



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, AUGUST 26, 2019**

PRESENT: Mayor Carol Suter
Mayor Pro Tem 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

ABSENT: Councilman Bill Garnos

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

Mayor Suter opened the Regular City Council Meeting Monday, August 26, 2019, at 7:42 pm in the Gladstone City Council Chambers.

Item No. 2. On the Agenda. ROLL CALL.

All Councilmembers were present with the exception of Councilman Bill Garnos.

Item No. 3. On the Agenda. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

Mayor Suter asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked VFW Post 10906 Joe Liles, Charlie Cram, Carla Gleaton, and Stan Stoner for presenting the Colors.

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

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the August 12, 2019, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the August 12, 2019, Closed City Council meeting as presented. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman

Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 6. On the Agenda. Approval of the August 12, 2019, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the August 12, 2019, Regular City Council meeting as presented. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 7. On the Agenda. CONSENT AGENDA.

Following the Clerk's reading:

Councilman Mallams moved to approve the Consent Agenda as published. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Mallams moved to approve **RESOLUTION R-19-36** A Resolution accepting easements from certain property owners in conjunction with the Northeast 76th Street Improvements Project from North Oak Trafficway to North Brooklyn, Project TP1818. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Mallams moved to approve **RESOLUTION R-19-37** A Resolution authorizing the City Manager to execute a contract with Gunter Construction Company, in the total amount not to exceed \$228,747.50, for the Northwest 72nd and North Broadway Pedestrian Signal Improvements, Project TP1814. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Mallams moved to approve **RESOLUTION R-19-38** A Resolution authorizing acceptance of work under contract with Linaweaver Construction, Incorporated, for the Flora Park East Spillway modifications, and authorizing final payment in the amount of \$500.00 for Project CP1732. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Mallams moved to approve **RESOLUTION R-19-39** A Resolution authorizing acceptance of work under contract with Blue Nile Contractors, Incorporated, for the 2017 Sewer Cleaning and Televising Project, and authorizing final payment in the amount of \$500.00 for Project SP1889. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Mallams moved to **APPROVE OUTDOOR SPECIAL EVENT PERMIT:** Gladfest, 7010 North Holmes Street, Gladstone City Hall grounds, 602 NE 70th Street, Linden

Square, and Central Park grounds; Friday October 4, 2019, 5-10 pm; Saturday October 5, 2019, 10 am to 10 pm; Sunday October 6, 2019, 12-4 pm. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Mallams moved to APPROVE MONTH END FINANCIAL REPORT FOR 12 MONTHS ENDING JUNE 30, 2019. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Mallams moved to APPROVE MONTH END FINANCIAL REPORT FOR JULY, 2019. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

REGULAR AGENDA.

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

There were none.

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

Councilman Yarber stated: *"A couple of weeks ago I had the honor to attend a Summit between the Governors of Kansas and Missouri. A little thing has been going on for a while called the border war where each state would create economic incentives to bring businesses to that state. Unfortunately what we saw over the course of a few years were jobs that were basically going back and forth across the state line. Tens of thousands of jobs just simply going back and this was where hundreds of millions of dollars were spent doing this. Governor Parson and Governor Kelly got together and basically declared a truce that the poaching back and forth of the jobs would not continue. The goal is that we grow the entire metropolitan area and not do that at the expense of one side of a surveyor's line or the other. This will end up being a great economic benefit. The money spent can be creating real jobs instead of just simply playing a Badminton game back and forth across the fence. We just passed Resolution 19-37 which I'm very happy to see. It is going to rebuild the pedestrian signal at 72nd and North Broadway. We have a couple of disabled veterans that live in the area. One is in a wheelchair and one who is blind and they both have an extremely difficult time crossing the center section so I'm very glad that we're making that intersection much more pedestrian friendly; especially for disabled vets. Lastly, this week we are the proud home of the SAGE Program. We have the Northland Innovation Center just a couple of blocks away from us. The SAGE Program for the gifted students of the North Kansas City School District are coming back this week and we welcome those SAGE students back after what I hope was a fun and productive summer."*

Councilman Mallams stated: *"Thank you, Mayor. I'd like to take my opportunity to extend my appreciation; I know I speak for everybody up here in the City Council, to congratulate Dominic and Senior Accountant Ryan Johnston and staff for receiving the Certificate of Achievement in Excellence in Financial Reporting by the Government Finance Officers Association for our*

Comprehensive Annual Financial Report. I can't imagine how many hours and how much hard work went into that, not only for yourself but for your staff. It is wonderful. It reflects the year ending on 30 June and this is the 41st consecutive year that this city has received this award. From each one of us, Dominic, to you and your staff, thank you."

Mayor Pro Tem Moore stated: *"I don't want to take away from the Mayor's thunder because she was there as well but I had the opportunity on Saturday to attend the Restoration Run at AJ Farm and by all rights it looked like it was a very successful event and the weather held out for them. Congratulations to everybody who worked so hard. All the volunteers and all the people with the Friends organization and Synergy that made that fundraiser a big success."*

Mayor Suter stated: *"I wonder how much the Patrick Mahomes helmet went for, did you hear what that went for? They had a signed helmet in the silent auction; Mahomes had signed a Chiefs helmet and the last I heard it was over \$600.00 for that thing. A good part of the fundraising. In the last couple of weeks, I've attended the Northland Regional Chamber Board meeting; the Mayors in the area are advisory members of that Board. I attended the Governors Border War Summit, and I appreciated that Councilman Yarber joined us. We were the only elected officials from Clay County. There were hundreds of people at this thing; Johnson County, Jackson County, Wyandotte County, everybody was so represented. Platte County, Dagmar Wood, the Platte County Commissioner, was the only elected official from Platte County who was present. It frustrates me sometimes when we don't have very much participation from the Northland and people wonder why we get overlooked a lot. You have to show up. Believe it or not, I spent some time with Parks staff planning the Mayor's Christmas Tree event in November. I attended the Northland Regional Chamber luncheon and then attended the VIP event reception for the Atkins-Johnson Farm Restoration Run and as Mayor Pro Tem said, we actually walked the thing on Saturday morning and the weather was really nice for that. The Farm looked great, I have to say, when you have people walking all the way around it, the backyard matters as much as the front and so again, it's a great opportunity to introduce people to the Farm. Every year I'm just amazed at how many people are there for that event and other events and they didn't really know that the Farm was there or had certainly never been there. People are quite impressed with it so I think that it's helpful. It's great that they are raising some money as well but I think the exposure is worth the time. Coming up next weekend, the 7th, the Atkins-Johnson Farm is having their Country Fair from 10-4 and earlier that morning is the Plant Exchange at Happy Rock, so there are things going on in Gladstone on Saturday the 7th."*

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

City Manager Wingerson stated: *"Thank you, Mayor and City Council. I have a really good guess on where that Mahomes helmet ended up, at the Davis family abode, probably, no matter how much it costs. None more determined than former City Manager Davis, I'm sure. Happy National Dog Day to everybody. Last weekend, Dunkin' Dogs had more than 199 furry friends, that's an event that has just exploded and been well received by the community so congratulations to Parks, Recreation, and Cultural Arts for that great event. City Hall will be closed Monday September 2nd for Labor Day. We are hosting a blood drive on September 3rd at the Community Center from 1-5 in conjunction with the American Red Cross, and I'd just like to add my two-cents to the Finance Department on the Financial Reporting Award, 41 years is a*

really long time and with every year it seems like there is just a little bit more pressure because you don't want it to end at 41, you have to be 42 and then after 42, 43. Congratulations to Dominic and his staff and a shout out to the whole system because financial reporting isn't just the finance department, it's all of us working together to make that happen. Certainly Ryan has done a wonderful job as head Financial Reporting person for the city and he is a great guy. We need to get him in front of you to entertain you just a little bit. That's all I have."

Item No. 11. On the Agenda. FIRST READING BILL NO. 19-37 An Ordinance amending Ordinance No. 4.008 by adopting election changes to the plan provision of the City of Gladstone's Missouri Local Government Employees Retirement System.

Councilman Mallams moved Bill No. 19-37 be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Mallams moved to accept the First Reading of Bill No. 19-37, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of Bill No. 19-37, and enact the Bill as **Ordinance 4.488**. **Mayor Pro Tem Moore** seconded.

Mayor Suter stated: *"This puts into effect a plan that we have been working on for some time and we have had a lot of study and discussion on to update some of the benefits for our city employees, hopefully to make it a more attractive package which should help us to retain employees, qualified employees, and to attract quality employees."*

The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 12. On the Agenda. RESOLUTION R-19-40 A Resolution adopting a Position Classification Schedule and Compensation Plan for the City of Gladstone, Missouri.

Mayor Pro Tem Moore moved to approve **RESOLUTION R-19-40** A Resolution adopting a Position Classification Schedule and Compensation Plan for the City of Gladstone, Missouri. **Councilman Yarber** seconded.

Mayor Suter stated: *"Again this is another piece to this overhaul that we are doing to our compensation plan and was funded by the increase in sales tax that our citizens approved by 80.2%, the approval rating last April. We are glad to get this on the books and to get the system going."*

The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 13. On the Agenda. FIRST READING BILL NO. 19-38 An Ordinance of the City of Gladstone, Missouri, to establish a procedure to disclose potential conflicts of interest and substantial interests for certain Municipal Officials pursuant to the State of Missouri Ethics Law.

Councilman Yarber moved Bill No. 19-38 be placed on its First Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Yarber moved to accept the First Reading of Bill No. 19-38, 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, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 19-38, and enact the Bill as **Ordinance 4.489**. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Item No. 14. On the Agenda. PUBLIC HEARING: Fixing the Annual Rate of Tax Levy.

Mayor Suter opened the Public Hearing at 8:02 pm.

Finance Director Dominic Accurso approached Council and stated: *“Thank you, Mayor and City Council. Tonight I will be discussing the property tax hearing. It’s been a pretty hot topic in the media in the past couple of months. I want to go over a few things to ease some worries and give you some background on it. We advertised the Public Hearing last week in the August 15th paper for tonight’s meeting. The process is a little bit more involved than what some may think. We actually get our final valuations from the County in early to mid-August. I take those numbers, put them into a pretty complicated calculator from the State Auditor so the numbers come out, I take those numbers, submit them to the State Auditor, they approve it and then we get our final numbers. This year we actually had them right this time. I did some double checking before we got our final valuations to make sure of that. I’m going to concentrate more on the 2019 numbers. So you will see the residential numbers, \$268,645,210.00 we had new residential construction of \$759,180.00 for a total residential real property of \$269,404,390.00. Agriculture decreased a little bit to \$33,970.00. Commercial, we had \$68,923,178.00 with \$224,000.00 in new construction for a total of \$68,923,178.00. Total real property is \$338,361,538.00. Personal property actually declined a little bit. The \$60,541,991.00, personal property is kind of an anomaly, because we usually collect about 105% to 110% of the valuation for personal property; on the real side we usually collect about 95% the first year; probably 2% to 3% the following years, and the rest will go in the tax sale. Total property, personal and real both, is \$398,903,529.00. Where all the magic comes in is where you take the approved voter rate of .929 per \$100.00 and you make that to where, the maximum increase is either CPI, which the State Auditor set at 1.9%, real growth-which we actually had about real-growth of 11% this year between the three categories; or 5%. It’s the lesser of what we get to realize and fix our levy on. Obviously, the lesser of is the 1.9% so we get to realize 1.9% of last year’s valuation. What the money comes down to on that for the residential is \$2,323,781.00. The new construction portion*

of that is \$6,567.00. Agriculture is \$316.00. Commercial is \$589,040.00. The new construction portion of that being \$8,524.00. Personal Property is \$562,435.00 for a total levy of \$3,490,663.00. And with that I will answer any questions you may have."

Mayor Suter stated: *"So the amount of levy, we ought to address that a little bit."*

Finance Director Accurso stated: *"I'm sorry, ok, yeah..."*

Mayor Suter stated: *"Because the amount of levy you didn't detail. We were just looking at the numbers but now talk to us about the amount of the levy."*

Finance Director Accurso stated: *"I'm sorry about that. The maximum approved voter amount is .929 per \$100.00 of valuation. Because the valuation was so much more than the CPI or the 11% was more than the 1.9%, that rolls back the levy to .865 and that's because of the increase in the valuation was higher than the allowed rate, or I guess what we call the Hancock Amendment of 1.9%. We only get to realize a portion of that and this year it will be 1.9%, next year it may be different. For residential, the levy is .865 per \$100.00. Agriculture and personal property is .929. Commercial is .867."*

Councilman Mallams stated: *"It's good that you talked about the roll-back for everybody who is listening."*

Finance Director Accurso stated: *"It was actually kind of difficult because this is the first year we have had that for a really long time. I went back through some of our records and I believe, like 2008 was the first year we had to roll-back the levy. It looks like a bad thing but it really is a good thing. That actually gives us room to increase. If we ever did, back in Gladstone on the Move where we increased the rate, that gives us the capacity to do something like that if we wanted to do revenue bonds sometime in the future. As long as we are not up against our maximum levy, that is actually a good thing."*

Mayor Suter stated: *"When assessments go up dramatically as they have in a number of jurisdictions in the past year people get panicked about that but the truth is that is what the Hancock Amendment is about. It limits how much taxes can go up. It looks like in general property values increased by about 11%."*

Finance Director Accurso stated: *"Correct. For Gladstone it looks like it's been about 11% whether it's been commercial or residential. That's an aggregate. I don't have a report that would have every property on it. Since it's consistent it seems very reasonable."*

Mayor Suter stated: *"Given the real estate market whenever anything is turning over, the increases are greater than 11% in sales prices. That's just a small portion of the city and the rest is staying steady. Are there any other questions or comments?"*

There were none.

Mayor Suter stated: *"Thank you for the explanation. That's helpful. People are always curious as to why the levy would go down. Not really out of the goodness of our hearts but because the law prevents it. I appreciate your insight that it gives us room so that we can adjust in the future as the economy changes over time. Lots of people are saying that this real estate bubble is going to bust one of these days and then we will be in a different situation again around values."*

Mayor Suter asked if there was anyone in the audience that wanted to speak in favor of the levy.

There were none.

Mayor Suter asked if there was anyone in the audience that wanted to speak in opposition of the levy.

There were none.

There was nothing further from staff.

Mayor Suter closed the public hearing at 8:10 pm.

Item No. 15. On the Agenda. FIRST READING BILL NO. 19-39 An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of levy for the 2019 Real Estate and Personal Property Taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Pro Tem Moore moved Bill No. 19-39 be placed on its First Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the First Reading of Bill No. 19-39, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the Second and Final Reading of Bill No. 19-39, and enact the Bill as **Ordinance 4.490**. **Councilman Yarber** seconded. The Vote: "aye", Councilman R.D. Mallams, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

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 Suter adjourned the August 26, 2019, Regular City Council meeting at 8:12 pm.

Respectfully submitted:

Ruth E. Bocchino
Ruth E. Bocchino, City Clerk

Approved as presented: ✓

Approved as modified: _____

Carol J. Suter
Mayor Carol J. Suter