



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MARCH 25, 2019**

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
Attorney Chris Williams

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

Mayor Garnos opened the Regular City Council Meeting Monday, March 25, 2019, at 7:35 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 and thanked VFW Post 10906 Charlie Cram and Stan Stoner for posting the Colors.

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

The agenda was approved as presented.

Item No. 5. On the Agenda. Approval of the March 11, 2019, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the March 11, 2019, 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 March 11, 2019, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the March 11, 2019, Regular 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. 7. On the Agenda. Leadership Academy Graduates.

Mayor Garnos read the names of the graduates and presented the certificates. All Council members congratulated the graduates.

Item No. 8. On the Agenda. **PROCLAMATION:** Gladstone Animal Control Officer Appreciation Week.

Mayor Garnos read and presented the Proclamation to Beth Gillespie, Animal Control Officer.

Item No. 9. On the Agenda. **PROCLAMATION:** National Public Safety Telecommunicators Week.

Mayor Garnos read the Proclamation and presented to Savannah Melton.

Item No. 10. On the Agenda. **PROCLAMATION:** Arbor Day.

Mayor Garnos read the Proclamation and presented to Justin Merkey.

Item No. 11. On the Agenda. **CONSENT AGENDA.**

Following the Clerk’s reading:

Mayor Pro Tem Suter moved to approve the Consent Agenda as published. **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-19-14** A Resolution declaring certain city property surplus and authorizing the donation of surplus items to the Midwest Recycling Center. **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 Outdoor Special Events:

Gladstone Summertime Blues Fest, 7600 N. Troost Avenue, Oak Grove Park, Friday, June 7, 5:00 pm – 11:00 pm; Saturday, June 8, 3:00 pm –11:00 pm, 2019.

Kid's Fest, 602 NE 70th Street, Linden Square, Saturday, July 27, 2019, 9:00 am – 1:00 pm.

Mayor's Christmas Tree Lighting, 602 NE 70th Street, Linden Square, Tuesday, November 26, 2019, 6:00 pm – 9:00 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)

Mayor Pro Tem Suter moved to **APPROVE FINANCIAL REPORT FOR MONTH END FEBRUARY 2019**. **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. 12. On the Agenda. Communications from the Audience.

There were no communications from the audience.

Item No. 13. On the Agenda. Communications from the City Council.

Councilman Yarber stated: *"Yes, we have had a lot of events over the past two weeks; one which I will leave to the Mayor or the Mayor Pro Tem to explain what this large gold object is sitting in front of us. I had to attend a funeral out of town so I was disappointed that I missed the ribbon cutting for the Wellness Corner. This is part of what we had hoped would come about from the Shaping Our Future and to me it's very exciting that we have this as part of our Community Center part of the time. I attended a conference that was presented by the Missouri Tourism Bureau that took place in Liberty. A member of our Parks and Recreation Department was there. It's nice that we are thinking along those terms and it is something that may involve Gladstone more and more in the future. That was also something exciting that goes on in addition to other things that we will discuss."*

Councilman Mallams stated: *"Thank you, Mayor. I'd like to share an accomplishment of our Gladstone Fire Fighters, and I'll individually say their names: Devin Johnson, Preston Hoffa, Kyle Kennedy, Kyle Kordenbrock, and Alex Wilson. From all of our City Council members, we would like to share our appreciation for their participation in support of the Tower Climb for the American Lung Association Fight for Air Climb. Individually, each one of these Fire Fighters supported a very worthy cause and as Americans we should never forget the horrendous attacks of 9/11 and the courage of our First Responders. We would like to encourage each of those members on receiving the first place trophy, together they demonstrated perseverance, hard work, and teamwork. From each one of us, we congratulate those Fire Fighters, and Chief Hasty if you would pass that along, we would appreciate it. Thank you, Mayor."*

Councilmember Moore stated: *"Thank you, Mayor. Last week, the Mayor and I were at the ribbon cutting so we had the privilege of attending the North Kansas City Hospital partnership with the city at the Community Center. I will just echo what Councilman Yarber said, this dovetails beautifully with our efforts to make great health opportunities available to the residents of our city. We are really excited about that partnership and hope that everybody takes advantage of those health care professionals who will be on staff at the Community Center."*

Mayor Pro Tem Suter stated: *"Thank you, Mayor. I wanted to say congratulations to Councilmember Mallams on being elected the District Director of the Elks. I wanted to express my appreciation to Councilmember Moore; she did a presentation to the Northland Chamber's Planning and Development Committee more than a week ago I guess, explaining Question 1 that will appear on the ballot next week. Very nice job, well received and I appreciate that. It's an important committee to always keep informed, it's a powerful group in the Northland. I also had the opportunity to stand in for the Mayor in a panel discussion with the Northland Chamber's Leadership Class as they were trying to understand a little bit more about public service and what it is like to be an elected official. That was a fun event. I just wanted to express my appreciation to both Public Safety and to our Community Development Department for code enforcement. My husband and I had observed a house that we thought was a little bit concerning and we heard things in the neighborhood that made us question what was going on and Public Safety did a great job of checking it out. Codes did a great job of also checking it out. Then we learned that, sometimes we think if people don't take care of their property, or if they are in violation of one sort or another, they are bad actors. The truth is that just isn't always the case. As we have now learned the owner of the house introduced himself and explained more about the situation there. He is a single man who is the caretaker for his brother who has mental illness issues and has had for his entire life. Sometimes Public Safety is called, there are no charges ever filed because it's a mental health issue in that neighborhood and he apologized for his brother's behavior but there is not much that he can do about it. He also noted that the code people were on the property and in the back yard of the property that we own and he said he knows it gets ahead of him. He has too much stuff around the house and he works two jobs and takes care of his brother. That letter from the city goosed him enough so he already had the trailer out and he was hauling stuff away. Good spirited, somebody with a lot on his plate and trying to do the best he can. I appreciate the spirit with which our Public Officers, both Safety and Community Development deal with the public and sometimes it's to be helpful and they want and appreciate the help and don't really feel resentment towards the city but really appreciate doing the right thing."*

Mayor Garnos stated: *"Since our last meeting I had the privilege of serving on a panel of Northland Mayors for the Northland Regional Chamber. I handled the Youth Leadership group and I left it to Mayor Pro Tem to deal with the Adult Leadership Group. Last week I had a meeting with the Parks and Recreation Advisory Board. We received updates on the joint concessions building we were looking at with North Kansas City at Oak Grove Park. Apparently the bids came in much higher than estimated so that project is going to be on hold right now. We did get briefed on the temporary art installation that is going to go into the median on 70th Street and the Happy Rock East restroom renovations. We had a discussion on the municipal pool bathhouse renovations, and also got staffing updates. The Board also got briefed on the summer programming schedule for Linden Square that we were briefed on in Open Session about a*

month ago. I also got to see the renderings for the public art that will be recommended by Arts Commission and recommended by the Parks and Recreation Advisory Board and I believe it will be coming to Council for consideration here in the next month or so. (second meeting in April). I've had a sneak peek of the art that is coming which is always dangerous. Finally, as you may have noticed, the City of Gladstone won the Northland Regional Chambers Battle of the Brains Competition. 18 teams of 8 people; we had 8 rounds of 10 questions; the City of Gladstone was represented by Mayor Pro Tem Suter and her husband Eugene, Councilman Yarber and his wife Molly, City Manager Wingerson and his wife Michelle, and me and my wife Lori. One of the things I liked about the competition besides the fact that it was fun and we kicked everybody else's butts, was that each of us answered questions at some point during the competition. I think all 8 members came up with answers that nobody else did so it really was a team victory for the City of Gladstone. I also wanted to apologize for Kyle tearing off his shirt during the awards ceremony and singing 'We are the Champions'. It might have been a little overkill."

Item No. 14. On the Agenda. Communications from the City Manager.

There were no Communications from the City Manager.

Item No. 15. On the Agenda. RESOLUTION R-19-15 A Resolution encouraging the residents of Gladstone to become informed on the proposed one-half percent sales tax and to vote on April 2, 2019.

Councilmember Moore moved to approve **RESOLUTION R-19-15** A Resolution encouraging the residents of Gladstone to become informed on the proposed one-half percent sales tax and to vote on April 2, 2019. **Councilman Mallams** seconded.

Mayor Pro Tem Suter stated: "The Resolution says that we really encourage people to get out and vote next week."

Councilmember Moore stated: "I think this is a really important issue for the city and I hope those of you listening online and those of you in the audience have taken advantage of seeing the article in the paper and mailings you may have received; letters from your neighbors, or other communications you will be seeing about this issue. There are three important things, really, that Question 1 deals with: the first one is to just make sure we support our Police, Fire, and EMS. Shaping Our Future discovered a lot of areas that needed some assistance and improvement so that is the basic crux of Question 1. There is also a facilities component of it. Our Police Station in the basement of City Hall has been here forever and it really does not address the needs of a current, modern police force. We are hoping to make changes there. Fire Station #2 on Prospect similarly does not meet the needs of our work force today. We have a lot of females that have joined the force and that building was not set up for females in terms of the barracks style sleeping arrangements. It really needs a boost in the arm. We are hoping that facility component will be addressed by Question 1. Last, but not least, is there is a lot of hiring challenges now the city is facing. We really need to be competitive. For us to be competitive, we need to look at our pay scale and make some changes to it so that we cannot only recruit the best quality employees the residents of this city deserve and expect, but that we have the opportunity to train them appropriately and keep them here in the city. A lot of times what we are noticing is we are

training these qualified individuals and then they are going to other municipalities. We want to be competitive in the marketplace. That is basically the crux of Question 1 so we encourage you strongly to go out, ask any questions; the city has a great website that has frequently asked questions on it that should address any other questions you might have. We encourage you to be informed and vote on April 2."

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. RESOLUTION R-19-16 A Resolution authorizing the City Manager to enter into a proposed Lease Agreement with Piece 18 LLC (Stone Canyon Pizza) to operate a restaurant at 504 Northeast 70th Street, Suite A, Gladstone, Missouri, 64118.

Mayor Pro Tem Suter moved to approve **RESOLUTION R-19-16** A Resolution authorizing the City Manager to enter into a proposed Lease Agreement with Piece 18 LLC (Stone Canyon Pizza) to operate a restaurant at 504 Northeast 70th Street, Suite A, Gladstone, Missouri, 64118.

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. 17. On the Agenda. FIRST READING BILL NO. 19-13 An Ordinance authorizing the City Manager to execute an Agreement between the City of Gladstone, Missouri, and the Mid-America Regional Council (MARC) to participate in and fund the North Oak Complete Streets Project as part of the Planning Sustainable Places (PSP) Program; City Project #TP1910.

Councilman Mallams moved Bill No. 19-13 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.

Councilman Mallams moved to accept the First Reading of Bill No. 19-13, 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.

Councilman Mallams moved to accept the Second and Final Reading of Bill No. 19-13, and enact the Bill as **Ordinance 4.464**. **Councilman Yarber** seconded.

Mayor Pro Tem Suter stated: *"A comment, Mayor. This is evidence again of the great skillset that we have among our city staff at successful grant writing. We have been doing an extremely good job of late of being able to write convincing grant applications and being able to win some awards. This was a joint project with the City of Kansas City, Missouri, and the thing that always gives me the most comfort is to know that Gladstone is the lead city on the project which means it will happen and it will happen on time."*

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

Item No. 18 On the Agenda. FIRST READING BILL NO. 19-14 An Ordinance repealing Ordinance 4.398 pertaining to the Missouri Clean Energy District and Property Assessed Clean Energy Program.

Councilman Yarber moved Bill No. 19-14 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.

Councilman Yarber moved to accept the First Reading of Bill No. 19-14, 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.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 19-14, and enact the Bill as **Ordinance 4.465**. **Councilman Mallams** seconded.

Mayor Pro Tem Suter stated: *"I'll start. I'm in anguish over this repeal. I think that the PACE Program has been a successful and helpful program especially to veterans. It's a program that provides small loans for folks to fix up their house to make their homes more energy efficient in small amounts so if it takes \$8,000.00 to upgrade a home HVAC system, you can't really go to the bank and get much of a loan for \$8,000 so this provides for people to be able to get this loan and to pay it back through their property tax collection process. We are being held hostage by county government that is unprincipled and operates illegally most of the time and without ethics and I know it is a strong statement but it is the truth. We are being held hostage by an assessor and a collector whose personal preferences have been trying to stop this program in the county since day one. They were sued because they refused to collect; they were sued by the Energy District and they lost. So now they are threatening to not collect our taxes for the City of Gladstone unless we abolish this program for the residents of the City of Gladstone. We can't afford to have them stop collecting our taxes. We do it by contract so they are not legally required to collect our taxes. We used to collect them ourselves years ago and then entered a contract with the collector and so she is just threatening to cancel our contract and not provide the service anymore to us. North Kansas City, Liberty, Excelsior Springs and other cities in the county have also adopted this program and have been using it. Hundreds of people have benefited from this program, but we are stuck now. We are going to be the first city, I guess, to bite the bullet and have to repeal. We are hoping that the Clean Energy District and the county can work something out. It is probably going to take litigation again and it may or may not actually get us where we want to be. We are between a rock and a hard place."*

Councilman Yarber stated: *"Basically, to echo that, we do this very reluctantly. We hope in the very near future that we can reenact this program because it does a lot of people a lot of good and it is also important for people to know that those who have already taken advantage of this opportunity provided by the PACE program will be able to continue doing it; that was something that we wanted to make sure that they weren't just out in the cold. Hopefully not literally. We hope that we will be reversing this very quickly."*

City Manager Wingerson stated: *"Yes, I think from the staff perspective, we completely agree that the program is valuable and there is 7-10 Gladstone residents who have taken advantage of it and those, as Councilman Yarber stated, will be grandfathered in by the collector and assessor. While we certainly do not agree with the technique or strategy that the county is using with the municipalities we certainly understand it and it is in the best interest financially of the city to allow the county to continue to collect the taxes so we are hopeful that this action, if the Council chooses to take it, will actually spur additional conversation and an environment of collaboration between the county elected officials and the Clean Energy District PACE folks. That is what we want to happen and we think it will happen and we will continue to work towards that solution and hopefully bring the ordinance back to you to re-implement the program as soon as possible."*

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

Item No. 19. On the Agenda. FIRST READING BILL NO. 19-15 An Ordinance authorizing the City of Gladstone, Missouri, to issue its Taxable Industrial Development Revenue Bonds (Royal Park Apartment Homes Project), Series 2019, in a principal amount not to exceed \$4,070,000.00 to finance the costs of a project for STKC Properties LLC, a Missouri Limited Liability Company, consisting of the construction and equipping of improvements to commercial facilities; approving a plan for an Industrial Development Project for the Company; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the bonds.

Councilmember Moore moved Bill No. 19-15 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.

Councilmember Moore moved to accept the First Reading of Bill No. 19-15, 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.

Councilmember Moore moved to accept the Second and Final Reading of Bill No. 19-15, and enact the Bill as **Ordinance 4.466**. **Mayor Pro Tem Suter** seconded.

City Manager Wingerson stated: *"Mayor, if I could make a couple of introductions. With us tonight is Rick McConnell from Armstrong Teasdale, our special bond counsel on matters like this. He is here for any questions that you may have on this matter. Also with us is the principal applicant Juan Tobin, maybe Juan could wave; so it's good to meet the developer. He is doing a fantastic job at the former French Riviera property, a complete re-tenanting of the property and making a very significant investment in our community. Finally, and just for the record, I want to ask, with the Mayor's pleasure, if there is any taxing jurisdictions in the audience who would like make any statements whatsoever they would be allowed to do that at this time."*

Mayor Garnos stated: *"Thank you, Mr. City Manager. Any comments from taxing jurisdictions, Mr. McConnell, anything you wanted to add, questions from Council?"*

Mayor Pro Tem Suter stated: *"I am delighted when the developer and owner shows up. I totally support this Bill. I'm really enthusiastic when people are interested in investing in Gladstone. We like to think of you as partners and by issuing the bonds, in fact we are partners in this improvement to our community. Thank you so much for your investment."*

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. 20. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 21. On the Agenda. Adjournment.

Mayor Garnos adjourned the March 25, 2019, Regular City Council meeting at 8:20 pm.

Respectfully submitted:



Ruth E. Bocchino, City Clerk

Approved as presented: X

Approved as modified: _____



Mayor Bill Garnos