



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, APRIL 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 Chris Williams
City Clerk Ruth Bocchino

Item 2. On the Agenda. ROLL CALL.

Mayor Mallams opened the Regular City Council Meeting Monday, April 24, 2017, at 7:39 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: *"Please stand and join me in the Pledge of Allegiance to the Flag of the United States of America. I'd like to thank Gladstone's own VFW Post 10906. For the Color Guard here, we have Carla 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 Regular April 10, 2017, City Council Meeting Minutes.

Councilmember Suter moved to approve the minutes of the April 10, 2017, Regular City Council meeting as presented. **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. 6. On the Agenda. LEADERSHIP ACADEMY GRADUATION.

Mayor Mallams stated: *"At this time, we are going to present certificates to the individuals who completed the Leadership Academy. I'll ask our Council members to please join me in front of the dais. From all of us, we would like to extend our personal congratulations to the members of this year's graduating class of the Leadership Academy. Over the past several months, you have had the opportunity to learn from the members of the various city departments and their Directors. You have had the opportunity to tour city facilities, look at the resources; such as our fire stations, public works, and the city's water plant. Then to view capital improvement projects being completed within our city. At this time, I'll read the name of the graduates. As you hear your name, please stand, please move forward to receive your certificate from Councilmember Moore, followed by other gifts that will be presented to you by our Council members. At this time: Bill Butler, Tom Frisby, Catherine Geehan, Renee Hill, Alicia Hommon, Glen Johnson, Daniel McCoy, Travis McKee, Sandro Medina, Gary Merrill, Mike O'Neil, Chad Pio, Jonathan Puckett, Kim Puckett, Mike Spady, Kristin Tartar, Seth Tartar, Kelley Uthe. Again, congratulations to all of our graduates. Austin would you like a group photo?"*

Councilmember Suter stated: *"I would like to thank you all for the investment of your time and for expressing your interest in the City of Gladstone. Most of us up here are graduates of the Leadership Academy, so watch out; it means once you get involved you are going to get sucked in. That's a good thing. We really look forward to you serving the community in lots of different ways."*

Councilman Yarber stated: *"Bill and I went through it six years ago and look at us now."*

Mayor Mallams stated: *"I see Maureen seated out there, Maureen; it's good to see you. Second grade teacher at Meadowbrook. See, we even practice life skills here, flexibility."*

Item No. 7. On the Agenda. PROCLAMATION: NATIONAL KIDS TO PARKS DAY.

Mayor Mallams stated: *"At this time I'd like to ask Director Justin Merkey to join me in front of the dais for the presentation of the City's proclamation."*

Mayor Mallams read the proclamation and stated: *"Just last Thursday afternoon, City Manager Wingerson and his daughter were on the trails at Happy Rock Park. I had several of my grandkids there on the playground equipment. In Gladstone, we are very, very fortunate to have access to such wonderful parks."*

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

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

Councilmember Moore moved approval of **RESOLUTION R-17-16** A Resolution vacating a Temporary Construction Easement across property located at 7302 North Oak Trafficway.

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).

Councilmember Moore moved approval of **RESOLUTION R-17-17** A Resolution authorizing the City Manager to execute a Professional Services Contract with TreanorHL, P.C., in the amount of \$64,500.00 for the Programing and Design of City Hall improvements. **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).

Councilmember Moore moved approval of the **MONTH END FINANCIAL REPORT FOR MARCH, 2017**. **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).

REGULAR AGENDA.

Item No. 9. On the Agenda. Communications from the audience.

Nathan Hernandez, 900 NE 62nd Street, Gladstone, Missouri, stated: *“City members and Mayor. I’d like to address our city ordinances, specifically Chapter 140, Fair Housing, Section 3.140.010, outlines the following definitions for discriminating: I quote: ‘Discriminate means distinctions in treatment because of race, sex, color, religion, handicap, familial status or national origin of any person.’ I propose an update to this verbiage which, if I read our city website correctly, was put into effect on April 27, 1992, with Ordinance 3.071. The City of Gladstone must include both sexual orientation and gender identity into our definition to prevent discrimination against our LGBT community regarding fair housing. That’s all I wanted to say.”*

Mayor Mallams stated: *“I appreciate that. Did we get the ordinance number?”*

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

Councilman Yarber stated: *“On Saturday, I went to a meeting of the Northland Neighborhoods, and there are some programs that would be of benefit to Gladstone residents. They talk about the concept of aging in place which is the idea that people, as they get older, ideally would like to remain in their houses. There are, and they have funding available for minor home repairs. Some of these are through the Clay County Senior Services and others are through the Missouri Housing Trust Fund. There was a meeting on Saturday which you missed, but there is another one coming up in May, May 24. If you are a senior and there are home repairs that you need, this organization will do everything they can to help you get those repairs done. Again, they are called Northland Neighborhoods and the next meeting will be May 24. Thank you.”*

Councilmember Suter stated: *“Just briefly I want to take a minute to publicly express my appreciation for a couple of city staff members who have moved on or are moving on this month.*

Melinda Mehaffy has left our Community Development Department to become the Economic Development Director at Excelsior Springs. Pam Smitka, who is Executive Assistant to the City Manager and formerly worked in the Public Safety Department is retiring at the end of the month, which is next week. Both wonderful, committed, professionals who have given kind of above and beyond the call of duty for all of the time that they served the city. Just really typical of the wonderful staff that we enjoy at the city. One of the biggest joys for me as a Council member for all these years has been this opportunity to work with so many wonderful staff members. They are creative and they're smart and they're hard working and they really, really, want the best for this community. I just wanted to say thank you to both of them. I really appreciate your service."

Councilmember Moore stated: *"Thank you, Mayor. I would echo Councilmember Suter's comments. It will be a loss for us, certainly a gain for Excelsior Springs in terms of Melinda; and Pam I know that this will be a gain for that new grandbaby, too. We wish both of you well and we will miss you dearly."*

Councilman Garnos stated: *"Thank you, Mayor Mallams. I just want to report on a couple of Board and Commission meetings I attended last week. Last Monday was a Board of Zoning Adjustment meeting. We had an issue come up for the second time where a person wanted to expand their porch beyond what our current zoning regulations require. We have talked before about how so much of our housing stock here in Gladstone, there is so little you can do with it to try to update it and make it current. One of the things we've talked about is porches and decks. This is the second time this issue has come to the Board of Zoning Adjustment and I know our Director of Community Development, Nick Pappas, is already working on a fix for that and they will be bringing that to City Council so we don't have to keep making exceptions through the Board of Zoning Adjustment. We will be seeing that in upcoming meetings and I think those are good changes. Also, last Tuesday, we had a Parks and Rec Advisory Board meeting. We got updated on the Hobby Hill project. We talked about the upcoming programs for Parks and Rec. We got an update on the status of the Emerald Ash Borer and its impact on our trees. The city beautification is this weekend which we probably will be talking more about, and the plant exchange, the computer network expansion to Happy Rock and Atkins Johnson Farm. We were also talking about a possible brick fundraising project for Theater in the Park; talking about that for the first time. A lot of good things going on there."*

Mayor Mallams stated: *"I recently received a copy of a letter expressing appreciation for the assistance of Officer Brad Jensen, as he helped resolve a situation within our city. I'd like to share just the ending of this letter: 'I hope you will let Officer Jensen know of all of the good will he creates within our community. I hope too, that you will tell all of the men and women of your force, we know that. Though we don't express it often enough, we deeply appreciate the risk that they take on our behalf and the dedicated service of our Public Safety Officers they offer to the residents of Gladstone. It was from a Dr. Patricia Shoenrade. Chief, that is good information; it's good to hear good things. Pam, bittersweet evening! Been there. Pam is our Executive Assistant to our City Manager. As you have heard, she'll be retiring. We want to thank you for your years of service to our community and providing dedicated assistance to Scott and Kirk. You definitely will be missed. I'd like to extend a thank you to the students, staff, sponsors and administrators at Oak Park High School for providing over 100 students who volunteered at the*

Community Center and Oak Grove Park last Wednesday. The students spread mulch, raked leaves, picked up litter, and overall helped the appearance of the park and the Community Center. We would like to extend a thank you to those students. This upcoming weekend is going to be busy in Gladstone. Friday and Saturday, April 28 and 29, Friends of Atkins Johnson Farm will have their garage sale. It will take place from 9-2 at the Fins and Foliage building at 7022 North Locust. Spring Beautification at Happy Rock; it's going to be on Friday, Saturday, and Sunday from 8-5. It's an annual event that provides time for Gladstone residents to do a little spring cleaning around their homes. There will be dumpsters and containers out at Happy Rock Park. I think our City Manager will elaborate on that. Finally, Mayor Pro Tem said the annual plant exchange will take place at Oak Grove Park on Saturday.

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

City Manager Wingerson stated: "Mayor, thank you. Lots of reading tonight to get the dates and times and locations just exactly right for all the events going on for the next few weeks. But first, I congratulate the Leadership Academy graduates, thank the Leadership Academy graduates; it takes a rare group of people who will participate in that event and learn more about their community and hopefully go out and be leaders as well. Special thanks to Oak Park High School who coordinated over 100 students at the Community Center on Wednesday the 19th for service learning day. Thanks to Mike Dial at Oak Park and Chris Sartain, the Principal at Oak Park, for helping to organize it and special thanks to our staff, Justin Merkey and the Parks and Recreation Department for facilitating the work; mulching, raking leaves, etc. at those two locations. We appreciate that. Spring Clean-Up, April 28 through the 30, as the Mayor said, that is Friday through Sunday of this week from 8-5pm at Happy Rock on the West side of the facility. Resident's trash and debris will be accepted at no charge for Gladstone residents. Proof of residency is usually required at that event. Five dollar charge for tires and \$10.00 charge for tires on rims, and \$15.00 for over-sized tires. It's a good low cost opportunity to get rid of those things. Midwest Shredding Services will have lot containers on site for shredding. Materials are taken to the facility for shredding at a future time. It's always a good event. Very busy, so get there early and go often. May 5 is Spring Brush Disposal, May 5 through 7, Friday through Sunday next week, 8-5 pm at the Public Works facility. Residential brush and yard waste will be accepted at no charge for Gladstone residents. Finally, May 20, from 8-12, at Happy Rock Park on the West side again, will be the hazardous waste event. The facility on Deramus is open and free to residents on Thursdays and Fridays from 9-6 and Saturdays from 9-4. That event is extremely popular on May 20 from 8-12; it's a capped participation so first come-first served to that event. I'd be there before 8am if you hope to dispose of your hazardous waste. Now to the hard part which is to thank Melinda for her service. If you think back to our economic development program, 10-12 years ago when she first started, it was basically non-existent. It's certainly become something more formidable and the pride of the region. Thank you to Melinda for her service and we certainly wish her well. Excelsior has done a good thing. On a personal note, Pam is leaving us May 1. Pam has been a trusted advisor, wise counsel, sympathetic ear for me and for Kirk Davis, the previous City Manager, and I know if Kirk was here he would be saying some of the same things. Pam will be missed because of her professionalism, her attention to detail, her support of us as people and as supervisors, as City Managers, public figures, and her support of the Council and the entire Leadership Team is just amazing. Most of all we will miss her personality. She always seems to be able to put a spin on things that most of us haven't

thought of before and it allows us to think about complicated issues more clearly. You know, maybe most of all, Pam is just a good friend. As Councilmember Moore said, the grandbaby is going to benefit so will her husband Terry and her kids Kimberly and Aaron. We wish Pam all the luck in the world in her retirement and she knows this, but she knows she is going to be missed."

Item No. 12. On the Agenda. PUBLIC HEARING: Site Plan Revision, 5810 Northeast Antioch (Commonly known as Conoco).

Mayor Mallams opened the Public Hearing at 8:06.

Community Development Director Nick Pappas approached Council and stated: *"Good evening Mayor and members of the City Council. The applicant of 5810 Northeast Antioch Road is requesting a Site Plan approval for the purpose of constructing about 3500 square foot convenience store near the western edge of the property. This would require the demolition of the current car wash and gas station. The only thing that would remain is the canopy that currently exists. A buffer zone of 35 feet is normally required between residential and commercial land uses. We do have residential land uses to the west and to the south. A little bit to the northwest. However, the Planned District aspect of this zoning category, which is CP-1, allows for the Commission and Council to vary the setback requirement so long as additional buffering is allowed such as landscaping and that sort of thing which the applicant has agreed to. The applicant is requesting that the rear setback of the property be reduced to 16.5 feet and in return is agreeing to construct a six foot privacy fence to the west as well as plant a considerable number of trees that you see on the Site Plan. Notices were sent to residents within 185' of this request as well as it was noticed in the paper. Staff has not received any public comments at all. The Planning Commission went ahead and approved this request 7-0 at their April 17 meeting contingent upon 10 conditions:*

Additional landscaping shall be planted so as to effectively buffer the structure from residential land uses to the west.

Additional deciduous trees shall be planted along North Antioch Road and NE 58th Terrace to enhance streetscapes.

Any disturbed grassed areas shall be sodded.

All landscaping and related improvements shall be maintained in perpetuity.

Additional parking spaces shall be demarcated to provide for reasonable employee parking.

All mechanical equipment on the roof shall be screened by a parapet similar in design to the rest of the structure a minimum of twelve (12) inches above the tallest piece of mechanical equipment.

All exterior lighting of the site shall be converted to LED.

Trash service and gasoline refilling shall occur between the hours of 7:00am to 10:00pm.

Tractor trailers and other commercial vehicles shall not be parked or be stored overnight on the premises.

All property maintenance issues shall be addressed before a certificate of occupancy is issued.

At the Planning Commission hearing, there was concern voiced regarding Stormwater runoff since additional impervious surface would be added to the property. The property owner and engineer agreed to comply with all requirements and will provide detailed Stormwater plans when an application for a building permit is submitted if the Council chooses to approve this Site Plan tonight. Again, the Planning Commission and city staff recommend that the Council approve this request. I'm happy to answer any questions and the owner is here as well to answer any detailed questions you might have."

Councilmember Moore stated: *"Nick, the question I have is, I wonder if we don't need to include irrigation; that is typically what we do for commercial properties. If we are going to require this additional landscaping, etc. I think it needs to be irrigated."*

Director Pappas stated: *"Absolutely Councilmember Moore. That is a contingency."*

Councilmember Moore stated: *"It doesn't say irrigation, does it?"*

Director Pappas stated: *"And that would be required at the time the Building Permit is sought."*

Councilmember Moore stated: *"What about the issue; I know that we have noticed this in some other similar businesses like this that sometimes there are flashing lights inside, there are a lot of advertisements, is there anything that our ordinances do to prevent an overabundance of that kind of issue?"*

Director Pappas stated: *"The Community Development Department is actually working on a sign code right now that will address all of that."*

Councilmember Moore stated: *"One other question: I know the Stormwater issue was an issue that was brought up at the Planning Commission and it was determined that would be done as you said at a later time. My question is should there be an issue with Stormwater then what happens after that study is done, how do we address that?"*

Director Pappas stated: *"If it is not taken care of by the applicant and engineer, it would be sent back to Planning Commission and City Council for another review."*

Riad Baghdadi approached Council and stated: *"My name is Riad Baghdadi and I am the architect and I present this project. If you have any questions let me know. I just want to point one thing: the site has already LED lights, so one item is already taken care of. If you have any questions I'd be happy to answer."*

Curcharan Singh approached Council and identified himself as the owner. *"I've met you guys before."*

Councilmember Suter stated: *"I think last time I expressed our appreciation for you wanting to invest in this property to bring it to a much higher standard."*

Mr. Singh stated: *"We have been trying to work on this plan for a while now so we've already had one set of approved plans but with the buildings that we are trying to get, it wasn't a sufficient amount of parking so it would have caused a lot of havoc inside the parking lot there so that's why we are tearing down the old carwash there. It's still active, but we are planning to take that down so we can move the store further back and have sufficient amount of parking and have traffic running smoothly there."*

Councilmember Suter stated: *"I appreciate that. In the beginning it was a little hard to imagine how you would get this much on to that piece of property. I appreciate the work that your architect has done as well. I think that this is a significant upgrade to this piece of property."*

Mayor Mallams asked if there was anyone in the audience that would like to speak in favor of the application: There were none.

Mayor Mallams asked if there was anyone in the audience that was in opposition of the application: There were none.

Mayor Mallams closed the Public Hearing at 8:13 pm.

Item No. 13. On the Agenda. FIRST READING BILL NO. 17-08 An Ordinance approving a Site Plan Revision for property at 5810 North Antioch Road, commonly known as Conoco.

Councilmember Suter moved Bill No. 17-08 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. 17-08, 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. 17-08, and enact the Bill as **Ordinance 4.384**. **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. 14. On the Agenda. PUBLIC HEARING: Site Plan Revision, 1900 Northeast 72nd Street, (Commonly known as Family Video).

Mayor Mallams opened the Public Hearing at 8:16 pm.

Community Development Director Nick Pappas approached Council and stated: *“Mayor and members of the Council. The applicant of this Site Plan revision has actually requested that the Council table this application until he has returned to the country. He is currently abroad. He is proposing modifications to the application and would prefer to address the Council in person. Ideally May 22 would be his preferred meeting.”*

Mayor Mallams stated: *“We will continue the Public Hearing on May 22, 2017, at our regular City Council meeting.”*

Item No. 15. On the Agenda. FIRST READING BILL NO. 17-09 An Ordinance approving a Site Plan Revision for property at 1900 Northeast 72nd Street, commonly known as Family Video. (NO ACTION TAKEN).

Item No. 16 On the Agenda. FIRST READING BILL NO. 17-10 An Ordinance authorizing the City Manager to execute a Cooperative Agreement between the City of Gladstone and the Mid-America Regional Council (MARC) for funding operations of the Operation Green Light Traffic Control System.

Councilmember Suter moved Bill No. 17-10 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. 17-10, 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. 17-10, and enact the Bill as **Ordinance 4.385**. **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. 17. On the Agenda. CONSIDER SIGN VARIANCE-SECURITY BANK.

City Manager Scott Wingerson stated: *“First Bank of Missouri is requesting a sign variance to allow the continued existence of what is known as a pylon sign at 70th and North Oak. That particular sign is part of the fabric of the community as it relates to an entryway to downtown. First Bank has gone through a corporate change and merged banks to become Security Bank so they are asking for Council’s blessing to change out the face from First Bank of Missouri to*

Security Bank of Missouri. They will comply with the ordinance in all other ways, except for the existence of the pylon. That's their request. There are representatives here from the bank and the sign contractor here tonight if you have any questions."

Councilmember Moore stated: *"If I understand the drawings correctly, the pylon sign then actually would be reduced in height because the top two items would be removed."*

Councilmember Suter stated: *"This is just a change out. I'm really conflicted about this because we have a sign ordinance because we want to have things become monument signs. This is the entrance to downtown which makes it even more important to me that it comply with the ordinance which is to be a monument sign. I know we made an exception for the McDonalds because that apparently is the oldest one of its kind and there was some historical relevance to that. I appreciate that this would be smaller, but I'm really on the fence here."*

Councilmember Moore stated: *"I have to say that I feel the same way. I think it's pretty important that we go with the monument type signs as well but I'm conflicted as well, I really am."*

City Manager Wingerson stated: *"I think from the staff's perspective I might add a couple of things. One, it is an overall reduction in the height of the sign. Two, First Bank of Missouri, now Security Bank, has complied with the monument request on Antioch Road. Three, as part of the entry to Gladstone, many, many residents of Gladstone, and travelers on North Oak, identify with the milestone that is First Bank of Missouri, now Security Bank. I think all of those factors weigh into the reasons for coming to you and thinking the variance might be successful because of all those things and of course First Bank being a partner in the community is pretty important as well."*

Councilmember Suter stated: *"I certainly appreciate the bank's partnership over the years, obviously that is true. It just gets really hard when we start picking and choosing individual applications for no particularly urgent reason unless there is some really significant financial reason or structural reason. I appreciate that historically this has been a marker for the community. It seems to me that probably the Innovation Center and other things are going to become the marker for the downtown and not so much the bank that has been there for a long time. Not to be unduly harsh to you all, but this is hard. We are trying to upgrade North Oak significantly and right in that area, significantly; this leaves you with that, no offense, half-ass things. It's got a new face on it but it is an old fashioned sign. If you could maybe tell us something that would make us feel more compelled about this I think that may be helpful."*

Eric Pickett with Infinity Sign Systems approached the Council and stated: *"If I could just share a couple of points of interest that may facilitate this decision: if we are driving northbound on North Oak, if we were to install some type of a monument sign, the bus canopy or structure would obscure the view of that sign in terms of a line of sight situation. If we are driving southbound, we've got some large trees as well as a very large transformer or electrical box that would obscure your vision of this sign if it were modified to a lower monument style sign. Also, as was commented, we are going to remove a couple of the elements, the circular leaf logo and the defunct time and temperature unit. Also, one important aspect of this sign is it not only*

identifies the new Security Bank brand, but it also identifies the Gladstone Area Chamber of Commerce which I think is very important. It ties in the community with business affairs and aspects. Again, I just wanted to bring up those two items just from a purely common sense of functionality discussion and signage. I'm a third generation sign guy, but I don't know everything there is to know about signs. I just would want to share those points of interest for more discussion. If you have any other questions, please let me know."

Councilmember Suter stated: *"Right across the street is another pylon sign for that little shopping center. Right? Right across Oak?"*

City Manager Wingerson stated: *"600? Yes, ma'am."*

Councilmember Suter stated: *"So if we approve this one and then they came in and just wanted to change the sign and keep that, we are going to be stuck with another one. This is what is agonizing."*

Mr. Pickett stated: *"Another point of interest when I was driving in, I was driving north on North Oak, and I don't know the city boundaries all that well; maybe Kansas City in Gladstone, there is a scenario there where they bleed into one another I guess. I noticed all kinds of what I call gorilla or snipe signs. Free standing wood structures that I just have to imagine there was never a permit gotten for. I was amazed seeing those, and I don't know if that is City of Gladstone proper or if that is the City of Kansas City, Missouri. Being in the sign business I just noticed that and I was, it was an unusual sight."*

Councilmember Suter stated: *"That's a farm. I think you are talking about the Grass-technically yes it's assessed and it is categorized as 'farm.' Agricultural land, so it's not commercial."*

Mr. Pickett stated: *"Everyone knows of the area that I'm talking about there?"*

City Manager Wingerson stated: *"Mayor and members of the Council, what I may suggest is Ken Hollander is the president of the bank. He called today and had another commitment and asked if the Council had any questions that he may be able to answer, and he couldn't be here tonight, if you would continue it to your next meeting. He'd be glad to come and testify and talk about the hard ships related to the variance, if that is your pleasure. That is an option for you as well."*

Councilmember Moore stated: *"Mayor Mallams I would like to see this continued."*

Mayor Pro Tem Garnos stated: *"I would support Councilmember Moore's statement."*

Councilmember Suter stated: *"I would like to think about this some more."*

Mayor Mallams stated: *"We will continue it then."*

Item No. 18. On the Agenda. CONSIDER OUTDOOR SPECIAL EVENTS.

Building Official Alan Napoli approached Council and stated: *"It's going to be a busy summer. I understand there is more coming. As you understand, we had added a Type 4 Special Event Permit which is basically where the city is involved in some type of function going on here in Gladstone on our property, whether it be parks, streets, or what-not. These are typical events we have had over the years. Because of the nature of what we have to do, they are requesting some variances in our current ordinances, whether it has to do with the drinking in the park, the hours, sound, use of the street, or smoking areas. All of these that are here have some type of variance regulated with them. The Linden Square Street Fair is actually a new one this year that the city is working with a vendor on. Afternoon Tea is an annual event. All the others are basically an annual event; the Summertime Blues Fest, etc. Basically most of them are asking for some type of variance that deals with smoking areas; if you look on some of them there are some maps for areas where specifically they are asking, whether it be smoking, they have indicated the smoking areas in some of the Type 4. The Street Fair one has a couple of locations for smoking. The museum, they are going to have an event tent out there but there is going to be some temporary signage up over at Antioch Road so they are requesting a variance on temporary signs because it is actually off-site signage. The next one, the Armed Forces Celebration, which will be at Linden Square, they are going to actually close a portion of 70th so we can actually have activities on 70th. They will be requesting some additional on that one; some temporary signs, use of the street, alcoholic beverages in the park and smoking. They have designated smoking areas which shows up on the second map. Linden Square Concerts-many nights there but pretty much it will be like it's been in the last year. We have had a couple of off-site smoking areas that are there. We will cordon off that area and the alcohol will be within the general confines of that park. That one too will have temporary signs dealing with the hours because some of those concerts do run a little longer and some of the sound is longer than what our requirements are for sound and/or park use. The Summertime Blues Fest-they are requesting an area for alcohol to be served within the park grounds of the fenced area and they have two smoking areas they are requesting. They are really only asking for the noise, hours of the park as they are running later than that park is required to be open. Some temporary signs that they will also have out there. You also have the Kid's Triathlon. They will actually be closing the streets down so they will be dealing with requests of closing streets and blocking off traffic and what-not. The Food, Art, Drink Event, I think last year was the first year; this will be our second so they will be closing a portion of the streets. You will have alcohol beverages being served in that area as well as temporary signs being used in a couple of areas designated just for smoking out there. The Movie Night-same thing. Drinking within the park grounds and a couple of smoking areas just outside the park area. It will be designated so people can go there to smoke so they are not in the park area. They will also have some temporary signs that will be off-site. The Children's Garden Day at the museum-they are requesting temporary signs again, off premise signs because it is up there at Antioch where the main comes in but not really part of the farm. The other one, the next one, is the Kid's Fest at Linden Square. They will be closing some streets off for that. A couple of areas for smoking for those parents for whoever is there that does smoke. HeroFest at Linden Square, same kind of closures going on there. Cookies and photos with Santa Claus-they're requesting on that one two different variances-one the temporary sign being off-site, but they also have a bonfire, and we are not allowed to burn in Gladstone, so they have requested to have a bonfire. That is the limit of all the events we have at this point in time."*

Mayor Mallams stated: *"What I'd like to make you do is a recommendation that in one motion we either approve or disapprove the variances for the city events as have been explained and provided to us by Mr. Napoli. Could I receive a motion to approve all variances?"*

Councilmember Moore moved to approve the variances for the Outdoor Special Events as listed. **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. 19. On the Agenda. Other Business.


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


Item No. 20. On the Agenda. Questions from the news media.

There were no questions from the news media.

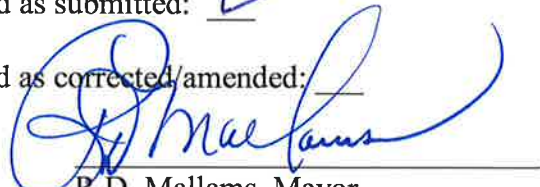
Item No. 21. On the Agenda. Adjournment. The Mayor adjourned the Regular City Council meeting at 8:35 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as submitted: 

Approved as corrected/amended: _____


R.D. Mallams, Mayor