



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JULY 23, 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 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, July 23, 2018, at 7:32 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. **Mayor Garnos** thanked VFW Post 10906 for presenting the colors: Carla Gleaton, Stan Stoner, Charlie Cram, and Joe Liles.

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

The agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the July 9, 2018, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the July 9, 2018, Closed 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)

**Item No. 6. On the Agenda.** Approval of the July 9, 2018, Regular City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the July 9, 2018, Regular 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. 7. On the Agenda.** **CONSENT AGENDA.**

Following the Clerk’s reading, **Mayor Pro Tem Suter** moved to approve the Consent Agenda as printed. **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)

**Mayor Pro Tem Suter** moved to approve **RESOLUTION R-18-48** A Resolution authorizing acceptance of work under contract with McConnell and Associates Corporation, for the North Campbell Street Improvements – Northeast 70<sup>th</sup> Terrace to Northeast 72<sup>nd</sup> Street Project, and authorizing final payment in the amount of \$500.00 for Project TP1708. **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)

**Mayor Pro Tem Suter** moved to approve the **RESOLUTION R-18-49** A Resolution declaring certain city property Surplus and authorizing the donation of surplus items to The Surplus Exchange. **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)

**Mayor Pro Tem Suter** moved to approve the June, 2018, Financial Month End Report. **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. 8. On the Agenda.** **Communications from the Audience.**

Nathan Hernandez approached Council and stated: *“My name is G. Nathan Hernandez; I live at 6817 Jason Smith Court. Good evening, Mayor and Councilmembers. The Kansas City August 7<sup>th</sup> ballot includes Question 1: An initiative petition called the Residential Rental Inspection Program. This initiative works to create a Residential Rental Inspection Program to protect the public health, safety and welfare in residential rental property units by enacting and enforcing minimum health and safety standards. This is something that would be incredibly beneficial here*

*in Gladstone. I know there has been talk about similar initiatives currently in the works, but what can residents do to help get this going in our city or to get it onto next year's ballot?"*

**Mayor Garnos** stated: *"We have passed the Multi-Family Housing Inspection Program that applies to essentially apartment complexes, but not necessarily all rental properties, is that correct?"*

City Manager Wingerson stated: *"If memory serves, that ordinance applies to three-plexes and above. It does not regulate the rental of single family properties or duplexes, those types of things. It is something we could take a look at and at least do the research and present that research to you and who is doing it, where they are doing it, and what success they are having, and present that information back to you if that is your preference."*

**Mayor Garnos** stated: *"Do we know if the Kansas City initiative goes further than what we have already done in Gladstone? Are they pursuing ..."*

**Mayor Pro Tem Suter** stated: *"Theirs has a mandatory fee for the landlord and it is just a complaint system. Ours is an automatic system so whenever an apartment is empty, it has to be inspected before it can be re-let. This is just if people call and complain and it is supposed to fund more code enforcement people because Kansas City doesn't have enough people to do this program."*

**Mayor Garnos** stated: *"Thank you, let's make sure we have our ducks in a row on that. I remember this was a difficult issue we addressed a few years ago; we even had to bring on additional staff to make sure that we could do the rental inspections in a timely manner. I did see recently that Kansas City was starting something similar. I knew there were some key differences from what we were doing. They may still be going after duplexes."*

**Mayor Pro Tem Suter** stated: *"Single family residences are extremely difficult to do anything about. Kansas City has a registration program, ordinance, where they are supposed to register your single family residences; they estimate that fewer than 5% are actually in their system. That is a difficult thing. Multi-Family is easy because you know where they are and who they are. That is much easier to manage."*

Mr. Hernandez stated: *"I do feel it is important for it to get extended out to single family residences."*

#### **Item No. 9. On the Agenda. Communications from the City Council.**

**Councilman Yarber** stated: *"I have a couple of updates about the Atkins-Johnson Farm and Museum. Their new exhibit 'Parlor Games' opened a couple of weeks ago which is both historic and interactive. They have an upcoming event August 1, 'Storytime at the Farm', they will have story tellers from the library. It is a free event and it begins at 10:00 am."*

**Mayor Pro Tem Suter** stated: *"I have a list because lots of things are going on, even though it is summertime. First I just wanted to say that my heart goes out to all of the families who were*

affected by the tragedy at Table Rock Lake and the Branson area in the last few days. It did remind me and make me appreciate, again, that we, in Gladstone, make safety our first priority. I know people don't like it when you make them leave Linden Square, get out of the swimming pool or clear a field because storms are coming, but we are good at that and sticking to it. I think that, obviously, some lives could have been saved if safety were first by some other folks in the Branson area. EMAC was supposed to have a regular quarterly meeting last week and everybody is on vacation so that had to be rescheduled. I had the opportunity to speak to a real estate investor group last week and I was intrigued at how many folks from Gladstone were in this group, A, but B is I wanted to give KUDOS to Community Development. The accolades that people from Gladstone and other developers who have worked in Gladstone but don't live in Gladstone, were just amazing. People were just so appreciative of the flexibility of our staff; the helpfulness that Gladstone always tries to help people how to figure out how to do it instead of making it difficult to do; so it was really nice to hear those kinds of comments. Also, again, to see how many people are focused on investing in Gladstone. It is the hot button, everybody wants to develop here. Buy and flip, or rent, or build, or whatever; they are looking for all kinds of opportunities. Again, it's nice to know that we are doing things right if the quality of this community attracts people. One of the investors and his wife were so impressed they plan to move to Gladstone next year. It was a good event. I have two tax updates. One is I attended the information session rally that was hosted by the Metro Mayors Caucus a week or so ago on the fuel tax increase on the November ballot. It is a convoluted thing, as most people know. It is actually a fuel tax that is going to fund the Highway Patrol. The money that is freed up from the Highway Patrol budget will stay to fund infrastructure for the state. It is being pitched as a Public Safety tax. The chairperson of the whole thing is a retired Highway Patrol Officer. It's an interesting thing, the way they decided to do this. The other thing that was really quite impressive is the huge coalition of interest all across the spectrum that have joined forces on this. It is going to be a big campaign. It's raising money easily. It's rare for us all across the spectrum to come together on issues and this is one, from the Chambers of Commerce to the unions, everybody is in on this thing. There is going to be a huge push. There is one piece of it that people haven't figured out yet and that is that 15% of the revenue is dedicated to cities. Gladstone is estimated to collect about \$399,649.00 a year out of this tax. There is a piece that goes to counties, and then 15% that goes to cities in addition to what will fund state projects. Everybody has something to gain. They are really putting the big push on to get endorsements, as many endorsements as possible. The tax tests and polls very well in urban areas. Not so well in rural areas. They figure that one will offset the other and that is the strategy, to try to get the rural areas at least at 50% and then the urban areas will carry it. We will see. Polling has been looking pretty good on that. That is on the ballot in November. That affects everybody in the state. Kansas City will have a tax in November that is coming from a petition process. We just had this petition kind of process with the Children's Services tax that was passed last year here in Clay County. They are doing the same thing, which is kind of a petition; it is a 3/8 cent sales tax to fund early childhood education. Because it is a Kansas City tax, only Kansas City people can vote on it, of course. It will affect everybody who lives in the Kansas City metro area because we all shop in Kansas City. It is another tax. The Mayor's office is telling us that it is polling higher than any tax that has been tested in the last 12 years. There is really a lot of public support for this idea. It will affect the region in some interesting ways. I think there is a lot of appreciation for helping four-year olds to get to pre-school. It is a Kansas City tax, it will serve only Kansas City residents and it can be spent only in Kansas City facilities. For all of the

*pre-school facilities in all the suburbs around, the challenge will be that their customers are going to be lured into Kansas City facilities. There will be money to improve facilities, there is capital improvement monies, there's development money, there is going to be money in it to pay better so the competition will be huge, I think, for folks in the suburban areas. Nobody has really addressed that yet at all in this campaign. I'm hoping that some folks will start to try to figure out how it serves the whole community. I think it is just going to be like a one year thing that just a four-year old gets to use it. For people with more than one kid, it would be a very confusing thing unless you just move all your kids to a different facility. We have some very successful high quality pre-school stuff going on in Gladstone and I know some of the other communities do as well. That one is an interesting one. It's not coming through the Council, it's a petition, but the Mayor has taken this on personally and is way out aggressively championing this. You will be hearing more about it but there will be at least two sales tax issues, or two tax issues, on the November ballot for this area."*

**Mayor Bill Garnos** stated: *"I wanted to report on a couple of items: Last Tuesday, we had another lively Parks and Recreation Advisory Board meeting. We had a member of the public there who has been a strong advocate for pickle ball. She was very complimentary about everything that the Community Center has done to try to facilitate more pickle ball but apparently feels that Gladstone should be doing more because it's the fastest growing sport in America and brought that to the Park Board's attention. I also had the privilege last week of attending the ribbon cutting for the grand reopening of the Gladstone's Community Blood Center on North Oak. I had a chance to chat with the head of the Community Blood Centers of Greater Kansas City and he said that they expanded their Gladstone Center because Gladstone has so many regular and very dedicated blood donors. They expanded because they have both the demand and the supply here. As Mayor Pro Tem always mentions, it's always good to see a business reinvest in our city. Congratulations to them and also to the people of Gladstone for being active blood donors, and again, truly giving of themselves for others. Finally, I wanted to note on the calendar that the weekend after the next is the second performance at Theater in the Park with the production of 'Big River', based on the adventures of Huckleberry Finn, which is the first weekend in August. I would also note we have a primary election coming up two weeks from tomorrow on August 7, and I'd like to remind everybody of the importance of voting. With that, Mr. Wingerson, we will move to the Communications from the City Manager, because I know we have a lot on our calendar."*

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

City Manager Wingerson stated: *"Mayor, thank you. Just two things, actually. Theater in the Park which you already mentioned, so that doesn't count; Sounds on the Square Concert Series this Friday night from 7:00 – 9:00 pm is Midnight Rodeo at Linden Square so we are excited for that. Super excited for this sort of great event that happens during the day on July 28, Saturday, it's the Fun in the Sun and Cutie Pie Tri. If you have never had a chance to make that either with little kids or just to go watch, it is an amazing event to watch very small children compete in a triathlon style event. Congratulations to the Parks, Rec and Cultural Arts Department for making that happen. Councilman Yarber talked about AJ, so that is it for me, Mayor."*

**Item No. 11. On the Agenda. FIRST READING BILL NO. 18-31** An Ordinance authorizing the City Manager of the City of Gladstone, Missouri, to execute a Right-of-Way Agreement by and between the North Kansas City School District No. 74 and the City of Gladstone.

**Councilman Mallams** moved Bill No. 18-31 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. 18-31, 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. 18-31, and enact the Bill as **Ordinance 4.438**. **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. 12. On the Agenda. FIRST READING BILL NO. 18-32** An Ordinance amending Ordinance Numbers 2.325, 2.767, 2.956 and 4.000 relating to School Zone Speed Limits and Times under Schedule IX of the Model Traffic Ordinance (Gladstone Municipal Code Section 4.100.020).

**Councilman Yarber** moved Bill No. 18-32 be placed on its First Reading. **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). The Clerk read the Bill.

**Councilman Yarber** moved to accept the First Reading of Bill No. 18-32, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

**Councilman Yarber** moved to accept the Second and Final Reading of Bill No. 18-32, and enact the Bill as **Ordinance 4.439**. **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. 13. On the Agenda. Other Business.**

There was no other business to come before the Council.

**Item No. 14. On the Agenda. Adjournment.**

**Mayor Garnos** adjourned the July 23, 2018, Regular City Council meeting at 7:55 pm.

Respectfully submitted:

Ruth E. Bocchino

Ruth E. Bocchino, City Clerk

Approved as presented: ✓

Approved as modified:       

Bill Garnos

Mayor Bill Garnos