



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, OCTOBER 28, 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 28, 2019, at 7:30 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 and thanked VFW Post 10906: Carla Gleaton, Stan Stoner, Joe Liles, and Charlie Cram 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 October 14, 2019, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the October 14, 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 October 14, 2019, Regular City Council Meeting Minutes.

**Mayor Pro Tem Moore** moved to approve the minutes of the October 14, 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.** **PROCLAMATION: SMALL BUSINESS SATURDAY**

**Mayor Suter** presented the Proclamation to Paul Skehen, Chairman Elect, Gladstone Chamber of Commerce.

**Item No. 8. On the Agenda.** **PROCLAMATION: NATIONAL AMERICAN INDIAN HERITAGE MONTH**

**Mayor Suter** presented the Proclamation to members of the Daughters of the American Revolution.

**Item No. 9. 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-19-56** A Resolution declaring certain city property surplus and authorizing the sale of such property held by the city to the highest bidder via online auction and/or sealed bid. **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-19-57** A Resolution authorizing acceptance of a proposal from The Better Wash, a business located at 6902 North Oak Trafficway, Gladstone, Missouri, for car wash and cleaning services and authorizing the City Manager to sign a contract for such services. **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-19-58** A Resolution authorizing acceptance of work under the Agreement with Jim Gallucci for the commission of two archways for installation at the Shoal Creek Trail near the entrance of Happy Rock Park, and authorizing

final payment in the amount of \$5,000.00 for Project CP1952. **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 FINANCIAL REPORT FOR THREE MONTHS ENDING SEPTEMBER 2019**. **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. 10. On the Agenda.** Communications from the Audience.

There were none.

### **Item No. 11. On the Agenda.** Communications from the City Council.

**Councilman Yarber** stated: "Yes, thank you. I attended a few events. On the 18<sup>th</sup> I missed an important ceremony which I think other people will mention later this evening because I attended the First Suburbs meeting, the MARC meeting. Some of the same people I saw at that meeting I then saw last week, Tuesday and Wednesday of last week; I was at a Climate Change Academy. This is the first time this has ever been offered here in the Midwest. We had some attendees traveling as far as Iowa to take part in this. Certainly a lot of people from the metropolitan area attended. This was just the first half of it; these two days. Climate change, of course, is becoming bigger and bigger news, although it has been for a long time. We are often at a loss to know what we can do on the municipal level and that is an important thing for us on the city level to begin to try to figure out. I certainly cannot recap all of the information that we went over but I just wanted to touch on just how climate change can affect health. We certainly can think in terms of extreme temperatures, but it also affects air quality so we are seeing longer periods where asthma is being affected; we are seeing extreme events and injuries that can come from floods and wildfires and things like that. We are seeing vector borne diseases; insects like mosquitoes and ticks that we used to not see in areas become more prevalent in new areas. Certainly water related illnesses; food and nutrition; with more carbon in the atmosphere we will see less nutritional value from our agricultural crops and a final health issue: mental health and well-being. We are seeing suicide rates across a large spectrum of ages increase because of the fears for the future; what the future will be like. For a long time we have seen suicide rates declining in young people but we are certainly seeing with Gen Z that they are climbing up again and the number one fear young people have is climate change. Anyway, there will be more to report but that's heavy enough for this evening."

**Councilman Garnos** stated: "Mayor I just wanted to mention we had a Parks and Rec Advisory Board meeting last week. Good meeting; we got an update on a lot of projects going on with Parks and Rec these days. That went well. The only other comment that I had was I was pleased with the Proclamation tonight for American Indian Heritage Month. I don't recall us having passed a similar Proclamation since I've been on Council but having survived 31 winters in South Dakota, with seven Indian Reservations there, it's a particular issue that I am familiar

*with, grew up with, I have a special perspective on, and we just do not hear concern out of our national politicians on the issue in any way. I couldn't tell you the last time I heard somebody talk about problems with Native American Reservations. And it is not a partisan issue, Counties can't deal with it, States can't deal with it, it is strictly a federal issue and it is very frustrating. I was appreciative of the recognition we could provide them tonight so thank you for the Proclamation."*

**Mayor Pro Tem Moore** stated: *"I just wanted to say congratulations again to Mayor Suter for her receipt of the NNI Award at the breakfast last week. I had the opportunity to attend along with Councilman Mallams. It was a great event and it was a really proud time for us to see you recognized for your work in the region and in Gladstone and throughout the whole metro. Thank you again for your service and it was a great event."*

**Mayor Suter** stated: *"Thank you so much, you are very kind. I'll catch up on a couple of events. The Northland Regional Chamber had updates from the City of Riverside which is doing a lot of really exciting things. It doesn't come to our attention very often but they are really inventing themselves in some interesting and exciting ways. Again, an update from the developer of One North which is that piece down along the highway just by the river where the hotels are going in and the Old Chicago and all of that where it used to be the big grain silos. They're really making great progress on that piece and that is exciting activity as well. I attended the NNI meeting and I got to take my grandchildren to Friday Fright Night which was a huge success. Oh my word we had so many kids there. It was great weather and I know our staff was trying to get creative about how to manage all these people and to get people in there faster so the lines weren't too long. We thought we would be smart and come later but the lines weren't any faster later than they were earlier. Anyway, another great event and a nice safe things for kids to be able to do. Given the way the weather has turned this week, it might be the best one that kids will be at. I represented Gladstone at the MML Regional Dinner which actually had a really interesting program; one of the founders of My Sidewalk was there and talked about what he saw as the future of cities. They are a dot.com, a tech company that does software programming for cities, mainly, that has many municipal customers but many others, so he had some really interesting insight about the future for cities. Finally, I had an opportunity to get to Happy Rock and walk the new trail a bit. Eugene and I walked that; it's going to be a lovely trail. We saw the art was installed so that's great. It's very colorful and interesting and of course it's by a guy named Gallucci, my maiden name is Gallucci, so I don't think he is my cousin but closely related. Anyway, it was exciting to see that stuff getting done. I hope we are going to do a ribbon cutting in November for both the trail and the artwork."*

**Item No. 12. On the Agenda.** Communications from the City Manager.

City Manager Scott Wingerson stated: *"Thank you, Mayor. Shout out to the Parks, Recreation, and Cultural Arts Department for Friday Fright Night as you mentioned. Over 800 kids were served that night. There is a lot of planning, logistics, and operational details that go into something like that. 800 is a lot. It's at least a modern day record, if not a record for the event itself that has been going on for 20+ years, at least. Great deal. A shout out to the Finance Department, Community Development, General Administration, and of course the City Council. We are getting a hotel and the first visible step in that process is the groundbreaking which will*

*be tomorrow at 2:30 rain or shine. That leads me to a shout out to Public Works because we practiced our snow routes and tested the equipment and made any adjustments that were necessary there which guarantees it won't snow tomorrow. All for that. Finally we would like to welcome two new Police Officers: Brenden French-Goehring and Jim Cunningham who were sworn in last week. That's important because it shows that some of our recruitment and hiring practices are helping. We are pleased about that so say hi to them if you get a chance."*

**Mayor Suter** stated: *"Yes, I noted that, the thing with the lateral moves to get experienced officers is really helpful to our force so I was excited about that as well."*

**Item No. 13. On the Agenda. PUBLIC HEARING:** Final Development Plan-Woofs Play and Stay.

**Mayor Suter** opened the Public Hearing at 7:51 pm.

Assistant to the City Manager Austin Greer approached Council and stated: *"Good evening, Mayor and members of the City Council. The applicant is requesting a re-plat, zoning change and site plan revision for the purpose of constructing a brand new Woof's Play & Stay, which is a doggy day care and boarding facility proposed on NW Old Pike Road. This project will re-plat and rezone a property currently owned by Van Chevrolet Trust. The current zoning of this property is R-1 Single Family Residential and the applicant is asking to re-zone this property from residential to commercial. The Comprehensive Plan recommends a future land use of commercial at this location. The desired zoning of this proposed project is CP-2 Planned District, General Business. The exterior of the building will consist of a thin faux stone veneer, cement board lap siding around the entire structure, cement board siding panel, metal awning, architectural shingle roof, and an 8 foot vinyl play yard fence. Mr. Bauer and his team think the project would be better served esthetically if shingles took the place of the initial metal roof they had planned. The proposed landscaping for this site will consist of perennials, Prairie Willow shrubs, Eastern Redbud trees, Blue Grama and Little Bluestem grass. The Stormwater study complies with the Kansas City Metropolitan APWA Stormwater requirements and satisfies our City Staff. The photometric (lighting) plan complies and conforms to City Staff standards and adjacent commercial properties. City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:*

- 1. Any and all disturbed areas shall be sodded.*
- 2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.*
- 3. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.*
- 4. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.*
- 5. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.*
- 6. All exterior lighting shall be LED.*
- 7. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.*

8. *Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.*
9. *Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.*
10. *The outdoor play area located on the north side of the building shall incorporate landscaping using a combination of eastern redbud trees, flowers and shrubs consistent in nature throughout the site.*
11. *Outside recreation for the animals in the "outdoor play yard" shall occur between the hours of 6:30 a.m. and 8:30 p.m. Monday – Sunday."*

*City Staff recommends that the request be approved contingent upon the conditions listed. I would also like to thank Mr. Blake Bauer for being here tonight. Mr. Bauer does have a short presentation for the City Council this evening."*

**Mayor Suter** asked if there were any questions for staff.

**Councilman Garnos** stated: *"And it was unanimous with the Planning Commission?"*

**Mr. Greer** stated: *"Yes, they approved it unanimously."*

**Mr. Bauer** approached Council and stated: *"Mayor and City Council, thank you for having me. My name is Blake Bauer. I am one of our co-owners, the CFO, and our Director of Real Estate for our company. Dave Driling is also with me today. He is our majority owner and CEO of the company. Thank you for having us here today. I'll tell you a little bit about our small company that we are growing and some of the locations that we have that you may have seen our sign in other spots. We have a Merriam location that one of our partners is actually the original owner of. We have a Manhattan location which is where our office is located. We opened locations the first of this year in Topeka and Lawrence. We bought an existing Doggy Daycare in Leawood about a year and a half ago. You will see that one at 435 and Roe, if you were to take 435 around you would see it there along the interstate. We actually just bought one this last week in South Overland Park at 151<sup>st</sup> and Metcalf so we have another one that we bought down there. Our Wichita opened, the one that is in the picture, opened today. We are growing and we have two more under development; the Wichita one in the bottom left and then this one here in Gladstone. We are growing the brand and we think that this location here in Gladstone is a perfect location to do that. A little bit about our philosophy: we have a state of the art facilities that are built thoroughly around safety and happiness around your pups. Our team members have been carefully selected and professionally trained and our management team is focused on the guest services at all times. Everybody says it, I get it, I'm going to show you some of the reasons why we actually are and why, I'm not talking about any other guests, but I wanted to show you how we follow that on a daily basis. We offer day-play night-stay grooming and kitty care at our locations. Really, this service is pretty standard for a lot of those and you might say why does a place like Woofs have kitty care as well, it's mostly because some people that have a pup will also have a cat and they don't want to leave them at home. You know a lot of people can leave a cat at home, just leave it alone for a weekend, but we also will have six to eight places where we could take cats on. It's a very small part of our business but I do point that out. The main part of that is the night stay which is the obvious. That is what has been around forever; the*

boarding. Everybody called it boarding; night stay is what we call it. The other part of that is day play. That is becoming a big, big part of the business. I will be perfectly honest, as Councilman Mallams mentioned to me earlier, is knowing where I'm from. I come from Clay Center, Kansas, a small rural town just west of Manhattan. I grew up on a farm and believe me we did not take our dogs to day play. It's a little bit foreign to me but what is happening is there are a lot more baby boomers that are traveling and have pups and there are a lot more millennials. Those are two of our biggest sectors and those people travel a lot more and the millennials also rent so then on the weekends they are gone and they don't have a yard to turn their pup out like we do ours, we can just turn ours out in the backyard and that's a way for them to drop off and honestly run out energy. If it is my dog, my pup is a lot older dog, but if he comes home after doing that, he is out for like a day. It does allow energy to get out. Here is one of the big things: standard of care. These are some of the things I'm going to tell you about, we have had lots of questions as we go through the rest of this to tell you about our business. No. 1 is the pups receive a behavioral assessment during their first visit. The first visit is on us. We want to come in and we want to check to make sure that your pup is right for us because if your pup is not right for us, I'm sorry but I'm going to tell you to go to the competitor. It's very important to keep that stress level down for those dogs because that is what keeps barking down, that is what keeps injuries down, that's what keeps the employees happier so we do that and it is very, very important to us. We also have the outdoor area with the privacy fence that I'm going to show you. It is eight foot as he mentioned, privacy fence, there is no way to look through it and it's very important, even how we do the construction on this; there is concrete all the way around so there is no digging under it and you can't see through it. That not seeing through it is for safety but a lot of it is for barking, too. If you look up any you tube video of barking, you are going to see two dogs running a fence line barking at each other. You go open that gate and they just look at each other, right? But they are barking because they fence fight. Usually fence fighting isn't even playing. We try to limit this where they can see outside the fence, they could see somebody pulling up, they could see a car going by, we have this all the way around where it is privacy for those dogs. The other thing is the eight foot fence. I never would have guessed dogs can jump this high; but a six foot fence, they will jump. We have eight foot fences on purpose for the security of those animals to keep them in. Two major pieces to our plan. We do play music as a calming effect and the staff is trained on how to balance that excitement level. A couple of things here to show you on our facilities, and I'm sorry this font isn't showing through as well, it looks a little funky there, but the indoor and outdoor play areas, I think that is important because as you can see here we have our outdoor canine grass, we also have a pool that is covered up in the winter here, I thought those were important to show you because the dogs will be able to go inside and outdoor, here is the indoor for that same exact door at our facility in Manhattan where they can play in or out and that was on the same day that those pictures were taken so they can go in or out. We will have an air curtain. This one has flaps that are across for efficiency, but we have air curtains where the dogs will go through that to keep insects also from going in and out and keep the air at the right temperatures. We have epoxy flooring in certain areas. We also have rubber flooring in some of the major areas where the dogs play. This is to help the dogs on the pads of their feet. Play equipment outside so they can play around with the other dogs. Here is a picture of that eight foot fence right there at 435 and Roe, how that looks and you can't see those yards that are on the other side with that nice new canine grass that we have and the play equipment you can't see it from the outside. This is a couple of pictures from our security systems. We have six systems throughout the store. A lot of them are for our use and



some of them, I'll show you here in a minute, are for some of the higher end luxury suites that we have. This will show you the rubber flooring in our Topeka facility. These came out of our Topeka facility. We also have different sizes of yards here. You can see the small dogs in the middle, here is a medium dog, and then a larger dog yard. We will break those dogs apart so they are with like dogs. My pup is 14 years old and deaf. He gets with the really young ones and the non-excite ones. He is a bigger dog but he is really slow so he would be in with the little pups. We will do that to also temperament test them so that they are in with pups of like manner. This is also what I wanted to show you which is very big. We have shoreline kennels at all our facilities. Shoreline is made here right in Kansas City, Kansas. There are three major suppliers of these medical grade kennels that are made nationwide and one of them is right here in Kansas City, Kansas. We buy all of them from here in Kansas City. They will be in this facility as well. Here is the other things to show you. We have these luxury suites. This is a pup inside a luxury suite, these are the doors right here. They are little houses, 5X7ish, and you can see the door is open here. There is a TV in there, we also have a camera up in the corner where the camera will take a picture and you can log in on the app and you can see if your pup is in there. You can also log in to see if your pup is in the play areas at any time. You can go onto our app right now and see which pups are in there and playing and I think it helps guilt. I know they don't really watch TV but they do like watching it and they do get some noise in there and I think that is trying to be more like home. That is really the thing, keeping that stress level down. If we can buy a \$75.00 TV and put it in the corner playing an old movie on it during the day to keep their stress level down, those are the things that we do to help keep that pup more like home. Once again, farm kid from Clay Center, Kansas, is not used to the TV for the pup, but we do have those in all of our facilities and our facility is scheduled to look just like this with the luxury suites in it as well. Here is some of our finishes. These are the big things to show you, too. If you've gone by a doggy daycare facility somewhere here in Kansas City, maybe you have seen a really nice one, maybe you have seen one that doesn't look so nice. I wanted to show you some of our finishes which is one of the major points to being here and showing you these pictures because if somebody just tells you that they are going to, the first thing that you might hear is that I went into this place and it smelled. I went into this place and it was dirty. I went into this place and it was-name it, right? A lot of those places, if you have seen it since the '80's have drains in them and the smell is in those drains. We don't have drains where we are just washing it down. We wipe down. We have a Zamboni machine where we walk around and clean the floors. We treat this as more medical grade finish than we would to treat it like a barn. Our finishes are going to have LDT on them in the lobbies and the grooming areas. We are going to have it in the hallways as well. We are going to have epoxy flooring in the suites for helping in cleanliness, we will caulk all the edges of things so that it is sealed when we clean that off and those are very important to us to keep a clean facility. The other part of keeping a clean facility is what we are using for it. That is almost my No. 1 question every time is what do you use to clean. We use Rescue. Veterinarians and shelters use it. It's hydrogen peroxide based. It works in about an hour to fully disinfect. This is the only thing that we found that meets all the criteria that we have on cleanliness, safety, and effectiveness. I've done a lot of research on it. Henry Animal Health Research Supply Company just talks a little bit about the active ingredient being hydrogen peroxide, works in an hour, it carries the lowest EPA toxicity rating at a category 4. These are the reasons that we use it and we use it in multiple areas of our business. This is how we keep the smell down, this is how we keep cleanliness. If you take in your dog to a place before, maybe you have had to have certain shots, maybe you have to have the kennel cough, Bordetella, maybe you have to have



*those things. We will require all of that. We will require that they are fixed. We will require those things when they come to ours because we will be very picky. We want to be picky with it for the safety of everybody and the employees and other people's pups that are there. Also a question I usually get is what do you do with the waste. Specifically it's double bagged and taken out with the trash. That keeps the smell down because it is picked up. It isn't washed down on the solid waste. The other waste, the liquid waste that is out of the yards is washed down and it is clean. We also keep the hair, the hair is another thing that you'll think well my dog sheds so I'm sure you have 80 dogs around there, there is going to be hair everywhere. It's very true. We actually have a brush that goes in the canine grass, think artificial turf, just specialty artificial turf, it will brush all that hair up so that we can get it off the facility. That's another thing we do to keep things clean because the hair will carry smell. So once again we are doing these things to create a better experience than maybe you have seen in the past. Finally, a little bit about the location. I'm sure you are aware of this but we are looking right there next to Van Chevrolet on Old Pike. Looking for an ingress and egress right there kind of across from where that Steak and Shake and the gas station is right there. This is a replat of this whole area. This was when we approached VT. This whole area was one plat, they said hey, no problem. You are welcome to break this apart. You have to do it so here we are and we are doing the replat and then also the rezone that allows us the commercial on that southern half of that four acres. A little bit closer just to show you is that we have the parking spots up here against the building and our lobby will be over here. We have the two play yards that we mentioned, one across the back and we also have one here on the side. The one here on the side was very important to us as you will see the orange here lobby has a window and that window will show right out to the pool and some of our larger dogs will be right there where you can see them from the lobby. That interaction for people that we are not just taking their pup back and hiding them from something is very important to us. That openness, that we are not hiding what we do is something that is important. As you look at our facility here, I want to apologize, this is a flip of what we are doing here. This is actually the East Wichita layout but I couldn't get this, we have not done our architectural plans yet for this sight because we were waiting for the replat and rezone but it will be the exact same layout that is already under construction, just a mirror image of it so just to give a little bit of visual background. The piece I wanted to show you was, we are going to have this lobby here, we carry two vestibules on purpose. One in and one out. We also don't just have two doors, we have two vestibules for pup control. This allows to make sure their pup doesn't get loose, that you have your pup when you are going in and out and the vestibules are separate for security and safety of those pups as they are passing. The other thing to show you is when they come into the lobby they are going to go right here, we will have a leasing area right here where we will leash or unleash them so they won't even be in our lobby unleashed. That's where we will leash them. When they unleash they will go to the back and they will go to their age appropriate area. One yard will be off to the side, the other yards will be off to the back. For all of our night stay we will have them here in this room here, and we will have those luxury suites that we didn't have in Clay Center, Kansas, right along the main corridor right there. If you needed any other questions our website has a lot of pictures, a lot of different information on our different stores and I'd be happy to answer any questions you might have."*

**Mayor Suter** stated: "That is better than most human daycares. I have to say that we appreciate your interest in Gladstone for sure. I appreciate what seems to me to be an appropriate choice of location. Sometimes location is a difficult issue for folks in a built out community so I appreciate

*that this seems to be an appropriate location for this kind of activity. Quite impressive what we are doing for our pets these days. The only time I ever had pets was on a farm in Ohio. We raised our kids on a farm, the dogs never came inside, or the cats, ponies, or hogs. I think we are set. Thank you so much."*

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

There were none.

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

There were none.

**Mayor Suter** closed the Public Hearing at 8:09 pm.

**Item No. 14. On the Agenda. FIRST READING BILL NO. 19-46** An Ordinance and final development plan relating to Zoning Ordinance Regulations and the establishment of Use Districts within the City of Gladstone, Missouri.

**Councilman Mallams** moved Bill No. 19-46 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. 19-46, 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. 19-46, and enact the Bill as **Ordinance 4.496**. **Councilman Garnos** seconded.

**Councilman Yarber** stated: *"Mayor Suter, because of a potential conflict of interest, I will be abstaining from this vote."*

The Vote: "aye", Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. Abstain: Councilman Kyle Yarber. (4-0-1)

**Item No. 15. On the Agenda. FIRST READING BILL NO. 19-47** An Ordinance approving the Final Plat of Woof's Play and Stay, V T Tract LT 1 Parcel #13917000201300 (commonly known as NW Old Pike Road), and directing the appropriate officials to affix their signatures to said plat for recording.

**Mayor Pro Tem Moore** moved Bill No. 19-47 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.

**Mayor Pro Tem Moore** moved to accept the First Reading of Bill No. 19-47, 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.

**Mayor Pro Tem Moore** moved to accept the Second and Final Reading of Bill No. 19-47, and enact the Bill as **Ordinance 4.497**. **Councilman Mallams** seconded.

**Mayor Suter** stated: *"I'm excited about this project. I think it is well placed and certainly a kind of business that is needed in the area. I'm really impressed with the quality of what is being proposed and I find this a really appropriate use for that particular piece of property. I was surprised that it was still an R-1. That seemed like an unusual zoning for that part of the city so this is an appropriate use as this is a very commercial area to turn it into more commercial use. So I'll be supporting this."*

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 28, 2019, Regular City Council meeting at 8:14 pm.

Respectfully submitted:

  
\_\_\_\_\_  
Ruth E. Bocchino, City Clerk

Approved as presented: 

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

  
\_\_\_\_\_  
Mayor Carol J. Suter