



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, AUGUST 13, 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 Clerk Ruth Bocchino  
City Counselor Padraic Corcoran

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

**Mayor Garnos** opened the Regular City Council Meeting Monday, August 13, 2018, at 7:31 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 July 23, 2018, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the July 23, 2018, Closed City Council meeting as presented. **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. 6. On the Agenda.** Approval of the July 23, 2018, Regular City Council Meeting Minutes.

**Councilmember Moore** moved to approve the minutes of the July 23, 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.** **PRESENTATION:** Missouri Municipal League Civic Leadership Award, 2018, to Jenny McGee.

**Mayor Garnos** stated: *"On July 26<sup>th</sup>, the City Council and city staff had the privilege of attending the Missouri Municipal League Civic Leadership Award banquet. The Missouri Municipal League recognized Shaping our Future with a Civic Leadership Award for 2018, led by co-chairs Jenny McGee and Tina Spallo. This two year citizen based strategic planning process developed a road map for Gladstone's future. Building on the success of Gladstone on the Move in 2003, Shaping our Future will guide our city in the areas of community health, economic development, the environment, neighborhood revitalization, and facility improvement. In Gladstone, we strongly believe in the vital role of citizen participation and developing local government policy and action. Tina and Jenny led this effort with intention, ensured inclusiveness, built consensus around a shared vision and worked to balance competing priorities, all with a smile and a 'can-do' attitude. At the awards banquet on July 26<sup>th</sup>, I had the privilege of presenting this award to Tina Spallo, but Jenny was unable to attend, so tonight the City of Gladstone and City Council would like to recognize Shaping our Future and the Missouri Municipal League Civic Leadership Award for 2018 to co-chairs Jenny McGee and Tina Spallo."*

## **REGULAR AGENDA.**

**Item No. 8. On the Agenda.** Communications from the Audience.

Jessie Poole and Doug Poole approached Council and stated: *"Hi, my name is Jessie Poole. I live at 5609 North Walnut Street. My name is Doug Poole and I am the owner of that property. (Jessie) If I may, I do have an item I'd like to give to you, if that is all right. Basically we just wanted to bring to your attention some issues we have been having with code enforcement where residential property backs up against commercial property. Recently the owner of the commercial property has been purchasing residential right up next to it and they have actually been violating code for quite some time. They have been parking vehicles in the residential area. They haven't adhered to a buffer zone. It's been an ongoing issue for months honestly where we have tried to get in touch with the city. The most recent issue, they actually purchased another piece of property right next to my property and have cut the back yard in half, built a fence, and is now parking vehicles, up to 50 at times, so we are kind of at a boiling point here. We haven't had a whole lot of action from code enforcement recently. I've been calling frequently and I have been told in the past that it is typically a ten day window where you would adhere to code. I recently learned they were granted 60 days instead and I wasn't really informed as to why. I did*

*want to bring it to your attention and hopefully we can see some action on this front. On the back you will see some documentation and correspondence with the city. Please also notice there is a photo from Google maps, that means it has been going on for quite some time. If there are any questions, I'd be happy to answer them."*

**Councilman Mallams** stated: *"Which is your property on the map?"*

Ms. Poole responded: *"On the map on the front, 5609. On 05 and 07... (unintelligible)"*

**Councilman Mallams** stated: *"So did the Dodge dealership buy part of the property of 05 and 07? Did they buy the entire lot?"*

Ms. Poole responded: *"I believe so, yes."*

**Mayor Pro Tem Suter** stated: *"They appear to be parking on the grass which is totally not allowed anywhere in the city."*

Ms. Poole responded: *"They are parking on the grass."*

Mr. Poole stated: *"It's been a couple of years, I've called and left messages and, I don't live there, so I'd leave a message, do my thing, forget about it, time passed, but..."*

Ms. Poole stated: *"I look at it every day now, especially since it is closer. Now it's the 07 property as well. We look at it. You will notice just from the perspective on the back, that is from my property."*

**Mayor Pro Tem Suter** stated: *"05 and 07 zoned R-1 or is this all commercial? What the heck are they using commercial use for?"*

City Manager Wingerson stated: *"R-1."*

Ms. Poole stated: *"They shouldn't be."*

**Mayor Garnos** stated: *"I was going to ask the same question."*

Ms. Poole stated: *"I did make a note, the yellow is R-1 and the red is C-3. They are in the R-1 area. They have a tenant right now, so they may not have as much of an issue with the parking violations but obviously we do, being right next door."*

**Mayor Pro Tem Suter** stated: *"Well even if they are parking in the back half of the lot it is still an R-1 lot. It doesn't make any difference; they can't have vehicles parked there."*

Ms. Poole stated: *"The buffer zone is also an issue, if you look at the Google map image, there is no buffer zone between property line and the commercial."*

Mr. Poole stated: *"The bumpers are almost touching the fence. When that was established, there was supposed to be a 30 foot buffer zone when John Chezik put that lot in, my parents were up here for a meeting and that was what was discussed, that they were going to maintain a 30 foot buffer zone. They are turning their nose up at that, too."*

**Councilman Mallams** stated: *"I compliment both of you on how thorough this is. Good job."*

Ms. Poole stated: *"Thank you, it's my first meeting."*

**Mayor Pro Tem Suter** stated: *"I apologize that we have not been able to get on this sooner. The violations are so totally obvious, there is nothing to discuss. I'm sorry that it has taken this long and that you had to come here with this."*

Ms. Poole and Mr. Poole stated: *"Thank you for your time."*

City Manager Wingerson stated: *"Mayor we will gather information internally in the morning and get with Gladstone Dodge and see what the story is."*

**Mayor Garnos** stated: *"Keep us posted."*

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

**Councilman Yarber** stated: *"Yes, an event coming up that I would like to mention. The Restoration Run which will be taking place at the Atkins-Johnson Farm and Museum. It takes place Saturday, August 25. It's not just a 5-K Run; there is also a one mile walk. Kids under 12 are free and it is to raise funds for the Friends of the Farm and Synergy Services. It is great event. They are expecting a lot of people. If you haven't been out to the Farm, it's a great chance to go out there early in the morning and see all the changes that have been happening in that part of Gladstone and enjoy the Farm early that morning."*

**Councilmember Moore** stated: *"Just a brief comment. On August 8<sup>th</sup>, I had the opportunity to represent the city at the KCADC Board of Directors meeting. As always, we got updates on projects that they are involved with in the city. It was interesting this time, we heard from the KC Scholars individual that we heard at the MARC meeting. We heard a report from the new Executive Director of the Civic Council which was interesting. We heard about the proliferation of a huge number of jobs in the KC area in the tech sector which is really astonishing how many jobs are in that sector that are really high paying jobs. One of the most fascinating discussions we had, we heard a report about the Hyper Loop, which is the proposed tube that would run from Kansas City to St. Louis. It was a high-tech very interesting discussion. It was fun to hear about that and to see what may happen."*

**Mayor Pro Tem Suter** stated: *"All those really crazy ideas turn out to be good things. A lot of money is being thrown at that one. I had the opportunity to get the update from the Clay County EDC on some of their new directions at the Northland Chamber's Planning and Development meeting a week or so ago. That was interesting as there has been a change of leadership. People have been kind of interested as to whether the EDC was going to make any kind of changes and*

*they are going to focus a lot more on entrepreneurship and entrepreneurial development than they have in the past so that was interesting. During that update, TJ Berry, who is the new Director, was very complimentary about the City of Gladstone in how well that we have worked together with them to make their move to the iWerx building here, especially in this interim time where we did a little fancy leg work to make sure that it happened. He was very generous with his appreciation for working with the City of Gladstone and also for iWerx and the great opportunities that are going to be here in Gladstone as a result of that. That was good. Just for the record, because interested citizens want to know, I just wanted to say for the public record, say to those who have been concerned, that Councilmembers share concern and disappointment with the level of groundsmanship that we are experiencing this year around public property, around our art installations, around our trails, around our parks, and around some of our transportation medium. We are hoping that we will be working better in the future to restore the condition of Gladstone property to something that I think we are more used to. This seems to have been a difficult year."*

**Mayor Bill Garnos** stated: *"I want to report on a couple of items. Last week, I attended the Gladstone Neighborhood Commission meeting. Mr. Napoli presented a Housing Strategy Framework Plan and Implementation Matrix to try to push our Housing Strategy Development forward. I also, as you may recall in my comments at our last meeting, I had the privilege of attending the Ribbon Cutting for the grand reopening of our Community Blood Center on North Oak. I had mentioned at the last meeting that they expanded. They said they had expanded because Gladstone has so many regular and very dedicated blood donors. Since then, I got a nice letter from the Executive Director, David Graham, and I wanted to share just one of the comments out of the letter. He said 'It's been a pleasure to watch the outstanding growth of our Gladstone Donor Center throughout the years. The Donor Center is one of our busiest and is also home to many of our most dedicated blood donors. Their outstanding support helps us meet the needs of critically ill hospital patients in our area. Again, thank you to the people of Gladstone for being active and faithful blood donors.' Finally, on a personal note, since our last Council meeting, I have celebrated my 29<sup>th</sup> Wedding Anniversary and my 60<sup>th</sup> birthday and I just wanted to say thank you for all the kind comments to my family, my friends, and all of my colleagues in this room and of course to my wife Lori, I want to say thank you, I had the best birthday ever."*

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

City Manager Wingerson stated: *"Mayor, thank you, and Mayor Pro Tem Suter, concern noted and will be addressed. Events coming up: Sounds on the Square at Linden Square Friday the 17<sup>th</sup> is Moats Brothers and Saturday night the 18<sup>th</sup> is the Elton John Experience which is really good. Friday August 24<sup>th</sup>, One Night Stand. Dunkin Dogs will be at the outdoor pool on August 25<sup>th</sup> which is a new event but great fun. Two other things for general public information, one is there have been an extraordinary number of questions about The Heights and what is going on at The Heights with the siding being removed and replaced. It has to do with an insurance claim having to do with how the decks were originally affixed to the property. It allowed water in places where water shouldn't go. Compliments and congrats to Flaherty and Collins for really stepping up as the developer of the property in solving that problem. It will take several, several, months to get that completed, but it will all be put back together better than new is how they are saying it."*

*Finally, congratulations to Keller Williams, they are located at Englewood Road on North Broadway. They are the 47<sup>th</sup> fastest growing business by gross revenue increase in the entire metropolitan area and they are right here in Gladstone. The real estate business must be good."*

**Item No. 11. On the Agenda. APPROVE SEMI-ANNUAL FINANCIAL STATEMENT AND SCHEDULE OF INVESTMENTS**

**Councilman Mallams** moved to **APPROVE SEMI-ANNUAL FINANCIAL STATEMENT AND SCHEDULE OF INVESTMENTS**. **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. 12. On the Agenda. RESOLUTION R-18-50** A Resolution authorizing acceptance of work under contract with Navitas, for the Guaranteed Energy Savings Performance contract, and authorizing final payment in the amount of \$34,109.21 for Project CE1857.

**Mayor Pro Tem Suter** moved to approve **RESOLUTION R-18-50** A Resolution authorizing acceptance of work under contract with Navitas, for the Guaranteed Energy Savings Performance contract, and authorizing final payment in the amount of \$34,109.21 for Project CE1857. **Councilmember Moore** seconded.

**Councilman Yarber** stated: *"I hope that in the future that we consider greener ways of doing our energy than this. I remain very disappointed by the city's decision to retrofit buildings with old technology rather than continue to move further forward into the 21<sup>st</sup> century."*

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. RESOLUTION R-18-51** A Resolution authorizing the City Manager of the City of Gladstone, Missouri, to execute a Right-of-Way Use Agreement by and between the City of Gladstone and MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services.

**Councilman Mallams** moved to approve **RESOLUTION R-18-51** A Resolution authorizing the City Manager of the City of Gladstone, Missouri, to execute a Right-of-Way Use Agreement by and between the City of Gladstone and MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services. **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. 14. On the Agenda. RESOLUTION R-18-52** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford for the acquisition of a 4X4 DRW Crew Cab Truck with flatbed, spreader, and snowplow in the total amount of \$53,968.00.

**Councilmember Moore** moved to approve **RESOLUTION R-18-52** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford for the acquisition of a 4X4 DRW Crew

Cab Truck with flatbed, spreader, and snowplow in the total amount of \$53,968.00. **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. 15. On the Agenda. FIRST READING BILL NO. 18-33** An Ordinance amending Section 4.110.160 of the Gladstone City Code (Ordinance 3.424) designating certain streets as Emergency Snow Routes.

**Councilman Yarber** moved Bill No. 18-33 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. 18-33, 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. 18-33, and enact the Bill as **Ordinance 4.440**. **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. 16. On the Agenda. FIRST READING BILL NO. 18-34** An Ordinance establishing certain fees and charges for services and activities provided by the City of Gladstone, Clay County, Missouri, and amending Ordinance 4.400.

**Councilman Mallams** moved Bill No. 18-34 be placed on its First Reading. **Councilmember Jean 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. 18-34, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Jean 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. 18-34, and enact the Bill as **Ordinance 4.441**. **Councilmember Jean 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. 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** adjourned the August 13, 2018, Regular City Council meeting at 7:56 pm.

Respectfully submitted:

  
\_\_\_\_\_  
Ruth E. Bocchino, City Clerk

Approved as presented:  \_\_\_\_\_

Approved as modified: \_\_\_\_\_

  
\_\_\_\_\_  
Mayor Bill Garnos