



MINUTES
RESCHEDULED REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
THURSDAY, JUNE 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
Attorney Padraic Corcoran
City Clerk Ruth Bocchino

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

Mayor Garnos opened the Rescheduled Regular City Council Meeting Monday, June 14, 2018, 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 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 June 11, 2018, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the June 11, 2018, Regular City Council meeting as presented. **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)

REGULAR AGENDA.

Item No. 6. On the Agenda. Communications from the Audience.

Mayor Garnos stated: *"I think this is where our meeting got interrupted on Monday night. I would also like to mention that at Monday night's meeting, Mr. Mike Chambers from AT&T was at the podium during this section and that was probably a procedural mistake on my part. That is normally reserved for items not on the agenda. His comments probably would have been more appropriate on the three bills that he was there to testify to later in the evening but fortunately, and since he can't be here this evening, he did at least get to express their views on that. It probably should have been done at a different point in the meeting. Tonight, is there anyone in the audience that would like to address City Council on a matter that is not on this evening's agenda?"*

There were no communications from the audience.

Item No. 7. On the Agenda. Communications from the City Council.

Councilman Yarber stated: *"A couple of items. There are a few more days left of the photographic exhibit at the Atkins-Johnson Farm; 'Still Beauty: Scenes from an American Farm' photographed by Matt Hinkle. It will run through June 23 and then they will set up for a new exhibit that will open in July. So there is still time to get out and see that. Then, the next day, June 24, we have a car show that is going to take place here in the downtown area in front of Oak Hill Day School; The Gladstone Classic Car Concourse. We have, at last count, a little over 30 cars. All original cars, between 30 and 95 years old. All the proceeds go to Oak Hill Day School so it is for a great cause and includes a lot of history. The students have done research on the decades the vehicles cover, so we are combining history lessons with a car show. It should be a fun time."*

Councilmember Moore stated: *"Thank you, Mayor. I just have a couple of things. On June 3, I had the opportunity to attend the Carriage Hills and Ellington Estates Homeowners Association meeting. I was invited by their very capable President, Dan Green. They had a great turnout at Happy Rock. I just think those homeowner's meetings like that are so great for neighbors to get to know each other and share things going on in their neighborhood; just great for socialization. It was a great opportunity to see those people and it was a really good event for them to socialize and talk about their neighborhood. Mr. Nebergall was also there as part of their program after I left. I also, last Friday, along with the Leadership Team, attended the MARC Annual meeting. It was capably led and presided over by Mayor Pro Tem Suter. It was a really excellent MARC meeting. Clarence Anthony, who is the CEO and Executive Director of the National League of Cities, was the keynote speaker. He really gave an excellent address. It was really an enjoyable meeting. I want to thank Carol again for all of her dedication to the region at large and boosting Gladstone's presence in the region. I know it takes a lot of effort and a lot of time and a lot of energy and I want to say thank you again for all your efforts. Yesterday, I attended the, as I do for each of their meetings, the KCADC Board of Directors meeting."*

Mayor Pro Tem Suter stated: *"First I wanted to make sure to congratulate Dominic Accurso for getting the job he has been doing for a year. Welcome officially to the Leadership Team. We*

are glad to have you. Secondly, besides having the opportunity to visit last week with Clarence Anthony, last week I was at the National Association of Regional Council's meeting. Again, three main issues are the topics of the day. Clarence emphasized them as well when he was with us last week. They tend to be infrastructure, of course, which is everybody's big question. Unfortunately the message from everybody who is dealing with Washington is that the chaos of the administration continues and nobody is able to plan anything. Luckily, the good news was that Congress is of a mind to not change anything. The good news around infrastructure and all federal spending is that Congress is bound and determined they are just going to stick with their omnibus budget that they did last year and redo the same thing this year. They are saying pretty much the money is going to stay the same. What will change is that this administration is bound and determined to funnel that money through the states to rural counties whether they need it or not. That will leave cities all across the county hunting for money. Things are still going to be different and tight. Still, there is so much uncertainty around all of it that it is really quite disconcerting. Two issues: Workforce Development, which we are working on here in this region with KC Rising. As a nation we are fully employed. In Clay County we have been fully employed for the last four years. We have got to come up with some ideas for how to grow a workforce. When you listen to all the economic development people, everybody has the same strategy. 'We are going to do this plan, we are going to get to be the hot place and we are going to bring people from other places to live here because it is going to be so desirable.' Well, everybody says that, so where are these people coming from? Growing, kind of our own, has to be the focus and we are working on that. This morning, at the Northland Regional Chamber's Planning and Development Committee meeting, Mayor Sly James was there to introduce the topic of a 3/8 cent sales tax that Kansas City is going to place on the ballot in November to fund early childhood education because that is where it starts; to grow workforce that is suited to the needs of the marketplace these days. The fuel tax will also be on the ballot in November. It is going to be a busy year here because there are lots of things coming. 911 activities will pile in there, too. One thing, affordable housing, again, just as it was last year at both national meetings that I went to; NLC and the National Association, is again the hottest topic out there. We are not as bad as San Francisco and places like that but we are on the trail now to not having nearly enough affordable housing. It raised two questions for me. I was contacted by an investor yesterday who has his eye on Gladstone. For two reasons: 1) Co-housing is clearly one of the trends that people are talking about as a way to start to remedy affordable housing. The feds and the states are taking away all the financial incentives and tax breaks to build affordable housing, so it's getting harder and harder for people to do. Co-housing then challenges our zoning. The other is Airbnb. We haven't addressed Airbnb here but this investor is looking at Gladstone thinking it would be a great area. You can make three times as much rent off of property if you do Airbnb than if you just have a regular longtime tenant. There is a lot of financial incentive around that. Those are two topics that I guess I would say to staff, that it is timely that we look at those two things: Co-housing and what we have on the books, or don't have on the books, or need to, or don't, or want to; and then Airbnb since we don't, we have a hotel tax, because I think they ought to be taxed, Kansas City has an ordinance that people seem pretty happy with, at least some investors, but I was again, interested that people are focusing on us because we are such a desirable community. We are such a diverse community around housing and income levels and we go the whole gamut. That is really a good thing. People want to be in those kinds of communities. It's always better to figure this stuff out before we run into a problem. That's it."

Councilmember Mallams stated: *"Mayor Pro Tem Suter, Co-housing: would that be multiple families in one home?"*

Mayor Pro Tem Suter stated: *"Yes; some apartment developers now are building dormitories. People would just rent their own individual bedroom or bedrooms, then they would have common space to share a kitchen, share a living room, which is like a dormitory. Shared living, we have seen it just in our own investment properties. Shared living is clearly the trend because people can't afford the rent on their own. Whether it's multiple family generations, a daughter with grandma and grandchildren, with two incomes at least, or it's roommates sharing, so shared space is certainly desirable. It's really an expansion of that. For developers who are looking to do new builds. The downside is that so far the places that have started trying that, are doing it as high-end upscale. They are after those well-employed millennials, which doesn't help with the affordability issue. We are going to have to, at the local level, figure out incentives because as the federal and state governments are eliminating all the incentives around these things, it just is left to us locally to try to figure out some things that could work to get what we would want in our community. It's a fascinating topic. It's been on everybody's mind for quite a while. It's hard to come up with good ideas. Co-housing is definitely taking off and the Airbnb thing is a little scary for lots of reasons. For people taking good rental property that people need to live in and turn it into hotels. That, again, just reduces the availability of quality housing for everybody. You can't fault people for wanting to make as much money as they can off their investments I guess. It's the American way."*

Mayor Garnos stated: *"It's only been three days since we were here, but in that time I have had the privilege of attending the Northland Regional Chamber of Commerce meeting, the Gladstone Chamber of Commerce coffee at the Laughing Place Bakery, and a ribbon cutting this afternoon for another new business in Gladstone. Staying busy. Today was Flag Day, I hope everybody remembered to fly their Flag with pride. Sunday is Father's Day so I wanted to recognize all the fathers out there; myself included, and look forward to a day of pampering from our spouses and not having to do anything we don't want to do. I think that is federal law."*

Item No. 8. On the Agenda. Communications from the City Manager.

City Manager Wingerson stated: *"Mayor, thank you very much. Your house operates much differently than mine as it relates to Father's Day. Pleasant Valley Road is open to traffic. The new round-about is open to traffic. I've done it three or four times just for fun. It's fantastic. It's a big project in partnership with Kansas City, our federal partner, and our state partner, MODOT, etc. Special thanks to Tim who is not here tonight I know for sort of shepherding that project through the process. It's been a long time coming and it is finally here. A few more months' worth of work to finish that project, but it is open to traffic and being used. Linden Square this Friday is Groove Pilots, this Saturday is the Prince Experience. A new form of entertainment this season so we are excited to see how that goes. June 22 and 23 is the Food, Art, and Drink Festival. June 23 is Household Hazardous Waste Disposal at Happy Rock West, before your next meeting. I'd also like to echo the comments of Councilmember Moore about Mayor Pro Tem Suter and her leadership at MARC. Thank you."*

Item No. 9. On the Agenda. PUBLIC HEARING: CONTINUATION FROM JUNE 11, 2018: Site Plan Revision 6309 Northeast Antioch Road.

Mayor Garnos stated: *"This is a continuation of a Public Hearing on the Site Plan Revision for 6309 Northeast Antioch Road, which I believe was also then continued from April 23, 2018. The Public Hearing is now continued. 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."* 8:16 pm.

Alan Napoli, Community Development Administrator/Building Official, approached Council and stated: *"Good evening, Mayor and Councilmembers. Tonight, we will talk about the Wash House that wants to move into where the old Quik Trip was on Antioch Road. We are looking at a land use change, going from a convenience store to a laundromat. Basically they are looking at doing a 1000 sf addition to the front of the building. If you look at the front of the building, the glassed area you see there, that is the basic glass area from Quik Trip and they are pulling that out. You will still have glass. They will have a stone veneer around the base of it and stucco finish in earth tone colors. There will be landscaping, as you see, the landscape plan is not fully completed. There will be, as one of our comments, a full landscape plan with the building permit. They are getting laid out with some landscape so there will be some landscaping done in front in the grassed area. One of the things, the traffic impact; one of the concerns staff and city had is the impact of that North drive going out. Quik Trip, on average, Quik Trip would do about 1,000 cars per day. The Wash House will have far less than that. One of our requirements in there still is going out that exit; it is a right turn only when you exit out of it. They will have a sign put up saying that and that is one of the conditions in here. They are required to only have 22 parking stalls, there is 38 there when it is said and done and get everything striped out. All the exterior lighting will be LED. Any new lighting being installed will be LED. The pole sign that is out there now will be removed. He will only have signage on the building. There are 11 conditions. Most are the standard conditions. The couple of big ones out there are no left turn; there will be a right turn only coming out of there. The other is, that staff is recommending, operational hours from 6:00 am to 11:00 pm. The Planning Commission did hear this. They reviewed everything. One of the things the applicant did ask about was going 24-hours. The Planning Commission did approve everything with the 6:00 am to 11:00 pm. There were no changes to any of the items that we had commented as staff. With that I'd be more than happy to answer any questions."*

There were no questions.

Mayor Garnos asked if the applicant would like to address the Council.

Brian Hill, 3201 Northeast 70th Place, Gladstone, Missouri, stated: *"As Alan mentioned, the property we are talking about is the old Quik Trip located just north of the new McDonalds, and I think everyone is fairly familiar with the new McDonalds; to the north of that, there is a couple of properties that are economically distressed I'd say, there is the office building at 6317 North Antioch, which is to the north and east; it's been up for tax sale multiple times. I didn't check today, but as of Monday, it had past due 2017 taxes of over \$35,000.00 so it's an issue there. There is also the Antioch Triangle, which is across the street and it is vacant. I think you probably have some photos of both 6317 and the beautiful Antioch Triangle property, also*

known as the Antioch used car lot. We plan to make a substantial investment in the building and the equipment, which, hopefully for the city, will move the redevelopment northward some. The 1,000 sf addition will be on the front and on either side of that will be sliding automatic doors so someone walking up with their laundry will not have to wrestle with opening a door or even trying to get in to any kind of a door that opens to the side. Our plan is to have what arguably would be the nicest laundromat in Kansas City, the whole area, and to keep it that way. If you will notice the photos that I handed out, the equipment doesn't look like probably any laundromat you have ever seen. We buy specialized floor scrubbers just to keep the floors clean. The machines themselves cost over \$12,000.00 apiece so it is not your basic Whirlpool from what used to be Sears. We also, much to Assistant City Manager Baer's joy, the equipment actually comes from Iowa, so it is manufactured in the United States and I think maybe Bob keeps his family employed at the plant, I'm not sure. We don't run the equipment to death. When the warranty expires on it in six to eight years, it all gets replaced. It is not something where we try to stretch the last little ounce of life out of the machine by repairing it forever. Alan mentioned that the exterior lighting would be LED, the interior lighting will be too. One of the things that Wash House tries to do is to make their sites as economically friendly to operate as possible so the machines are all super high-efficiency. The water heater, for example, is going to be 99.9% efficient. There will be a new furnace and new AC installed. The idea in the summer is to keep it cool in there, not hot like most laundromats so people enjoy going in there to the extent that you can enjoy going in to do laundry. There will be one set of machines that can do nine loads at a time. That comes in handy. A couple of incidents, someone in the Blue Springs store brings in nine loads at once in trash bags and throws it all in and runs it. The machines take 20 minutes per cycle so in technically 40 minutes someone could come in and have all their laundry washed and dried and be out the door. There was a question at the Planning Commission that was raised about the market for a laundromat. My client has studied the market and the demographics and is convinced that there is a strong market for a laundromat in this area. It's not just people that don't have laundry equipment available. People in apartment complexes that don't want to sit all day Saturday in the apartment complex laundry doing their laundry, or all evening, because there are only one or two machines, they can come here and do it all at once and be done in less than an hour. You have also got the people with comforters, draperies, that type thing, that you can't fit in what most people have at home. There was also a question that arose at the Planning Commission regarding security. Our plan is to have over 20 security cameras inside and out. Those will be recording what is going on. It protects everybody; it protects our equipment, protects the public. When there has been an instance of damage to a machine at the Blue Springs location, they have been able to use the security tapes and prosecute the person. We think it will be a really good companion to McDonalds. People can go in and put their laundry in the washers and go next door to get a sandwich and then come back. We are in agreement with all the staff recommended conditions. We would prefer the option to operate 24-hours. It's not something that right now we feel real strongly about. We do have another location that operates 24-hours. It's mostly because it has been requested by customers. People that work long shifts in Claycomo or wherever, the middle of the night is when they have to do their laundry. So, it was by request. If security issues arose, and if we were allowed the 24-hour operation, we wouldn't do it, we would quit. We would go back to the 6:00 am to 11:00 pm. There is just too much investment in the equipment and the people that are in there, and their safety, and potential damage to the reputation of the Wash House brand that we are working to

generate, not something that we would continue if it was a problem. Anybody have any questions?"

Mayor Pro Tem Suter stated: *"If customers demand, do you expect to come back to change this and want to have 24-hours?"*

Mr. Hill stated: *"Well, that is the reason we are asking for it now, would be to avoid the need to have to come back and go through the entire Planning Commission-City Council process again, just to change the hours. I don't think that the intent, at least initially, is to start up open 24-hours a day, so it would probably be a little bit down the road before we would do it anyway. It's just a matter of convenience for us to have the option available."*

Mayor Pro Tem Suter stated: *"North Antioch and Prospect is the place in Gladstone where there is a lot of 24-hour activity; North Oak not so much. From Quik Trip, Wal Mart, Hy Vee, CVS, Burger King, they are all 24/7 so there is that activity out there. There are people out at night actually doing things so maybe they will want to do their laundry, too. McDonalds, I think, is 24-hours on the weekend, they close at midnight. I don't know, I'm happy to just take the hours out and let your business decide if the customers would like it. It seems to me it would be in everybody's best interest to meet the needs of Gladstone's customers."*

Mr. Hill stated: *"With the location it is not like it is going to impact any residences."*

Mayor Pro Tem Suter stated: *"No, it's all commercial. I was surprised that there was a bit of a restriction on it because it was a 24/7 operation before, Quik Trip was 24/7 in that location."*

Councilman Mallams stated: *"Usually, Quik Trip would have more than one employee working. The late evening and early morning shift; whereas I think with your client, there would be just one person."*

Mr. Hill stated: *"We would probably do whatever was necessary."*

Ed Reese approached Council and stated: *"My name is Ed Reese and I reside at 16411 East 36th Street in Independence. As far as the 24-hour thing, it has to make business sense for me. There are a lot of customers that really like it. Ironically, when I left here the other night when the power went out, I stopped by to check on the place and a lady had pulled in and asked what was going in there and I told her and she asked me if it was going to be open 24-hours. I said that was yet to be determined. I will tell you about my Blue Springs operation, which is open 24-hours. That particular location has somebody there from 8:00 am to 8:00 pm. When there is nobody there, there is a metal door that comes down over the service counter and there is nobody there. Now, I have had three instances where people have tried to tear up equipment. I've never had a problem where there was somebody threatened or anything of that nature. Like I said, we do have lots of security cameras for lots of reasons. If it was to be open for 24-hours, I would look at some different scenarios, but if it is not feasible, or if there is a problem, we will take it away and do it. Everywhere I go, we stress to be a good steward in the community that we are in. There's people in Independence that do the redevelopment programs, stuff like tax abatement, and stuff like that, and I have put laundries in there in distressed area, and the lady's*

attitude wasn't too great at first; but when it was done, Pat Robertson will tell you that I am her #1 person. We made it so nice, we keep it nice, and they inspect it yearly. There is never a problem. That is kind of how we run things. So, it's just a different model than the normal laundromat."

Councilman Mallams stated: "So what you are saying that from midnight to 6:00 am there would not be an employee there."

Mr. Reese stated: "What I'm saying is that I would look at that option, if the city gave me that latitude, I would try it. If there was any type of problem, if there was any type of problem that were reoccurring, I would shut that down and by that point I would know. I can tell, pull up my iPhone and I can turn any machine on as long as I've got phone service anywhere in the world, and I can tell how much money is going in that store, hour by hour, and everything else. I will monitor the sales during those hours. If I was able to open that up 24-hours without an attendant during those hours, ok, and we are doing quite a bit of revenue, and there was a problem there, and I wanted to keep it open 24-hours, then I would put an attendant in there for those hours."

Councilman Mallams stated: "Ed you said you had a business in a distressed area?"

Mr. Reese stated: "It is on 24 Highway in Independence.."

Councilman Mallams stated: "Where on 24 Highway?"

Mr. Reese stated: "It would be just east of Sterling by Sugar Creek. It was actually the old license bureau. That property qualified for a tax abatement program because they are trying to revitalize that area. It was a distressed building when I bought it and we completely went in and gutted the thing and redid it. It's a nice place to this day."

Councilman Mallams stated: "24-hour operation?"

Mr. Reese stated: "That is not a 24-hour operation. That neighborhood is a little rough. If I had to keep that open 24-hours I wouldn't even think about not having an employee there. We monitor things. That's a goofy store. We tried staying open till 12:00 pm and what we found out is that by 9:30, 10:00 it was dead. So we close at 10:00 pm now. We tell people that the last load has to be in at 9:00 pm so that gives them time to get it done and we can close the doors by 10:00. We monitor those types of things. We don't want to just be open 24-hours. It has to be a feasible situation. It just has to work. Blue Springs, that is a different demographic. It's a different demographic than that area right there. The only problems that I have ever had, I had a group of 18 year old kids come in there, they were walking on top of the machines, and they were in there doing things that they shouldn't be doing, and it was all on video tape. The wonderful thing about the internet today is that what we do is we print off a picture of the people that did that and we put reward on there. Customers walk in and they say, 'well I know who that is', and they give the name and the next thing you know is the kid was arrested and prosecuted. He sat there and told the Judge he didn't do it, I pulled out that thumb drive, and I said you might want to think about what you are telling this guy. And that Judge looked right at him and said, 'do you

want me to watch that?', he said, 'no, and I did it.' The security cameras work out for a great reason. They really do."

Councilman Mallams stated: "How long have you been in business with the Wash Houses?"

Mr. Reese stated: "About five years. I put my first on in a small town, Buckner, I still have it today. That is never attended. That is a non-attended 24-hour, but that is a small town and it is right across the street from the Police Station. There are just no problems down there. The only one that is open 24-hours that I have, I have three at this moment, is that one, the one in Independence and Blue Springs. Blue Springs is the only one, we set that up and tried 24, and we had the attitude that when we opened the business, that if it's going to get vandalized or if it is going to be a problem, then we are just going to shut down the evening deal. I will not operate the business if there is a problem, you know, in the evening."

Mayor Pro Tem Suter stated: "There is a laundromat that is at 68th and 169 that is 24/7."

Mayor Garnos asked if there were any other questions for the applicant.

There were none.

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

There were none.

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

There were none.

Mayor Garnos asked if there were any further comments from City Council, staff, audience.

There were none.

Mayor Garnos closed the Public Hearing at 8:04 pm.

Item No. 10. On the Agenda. FIRST READING BILL NO. 18-16 An Ordinance approving a Site Plan Revision for property at 6309 Northeast Antioch Road.

Mayor Pro Tem Suter moved Bill No. 18-16 be placed on its First Reading. **Councilman Yarber** 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. 18-16, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** 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. 18-16, and enact the Bill as **Ordinance 4.431**. **Councilman Yarber** seconded.

Councilman Mallams stated: *“Mayor, I do have reservations about keeping the laundromat open for 24-hours. But I will trust you that if problems arise, and vandalism occurs, that you will make adjustments and take into consideration reducing the hours. I will support this but I do have reservations.”*

Mayor Pro Tem Suter stated: *“So I’d move to delete Item No. 11; condition 11.”*

Mayor Garnos stated: *“At this point, the Bill is up with the 11 conditions recommended by staff and approved by the Planning Commission unless somebody wants to offer an amendment.”*

Councilmember Moore stated: *“I have the same reservations about the 24-hours. Right now, I have reservations about that. I’m uncomfortable about the fact that there would not be anybody there. I understand that there are other places like Quik Trip and McDonalds and all, but there are people there. I don’t know. It’s just my gut thought. It’s not that I would never have my mind changed about it, but that is how I feel right now about it.”*

Mayor Garnos asked if there were any other comments for further discussion.

Councilman Yarber stated: *“From what I’ve heard from the applicant, I feel that he is a very responsible business owner and that he would be responsive if there are problems. I would be more comfortable with the 24-hours if there were someone on the premises. I think he would be responsive if there were any problems with the way he is proposing to do it. That’s the way I feel.”*

Mayor Pro Tem Suter moved to amend the Ordinance to delete Item No. 11 from the conditions.

Mayor Garnos asked if there was a second to the motion.

Councilman Yarber seconded.

Mayor Garnos stated: *“Do we need to procedurally go back to the First Reading or can we just amend it and pass it now?”*

Attorney Padraic Corcoran stated: *“You have to do the full reading because your First and Second Reading didn’t include the amendment.”*

Mayor Garnos asked if they could do that this evening.

Mr. Corcoran stated *“Yes, a motion to pass the Bill subject to the deletion of condition No. 11.”*

Mayor Garnos stated: *"We would have to first pass the amendment, correct, moved and seconded. Any further discussion on the amendment, the motion to amend to remove the hour restrictions?"*

There were no further discussions.

The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Carol Suter, and Mayor Bill Garnos. "Nay" Councilmember Jean Moore. (4-1)

Mayor Garnos stated: *"The amendment has passed so we will go back to a First Reading of Bill No. 18-16 with the hours of operation removed."*

Mayor Pro Tem Suter moved Bill No. 18-16 as amended be placed on its First Reading. **Councilman Yarber** 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. 18-16 as amended, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** 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. 18-16 as amended and enact the Bill as **Ordinance 4.431**. **Councilman Yarber** seconded.

Councilmember Moore stated: *"Mayor, I'm conflicted here because I support this business and I don't want to vote no against the business, but it was the hours that were tripping me up. Do I have to vote no? I thought I voted no on the amendment but ..."*

City Manager Scott Wingerson stated: *"Yes, you voted no on the amendment which in effect deleted condition No. 11, which limited the hours of operation of the business. What is being considered now is the Bill with 10 conditions, so that is what is pending before the Council. I'm not sure that helped you, Councilmember Moore, but ..."*

Councilmember Moore stated: *"Thank you."*

Mayor Garnos asked if there were any other comments.

Mayor Pro Tem Suter stated: *"For me, you know I have a couple of issues about supporting small businesses, all the 24/7's we have so far in national chains, I think it is really important that we treat small businesses and local businesses the same as we do those kind of companies. It's like the highest crime location in the city is Wal Mart, in the middle of the night, it's Wal Mart, and we are never concerned to try to roll back their hours and we never would. Again, it's trusting the business owners to make good choices. In this case, because it is right next door to McDonalds, there is activity and people and the police go by every time. That whole stretch, there is police coverage because we do the 24/7 operations all the way up and down so that*

makes me feel a little bit more comfortable about it. With the modern technology today and being able to see what is going on and control everything from your phone, owners have a lot more ability to make immediate changes and decisions. I like a business that comes into Gladstone to be successful. I want Gladstone folks to get what they want in terms of amenities in the city and not have to go across the street to the 24-hour one that is just outside of Gladstone about 50 feet in Kansas City. That is where I come from around it."

Councilmember Mallams stated: *"I just don't know if this is the appropriate time to say this but I look at the Site Plan approval and the deterrent for vandalism is your placement of the security cameras; agreeing to do that and you say you are going to have over 20 of them. That's just a verbal agreement. I don't know if that should be considered as part of the Site Plan approval or not. I apologize Mayor for pointing that out."*

Mayor Pro Tem Suter stated: *"Everything about the business isn't in the Site Plan. These are just the special conditions. Otherwise, you run your business; there is nothing in the special conditions that says what kind of cash registers, or credit cards, or equipment they have to use or anything."*

Mayor Garnos recognized City Manager Wingerson.

City Manager Wingerson stated: *"Mayor, the applicant's comments will be part of the record tonight so if he said 20 and there is 20 then there will be 20."*

Mayor Garnos asked if there were any further comments or questions.

There were none.

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. 11. On the Agenda. PUBLIC HEARING: CONTINUATION FROM JUNE 11, 2018: Proposed Sewer Rate Charges.

Mayor Garnos stated: *"The Public Hearing is now continued; 8:16 pm. We will now hear first from city staff followed by those in favor of the proposed changes and then by those opposed to the proposed changes."*

Dominic Accurso, Finance Director, approached Council and stated: *"Good evening, Mayor and City Council. Pursuant to Section 250.333, a public hearing was advertised on May 10, 2018, for the June 11 meeting and continued to the June 14 meeting on the sewer rates. Basically what I put together here is just a graph showing the water and sewerage consumption or usage, however you would like to call it, has decreased from 2005. I know you have seen this over the years. We have had a 20% decrease. I know it has been in the news the past few years about why rates are going up. This is something that has never been said: that consumption has dropped 20% over the past 10 years, but these are our numbers. I'm sure Kansas City's are probably pretty much the same. Also, the EPA has mandated Kansas City's sewer system about*

\$3,000,000,000.00 worth of projects. Between those two, that is the reasoning for the increase as well as we are relying on Kansas City for our sewer rates. What we have done, we have looked at where we are and what we can do. What we are doing, we are proposing, currently we are at \$4.65/1000 gallons for the water. This is for the water, not the sewage. With the service charge of \$9.27 per month, we are proposing a \$.10 increase for the per 1,000 gallons rate and the service charge is not going to go anywhere, it will stay at \$9.27. That \$.10 is going to be dedicated to paint the water towers. That will generate about \$63,000.00 annually. We will start with the 76th Street water tower. The sewage current usage is \$9.06/1,000 gallons and the service charge is \$11.50 per month. We are proposing \$9.37, so an increase of \$.31 per month and on the service charge it's \$13.60 with an increase of \$2.10. On the graph, it shows where Gladstone would be. This survey was taken in April and May, so cities move at different times of the year and it's not really easy to get a lot of information out of a lot of other people. As you can see, Gladstone's is relatively in the middle at \$84.10. \$7.53 above average. The water rate is \$2.87 below the average rate. When you put them together it's relatively in the middle. As you can see, Kansas City is \$113.16 per month. This is an average family or average residence with 5,000 water usage per month and 4,000 of sewage."

Mayor Garnos asked if there were any questions for city staff.

There were none.

Mayor Garnos asked if there was anyone to address City Council in favor of the proposed sewer rate charges.

There were none.

Mayor Garnos asked if there was anyone to address City Council in opposition to the proposed sewer rate charges.

There were none.

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

Mayor Pro Tem Suter stated: *"This is always such a hard thing for Councilmembers. We hate to do this but it is a fact of life and we don't have any control over the sewers. We have to pass it on. It looks like we are having a really dry spell and maybe a hot, dry summer so there may be consumption going up, makes it tough for everybody, but it is good for the City because we can sell more water."*

Mayor Garnos stated: *"Other comments? I did note that you had noted in the previous hearing, Mayor Pro Tem, that Liberty's sewer rates were higher than ours, which I was surprised to see since they built their own sewage treatment plant for the purpose of trying to control those cost increases. Hopefully that will work out better for them in the future. Any other comments or questions?"*

There were none.

Mayor Garnos closed the Public Hearing at 8:21 pm.

Item No. 12. On the Agenda. FIRST READING BILL NO. 18-25 An Ordinance amending Section 6.110.570 of the Code of Ordinances of the City of Gladstone, Missouri, levying Sewer Services Charges and Commodity Rate Charges in the city.

Councilman Mallams moved Bill No. 18-25 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. 18-25, 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. 18-25 and enact the Bill as **Ordinance 4.432**. **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. 13. On the Agenda. FIRST READING BILL NO. 18-26 An Ordinance amending Section 6.110.100 of the Code of Ordinances of the City of Gladstone, Missouri, regarding Water Service Rates in the city.

Councilmember Moore moved Bill No. 18-26 be placed on its First Reading. **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). The Clerk read the Bill.

Councilmember Moore moved to accept the First Reading of Bill No. 18-26, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of Bill No. 18-26 and enact the Bill as **Ordinance 4.433**. **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. 14. On the Agenda. FIRST READING BILL NO. 18-27 An Ordinance amending Chapter 100 of the Code of Ordinances of the City of Gladstone, Missouri, to enact provisions relating to Self-Preemption and Enforcement of the City Code.

Mayor Pro Tem Suter moved Bill No. 18-27 be placed on its First Reading. **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). The Clerk read the Bill.

Mayor Pro Tem Suter moved to accept the First Reading of Bill No. 18-27, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

Mayor Pro Tem Suter moved to accept the Second and Final Reading of Bill No. 18-27 and enact the Bill as **Ordinance 4.434**. **Councilman Mallams** seconded.

Mayor Pro Tem Suter stated: *“A comment, I would just like to thank staff for getting such excellent legal advice and taking the time and energy to make sure that Council was well informed about these technical issues where we needed to make some enhancements or corrections to our current statutes. I appreciate the work and the quality of the advice.”*

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. 18-28 An Ordinance amending Chapter 115 of the Code of Ordinances of the City of Gladstone, Missouri, to update its regulations relating to managing the City Rights-of-Way.

Councilman Mallams moved Bill No. 18-28 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. 18-28, 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. 18-28 and enact the Bill as **Ordinance 4.435**. **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. 16. On the Agenda. FIRST READING BILL NO. 18-29 An Ordinance amending Chapter 200 of the Code of Ordinances of the City of Gladstone, Missouri, to enact Safety and Building Regulations for towers.

Councilmember Moore moved Bill No. 18-29 be placed on its First Reading. **Councilman Yarber** 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.

Councilmember Moore moved to accept the First Reading of Bill No. 18-29, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** 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.

Councilmember Moore moved to accept the Second and Final Reading of Bill No. 18-29 and enact the Bill as **Ordinance 4.436**. **Councilman Yarber** 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. 17. On the Agenda. Other Business.


There was no other business to come before the Council.

Item No. 18. On the Agenda. Adjournment.

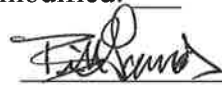
Mayor Garnos congratulated Theo on his Communication Badge. **Mayor Garnos** adjourned the June 14, 2018, Regular City Council meeting at 8:32 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as presented: 

Approved as modified: _____

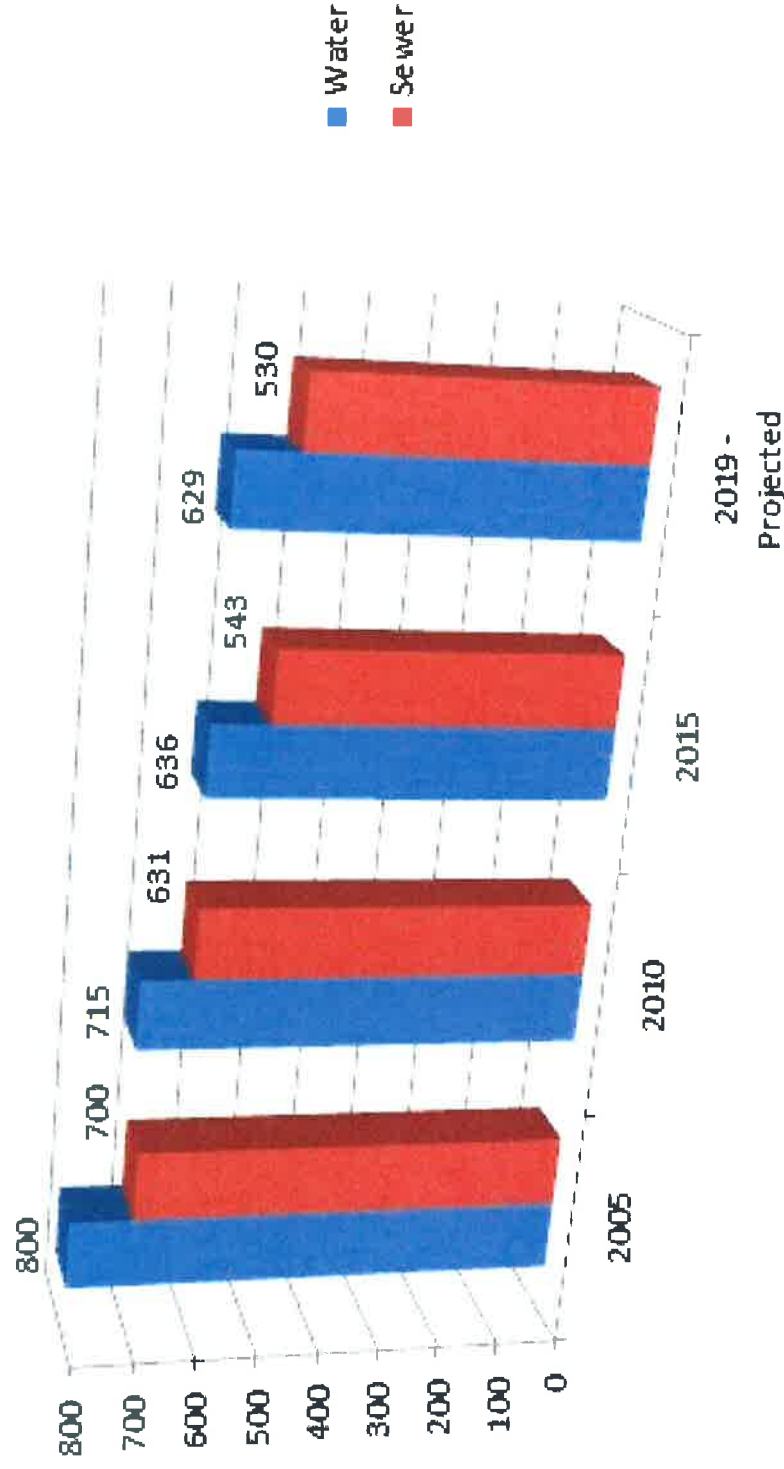

Mayor Bill Garnos

Sewer Rate Public Hearing



Water and Sewer Consumption from 2005-2019 (projected)

Water and Sewer Consumption (in millions of gallons)



Proposed Water & Sewer Charges

- Water

- Usage

- Current - \$4.65 per 1,000 gallons

- Proposed - \$4.75 per 1,000 gallons

- Service charge

- Current - \$9.27

- Proposed - \$9.27

- Sewer

- Usage

- Current – \$9.06

- Proposed - \$9.37

- Service charge

- Current - \$11.50

- Proposed - \$13.60

Proposed Water & Sewer Rates of Metropolitan Cities Based on Average Household Usage

As of May 2018

Assumption: Average water and sewer bill based on

5,000 gallons water and 4,000 sewer monthly

City	Water		Sewer		Total
	Amount		Amount		Amount
Kansas City	\$	45.87	\$	67.29	\$ 113.16
Liberty		33.61		55.20	88.81
Raytown		43.35		41.51	84.86
Gladstone (proposed as of 7/01/18)		33.02		51.08	84.10
Parkville		39.02		43.78	82.80
Gladstone (current 7/01/17)		32.52		47.74	80.26
Grandview		49.08		24.89	73.97
Lee's Summit		31.25		35.83	67.08
Independence		28.02		33.48	61.49
Blue Springs		34.10		25.50	59.60
North Kansas City		21.58		28.22	49.80

Gladstone Comparison to Average Rate of Metropolitan Cities

	Water		Sewer		Total
Average Rate as of 5/1/18	\$	35.89	\$	40.68	\$ 76.57
\$ Below/ (Above) Average	\$	2.87	\$	(10.40)	\$ (7.53)
% Below (Above) Average		7.99%		-25.57%	-9.84%
\$ Below/ (Above) Highest	\$	16.06	\$	16.21	\$ 29.06





