brush so they can get things cleaned up."*

Councilmember Suter stated: *"Thanks. Last week the Environmental Management Advisory Committee held the regular meeting. They approved their work plan for the coming 18 months. That whole process of the work plan, I think, has been so helpful to a number of our Boards and Commissions and again, we have a group of people who are really excited about what they are doing and plugged in and participating and that is really exciting. I think they are honing in on a couple of priorities with lighting and solid waste disposal for the city so we will be hearing more from them as we move forward. I just wanted to add my congratulations to Jennifer Stafford from our Public Works Department who was elected to Chair the Finance Committee for the*

Solid Waste Management District which is run through the Mid America Regional Council. This is so beneficial when our staff and all of our volunteers, any volunteers, get actively involved in regional organizations. That helps raise the profile of the city, it develops relationships, networking with others in the region that for the most part almost always results in new opportunities for the city. I wanted to congratulate her and thank her for the extra time she puts in to participate."

Councilmember Moore stated: *"Thank you, Mayor. I just wanted to say congratulations to our former colleague Brian Hill who received the MML Award last week at a banquet. Councilmember Suter and I were there along with the City Manager and leadership staff. It was nice to honor Brian at that event."*

Mayor Pro Tem Garnos stated: *"Thank you, Mayor. I just wanted to comment on the financial report for June that we approved on the Consent Agenda. It was nice to see, looking at the year end, that revenues were up and expenditures were down. That's about as good as it can get with a financial report at the end of the year. I want to thank city staff, of course, for that. I wanted to report on a couple of meetings I attended last week. I had a Board of Zoning Adjustment meeting on Monday. There was an applicant from my neighborhood who wanted to extend their garage out toward the street, but that put it too close to the required setback. It was a good hearing and the Board of Zoning Adjustment eventually approved it everybody left very happy, which was nice for a change with Board of Zoning Adjustment. I also had a good meeting with the Parks & Recreation Advisory Board last week on Tuesday. We got a lot of great project updates from Director Merkey on Hobby Hill. A lot of new things coming up: Kid Fest, we talked about the impact of the storm event, the golf tournament for Theater in the Park, there is a northland trails initiative that we were briefed on, the Rotary Club project with Oak Grove Park, the end of the season for the outdoor pool already and the luau to celebrate that, and we are talking about maybe having a dog swim event at the end of the season. Something I've been advocating for a long time. It sounds like four years of whining is going to finally pay off for our residents and their dogs, of course."*

Mayor Mallams stated: *"Before my individual comments, I'd like to ask for a motion to appoint Katie Middleton as an interim member of the Planning Commission effective this evening to 31 December of this year. For Katie to continue on the Planning Commission, she would be just like any other applicant. In November she would be interviewed and based upon the applicants that we have, we place those individuals where we think they best meet the needs of our city. So what I'd like to do at this time is ask for a motion to approve Katie."*

Councilmember Suter moved that Katie Middleton be appointed as an interim member of the Planning Commission. **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)

Mayor Mallams stated: *"This evening I would like to extend from our City Council our congratulations to Paramedic and Firefighter Tim Schmuke who recently was promoted to Captain in our Public Safety Department. The competition was very, very, competitive. Also, I'd like to extend a thank you to our Director for Public Works, Tim Nebergall, for allowing our*

residents a day to discard limbs and branches at no expense. It's greatly appreciated. During my visits to the debris site with limbs and branches, I observed over 100 children participating in soccer and tennis camps at Happy Rock Park. We are so fortunate here in Gladstone to be able to offer those programs to our families and the kids. Finally, my wife and I spent an afternoon at the city pool. We were very pleased. The staff was friendly, the lifeguards were attentive and ensuring the safety of the swimmers. The pool area was very, very clean. Again, we are fortunate to have such a nice resource for our community. Pats on the back for all of our members of Parks & Recreation. Good job."

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

City Manager Wingerson stated: "Thank you, Mayor. Sort of a medium length report tonight. The first is a segue on your comments about the outdoor pool to let the Council know and the public know that almost 25,000 people attended the pool this season. Very nice number. When you put it in that scale, you realize what an asset the outdoor pool really is. In terms of economic development, we are pleased to say to the public and to you that Wal Mart is reinvesting in their facility at 72nd and Prospect. They will be redoing the bathrooms, Deli, interior of the store and of course they have already done the parking lot if you have been watching the area there, and a new updated signage package. We are excited Wal Mart has chosen Gladstone to continue their investment. Sounds on the Square Friday night concert series this Friday night is Midnight Rodeo. It starts at 7:00 pm. About 100 people participated in the health fair. Those are employees, community center members, and general public. About 100 people participated in that. That is a new initiative led by Charlene Leslie over the last few years. We thank her for that. The North Campbell road project, right over here by City Hall at 72nd Street is going great guns. The water main is completed. Most of the curb is in place. We are looking forward to asphalt later this summer. A couple of congratulations to Dominic Accurso. One is, he obtained a Missouri Municipal League College Scholarship to help him with his graduate education, so we are pleased about that; segueing on Mayor Pro Tem Garnos' questions about revenues over expenditures, that part is true but what also is true is that interest revenues are up about \$40,000.00 from last year. Our investments are doing very well under Dominic's oversight and all the Finance Department. Finally, with your permission Mayor, I'd like to yield about 30 seconds to Mike Hasty to brag on a group of our employees."

Director Hasty approached Council and stated: "Thank you, Mr. Wingerson, Mayor and Council. It was brought to my attention late this afternoon, in this climate we have been experiencing with weather, it has been a concern of checking on residents. We get a lot of calls and we are very fortunate in our community that our residents look out for one another. We had something that occurred over the weekend, Saturday afternoon, where residents became concerned about one of their elderly residents in the area and they called our officers. Officer Blaine Parker and Chris Bennet and Jessica Duda went over and found that there was a resident there, 90 years old, the residents couldn't get a hold of him but he was in there, but unfortunately he didn't have any air conditioning. So they spent some time trying to problem solve for him but they kind of put their heads together with their leader, Sgt. Brian Boydston, and one or two of them come up with a solution of just going over and buying an air conditioner and putting it in for him over there at this residence so that he could suffer through this heat wave that we are experiencing right now. I just wanted to pass that along to City Manager Wingerson and I was glad that he gave me the

opportunity to pass that along cause I think they went above and beyond and you can be assured that leadership shown by those folks is well earned."

Item No. 13. On the Agenda. RESOLUTION R-17-30 A Resolution in support of a consolidated terminal at KCI International Airport, Kansas City, Missouri.

Councilmember Suter moved to approve **RESOLUTION R-17-30** A Resolution in support of a consolidated terminal at KCI International Airport, Kansas City, Missouri. **Councilmember Moore** seconded.

Councilmember Suter stated: *"I'm in support of this Resolution because while we are in Gladstone we don't have the opportunity to vote on what will happen with the terminal at Kansas City International Airport, we do have the opportunity as City Council at least to try to lend some support and encouragement to those folks who will be voting to think seriously about a consolidated terminal. That is the recommendation that has come from the joint airport task force, it is the recommendation that comes from all of the airlines who want to keep using that airport. It is a recommendation that comes from the Kansas City City Council, from the Mid America Regional Council Board, so we are adding our voice to a lot of organizations; the Greater Kansas City Chamber of Commerce, the Northland Regional Chamber of Commerce Board has adopted a similar resolution, so we are hoping that kind of a groundswell of support from every kind of organization and political entity in the region might be really helpful to Kansas City residents who will have the opportunity the first week of August to vote on the future of the airport."*

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. 14. On the Agenda. RESOLUTION R-17-31 A Resolution authorizing the City Manager to execute a contract with The Waldinger Corporation in the total amount not to exceed \$34,884.68 for the emergency replacement of a two-stage compressor in the Community Center heating, ventilating and air conditioning system.

Mayor Pro Tem Garnos moved to approve **RESOLUTION R-17-31** A Resolution authorizing the City Manager to execute a contract with The Waldinger Corporation in the total amount not to exceed \$34,884.68 for the emergency replacement of a two-stage compressor in the Community Center heating, ventilating and air conditioning system. **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. 15. On the Agenda. RESOLUTION R-17-32 A Resolution authorizing the City Manager to execute a Commercial Lease between the City of Gladstone, Missouri, as Sub-Lessor, and C.E.K. Insurance as Sub-Lessee, to operate an insurance office at 7001 North Cherry, Gladstone, Missouri.

Councilmember Moore moved to approve **RESOLUTION R-17-32** A Resolution authorizing the City Manager to execute a Commercial Lease between the City of Gladstone, Missouri, as

Sub-Lessor, and C.E.K. Insurance as Sub-Lessee, to operate an insurance office at 7001 North Cherry, Gladstone, Missouri. **Councilmember Suter** 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. 16. On the Agenda. RESOLUTION R-17-33 A Resolution authorizing the City Manager to execute a Professional Services Agreement with Hollis and Miller Architecture in the amount of \$24,800.00 for the architectural planning of the renovation of office space located on the second floor of 7001 North Cherry, Gladstone, Missouri.

Councilmember Moore moved to approve **RESOLUTION R-17-33** A Resolution authorizing the City Manager to execute a Professional Services Agreement with Hollis and Miller Architecture in the amount of \$24,800.00 for the architectural planning of the renovation of office space located on the second floor of 7001 North Cherry, Gladstone, Missouri. **Councilmember Suter** 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. 17. On the Agenda. Other Business.

There was no other business to come 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 Mallams** adjourned the Regular City Council meeting at 8:02 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as submitted: 

Approved as corrected/amended: _____


R.D. Mallams, Mayor