



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, OCTOBER 14, 2019**

**PRESENT:** Mayor Carol Suter  
Mayor Pro Tem Jean Moore  
Councilman Bill Garnos  
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 Suter** opened the Regular City Council Meeting Monday, October 14, 2019, at 7:32 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 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 September 23, 2019, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the September 23, 2019, Closed City Council meeting as presented. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item No. 6. On the Agenda.** Approval of the September 23, 2019, Regular City Council Meeting Minutes.

**Mayor Pro Tem Moore** moved to approve the minutes of the September 23, 2019, Regular City Council meeting as presented. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

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

Following the Clerk’s reading:

**Councilman Mallams** moved to approve the Consent Agenda as published. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Councilman Mallams** moved to approve **RESOLUTION R-19-52** A Resolution authorizing acceptance of work under contract with Tailor Made Exteriors, LLC, for the Happy Rock Park East Restroom Renovation Project, and authorizing final payment in the amount of \$5,794.81 for Project CE1862. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Councilman Mallams** moved to approve **RESOLUTION R-19-53** A Resolution authorizing the City Manager to execute a contract with EverReady Services, LLC, in the total amount not to exceed \$26,000.00 per season for the 2019, 2020, and 2021 Holiday Lighting. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Councilman Mallams** moved to approve **RESOLUTION R-19-54** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford for the acquisition of a 4X2 Crew Cab truck and a 4X2 Super Cab truck in the total amount of \$69,983.00. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Councilman Mallams** moved to approve **RESOLUTION R-19-55** 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. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**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: *"Yes. I'd like to mention a couple of things. I represented Gladstone, evidently, at this event, because I was the sole member of Gladstone at the event, at the North Kansas City Schools breakfast. We have one of the speakers from that event here tonight, Superintendent Dan Clemens. We always love to have him in the house. Another event I attended that same day was, a lot of us know the organization Miles of Smiles here in the Northland, which provides free dental work for school children. They will also be providing eye care and so they have changed their name; they are now Level Up Kids. That's another organization to keep an eye out for. They do a lot of great work and now they are going to be doing even more of it. One other thing I wanted to mention, there is a business that had been located in North Kansas City for the past 20 years. A bookstore called 'Steel's Used Books', and I heard that they were losing their location and I thought, OK, this bookstore has gone through the two great extinction of bookstores; first the coming of Borders and Barnes and Noble, which wiped out so many little bookstores; and then the coming of Amazon. And the fact that they are still around, people love this place. They come from all over and there is nothing but great things about this bookstore. I thought, this is the kind of business, if they are not wanted down there, we want them here in Gladstone. I am very happy that they are in the process of moving to Gladstone. Their new location will be at 7313 North Oak Trafficway. They do a lot of things in addition to having just an incredible collection of books. They have open mics, they will have all kinds of poetry readings, all kinds of other things that support the arts. They even created a reading room. North Kansas City High School students went in the place and said 'hey, can you create a little room where we can write?' and the owner, David Steel, was only too happy to provide them a place. He said, 'OK, I've got this room; you clean it up'. They made it into this beautiful room and hopefully they'll have a space like that up here. They do so many great things culturally for the Northland and we are ecstatic that their home is now going to be in Gladstone."*

**Councilman Mallams** stated: *"Thank you, Mayor. I'd like to begin by extending our congratulations to Mayor Suter for being the upcoming recipient of the Rich Noll Excellence in Government Award to be presented by the Board of Directors of the Northland Neighborhood Annual Awards breakfast which is going to occur on Friday of this week. The award is presented to our Mayor for her positive involvement, dedication, and faithfully serving the communities in the Kansas City Regional area. The last item, I'd like to recognize two of our Public Safety Officers. I'd like to congratulate Cpt. Shawn Rulon for his recent promotion to Battalion Chief and Paramedic/Firefighter Travis Wessel for his recent promotion to Fire Captain. Thank you, Mayor."*

**Councilman Garnos** stated: *"Thank you, Mayor. It's not quite as magnanimous, but I was going to say how much I enjoyed Whiskey Fest last weekend. It pales a little in comparison to some of the other awards that are being handed out. I also wanted to mention that we have a Parks and Recreation Advisory Board meeting tomorrow night which is for an update on our many parks improvement projects. I will report back afterwards. Thank you."*

**Mayor Pro Tem Moore** stated: *"I just wanted to give a special thank you to Director Merkey and his staff at Parks, Recreation, and Cultural Arts for all their professionalism in planning and executing a really successful Whiskey Fest. Thank you very much."*

**Mayor Suter** stated: *"A number of things in the last several weeks, this is one of those long spans between Council meetings. The Environmental Management Advisory Committee met a week ago. I wasn't able to make the meeting but they learned about the Comprehensive Plan process and are hoping to be able to actively participate as that plan works its way through next year so that they can ask questions about environmental impact and sustainability in all different aspects of the plan. I thought that was a good task for them to decide to work on. I wanted to say thank you to our staff and to the many volunteers who worked on Gladfest. It was a pretty soggy event but you all held up well in the midst of the rain to make sure that things actually did happen mostly as we hoped that they would. Maybe next year. Last year was a total washout, so hopefully, in the future, we will have good weather for these things. My neighborhood, Tall Timber, had a neighborhood get-together that same weekend on Sunday night when the weather was actually finally nice. It's been a long time since we've had it. It is really interesting to just see in the last 6-8 years how much Gladstone has changed; how much turnover there has been in our neighborhood. When we moved there, we were among just a few who were not the original builders in that neighborhood, and now there are only just a couple of original homeowners left and neighborhoods get revitalized as things turnover. We went through decades with no children, or virtually no children, and now, everybody in the neighborhood has children. The community has a lot of different life right now. I had the opportunity to speak with the Cub Scouts and Boy Scouts here in Gladstone at St. Charles Church group. One of their requirements is to meet an elected official of some kind, so somebody thought it was good to do Mayors, and so I got to represent Gladstone. Quinton Lucas, Kansas City's Mayor, was there to share as well. I have commented to a number of people since; I don't think anybody can ever remember a time when the Mayor of Kansas City, Missouri, came north of the river to speak to some scouts on a weeknight, so I was quite impressed that he was there. We had a good time chatting and I think it was good for the kids. I attended the Northland Regional Chamber Board meeting this last week and the Planning and Development Committee meeting as well and this morning the Northland Regional Chamber and the Kansas City ATA are working on a task force looking at ATA's plans for a number of things. Redesigning their whole system; they are really looking at the Northland in new ways with much more innovative ideas coming to the table and see the Northland as a great place to try to experiment with some of those things. I'm encouraged by it coming to our table in the next year or so; of course there will be a request to help fund some of this. We will have some decisions to make along the way. I was glad that I did not hear any reports of City Council members being stopped after Whiskey Fest. I understand some of our Councilmembers were there. It was a great event. Great participation always. I just want to remind people who are watching that we are accepting applications for Board and Commission appointments so we want to encourage people to step forward. It's a great way to serve your community and all you have to do is find the application online and fill it out. We will do interviews next month and then some lucky folks will get the opportunity to serve on a Board or Commission starting in January. That's all I have for tonight."*

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

City Manager Scott Wingerson stated: *"Thank you, Mayor. Just two upcoming events: the first is Friday Fright Night, which is on Friday, the 18<sup>th</sup> of October at Oak Grove Park which is right next to Oak Park High School if you are not familiar, Superintendent Clemons. Groundbreaking for the brand new first ever Fairfield Inn and Suites by Marriott Hotel in the city limits of Gladstone, and thank you for the support from the school district on that, breaking ground on Tuesday the 29<sup>th</sup>. There will be a mobilization that will happen before that but it should be a pretty big event. The developers are making all the arrangements for the groundbreaking now so we will pass that along to the Council and the public as soon as we have more information."*

**Item No. 11. On the Agenda. FIRST READING BILL NO. 19-42** An Ordinance authorizing the City Manager to execute an intergovernmental agreement between the City of Gladstone and the Mid-America Regional Council (MARC) Solid Waste Management District for the 2020 Regional Household Hazardous Waste Collection Program in the amount of \$29,229.19.

**Councilman Mallams** moved Bill No. 19-42 be placed on its First Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Mallams** moved to accept the First Reading of Bill No. 19-42, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Mallams** moved to accept the Second and Final Reading of Bill No. 19-42, and enact the Bill as **Ordinance 4.492**. **Councilman Garnos** seconded.

**Councilman Garnos** stated: *"Mayor, I have a quick question. As I recall, this not only funds our Household Hazardous Waste morning at Happy Rock Park, but doesn't this also authorize Gladstone residents to be able to utilize the main recycling off of Chouteau also for hazardous waste during the year?"*

**Mayor Suter** stated: *"That's correct. The only way that we make this service available to our residents."*

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

**Item No. 12. On the Agenda. FIRST READING BILL NO. 19-43** An Ordinance amending Schedule V of the Model Traffic Code (Gladstone Municipal Code Section 4.100.020) to establish no-parking areas on Northeast Brooktree Lane.

**Mayor Pro Tem Moore** moved Bill No. 19-43 be placed on its First Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Mayor Pro Tem Moore** moved to accept the First Reading of Bill No. 19-43, 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, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Mayor Pro Tem Moore** moved to accept the Second and Final Reading of Bill No. 19-43, and enact the Bill as **Ordinance 4.493**. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0).

**Item No. 13. On the Agenda. FIRST READING BILL NO. 19-44** An Ordinance approving the Final Plat of 6401 North Prospect Avenue, in Gladstone, Clay County, Missouri; (commonly known as Prospect Plaza), and directing the appropriate officials to affix their signatures to said Plat for recording.

**Councilman Yarber** moved Bill No. 19-44 be placed on its First Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Yarber** moved to accept the First Reading of Bill No. 19-44, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Yarber** moved to accept the Second and Final Reading of Bill No. 19-44, and enact the Bill as **Ordinance 4.494**. **Councilman Garnos** seconded.

**Councilman Yarber** stated: *"Just one quick comment. I know there are a lot of people in the community that were upset when Hobby Lobby left. We couldn't really say anything, but we were hoping that this would take place. We are very excited that we will be the home of this new Pre-K Center. We are very excited that Gladstone will be the home to another one of these centralized located facilities. Again, we are excited that we are part of the North Kansas City School District. We love it when things happen here."*

**Mayor Suter** stated: *"Thank you. My granddaughter said today, we were talking about doing fall decorations; we'll just go down to the craft store. I said, well it's not there anymore. She said that was my favorite store. Well it's not there anymore. It will be something else in the future. I too am excited about this opportunity to move in a direction that all of America is as retail dies. We need to find new and inventive ways to use retail space and I think this is a really exciting one. It will roll some sales tax off of our income line but we really do love the North Kansas City School District and we are glad also that some innovative use of this kind of property is going to happen right here in Gladstone. Again, KUDOS to the North Kansas City School District. Your record for innovative thinking and going outside the box to find solutions for your housing problems just continues and we really appreciate that and you are well respected for that creativity."*

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

**Item No. 14. On the Agenda. PUBLIC HEARING: RIGHT OF WAY VACATION**

**Mayor Suter** opened the Public Hearing at 7:54 pm.

Assistant to the City Manager Austin Greer stated: *"Good evening, Mayor and members of the City Council. The Community Development Department filed an application to vacate the Right-of-Way that runs through the middle of the City Hall building, pretty much where you guys are sitting right now. This Right-of-Way was identified by a Title Company as city staff continues to work on the Public Safety Headquarters financing. In order to continue moving forward on the project the Right-of-Way needs to be vacated. The Planning Commission voted unanimously to vacate the Right-of-Way and city staff recommends that the request be approved. Thank you and that is all."*

**Mayor Suter** asked if there was anyone in the audience to speak in favor of the application.

There were none.

**Mayor Suter** asked if there was anyone in the audience to speak against the application.

There were none.

**Mayor Suter** closed the Public Hearing at 7:55 pm.

**Item No. 15. On the Agenda. FIRST READING BILL NO. 19-45** An Ordinance vacating the Right-of-Way located at 7010 North Holmes Street, Gladstone, Missouri, generally located in Parcel 1, Block 21 in Linden, Clay County, Missouri.

**Councilman Garnos** moved Bill No. 19-45 be placed on its First Reading. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Garnos** moved to accept the First Reading of Bill No. 19-45, 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, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Garnos** moved to accept the Second and Final Reading of Bill No. 19-45, and enact the Bill as **Ordinance 4.495**. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0).

**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 October 14, 2019, Regular City Council meeting at 7:57 pm.

Respectfully submitted:

Ruth E. Bocchino  
Ruth E. Bocchino, City Clerk

Approved as presented: ✓

Approved as modified:       

Carol J. Suter  
Mayor Carol J. Suter