



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, DECEMBER 11, 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 Mallams opened the Regular City Council Meeting Monday, December 11, 2017, at 7:34 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.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the November 27, 2017, Closed City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the Closed November 27, 2017, 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 November 27, 2017, Regular City Council Meeting Minutes.

Councilmember Suter moved to approve the minutes of the November 27, 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: SHOP WITH A COP

Mayor Mallams stated: *"I would like to ask our former Mayor, Art Hammen, Chief Mike Hasty, Office Barden and Officer Blackburn to join me in front of the dais. Tonight we are going to recognize the individual and collective efforts of these individuals in generating donated funds and organizing the Shop with a Cop Program which will help many children in the Gladstone area as we move into the holiday season. I've already shared these comments earlier this evening at a reception we had but I would like to share them with you also. There was an article that was in our Gladstone magazine, the one that was just received in the mail about a month ago. There was an article in it and it was written by our City Manager, Scott Wingerson. The article's title was called "Gladstone, a true community of givers." Scott, in the article, shares that it is our business owners and our residents who make Gladstone such a wonderful community. I think we would all agree with that. Every day we see acts of kindness, especially as we move into the holiday season. Tonight we are going to recognize Art Hammen, Chief Hasty, Police Officers Koren Barden and Megan Blackburn, and the individual donors for their efforts to ensure that Gladstone children have a memorable holiday season. On Christmas morning, they are going to wake up and they are going to find presents under the family Christmas Tree. This is accomplished by the Shop with a Cop Program. Art, in just a minute I'll give you the microphone and you can share your comments and recognize donors. Scott said it best in the article: "As we enter into the season of giving, it is clear that we don't rely on holiday spirit to put us in a charitable mood. We don't need organized events to remind us to volunteer, to give back to our community. It's just what we do in Gladstone." In addition to Shop with a Cop, we have been seeking donations for the Mayor's Christmas Tree Fund. This year the donations are going to Feeding Northland Children; a wonderful program; the Northland Christmas Store, which was last week, and the Gladstone Animal Shelter. It's amazing that this holiday season nearly \$40,000.00 has been donated to both Shop with a Cop and the Mayor's Christmas Tree Fund. Together, we will be making this holiday season very special for many Gladstone families. It is true that only a life lived for others is a life worthwhile. Another belief is the true sign of wealth is not in having, but in sharing. To each one of you, from the members of the City Council, we say thank you."*

Art Hammen stated: *"I am Art Hammen, a citizen of Gladstone and a volunteer working with the Gladstone Shop with a Cop Program. I'm here with some exciting news for you tonight. There are a number of children in Gladstone who would have very meager Christmas's this year without Shop with a Cop. This program, under the direction of Officers Koren Barden and*

Megan Blackburn, pairs area students with Gladstone Police Officers and Firefighters and gives them the money to buy Christmas presents for themselves and their immediate families. In addition, each participating family will be given a complete Christmas dinner prepared by Gladstone Hy-Vee. Not only does Shop with a Cop brighten the holidays for many, it provides an effective way to foster positive relationships between our area youth and our police and firefighters. Officers Barden and Blackburn began working on this several months ago. They are responsible for working with our four area grade schools, the counselors at those schools, to help identify our children in need. For recruiting volunteers among their peers to take the children shopping. For coordinating the shopping trips with our local Wal-Mart. For making presentations to area businesses and organizations about Shop with a Cop. Creating a flyer to explain the program to others. Assisting with the fundraising, tracking the donations, preparing tax receipts, a reception for the donors, and many more things. Altogether, 62 donations have been received for Shop with a Cop. That money has come from 29 community minded businesses and organizations, 9 citizens, and 24 Gladstone officers. Tonight I would like to highlight six organizations that went above and beyond the call for help. Keller Williams Real Estate Agency is a real estate company of about 400 agents in Gladstone. Collectively, they donated \$7,750.00 to Shop with a Cop. Wal-Mart, a retail anchor in our community, donated \$2,500.00. Aylett Survey Company, Tiny Hearts Learning Center, Antioch Bible Baptist Church, and Deer Park Duplexes each donated \$1,000.00. The remaining donations came in amounts ranging from a few dollars to over \$500.00. At this time, I would like to present to the three of you a check in the amount of \$24,913.25 representing the donations to Shop with a Cop."

Police Officer Koren Barden stated: "I'm Officer Barden. I would just like to thank the citizens as well as the City Council, the businesses here and our own Police Officers for their donations to make this possible. This is a program that we started last year with only \$1,000.00 so as you can tell, \$24,000.00 is going to take us a lot further this year in order to help these kids. On Sunday we will take 48 kids shopping at Wal-Mart. They will be paired with an individual officer and they have approximately \$200.00 to spend however they choose, whether that is shopping for themselves or getting to experience the joy of giving to a family member. It is completely up to them what they do with their money. Director Hasty I would like to thank you for allowing us to bring this program to Gladstone."

Director Mike Hasty stated: "Thank you Mayor, thank you, Council. I appreciate it. Koren and Megan, I really owe a debt to you. You both made it happen and it is a really great cause. Thank you. I appreciate everybody that participated in this. Thank you."

Item No. 8. On the Agenda. CONSENT AGENDA.

Following the Clerk's reading, **Councilmember Suter** moved to approve the Consent Agenda. **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 to approve **RESOLUTION R-17-56** A Resolution accepting easements from certain property owners in conjunction with the Old Pike Road improvements project from Vivion Road to Northwest Englewood Road, Project TP1712. **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 to approve **RESOLUTION R-17-57** A Resolution authorizing acceptance of work under contract with Little Joe’s Asphalt, Incorporated, for the 2017 Mill and Overlay Program Project, and authorizing final payment in the amount of \$15,994.01 for 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 to approve **RESOLUTION R-17-58** A Resolution authorizing acceptance of work under contract with Lan-Tel Communications Services, Incorporated, for the 2016 Curb, Gutter and Sidewalk Program, and authorizing final payment in the amount of \$500.00 for 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 to approve **RESOLUTION R-17-59** A Resolution authorizing the City Manager to enter into an addendum to the Cooperation and Use Agreement between the North Kansas City School District and the City of Gladstone, Missouri, providing operations for the natatorium component of the Gladstone Community Center. **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. 9. On the Agenda. Communications from the audience.

There were none.

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

Councilman Yarber stated: *“I just want to mention that since it is the season that we had a nice visit at the Atkins-Johnson Farm from the Claus’s, Mr. and Mrs. I saw the Mayor there with his grandchildren. It was another great thing that happens out there because it is a beautiful house for the meetings to take place. Of course my daughter loves it. It is the second year she has done this. She always gets what she asks for, although she tell us Santa has to bring it.”*

Councilmember Suter stated: *“It is that season, which if you live over in my neighborhood, near the intersection of M1 and 72nd Street, then it means there is a lot of traffic. What concerns me more than just the traffic is that we just are having too many people walking across the streets, running across the streets, taking shopping carts and strollers and children and not at the pedestrian crossings. We have pedestrian crossings in every direction there and at 73rd people run from the bus stop over to Hy-Vee, especially from Hy-Vee to Wal-Mart. We had an unfortunate accident this week involving a pedestrian on the street. I don’t know if it might just be helpful to have more patrol officers driving through from time to time, I don’t know what you*

do to get people to just walk 10 feet further and cross at the light. With the increased traffic you can't even see because everything is backed up into Wal-Mart and Hy-Vee all the time these days. It's a concern and I encourage people A) to be smart and cross at the crosswalk, and B) be really careful to watch for people on the street these days near stores especially. I also wanted to express my greetings of the season and wish everybody happy holidays."

Councilmember Moore stated: *"Thank you, Mayor. I had the opportunity last Friday evening with Councilmember Garnos and Councilmember Suter to attend the Gladstone Chamber Annual event, their awards event, and I just wanted to offer a special congratulations to Gary Lint who received the Joe Wally Service Award this year. Gary is a dedicated Gladstone Chamber member, he is a committed volunteer in the community extraordinaire, and until just recently was a Gladstone resident. I wanted to offer a special congratulations to Gary for this very special award that the Chamber gives every year. I also wish to extend everybody happy holidays."*

Mayor Pro Tem Garnos stated: *"Thank you, Mayor. I just wanted to congratulate Director Hasty and our Police Department on the Shop with a Cop Program. I want to especially thank Art Hammen for his contributions and I'd like to talk to you about next year, an idea I've got, for Shop for a Councilmember."*

Mayor Mallams stated: *"As Councilmember Yarber said, this past Saturday Toni and I, with two of our granddaughters, participated in Cookies with Santa and Mrs. Claus out at AJ Farm. It was a wonderful day. I'd really like to take this time to thank the many volunteers who made that day very special for kids, parents, and grandparents. At this time, we are going to move on to Item 10A; the approval of the Boards and Commission appointments and reappointments. I'd like to thank those individuals that have joined us this evening and take this opportunity to thank each one of you for having a very sincere and passionate interest about our community. Tonight we are going to be approving reappointments and appointing new members to the many citizen Boards and Commissions. We thank you for your committed service to our City of Gladstone and together we will ensure that Gladstone remains a great place to live and a great place to work. Our City Clerk will be reading the names of the appointments and reappointments. If you are here, please stand. Ruth we need to include Paul Swofford as the representative for the University of Missouri Extension Center."*

Item 10A. On the Agenda. The City Clerk read the Boards and Commissions appointments and reappointments. (See attachment).

Councilmember Moore moved to approve the appointments and reappointments to the City Boards and Commissions. **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. 11. On the Agenda. Communications from the City Manager.

City Manager Wingerson stated: *"Very brief report tonight Mayor, thank you. The first is the Community Center will close for a period of time on Thursday, December 14 for HVAC*

replacement work from approximately 8:00 am to approximately 2:30 pm. The Parks and Recreation Department has done a good job of public education; signs on the door, social media, press releases and things to let members know so hopefully it will be an uneventful event and the HVAC will be back on and working right away. Finally, due to the holidays, City Hall will be closed on December 25 and December 26 for Christmas and January 1 for the New Year. Happy Holidays to everybody."

Item No. 12. On the Agenda. **FIRST READING BILL NO. 17-31** An Ordinance amending Schedule V of the Traffic Code (Gladstone Municipal Code Section 4.100.020), to establish a "No Parking" Zone along the South side of the Eastbound lanes of Northeast 70th Street that extends 200 feet directly in front of the entrance to The Heights at Linden Square.

Councilman Yarber moved Bill No. 17-31 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.

Councilman Yarber moved to accept the First Reading of Bill No. 17-31, 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.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 17-31, and enact the Bill as **Ordinance 4.406**. **Mayor Pro Tem Garnos** seconded.

Mayor Mallams stated: *"This will definitely help safety as vehicles move down North Cherry and those that are trying to make a left hand turn when they get to the Linden Heights apartments. Thank you."*

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. **APPROVE BUILDING PERMIT:** Phillips 66-5810 North Antioch Road.

Building Official Alan Napoli approached Council and stated: *"Good evening Mayor and Councilmembers. Tonight the building permit in front of you, this has been a long time coming. They have gone through two site plan approvals; this is the second building permit approval. I think what you see over here is a rendering elevation of the building, the materials being used. I think with what they have decided to do, the wait is going to be worth it. The building is going to be a very, very beautiful building and will really enhance that area down there. The materials are all stone, there is some stucco in there, some brick, earth tone colors; basically the way it will work is that the fuel pumps are not going to be moved. They will keep those. They are going to keep the C-Store in operation while this is under construction. The new building will go basically where the car wash is in that general area back there. Once that building is ready to occupy they will switch everything over, start using the new building and demolish the old C-*

Store over there. In your packet you saw some plans in there. They have done quite a bit for the landscaping which will be a drastic improvement over there. All the exterior lighting will be LED lighting, only poles with LED lighting on them. They are closing off, on 58th Street; they will be closing that west drive so there will be two drives; one off of 58th and one off of Antioch Road. That being said, also, the pylon sign that is out there, they will be removing that, bringing it down and installing a compliant monument sign. In addition as you can tell, the building that is going up is a much larger C-Store than what is there. Due to that there has been a slight increase in the pervious service in the water, but it is less than 10%; but what they have done, is if you notice behind the building on the west side and the south side, they have put a rain garden in there. That will collect all the water coming off of that building and will go out of the back of the building and go through that rain garden before it gets out into anywhere else. It will take up a vast majority of that water. They have done quite a bit to improve the site. Yes, there is a lot of concrete there, none of that is being changed. They are not tearing it up like Quik Trip had done; they had earlier removed all that paved surface there, so they have done quite a bit to improve that site. I think when it is said and done it will be a vast change. I am open for any questions. The owner and the architect are here also."

Councilmember Suter stated: *"I just had a question about privacy. There is no fencing, and this rain garden, does that provide some buffer?"*

Building Official Napoli responded: *"There will be some fencing put along back there and is in one of the plans. You probably don't have it, there is a plan showing some fencing along there, so there will be some fencing going up, yes."*

Councilmember Moore stated: *"Mr. Napoli I don't quite understand if this is bigger, which obviously you've stated that it is, how are they going to build it where the car wash is now because that is little."*

Building Official Napoli responded: *"It's where the car wash is and will go to the west somewhat into some of that green space that was there. It will be in that car wash and kind of go to the west. It is not going to be out into the paved area. You will have some of the paved area taken up and some of the green area taken up."*

Councilmember Suter stated: *"Third time the charm?"*

Councilmember Moore moved to approve the Building Permit for the Phillips 66 at 5810 North Antioch Road. **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)

Mayor Mallams stated: *"Thank you for believing in our community and reinvesting in our community. Good job, looks great."*

Item No. 14. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 15. On the Agenda. Questions from the news media.


There were no questions from the news media.

Mayor Mallams stated: *"To each one here and those that are watching on-line, happy holiday wishes to our Gladstone families and to our City staff."*

Item No. 16. On the Agenda. Adjournment.

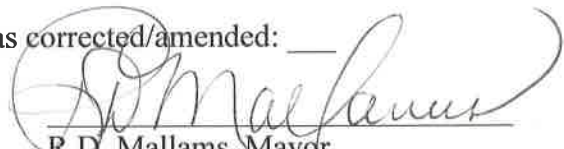
Mayor Mallams adjourned the Regular City Council meeting at 8:05 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as submitted: 

Approved as corrected/amended: _____


R.D. Mallams, Mayor

AGENDA ITEM 10A
BOARD & COMMISSION APPOINTMENT RECOMMENDATIONS
FOR CITY COUNCIL ACTION DECEMBER 11, 2017

BOARD/COMMISSION

TERM EXPIRATION

ARTS COMMISSION

Reappointment	Ceresa Jackson	December 2020
New Appointment	Robyn Downing	December 2020
New Appointment	Anne Alexander	December 2020

BOARD OF ZONING ADJUSTMENT

New Appointment	Michael Houx (1 st alt)	December 2022
New Appointment	Jolene Shaw	December 2022

CAPITAL IMPROVEMENTS PROGRAM

Reappointment	Pete Hall	December 2020
Reappointment	Beverly Johnson	December 2020
Reappointment	Joyce Turner	December 2020

CODE BOARD OF APPEALS

Reappointment	Kathy Timmerman	December 2020
---------------	-----------------	---------------

ENVIRONMENTAL MANAGEMENT ADVISORY COMMITTEE

Reappointment	Mike O'Neill	December 2020
Reappointment	Jim Butler, Jr.	December 2020
New Appointment	Linda Anderson	December 2020

INDUSTRIAL DEVELOPMENT AUTHORITY

Reappointment	Tim Presko	December 2022
---------------	------------	---------------

NEIGHBORHOOD COMMISSION

Reappointment	Charles Dobbs	December 2020
Reappointment	Chris Spurgeon	December 2020
New Appointment	Carolyn Meyer	December 2020

PARKS AND RECREATION ADVISORY BOARD

Reappointment	Jocelyn Rivard	December 2020
New Appointment	Andrew Corrao	December 2020
New Appointment	Tammy McFerran	December 2020
New Appointment	Jason Sharpsteen	December 2018

PLANNING COMMISSION

Reappointment	Katie Middleton	December 2021
New Appointment	Alicia Hommon	December 2021
New Appointment	Kim Murch	December 2021
New Appointment	Mike Ebenroth	December 2021

THEATRE IN THE PARK

Reappointment	Chelsea Rhodes	December 2020
New Appointment	Juliana Johnson	December 2019
New Appointment	Carrie Emmons	December 2019
New Appointment	Tom Barton	December 2019

MISSOURI EXTENSION

New Appointment	Paul Swofford	Feb 2018-Feb 2020
-----------------	---------------	-------------------