



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, SEPTEMBER 9, 2019**

**PRESENT:** Mayor Carol Suter  
Mayor Pro Tem Jean Moore  
Councilman Bill Garnos  
Councilman Kyle Yarber

City Manager Scott Wingerson  
Attorney Chris Williams

**ABSENT:** Councilman R.D. Mallams  
Assistant City Manager Bob Baer  
City Clerk Ruth Bocchino

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

**Mayor Suter** opened the Regular City Council Meeting Monday, September 9, 2019, at 8:01 pm in the Gladstone City Council Chambers.

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

All Councilmembers were present with the exception of Councilman R.D. Mallams.

**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.

**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 26, 2019, Closed City Council Meeting Minutes.

**Mayor Pro Tem Moore** moved to approve the minutes of the August 26, 2019, Closed City Council meeting as presented. **Councilman Yarber** seconded. The Vote: "aye", Councilman

Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**Item No. 6. On the Agenda.** Approval of the August 26, 2019, Regular City Council Meeting Minutes.

**Councilman Garnos** moved to approve the minutes of the August 26, 2019, Regular City Council meeting as presented. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**Item No. 7. On the Agenda.** **PROCLAMATION:** Constitution Week

**Mayor Suter** read the Proclamation and presented to: Maggie Henderson, Jean McHenry, Kay Schaefer, Myrl Palmer, and Ruth Woody.

**Item No. 8. On the Agenda.** **CONSENT AGENDA.**

Following the Clerk's reading:

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

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-19-41** A Resolution authorizing acceptance of a proposal from Premier Picks, LLC, doing business as Performance Fitness Equipment, for the acquisition of five (5) treadmills in the total amount of \$35,750.00. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-19-42** A Resolution authorizing the City Manager to execute a contract with Vance Brothers, Incorporated, in the total amount not to exceed \$174,500.00 for the 2019 Intermediate Maintenance Project TP2003. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-19-43** A Resolution authorizing acceptance of a proposal from Independent Salt Company for the purchase of snow removal salt. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-19-44** A Resolution accepting easements from certain property owners in conjunction with the Northeast 76<sup>th</sup> Street Improvements Project from North Oak Trafficway to North Brooklyn, Project TP1818. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**Mayor Pro Tem Moore** moved to **APPROVE OUTDOOR SPECIAL EVENT PERMIT:** Scarecrow 5K Run/Walk; 602 NE 70<sup>th</sup> Street, Linden Square (start/finish); Sunday, October 6, 2019 5:30 am – 9:30 am. Run/walk starts at 7:30 am. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

## **REGULAR AGENDA.**

### **Item No. 9. On the Agenda. Communications from the Audience.**

There were none.

### **Item No. 10. On the Agenda. Communications from the City Council.**

**Councilman Yarber** stated: *“I’ll try to keep it quick tonight. A new display at the Atkins-Johnson house, just in time to realize we are approaching Halloween. All Hallows Eve display in the room at the Atkins-Johnson House.”*

**Councilman Garnos** stated: *“I just wanted to mention Gladfest is less than a month away. Our big celebration. A lot is going to be happening in the next month to get ready.”*

**Mayor Pro Tem Moore** stated: *“I just had a couple of things. I had the opportunity along with several other Councilmembers to attend the MARC Open House on the future of North Oak Trafficway last week. It was a little confusing but interesting and obviously something that we all need to be engaged with. I attended the Big Shoal Country Fair on Saturday and I did have a chance to look at that exhibit and it was curated by our own Erica Layton. She loves doing that job herself and it is really fun. Some people have birthdays on Halloween, so that’s makes it kind of fun, Mr. Nebergall. I would also like to extend two congratulations for staff: to Beth Gillespie who was awarded the Animal Control Officer of the Year by the Missouri Animal Control Association. I think that is a big KUDO for Beth and that department. Also, congratulations to Division Chief Sean Daugherty for completing the Executive Fire Officer Program.”*

**Mayor Suter** stated: *“Thank you; I’ll second that emotion for Officer Beth Gillespie. I’m pretty sure it was the snake handling that put her right over the top. What an honor; delighted when Gladstone folks are recognized for the great work they do. It’s been a busy couple of weeks, of course, always, in the City and for the Mayor. I attended the Organizing Committee for the Complete Streets. Rather confusing, thinking about North Oak. There are some interesting ideas and many ideas have been launched over the years for North Oak and unfortunately almost all of those plans don’t fit because they never get funded. It can be a little bit frustrating. I had the privilege of volunteering at the Atkins-Johnson Country Fair. Eugene and I are sponsors so we attended the VIP Event on Friday night which was very nice. We had wonderful weather. The last I heard, in the first couple of hours, over 600 people had come through the till. I don’t know how it ended up but hopefully it would have been good attendance. (over 900). It was a beautiful day. I had the opportunity on Saturday night to attend a Gala for the Mid-American Asian American Cultural Association; their annual Gala. That is the organization that presented us*

with that fine piece of art that is in the lobby. We connected at the Grand Opening of Saigon Plaza and so I was invited to attend and to give out some of the awards for the evening. It was a very interesting event. There are 62 different nations who are involved in that organization and so it was quite an interesting, colorful event. I want to encourage folks to go on the MARC website, the Transportation 2050 Plan. This is a long term plan for the region for transportation funding by the federal government. If you have a project in that plan, than you have a much better chance between now and then getting some federal funding for it. We have had several projects in the current plan which is the 2040 Plan. We are now in the process of having to update for the 2050 Plan. Gladstone has six projects that are in the hopper so they are available for public comment. And public comment matters. If we can encourage people to go on, you just go online, go to Gladstone in that 2050 Plan, each of the projects is listed, and then you have an opportunity to say why you think it is important or I guess you could criticize, but we are hoping most people will find those projects important and it will help us to try to make sure that some of them stay in the 2050 Plan and enhance our ability to get them funded. The last item, a few weeks ago, a month ago or so, I reported that City Manager Wingerson and I had an interesting conversation and interview with the reporter from the Business Journal and we hoped it would produce something. Well, it's going to produce something. Watch for the Business Journal this week. The City of Gladstone will be the featured centerpiece story for this week's issue. We are hoping that it turns out well. The photographer has been hanging around for about a week doing some photos, the reporter has been looking at all kinds of data and talking to lots of people, the City Manager has done a great job of providing background information. I think they are enthralled with what they see as a small town with big dreams, or something like that; and so I hope that is going to be the nature of the story. We won't know exactly until it comes out so watch for this week's edition. Thank you, City Manager Wingerson, for all the extra time and effort it took to cooperate with this effort."

**Item No. 11. On the Agenda. Communications from the City Manager.**

City Manager Wingerson stated: "Three quick things, Mayor and Council. Shout out to our Public Works personnel who worked over the weekend repairing a water main break at 72<sup>nd</sup> and Tracy. They were able to get the traffic control put away off to the sides early this morning so it had an impact all weekend but we did a great job getting that repaired. It's a pretty big main and it's pretty deep so it takes a lot of skill and care to do that properly. We appreciate their work over the weekend. Second thing; shout out to fire personnel Andy Starz and Jason Lawson who completed the 9-1-1 Memorial Stair Climb over the weekend. It's always great that they do that, to take their time and allow us the opportunity to reflect on what happened on September 11<sup>th</sup>. Finally, Gorilla Dance Club is Friday night at Linden Square. It should be a good time for all."

**Item No. 12. On the Agenda. PUBLIC HEARING:** Site Plan Revision for property at 6221 North Chestnut Avenue. (This public hearing was opened and immediately continued to the September 23, 2019, City Council meeting.)

**Mayor Suter** opened the Public Hearing at 8:17 pm and continued the Public Hearing to September 23<sup>rd</sup>, 2019.

**Item No. 13. On the Agenda.** **RESOLUTION R-19-45** A Resolution authorizing acceptance of a proposal from Zuercher Technologies, a Central Square Technologies Company, Sioux Falls, South Dakota, for the purchase of a Computer-Aided Dispatching and Records Management Software for the total purchase amount of \$212,221.00.

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-19-45** A Resolution authorizing acceptance of a proposal from Zuercher Technologies, a Central Square Technologies Company, Sioux Falls, South Dakota, for the purchase of a Computer-Aided Dispatching and Records Management Software for the total purchase amount of \$212,221.00. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**Item No. 14. On the Agenda.** **RESOLUTION R-19-46** A Resolution authorizing acceptance of a proposal from American Response Vehicles (ARV), Columbia, Missouri, for the purchase of one 2019 AEV Traumahawk Type III Ambulance on a Chevrolet G4500 Chassis with equipment and one additional Stryker Power-Pro XT Powered Ambulance Cot for the total purchase amount of \$247,883.00.

**Councilman Yarber** moved to approve **RESOLUTION R-19-46** A Resolution authorizing acceptance of a proposal from American Response Vehicles (ARV), Columbia, Missouri, for the purchase of one 2019 AEV Traumahawk Type III Ambulance on a Chevrolet G4500 Chassis with equipment and one additional Stryker Power-Pro XT Powered Ambulance Cot for the total purchase amount of \$247,883.00. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**Item No. 15. On the Agenda.** **RESOLUTION R-19-47** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2020 Ford Police Interceptor SUV vehicles for the total purchase amount of \$133,016.00.

**Councilman Garnos** moved to approve **RESOLUTION R-19-47** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2020 Ford Police Interceptor SUV vehicles for the total purchase amount of \$133,016.00. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**Item No. 16. On the Agenda.** **APPROVE BUILDING PERMIT:** Hy-Vee Aisles Online Kiosk.

**Mayor Suter** asked if staff had any presentation.

City Manager Wingerson stated: *"We certainly stand to answer any questions that the Council may have. There are product boards in front of you, in front of the tables here, you can take a look at. This is in relation to a Site Plan approval that was granted just a few months ago by the Council. There is a representative from Hy-Vee here tonight if he would like to step to the podium and introduce himself."*

**Mayor Suter** stated: *"That would be helpful. We are interested in the time-frame of the number of things you have going on there. We have been reading about Hy-Vee Corporate in the newspaper today."*

John Brown with Hy-Vee approached Council and stated: *"Good evening, Mayor and Council. I'll start with the approval for the Aisles Online Kiosk. I just stopped by the store today. We did start construction. What you are looking at here is the Aisles Online Kiosk. The brick on the corners and all the elevations matches the building with darker brick on the bottom as an accent that matches some of the tone in the brick here. This material is an EIFS material which is the same material we have, same material, same color, that is on the store itself. This top is a glossy poly material to make it easy for customers to find where those kiosks are and get their vehicles over to it. Along the back, in order to dress this building up a little bit are windows. They are not actually windows; it's called faux glass; it's actually glass, actually a window frame, it just doesn't have any views into the building. It faces 72<sup>nd</sup> Street. This side that faces the store has three of the same spando glass panels and it also has a limited access door. Only employees are allowed in this space. Customers come up and the employee that is in the kiosk will know that they are there. There is a sensor in the pavement and they will bring the groceries right out and put them in the trunk for the customer. The customer signs for it and they are off. We are hoping it works really well. We expect that the fulfillment center that we are building in the Kansas City area will be done at the end of October and this will be up and running and waiting for that facility."*

**Mayor Suter** stated: *"So the timetable is to begin this immediately?"*

Mr. Brown stated *"The timetable is to begin ASAP."*

**Mayor Suter** stated: *"And then the Convenience Store and...?"*

Mr. Brown stated *"In addition we are also remodeling the Convenience Store. It will become a Hy-Vee Fast and Fresh. Just a little different model than what is there now. We will still have the convenience items and we will also have healthier options, grocery top off items, quick grab-and-go type items for guys like me who don't want to walk all the way to the back for a gallon of milk. You won't have to do that at Fast and Fresh, you can get in and get out. The store is also being remodeled as well. All three of these construction projects started today. There are trees we are taking down, the Ash trees that were in the parking lot have to be removed so that was step one. That is in process today."*

**Councilman Garnos** stated: *"I'm fully supportive of all of this but I noticed when I was looking at the plans there is quite a bit of change with the landscaping, all the trees coming down, and then those are being replaced with shorter shrubbery? Is that right? I know this hasn't changed since the last time I looked at it."*

Mr. Brown stated: *"The plan you are seeing here doesn't have any trees in those parking lot islands and that is because those trees were not supposed to come down. I've been to the store and I have already sent off a nasty email. They will be replaced. There are 13 trees that were*

*taken down that were not supposed to have been taken down. There were a lot of trees that were Ash or had disease problems and those did need to come down. I'm not sure what happened there but we will correct the situation."*

**Mayor Suter** stated: *"Some of those were along the front, near the highway."*

Mr. Brown stated: *"The areas that are affected are the islands and the parking lot."*

**Mayor Pro Tem Moore** stated: *"So for the kiosk, do I get out of my car? So the person who is fulfilling my order is going to be subject to all the elements, because there is no pergola, no cover, there is no anything; they just have to come out in the weather."*

Mr. Brown stated: *"Unfortunately, on most of our Aisles Online Kiosks have a canopy over them but we just didn't have the room at this site. Yes, they will have rain gear and umbrellas. They will be subject to the elements so our customers don't have to leave the car."*

**Mayor Suter** stated: *"So nobody will be picking up online orders under where they are now, where the drive-through and pick up is."*

Mr. Brown stated: *"No, that will be reserved for people who want to buy their groceries inside, register, and want help getting them loaded in their car. We know, we have built one that has helped with congestion along the front of the store. It gets that traffic away from that pick up lane."*

**Mayor Suter** stated: *"So there is just traffic going both directions alongside of this building, right, there is no parking up against it, or is there parking up against it?"*

Mr. Brown stated: *"Those four areas that I just pointed to are really wide parking stalls. They are about 16 feet with the loading zone so that the car can come out of the Aisles Online Kiosk; those are for Aisles Online pick up customers. A customer can come off of 72<sup>nd</sup> either West or East entrance, pull in, get their groceries, and then get back out on 72<sup>nd</sup> or if they are daring they can get back down to Highway 1."*

**Mayor Suter** stated: *"And then you are redoing the existing parking that is on the corner of the building now, where I always park, in those five spots? They are not going to be there anymore?"*

Mr. Brown stated: *"That is correct. We are actually adding some parking there. When we built the C-Store originally, we reduced the parking count basically to the city minimum and in order to keep our parking ratio where it needs to be, we had to modify that area and add some parking."*

**Mayor Suter** stated: *"And you are repaving the driveways, right? Especially the one on the East is in terrible shape."*

Mr. Brown stated: *"Yes."*

**Mayor Suter** stated: *"We love to see properties improved and new things coming so we appreciate Hy-Vee's investment in this community."*

Mr. Brown stated: *"Thank you very much."*

**Mayor Pro Tem Moore** moved to **APPROVE BUILDING PERMIT**: Hy-Vee Aisles Online Kiosk. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

**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.

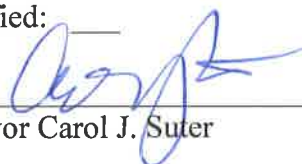
**Mayor Suter** adjourned the September 9, 2019, Regular City Council meeting at 8:28 pm.

Respectfully submitted:

  
Ruth E. Bocchino, City Clerk

Approved as presented: 

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

  
Mayor Carol J. Suter