



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, AUGUST 28, 2017**

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

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

Item 2. On the Agenda. ROLL CALL.

Mayor R. D. Mallams opened the Regular City Council Meeting Monday, August 28, 2017, at 7:37 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, please stand for the Pledge of Allegiance to the United States of America."* **Mayor Mallams** thanked the Honor Guard, VFW Post 10906; Karla Gleaton, Joe Liles, and Stan Stoner.

Item 4. On the Agenda. Approval of Agenda.

The agenda was approved as presented.

Item No. 5. On the Agenda. Approval of the Closed August 14, 2017, City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the August 14, 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. 6. On the Agenda. Approval of Regular August 14, 2017, City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the August 14, 2017, Regular City Council meeting as presented. **Mayor Pro Tem Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor R.D. Mallams. (5-0)

Item No. 7. On the Agenda. **CONSENT AGENDA.**

Following the Clerk’s reading, **Councilmember Suter** moved to approve the Consent Agenda as published. **Mayor Pro Tem Garnos** 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-17-36** A Resolution authorizing acceptance of a proposal from Zoll Medical Corporation, Chelmsford, Massachusetts, for the purchase of one (1) Zoll “X Series Manual Monitor/Defibrillator” for the total purchase amount of \$31,861.00. **Mayor Pro Tem Garnos** 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-17-37** A Resolution authorizing acceptance of a proposal from Hutchinson Salt Company for the purchase of snow removal salt. **Mayor Pro Tem Garnos** 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-17-38** A Resolution authorizing the City Manager to enter into a proposed Lease Agreement with the Feed Supply Company to operate a Grocery/Restaurant at 504 Northeast 70th Street, Suite A, Gladstone, Missouri, 64118. **Mayor Pro Tem Garnos** 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-17-39** A Resolution authorizing the City Manager to execute a Professional Services contract with Clockwork Architecture in the amount of \$17,590.00 to provide architectural services for the renovation of 4,400 square feet of retail space located at 504 Northeast 70th Street, Suite A, Gladstone, Missouri, 64118. **Mayor Pro Tem Garnos** 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 to approve the **FINANCIAL REPORT MONTH END JULY 31, 2017**. **Mayor Pro Tem Garnos** 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. 8. On the Agenda. Communications from the audience.

There were none.

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

Councilman Yarber stated: *"I want to, again, express appreciation to Battalion Chief Michael Desautels. Great timing on the emergency operations procedure because, look at what is going on in Texas right now with the hurricane. We can never be prepared enough. Good timing."*

Councilmember Suter stated: *"A quick update on the Beyond the Loop study. If you all recall, the study is being conducted with a lot of public input around potential futures for the north side of the downtown loop and for replacement of the Buck O'Neil bridge. The study is done and is out now with its initial options and I think City Council members have probably gotten a survey. There is a survey out now that can be accessed through the MARC website, Mid America Regional Council, marc.org; or Beyond the Loop KC.org. Basically we came up with three levels of options: do nothing about the downtown loop, skinny the downtown loop north side, which I think is probably a good compromise; there is lots of green space on both sides so if we just move a lane over either to the north or the south that opens up some area for development but doesn't really change much of the flow of downtown. The third option is to tear everything out and turn it into surface streets. In the survey, there are a couple of options just for the placement of the bridge but there is really not a lot to the west of the current bridge. A little or a little bit more, and then there are some questions about bike and pedestrian crossings. We are working hot and heavy in the region trying to come up with a plan for funding the replacement of the Buck O'Neil bridge. We are leaving no stone unturned. We have to have a plan ready to present to MODOT before the end of this calendar year. If we don't, MODOT will start to let out the contracts to do the \$50,000,000.00 refurbishment of the bridge. So far, we have gotten MODOT to agree to reserve up to \$7,000,000.00 to do a five year fix for \$5,000,000.00 and pay for the environmental study if we have a plan in place by the end of the year for how to actually replace the bridge. We are working now on local funding options. You will be hearing more about that in the next couple of months because we will still pursue federal options, though those are extremely difficult to come by. The program used to be called Fast Lanes is now called Infra. It was funded supposedly with \$1.5 billion last year in its first year, and \$78,000,000.00 was approved to be spent out of that fund. Nothing in this state. Nothing around here at all in this region. Very slim possibilities about that. MODOT has no money and that is not going to change next year. Some of you, I think, have been part of some of the listening sessions that Kevin Corlew's legislative commission is working on. They are feeling a little encouraged that there might actually be some changes, if not in this next session, the session after. That might free up options. We are so limited in the state of Missouri as to what we can do. We will pursue all of those. As we said from the beginning, pretty much, we can't count much on the feds anymore and we can't count much on the state. Local regions are going to have to do things for themselves."*

That will require some extra effort and maybe a little sacrifice on people's parts in this region to get this done. We just really cannot have the bridge closed for two years. We just can't. We are working as hard as we can. Trying to explore some new ideas that have never been tried in the Kansas City area before. We will see how some of that goes here shortly."

Councilmember Moore stated: *"Thank you, Mayor. I would like to take this opportunity to highlight a volunteer opportunity through the North Kansas City School District. I have been a Youth Friend in the District for close to 20 years. My volunteering has been at Crestview, but there is obviously elementary schools here in the City of Gladstone as well. The North Kansas City School District is always looking for people who are willing to spend one hour a month with a child in all sorts of ways; lunch buddy, library assistants, classroom help, breakfast buddy, there are lots of opportunities and it is a great program for the kids and certainly for the volunteers who probably get more out of it as well. If you are interested, go to the North Kansas City School website-northkansascityschools.org/Youth Friends. It is a great opportunity so I encourage anybody who has a little extra time to spend it with a child in the school district."*

Mayor Pro Tem Garnos stated: *"Thank you Mayor. I wanted to mention Anne Alexander's 90th birthday. Thank the Mayor for his comments at the gathering. Anne is one of our Board members emeritus. I didn't get a chance to mention it at her birthday reception but I remember going over to her house one time. She was 86 years old and I went over there. She had the floor plans for the McDonald's expansion rolled out on her dining room table which she was going over in preparation for Planning Commission. She was 86 at the time and sitting there studying the floor plans for the McDonald's expansion. I thought, that is what we look for in Board and Commission members. There is not a lot of other folks that would have been doing that. Her heart is in the right place and I wanted to thank you for all your nice comments at the reception at Kendallwood. Thank you."*

Mayor Mallams stated: *"Thank you, she is an amazing lady. Since our last City Council meeting, I had an opportunity with my wife to attend two events sponsored by Parks and Recreation. The Solar Eclipse watch party at Linden Square, and our first annual Dunkin' Dogs Day at the city pool. Both of them were very well organized, well attended, they were enjoyable and hopefully next year we will have another Dunkin' Dogs Day. That was good, Justin. Congratulations to Fire Chief Sean Daugherty, if you will pass that along, who completed the 10 day Executive Fire Officer Training Program. It's a graduate level course that focuses on leadership and ethics, analyzing case studies and team building. Finally, I extend my appreciation to Tim Nebergall, our Director for Public Works, I don't see him, for his timely manner in working with Mary Jane and Bob Hurshey who we met at the last City Council meeting after they expressed a concern about storm water run-off. That next morning, he was out there to help them."*

Item No. 10. On the Agenda. Communications from the City Manager.

City Manager Wingerson stated: *"Mayor, good news from the Finance Department. Dale Walters is responsible for general business license collections and those collections are up 18% on a cash basis. The Finance Department would like you to know that. Good news."*

Councilmember Suter stated: "What is he doing?"

City Manager Wingerson stated: "Making the phone calls. Pleasant Valley Road is making progress; curb and sidewalk is installed near the school and St. Andrews church. Base rock is down through the western half of that. Progress is on its way. North Campbell, from 72nd to 70th is done. It is a great improvement for the Linden neighborhood and another pathway to our Community Center and downtown area. We are happy about that. A giant thank you to the numerous volunteers at the August 24th Theater in the Park golf tournament. The 92 golfers, the 29 hole sponsors and the 50 businesses who had a great time, number one, and number two raised a lot of money for Theater in the Park. We are happy about that. Sounds on the Square this weekend: Friday September 8 is Lyin' Eyes, an Eagles tribute band, combined with the Chamber of Commerce car show. That will be an exciting new edition to Sounds on the Square. Fiesta on the Square is a new event for Saturday, September 9. Salsa dancing, KC Salsa, music from a band, a pop-up bar, street tacos, food trucks, etc. The last thing is, we are closed September 4 for Labor Day."

Item No. 11. On the Agenda. PUBLIC HEARING: Fixing the Annual Rate of Levy

Mayor Mallams opened the Public Hearing at 7:53 pm.

Interim Finance Director Dominic Accurso stepped to the lectern and stated: "Good evening Mayor and City Council. How are you? Pursuant to RSMo. 67.110, the governing body of the political subdivision shall hold at least one public hearing on the proposed rates of taxes which citizens shall be heard prior to the approval. Before the governing body of the political subdivision fixes ad valorem tax rates, the budget officer shall present to its governing body, by category, the real and personal and other tangible property in the political subdivision as entered in the tax book for the fiscal year for which the tax is to be levied. First, I want to start with what has happened in the past few years. As you may know, we are limited by Hancock on the real property tax; limited by actual growth, we get the limit to the lesser of three factors: actual growth, CPI, which the state auditor allowed us 2.1% this year, or 5%. In 2016, it was .7%, in 2017 it is .8%, and this year we were very lucky and we got 2.1%. We actually met most of the actual growth in almost every category so we get to realize that this year. Starting from the top, residential valuation, this was a valuation year this year, last year we did not have valuation; this year valuation started at \$237,150,190.00 for residential real property with \$2,836,900.00 in new construction, that is a 36% increase from last year, that looks really great. The total residential valuation is \$239,987,090.00. Agriculture valuation is \$34,610.00. Commercial is \$60,749,935.00 with \$148,320.00 in new construction for total commercial of \$60,898,255.00. That gives us a total real property valuation of \$300,919,955.00. Total personal property tax valuation is \$67,122,136.00, that is up substantially from last year, almost 17%. We are buying lots of boats and new cars and things like that. Basically, what that translates into for residential, the total levy will be \$2,229,480.00 to the general fund at an assessment rate of .929%. The agriculture will be \$322.00 at a rate of .929%, and commercial will be \$565,136.00 at .928%. We were just over the threshold on that. We got one one-thousandth taken away from us at .928%. Personal property is \$623,565.00. In all, that is an increase from last year of \$81,464.00 in residential property, \$16,675.00 in commercial, and \$98,624.00 in personal property."

Mayor Mallams asked if there was anyone who wished to speak in favor of the tax rates.

There were none.

Mayor Mallams asked if there was anyone who wished to speak in opposition of the tax rates.

There were none.

Mayor Mallams closed the Public Hearing at 7:58 pm.

Item No. 12 On the Agenda. FIRST READING BILL NO. 17-18 An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of levy for the 2017 Real Estate and Personal Property Taxes within the corporate limits of the City of Gladstone, Missouri.

Councilmember Suter moved Bill No. 17-18 be placed on its First Reading. **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). The Clerk read the Bill.

Councilmember Suter moved to accept the First Reading of Bill No. 17-18, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

Councilmember Suter moved to accept the Second and Final Reading of Bill No. 17-18, and enact the Bill as **Ordinance 4.393**. **Councilmember Moore** seconded.

Councilmember Suter stated: *"I want to make sure it is clear, because I'm not sure if it was in the presentation, while we will be getting more revenue from taxes, the levy rate has stayed the same. We have not changed the levy rate."*

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. 13. On the Agenda. FIRST READING BILL NO. 17-19 An Ordinance Amending Title I, Chapter 130, Article 4; Title II, Chapter 140, Title IX, Chapter 600, and miscellaneous sections of the City of Gladstone, Clay County, Missouri Code of Ordinances by repealing certain provisions contained therein and enacting in lieu thereof new provisions designated as Title IX, Chapter 600 Fire Prevention Regulations relating to the construction and maintenance of structures and property within the City and designated as the "Building and Construction Ordinance" for the City of Gladstone, Clay County, Missouri.

Councilmember Moore moved Bill No. 17-19 be placed on its First Reading. **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). The Clerk read the Bill.

Councilmember Moore moved to accept the First Reading of Bill No. 17-19, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of Bill No. 17-19, and enact the Bill as **Ordinance 4.394**. **Councilman Yarber** seconded.

Mayor Mallams stated: *“If I’m correct, was this not the standardization of our codes so that they were similar to, for example, North Kansas City, Liberty, and it also consolidates certain codes into specific chapters?”*

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. FIRST READING BILL NO. 17-20 An Ordinance amending Title V, Chapter 110 of the Code of Ordinances of the City of Gladstone regarding the ability of persons holding an intoxicating liquor in the original package at retail license to sell thirty-two to one hundred twenty-eight fluid ounces of draft beer and adjusting the number of licenses available for certain classifications.

Councilmember Suter moved Bill No. 17-20 be placed on its First Reading. **Mayor Pro Tem Garnos** 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). The Clerk read the Bill.

Councilmember Suter moved to accept the First Reading of Bill No. 17-20, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** 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). The Clerk read the Bill.

Councilmember Suter moved to accept the Second and Final Reading of Bill No. 17-20, and enact the Bill as **Ordinance 4.395**. **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. 15. On the Agenda. OUTDOOR SPECIAL EVENT:

- Gladstone Whiskey Fest: Saturday, October 7, 2017, Linden Square, 4:00 pm – 9:30 pm

Councilmember Moore moved to approve the Outdoor Special Event as listed. **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. 15. On the Agenda. Other Business.

There was no other business to come before the Council.

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

There were no questions from the news media.

Item No. 17. On the Agenda. Adjournment. **Mayor Mallams** adjourned the Regular City Council meeting at 8:09 pm.

Respectfully submitted:

Ruth E. Bocchino
Ruth E. Bocchino, City Clerk

Approved as submitted: ✓

Approved as corrected/amended: _____

R.D. Mallams
R.D. Mallams, Mayor