



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MAY 14, 2018**

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

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Attorney Chris Williams
City Clerk Ruth Bocchino

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

Mayor Garnos opened the Regular City Council Meeting Monday, May 14, 2018, at 7:49 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 Garnos 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 April 23, 2018, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the April 23, 2018, Closed City Council meeting as presented. **Mayor Pro Tem Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 6. On the Agenda. Approval of the April 23, 2018, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the April 23, 2018, Regular City Council meeting as presented. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 7. On the Agenda. **PROCLAMATION: EMERGENCY MEDICAL SERVICES WEEK**

Mayor Garnos read the Proclamation and presented it to Tracey Cheney, EMS Battalion Chief.

Item No. 8. On the Agenda. **PROCLAMATION: NATIONAL SKILLED NURSING CARE WEEK**

Mayor Garnos read the Proclamation and presented it to Margie Thomas.

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

Following the Clerk’s reading, **Mayor Pro Tem Suter** moved to approve the Consent Agenda as printed. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Mayor Pro Tem Suter moved to approve **RESOLUTION R-18-34** A Resolution recognizing the impact of Collaborative Cities and expressing support for “Collaborative Cities.” **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Mayor Pro Tem Suter moved to approve **RESOLUTION R-18-35** 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. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Mayor Pro Tem Suter moved to approve **RESOLUTION R-18-36** A Resolution authorizing the City Manager to execute a contract with McConnell and Associates Corporation in the total amount not to exceed \$11,102.60 for the 2018 Oak Grove Parking Lot Seal Coating Project TP1805. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Mayor Pro Tem Suter moved to approve **RESOLUTION R-18-37** A Resolution authorizing the City Manager to execute a contract with VF Anderson Builders, LLC, in the total amount not to exceed \$80,190.00 for the 6768 North Park Drainage Improvements Project CP1832. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Mayor Pro Tem Suter moved to approve **RESOLUTION R-18-38** A Resolution authorizing acceptance of a proposal from OMNI Entertainment to provide performance artists for the 2018 Sounds on the Square Friday and Saturday Night Concert Series and Festivals at Linden Square Stage beginning June 8, 2018, through October 13, 2018, for an amount not to exceed \$39,300.00, and authorizing the City Manager to execute the OMNI Venue Booking Agreement. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

SPECIAL EVENT PERMIT:

Life 88.5 Concert in the Park, 602 NE 70th Street, Linden Square, Monday, June 11, 2018, 6:30 pm-8:30 pm.

Mayor Pro Tem Suter moved to approve the Special Event Permit: Life 88.5 Concert in the Park, 602 NE 70th Street, Linden Square, Monday, June 11, 2018, 6:30 pm-8:30 pm. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

REGULAR AGENDA.

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

There were no communications from the audience.

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

Mayor Pro Tem Suter stated: *"Just a quick note that the GEBC Board met last week. We had a pretty routine meeting but we did implement one new policy change which is as you know, GEBC is really kind of a holding company for funds for lots of different projects and entities in the city and so we have accumulated a lot of money that was just being held in checking accounts. The Board decided two months ago to invest money, to put money in and start making some interest off of it. We did that. City staff did put a chunk of money in to an investment so it will grow and then we have to decide what to do with the proceeds from that. It probably will be used to offset the administrative costs of providing a service for all the funds that are funded there. That's it. Also, I wanted to say congratulations to Public Works Director Tim Nebergall; the last easement on Old Pike Road finally got done. I was glad to see that on our Consent Agenda, that the last easement was achieved for the construction of Old Pike."*

Mayor Garnos stated: *"Since our last meeting, I've had the privilege of attending a number of events. Gladstone won the Battle of the Burbs contest sponsored by Radio Station 99.7 The Point. They did provide a very nice award ceremony at the Community Center that included some live entertainment for city staff and Board and Commission members. I had the privilege of attending another 7:30 am meeting of the Northland Regional Chamber of Commerce Board of Directors. The Chamber President, Sheila Tracy, will be receiving an award at MARC's upcoming Annual Regional Assembly and MARC may provide us more information on that when we get closer to that meeting. I also had the privilege in participating in the National Day of Prayer on City Hall steps with Councilmember Moore and Councilman Mallams. Thank you. I attended a terrific and very well attended ribbon cutting at Groundhog Day Theater last Wednesday. Congratulations to Councilman Yarber on that. I also had the privilege of sitting for an hour and a half at the Senate Candidate Forum last Thursday night to find out about our future representation in the Northland; or lack thereof. I'd also like to mention a couple of upcoming events on the calendar; Mr. City Manager you may have these on your list. We have Armed Forces Day celebration at Big Shoal Cemetery on Saturday morning. Saturday afternoon we have the Brazilian Fest at Linden Square, and then I would also mention that our next regular meeting will be held on Tuesday, May 29, because of Memorial Day. Finally, as a note of personal privilege, today is my mother's 81st birthday so I'd like to say happy birthday, mom."*

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

City Manager Scott Wingerson stated: *"Thank you, Mayor. I was going to pass but I will choose to brag instead and that is to congratulate Interim Finance Director Dominic Accurso who completed the coursework and requirements for a Master's Degree in Finance from Park University. We are proud of him; in addition to working here full-time plus, he set a personal goal and he has achieved that. Congratulations to Dominic."*

Item No. 13. On the Agenda. SPECIAL EVENT PERMIT:

The Gladstone Comedy Festival, 602 NE 70th Street, Linden Square, Saturday, June 9, 2018, 12:00 pm – 6:00 pm.

Councilman Mallams moved to approve the Special Event Permit, The Gladstone Comedy Festival, 602 NE 70th Street, Linden Square, Saturday, June 9, 2018, 12:00 pm-6:00 pm. **Councilmember Moore** seconded. The Vote: "aye", Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. Abstain: Councilman Kyle Yarber. (4-0-1)

Item No. 14. On the Agenda. PUBLIC HEARING CONTINUATION FROM APRIL 23, 2018: Site Plan Revision 6309 Northeast Antioch Road.

Mayor Garnos stated: *"This Public Hearing was opened at our last City Council meeting April 23 and then continued to this meeting at the request of the applicant. Mr. Wingerson, as I understand it, the key issue here is the closure or not of the driveway on the north side of the property. I understand city staff and the applicant have been working together and believe the*

best course of action is to send this issue back to the Planning Commission for a new hearing, focusing on that issue, is that correct?"

City Manager Wingerson stated: "Yes sir."

Mayor Garnos stated: "Is there a motion to send this issue back to the Planning Commission for a new hearing?"

Mayor Pro Tem Suter moved the Ordinance be remanded back to the Planning Commission. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 15. On the Agenda. FIRST READING BILL NO. 18-16 An Ordinance approving a Site Plan Revision for property at 6309 Northeast Antioch Road.

No action was taken.

Item No. 16. On the Agenda. PUBLIC HEARING: Plan for Industrial Development Project and Cost Benefit Analysis for iWerx, LLC, and the issuance of Industrial Development Revenue Bonds.

Mayor Garnos opened the Public Hearing at 8:07 pm and stated: "During the Public Hearing we will hear first from city staff, then from the applicant, followed by those in favor of the application and then by those opposed to the application. We will start with staff presentation, Mr. Wingerson."

City Manager Wingerson stated: "Mr. Mayor and members of the Council, thank you. This is an exciting project involving iWerx at a building in our downtown area providing about 82-85 start up business opportunities in our town. Here to discuss the plan and the Chapter 100 Bond process is Rick McConnell and Rich Wood from Gilmore and Bell. I will turn the presentation over to them. While they are walking to the lectern, I would like to thank Mr. Miller and all the folks at iWerx for their support of our city and moving this project forward."

Rick McConnell with Gilmore and Bell approached Council and stated: "Good evening, I'm Rick McConnell with Gilmore and Bell. Excuse me; I have a little cold this evening. This is probably a familiar process for you. We have done this a few times. This is a little bit unique in that it is generally a shorter term project than we have done before. Maybe a little bit smaller in terms of the principle amount of the project but none the less it takes an existing building, and turns it into something very useful, very innovative. I learned a lot standing out on the street corner talking to Mr. Miller before the meeting. They have one of these facilities in North Kansas City already. I don't know that I can really tell you much more about it other than it is the standard Chapter 100 structure wherein the city will actually take ownership of the property and lease it back to the developer that will result in a sales tax exemption on construction materials and property taxes in this case for 12 years. Thank you."

There were no questions for city staff or Mr. McConnell.

Mayor Garnos asked the applicant if they wished to say anything to the Council.

John Miller approached Council and stated: *"I'm John Miller with iWerx. I may ask one of my partners to say a word but I would just like to say that I think iWerx is very pleased to be working with the City of Gladstone, EDC, the Economic Development Council, they are going to be in the building. It is a three-way street and we are very excited about it. We think, I will tell you in North Kansas City, we have two people from businesses that are from North Kansas City, but one of the things that I think we will have a good record for is bringing people into Gladstone. We are very excited about some of the different things that we are going to be doing in the space and we think we are doing it in such a way that you will be pleased with all of the different things and the innovation that we are showing to get iWerx started in Gladstone. The official name will be iWerx Gladstone."*

Bob Martin, 709 North Fairway, Liberty, Missouri, approached Council and stated: *"Thank you for your time. For us, it's exciting not just because we think it's good business but we think it's good for economic development. Obviously we have two functions in economic development, business attraction and business retention; this is really about organic growth. Using our crystal ball, through 2027 or about 2027, half of all Americans will be working for themselves in some kind of gig economy or contract economy so the future growth of co-working and business incubators looks very bright and obviously we are excited about being in Gladstone and continue what we have been successful at in North Kansas City. Thank you for your consideration."*

There were no questions for the applicant.

Mayor Garnos asked if there was anyone present to address the Council in favor of the application.

There were none.

Mayor Garnos asked if there was anyone present to address the Council in opposition of the application.

There were none.

Mayor Garnos asked if there was any further testimony from the audience, city staff, and City Council.

There were none.

Mayor Garnos closed the Public Hearing at 8:11 pm.

Item No. 17. On the Agenda. FIRST READING BILL NO. 18-19 An Ordinance authorizing the City of Gladstone, Missouri, to issue its Taxable Industrial Development Revenue Bonds (iWerx Project), Series 2018, in a principle amount not to exceed \$1,500,000 to finance the costs

of a project for iWerx, LLC, a Missouri Limited Liability Company, consisting of the purchase and renovation of a commercial building; approving a plan for an Industrial Development Project for the company; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

Councilman Mallams moved Bill No. 18-19 be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilman Mallams moved to accept the First Reading of Bill No. 18-19, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of Bill No. 18-19, and enact the Bill as **Ordinance 4.425**. **Councilmember Moore** seconded.

Mayor Pro Tem Suter stated: *“A comment, Mayor. I have been on the Council for eleven years so it’s been my privilege to see the downtown vision that we have had for a long time in Gladstone come to be a reality. Starting with the Community Center and every project that has created our downtown has been a creative partnership with a developer or another entity. I really want to welcome iWerx, another great creative partner, in putting another piece together that is going to make this downtown and this whole region more successful and vibrant.”*

The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 18. On the Agenda. FIRST READING BILL NO. 18-20 An Ordinance directing the City Manager to execute a Memorandum of Understanding with the North Kansas City School District No. 74 for providing a School Resource Officer at Antioch Middle School.

Mayor Pro Tem Suter moved Bill No. 18-20 be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Mayor Pro Tem Suter moved to accept the First Reading of Bill No. 18-20, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0). The Clerk read the Bill.

Mayor Pro Tem Suter moved to accept the Second and Final Reading of Bill No. 18-20, and enact the Bill as **Ordinance 4.426**. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. (5-0)

Item No. 19. On the Agenda. Other Business.

There was no other business to come 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.


Mayor Garnos adjourned the Regular City Council meeting at 8:18 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as submitted: 

Approved as corrected/amended: _____



Mayor Bill Garnos