



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, OCTOBER 23, 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

**Item No. 1. On the Agenda.** Meeting Called to Order.

**Mayor R. D. Mallams** opened the Regular City Council Meeting Monday, October 23, at 7:30 pm in the Gladstone City Council Chambers.

**Item No. 2. On the Agenda.** **ROLL CALL.**

All Councilmembers were present.

**Item No. 3. On the Agenda.** **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.**

**Mayor Mallams** asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked VFW Post 10906, Carla Gleaton, Joe Liles, and Stan Stoner for posting the colors.

**Item No. 4. On the Agenda.** Approval of Agenda.

The agenda was approved as presented.

**Item No. 5. On the Agenda.** Approval of the Closed October 9, 2017, City Council Meeting Minutes.

**Councilman Yarber** moved to approve the minutes of the Closed October 9, 2017, City Council meeting as presented. **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. 6. On the Agenda.** Approval of Regular October 9, 2017, City Council Meeting Minutes.

**Councilmember Moore** moved to approve the minutes of the October 9, 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.** CHECK PRESENTATION-HOBBY HILL: AARP and JJK Children's Memorial.

**Mayor Mallams** stated: *"The seventh item on this evening's agenda is the presentation of two checks to the City of Gladstone in support of the renovation and construction of Hobby Hill Park. One check will be presented by Craig Eichelman from the Missouri AARP, he is the State Director. The second check is from members of the JJK Children's Memorial Foundation. To begin with, I'd like to ask Justin Merkey, our Director for the city's Park and Recreation program, to please join me in front of the dais, and I'd like to ask Craig to also join Justin and me. After the presentation of the check from AARP, I'd like to ask Debbie Gwin, Peggy Storrs, Michele Sanderson, and Patrice Pitts, President of the JJK Children's Memorial Foundation to join Justin and me."*

Craig Eichelman stated: *"Communities all over the country are looking to make their communities more livable and I define that as 'is my town a great place to live', that means can I walk anywhere I want, is it walkable, good public transportation, and do you use public space uniquely. I think, what I've seen, with the Hobby Hill blueprint, is a very innovative space no matter your age; you will be able to enjoy. On behalf of AARP, we'd like to have you accept our congratulations and please accept this check for \$20,000.00 to go towards the adult play equipment."*

**Mayor Mallams** stated: *"From the members of the City Council, City Staff, and all the residents and northlanders, we want to say thank you to AARP from the State of Missouri. This money will be allocated to Hobby Hill Park, the renovation project, to assist in the multi-generational play and fitness equipment. This partnership between Gladstone Recreation, Cultural Arts, aligns with your mission with AARP and it helps our community members be healthier and more active in their lifestyle. To us, everyone, congratulations Justin, your staff. Craig, thank you."*

**Mayor Mallams** stated: *"What a wonderful evening. We would like to ask the following individuals to please come forward: Debbie Gwin, Peggy Storrs, Michele Sanderson, and the current President for the JJK Memorial Foundation, Patrice Pitts. We would like to say thank you to each one of you for the generous donation and let you share your thoughts and what you are presenting to the city. I understand that in the park there is going to be three reflection*

areas, and we have heard about that from Bob, along the trail that encircles the wetlands. I'd like to ask each one of you or an individual to express your feelings in regard to what we are doing with renovation of Hobby Hill Park or the foundation itself. I'll start with Patrice."

Patrice Pitts stated: "Thank you, Mayor, and thank you, Council, for having us this evening. With the joining of our organization with the City of Gladstone, of course with the help of Land3, I think that we have seen our vision, or we are starting to see that vision come full circle. Our organization was founded out of a deep love for the boys that we lost in 2001 and out of that became the hope to provide other families with a place that they can enjoy, that they can remember the people that they have lost. Of course we focus more so on the loss of children which is a profound loss for any family. I think everyone probably in this room knows someone or has been touched personally by a loss like that. We were very excited when this project started. Hobby Hill kicked off right around the time that our organization was founded and fate, divine intervention, whatever it may be, it was the right place at the right time. We are very happy to make the contribution after the six years that we have been doing our golf tournament, to present this check in the amount of \$30,000.00 to the city for the reflection nodes development. We are going to have a meeting shortly to determine what all of that is going to look like and we are very thrilled. If I may, your own words tonight really touched us; for the community, these reflection nodes are going to provide a beautiful place for families and for us it's going to provide a legacy for our boys. Thank you very much to everyone who has been involved."

## **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 just want to offer congratulations to Parks and Rec and the Chamber for Fright Night. I think it was fun. I saw you out there Justin with your own kids. I saw Chief Hasty out there. I think everybody had a great time and it was a very safe experience for the kids. I think the count was 520. A lot of kids came out. I think that is probably the biggest it's ever been."

**Councilmember Suter** stated: "I've been on the Council a long time and I just want to thank you, the women of the JJK Memorial Foundation, for your patience. We have been around and around on this for a long time. I think the end result is going to make everybody very proud and will do justice for your loved ones for a very long time. Other news; communication, or information is my topic tonight. I'm kind of an information junkie. I absolutely love the MySidewalk stuff. For our Community Development Department, the interesting demographic slices and geo-graphic slices that we are getting from that program, it's fun and it is just so informative. We are learning things that otherwise we just would never be able to look around and appreciate about the community and its diversity. I have really appreciated that a whole lot. I like data. Last week, I wasn't able to attend, I don't know if anybody from the city did, the Arts

KC had brought in an outside organization again to assess the economic impact of arts in the region. Their report was extremely interesting. One piece of information out of it that I found particularly interesting was that of all the people who participated in the arts in any way, shape, or form in the region, 60% of them are over the age of 55. I knew that it was a lot, but 60% was kind of mind-boggling a bit to me. That kind of information is helpful because it helps us to target our programming and it makes sense because people over 55 are at the top of their earnings so they can probably afford the arts. It also kind of says to me that it helps us to know that we have to work harder to reduce the obstacles for younger people to participate. There must be obstacles for why they don't participate as much as older people. Again, I found the information helpful, both in a positive and negative way. My third one is, I hate to do this, but, the media this last week has not gotten the story right about the funding of the Buck O'Neil Bridge. I just wanted to encourage folks if you've seen any of the Kansas City Star and their editorial that was totally off base, they did not do their homework or talk to anybody who is actually involved in the project to know what was going on and I think tried to make something look like Kansas City was grabbing everybody's money or something. That is not true. The plan is a regional plan that we have all agreed to in principle and we are working on the details now. If you saw any of those things, disregard it. If you really want to know what is going on sometime, just ask me, I'll be happy to tell you."

**Mayor Pro Tem Garnos** stated: "Thank you Mayor. I did want to recognize Public Safety for the Bike Rodeo a couple of Saturdays ago. The weather was a little dicey but it was well attended and well received. Anything to teach our little darlings how to ride bicycles properly, I'm a big supporter of. Good job for Public Safety."

**Mayor Mallams** stated: "Thank you. That was the first item that I was going to bring up, the appreciation extended to Public Safety for the first annual Bicycle Rodeo. We had patrol officers out there, detectives, firefighters, and EMT's. They set up an obstacle course for the kids. There was a first aid station there. The kids received bicycle helmets and if some of the children needed repairs to their bike, there was a station out there for that so it was really wonderful. We have communications here from Amy Harlin, from the Gladstone Chamber, to thank our City Council members, our city staff; 'thank you very much for the city's continued support of Gladfest. As always, the city staff were utmost professional and a true pleasure to work with throughout so we really appreciate the continued partnership.' Finally, following protocol, I'm going to ask our Councilmembers to help me this year with the donations to the Mayor's Christmas Tree Fund. This year, just for information, there will be three donations where the funds will be allocated. Feeding Northland Kids, which provides the back-snack back-packs for the kids to take home on Fridays which provides nutritious snacks for the weekend for the children. The Northland Christmas Store, which is an amazing endeavor that's done by our community in December, and finally our own Animal Shelter. I'm going to ask the Councilmembers here, as you attend our city board and commission meetings now and until the end of November, when you are asked for the City Council comments, please encourage the members to donate to the Mayor's Christmas Tree Fund. During the first week of November, each member of the Boards and Commissions will receive a letter asking them to pay it forward with a donation. City Clerk, I have a copy for you too since I'm going to give one copy to each one of the City Councilmembers. This is the information about the charitable organizations. We have representation this evening from Troop 8. Tristin and Rob Ruskiewicz working on a merit badge. Welcome to our City Council meeting."

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

City Manager Wingerson stated: *"Thank you, Mayor. Just a few quick things. First and foremost thanks to AARP and the JJK Memorial for their donations tonight. It's really incredible what has happened tonight and it happens all through the year in Gladstone. We are especially thankful to the people here tonight. It allows us to make Hobby Hill just that much more special with their donation. I'm speechless, really; it's amazing. Public Works ½ price Fall Brush Drop Off is November 3 through 5. ½ price for fall leaves and all that sort of thing at Public Works. Continuing with the Public Works theme, it's hard to believe but it is time to practice for snow removal. Equipment is being checked, routes are being run, lunches are be provided so we are proud of them all the time but we are super proud of them during the winter months. Dominic Accurso, our Interim Finance Director, woke up in an especially good mood and excited to come to work this morning because the auditors appeared. We know he is fully engaged in that process and I'm very confident it will turn out exactly the way it should. Councilman Yarber talked about Friday Fright Night and I want to add just a little bit to that. 520 kids, 712 canned goods collected, over 1500 people in Oak Grove Park that night, 27 businesses were represented, that is twice as many as last year, and there was storytelling and puppet shows, Public Safety was kind enough to show up and meet with all the kids around Halloween time. Russ Collins and Susan Blattner, for the first time in a long time, Parks and Recreation led this effort and I want to thank them personally to make it just a fantastic event for the community. It is the type of event it should be, well attended and professionally managed. Justin please pass along our thanks to Russ and Susan. With that Mayor, that is all I have."*

**Item No. 11. On the Agenda.** **RESOLUTION 17-50** A Resolution authorizing the City Manager to execute a contract with EverReady Services, LLC, in the total amount not to exceed \$26,000.00 for the 2017 Holiday Lighting.

**Councilmember Suter** moved to approve **RESOLUTION 17-50** A Resolution authorizing the City Manager to execute a contract with EverReady Services, LLC, in the total amount not to exceed \$26,000.00 for the 2017 Holiday Lighting. **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. 12. On the Agenda.** **RESOLUTION R-17-51** A Resolution authorizing the City Manager to execute a contract with AB Creative, Incorporated, in the total amount not to exceed \$438,421.81 for the Hobby Hill Park Playground Equipment, Park Shelters, and Restroom Project CO1656.

**Councilmember Moore** moved to approve **RESOLUTION R-17-51** A Resolution authorizing the City Manager to execute a contract with AB Creative, Incorporated, in the total amount not to exceed \$438,421.81 for the Hobby Hill Park Playground Equipment, Park Shelters, and Restroom Project CO1656. **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. 13. On the Agenda.** **PUBLIC HEARING:** Site Plan Revision, 6220 North Oak Trafficway, Olympic Car Wash.

**Mayor Mallams** opened the Public Hearing at 7:52 pm.

Community Development Director Nick Pappas stated: *"Mayor Mallams and members of the Council. The owners of Olympic Car Wash, with the help of Warman Architects, have submitted a Site Plan Revision to expand their current administrative office space by 150 square feet, as well as a planned future commercial addition of 1700 square feet for additional car washing bays. They are proposing adding landscaping along North Oak Corridor as well as the west to buffer any noise from adjacent residential properties. Finally, a trash enclosure will be constructed behind the building so as not to be viewable from North Oak. Building elevations will be consistent with the current design of the structure. The Planning Commission unanimously voted at their last meeting to recommend approval of this Site Plan Revision contingent upon four conditions: First, all landscaped areas current and proposed shall be maintained in perpetuity; number two that all exterior lighting of the site shall be converted to LED; number three any portion of the proposed trash enclosure that is viewable from a public right-of-way shall be constructed with similar materials as the main building, and number four additional landscaping and screening west of the outdoor blower shall be installed. The Planning Commission voted unanimously to approve this request. If you have any general questions for me I'd be happy to answer them. We also have the architect and the owners here tonight for any specific questions you might have."*

**Councilmember Yarber** stated: *"The additional landscaping, is this in hopes of creating more of a buffer zone around that blower? We did bring up the issue of sound."*

Director Pappas stated: *"That is correct. That should be able to contain that sound from the residential properties from the west."*

**Councilmember Suter** stated: *"Glad to hear you are updating. Sounds like some of the issues that were raised by the Planning Commission have been addressed."*

Director Pappas stated: *"Yes, they have been."*

**Mayor Mallams** asked for the applicant to make a presentation.

Kathleen Warman with Warman Architects approached Council and stated: *"My name is Kathleen Warman with Warman Architects and with me here this evening are Tom and Jamie Monroe, the owners of Olympic Car Wash. We are in agreement with staff's recommendation of approval and we appreciate their help with the project and we agree to all four conditions. Again, the positive thing is not only a small addition that will expand some needed space for them and their administrative area, this is a facelift to make it look better, landscaping, so positive thing, they are a great business here in Gladstone and want to continue to be a good neighbor. If you have any other questions of me or the owner we'd be happy to answer."*

**Councilmember Suter** stated: *"No questions, we always appreciate improvements in commercial property in Gladstone, especially on North Oak."*

**Mayor Mallams** asked if there was anyone to speak in favor of the application.

There were none.

**Mayor Mallams** asked if there was anyone to speak in opposition of the application.

There were none.

**Mayor Mallams** closed the Public Hearing at 7:55 pm.

**Item No. 14. On the Agenda.** **FIRST READING BILL NO. 17-24** An Ordinance approving a Site Plan Revision for property at 6220 North Oak Trafficway, commonly known as Olympic Car Wash.

**Councilman Yarber** moved Bill No. 17-24 be placed on its First Reading. **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). The Clerk read the Bill.

**Councilman Yarber** moved to accept the First Reading of Bill No. 17-24, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

**Councilman Yarber** moved to accept the Second and Final Reading of Bill No. 17-24, and enact the Bill as **Ordinance 4.399**. **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. 15. On the Agenda.** **APPROVE FINANCIAL REPORT MONTH END SEPTEMBER 2017.**

**Mayor Pro Tem Garnos** moved to approve the **FINANCIAL REPORT MONTH END SEPTEMBER 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)

**Item No. 16. On the Agenda.** Other Business.

There was no other business to come before the Council.

**Item No. 17. On the Agenda.** Questions from the news media.

There were no questions from the news media.

**Item No. 18. On the Agenda.** Adjournment.

**Mayor Mallams** adjourned the Regular City Council meeting at 7:59 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



I want to thank you for your continued support of our wonderful Gladstone community. We could not make the progress that is so evident in our City without the time, energy and many talents of dedicated residents, business owners, city staff, and community volunteers.

I have a request to help "pay it forward" and impact the lives of many.

One of my responsibilities as Mayor of the City of Gladstone is to raise funds for the annual Mayor's Christmas Tree Fund. This year's recipients are very special to me with donations being dedicated to support:

✓ **Feed Northland Kids**

In conjunction with Harvesters, Feed Northland Kids provides backpacks full of food to send home on the weekend with hungry northland children. The North Kansas City School District is the largest district supported by Feed Northland Kids, with over 900 students in 19 separate elementary schools participating weekly in the BackSnack program.

✓ **Northland Christmas Store**

Since 1988 during the first week in December, the Northland Christmas Store has offered support to income eligible Clay County families to insure that they have a fulfilled Christmas holiday season by providing food items, hygiene and cleaning items for over 1,500 Northland family members.

✓ **Gladstone Animal Shelter**

Our shelter provides animal sheltering and medical services (along with lots of care and support) seven days a week, 365 days a year (except holidays) to over 1,000 four-legged friends a year in our Gladstone community.

**Each and every contribution helps.** *Any amount* will help make a real difference for hungry children, neighbors who need a hand during the holiday season, and homeless pets.

**Please join us for a special lighting ceremony for the Mayor's Christmas Tree, Tuesday, November 21<sup>st</sup>, 6:00 p.m., Linden Square.** A great celebration is planned with seasonal music from area children's' choirs. Santa and Mrs. Claus have even promised to stop by for a visit. If you are not able to personally attend, please send your check using the enclosed remittance envelope or make your donation by Visa, MasterCard or Discover as indicated. Each and every contribution helps.

Also this year, **donations may be made online** at the following web address:

<https://myevent.com/gladstonemayorschristmastreefund>

Bring your friends and neighbors to join the festivities as we kick-off the holiday season in Gladstone! Thank you! I sincerely appreciate your support for the City, and hope that you can help make the 2017 Mayor's Christmas Tree Fund a real success!

Warmest regards,

R.D. Mallams, Mayor