



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, NOVEMBER 12, 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 Chris Williams

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

Mayor Garnos opened the Regular City Council Meeting Monday, November 12, 2018, at 7:36 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.

Approved as amended. Item No. 14 and 15 were moved to the next regularly scheduled City Council meeting, November 26, 2018.

Item No. 5. On the Agenda. Approval of the October 22, 2018, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the October 22, 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 October 22, 2018, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the October 22, 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)

REGULAR AGENDA.

Item No. 7. On the Agenda. Communications from the Audience.

John Callicotte approached Council and stated: *"John Callicotte, I live at 6808 North Wayne. So the intersection just south of where I live has some dangerous issues I think and so what happens is that the north-south traffic does not have to stop but the east-west does have stop signs. Most of the people that are on the east-west side that stop think it's a four-way stop so they have a tendency to just roll through it and ignore the cross traffic. I am suggesting that maybe the signage could be added to those sides to say 'cross traffic doesn't stop' or something to that effect. Something very easy. It's really dangerous. I've almost hit several people right there. 68th and North Wayne.*

City Manager Scott Wingerson stated: *"Mr. Callicotte, thank you for coming tonight first of all; and second of all, our Director of Public Works is Tim Nebergall. He is here if you could share your phone number with Director Nebergall, he will take a look at it and call you to see what we can do to help the situation."*

Mr. Callicotte stated: *"Great, that would be great. I appreciate it. That's all I had."*

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

Councilman Yarber stated: *"Yes, the new exhibit opened up at the Atkins-Johnson Farm, 'Holiday Toys' and it will be open just after Halloween and will be there until Santa visits in December."*

Mayor Pro Tem Suter stated: *"I just returned this weekend from the National League of Cities Convention, the annual Convention, which I really appreciate the opportunity to attend it. It is my favorite one because I always learn so much and it is very helpful in terms of understanding what is going on around the country and what other cities around the country are working on and concerned about and also it's a great opportunity to bring back some ideas and some resources that can be helpful to Gladstone. This year, just as last year, the biggest issue was housing again. The housing sessions were packed. People all across the country are just really struggling with affordable housing; housing affordability which is a different question, that is more about workforce housing, and the lack of new construction, especially multi-family. You*

always kind of think sometimes when you look around that we have so many apartments going up, but in order to accommodate the current market in the next 10 years, just to meet the current demand, will take like 4,500,000 new units to be built and we are on track to build 3,000,000 which means in 10 years we'd still be short 1,600,000 for the current demand and all indications are that more and more demand for rental housing will be happening in the next few years. There are no incentives anymore to buy because of the changes in the tax code and the next generation isn't very interested in buying anyway. Interestingly, retiring boomers aren't very interested in owning anymore and want to rent. I found that interesting and when you think about ways for communities to grow, there is a huge need for multi-family housing all across America, and Kansas City wouldn't be any different I don't think. Anyway, it was a good conference."

Mayor Garnos stated: *"I had a number of things I wanted to mention. Obviously I want to thank city staff for all their efforts coordinating the ribbon cutting at Hobby Hill Park. I thought that went very well. Last week I attended the meeting of our Neighborhood Commission and we are continuing to refine the housing matrix strategy. I of course want to recognize our Veterans for Veteran's Day. I also wanted to recognize the passing of Lynn Corbett. Lynn was a Chamber Ambassador and a huge supporter of Gladstone. I think I visited with him at just about every Chamber event and he invariably was always pleasant, was always friendly, and never had anything to complain about. You can't say that about many people so I wanted to recognize his passing. In the next couple of weeks, we've got the Chamber lunch at the Elks Club, and of course the Mayor's Christmas Tree Lighting Ceremony which is always a nice kick-off to the holiday season. After that, we have the always popular Board and Commission interviews and Goal Setting Session. We have a lot of fun stuff to look forward to."*

Item No. 9. On the Agenda. Communications from the City Manager.

City Manager Wingerson stated: *"Thank you, Mayor. Just two very quick items. One is to echo your comments about Mr. Corbett. Lynn was just an absolute supporter of our community for probably 35 years; I'm kind of guessing. As you said very well, he was always in a good mood and always willing to help. We are going to miss Lynn a lot. The second thing is to thank Director Nebergall for not doing something. Thursday of last week, it was predicted to snow and freeze and ice over and basically the world as we know it was going to come to the end if you listened to weather forecasters. MODOT and every major city in this region salted. The event was not at all, it didn't rain, it didn't freeze, it didn't do anything. We took pavement temperature readings and we watched the weather and we formed an opinion that treatment wasn't necessary so we saved untold number of resources and manpower over time and actual materials by not doing it, as opposed to today, when we did get on top of it. As I think Kirk used to say best, 'caught the second snowflake.' One, thanks for not, and one, thanks for doing, Tim. I'm sure he will pass that along to his folks. Thank you."*

Item No. 10. On the Agenda. RESOLUTION R-18-65 A Resolution authorizing acceptance of work under contract with Linaweaver Construction, Incorporated, for the Pleasant Valley Road Improvements-North Indiana Avenue to North Brighton Avenue, and authorizing final payment in the amount of \$150,267.62 for Project TP1411.

Mayor Pro Tem Suter moved to approve **RESOLUTION R-18-65** A Resolution authorizing acceptance of work under contract with Linaweaver Construction, Incorporated, for the Pleasant Valley Road Improvements-North Indiana Avenue to North Brighton Avenue, and authorizing final payment in the amount of \$150,267.62 for Project TP1411. **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. 11. On the Agenda. **RESOLUTION R-18-66** A Resolution authorizing the City Manager to execute a Land Use Agreement with Kelly S. Taylor, CPA, PC, to install a new business sign as part of the Pleasant Valley Road Improvements Project from North Indiana Avenue to North Brighton Avenue; Project #TP1411; Federal Project #STP-3323(407).

Councilman Mallams moved to approve **RESOLUTION R-18-66** A Resolution authorizing the City Manager to execute a Land Use Agreement with Kelly S. Taylor, CPA, PC, to install a new business sign as part of the Pleasant Valley Road Improvements Project from North Indiana Avenue to North Brighton Avenue; Project #TP1411; Federal Project #STP-3323(407). **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. **RESOLUTION R-18-67** A Resolution authorizing the City Manager to enter into a proposed Lease Agreement with iWerx, LLC, to operate iWerx Design, an Artistic Cooperative Incubator that supports local art and artisans, located at 7022 North Locust, Gladstone, Missouri 64118.

Councilmember Moore moved to approve **RESOLUTION R-18-67** A Resolution authorizing the City Manager to enter into a proposed Lease Agreement with iWerx, LLC, to operate iWerx Design, an Artistic Cooperative Incubator that supports local art and artisans, located at 7022 North Locust, Gladstone, Missouri 64118. **Mayor Pro Tem Suter** seconded.

Mayor Pro Tem Suter stated: *“I would just like to say how excited I am to finally have this project up and going. We have been thinking about and talking about and hoping for an arts incubator in Gladstone for a long time. It’s a perfect piece to go with the iWerx business that provides support for new entrepreneurs and it’s a perfect piece to make that combination of business, education, and the arts right here in downtown where we hope to generate lots of bumping into each other as they call it that creates a lot of creative new ideas and energy for the city. Glad to see this finally on the agenda.”*

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. **APPROVE OUTDOOR SPECIAL EVENT PERMIT:** Mayor’s Christmas Tree Lighting, 602 NE 70th Street, Linden Square, Tuesday, November 20, 2018, 6:00-7:30 pm.

Mayor Pro Tem Suter moved to approve the **OUTDOOR SPECIAL EVENT PERMIT:** Mayor's Christmas Tree Lighting, 602 NE 70th Street, Linden Square, Tuesday, November 20, 2018, 6:00-7:30 pm. **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. 14. On the Agenda. PUBLIC HEARING: Special Use Permit to Sara & Kenny Boyer for operation of a Meridian Stress Assessment testing and retail supplement sales operation on property located at 101 Northeast 62nd Terrace.

This hearing will be opened and immediately continued to the November 26, 2018, City Council meeting at the request of the applicant.

Mayor Garnos stated: *"The next two items on our agenda were for a Public Hearing and an Ordinance on a Special Use Permit. As I mentioned in the beginning of our meeting, the applicant has asked to continue these items to our next regular meeting, therefore I will now open the Public Hearing (7:49 pm) for a Special Use Permit to Sara and Kenny Boyer for operation of a Meridian Stress Assessment testing and retail supplement sales operation on property located at 101 Northeast 62nd Terrace. This hearing will now be continued at the request of the applicant until our next Regular meeting of the City Council on November 26, 2018."*

Item No. 15. On the Agenda. FIRST READING BILL NO. 18-41 An Ordinance granting a Special Use Permit subject to certain conditions to Sara & Kenny Boyer for operation of a Meridian Stress Assessment testing and retail supplement sales operation on property at 101 Northeast 62nd Terrace.

Mayor Garnos stated: *"Item 15 is the Ordinance that would have granted the Special Use Permit so we will also continue this item until our next Regular meeting on November 26, 2018."*

Item No. 16. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 17. On the Agenda. Adjournment.

Mayor Garnos adjourned the November 12, 2018, Regular City Council meeting at 7:50 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as presented: X

Approved as modified:

A handwritten signature in black ink, appearing to read "Bill Garnos", written over a horizontal line.

Mayor Bill Garnos