



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, FEBRUARY 10, 2020**

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

City Manager Scott Wingerson  
Assistant City Manager Bob Baer  
City Clerk Ruth Bocchino  
Attorney Chris Williams

**ABSENT:** Councilman R.D. Mallams

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

**Mayor Suter** opened the Regular City Council Meeting Monday, February 10, 2020, at 7:45 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 January 27, 2020, Closed City Council Meeting Minutes.

**Mayor Pro Tem Moore** moved to approve the minutes of the January 27, 2020, 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 January 27, 2020, Regular City Council Meeting Minutes.

**Mayor Pro Tem Moore** moved to approve the minutes of the January 27, 2020, Regular City Council meeting as presented. **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. 7. On the Agenda. PRESENTATION:** Father Galen Snodgrass, Church of the Good Shepherd, presented a \$1,500.00 monetary donation to be used for tree planting on city property.

Father Snodgrass approached Council and introduced members from his Church.

**Mayor Suter** stated: *"Thank you so much. We really appreciate it. We are proud to be a historic Tree City USA as we really believe in trees in Gladstone, both for the environmental accomplishments but also for esthetic reasons; because it makes the place beautiful and because there is a lot to be said for the impact on the human condition by being exposed to trees and to nature."*

## **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 things I'd like to mention. I was at the Community Center on Saturday. My daughter was having a birthday party there. There was a swim meet going on along with the Home Show. It was a happening place. Sometimes when you have that much activity it can be a confusing place but everybody was getting everything done. Hats off to Parks and Recreation for that, even though I didn't see you there, Department Head Merkey. I'd like to give some KUDOS to a member of our Public Safety Department that has been doing an incredible job for decades. Officer Leann Smith has been the DARE Officer for 30 years. I attended, with Chief Hasty, two DARE Graduations last week and it was amazing to see the number of kids that she touches with this program. The other thing that was exciting to see, when looking at all these 5<sup>th</sup> graders, these 9 and 10 year olds, there is the picture of diversity that people don't see when they think of Gladstone. I could read these names and you would hear the diversity that is Gladstone. Diversity is who we are and the perception is lagging the reality. Officer Smith will be retiring later this year after 36 years with the Gladstone Public Safety Department which gives us plenty of time to keep congratulating her on all the work she has done and I hope many of her students that she has touched will also reach out and express to her how much she meant to them."*

**Mayor Pro Tem Moore** stated: *"Thank you, Mayor. I had the opportunity along with the Mayor and Councilman Yarber to attend a pre-opening of the Mercantile. The Mayor may mention that as well. We are just so excited. The old Fins & Foliage has been converted into the Mercantile so it is an art maker space. When they finally, officially open, I think the community is going to be really impressed with the amazing renovation that they have done there. It is really a remarkable, beautiful space. I attended the Planning Commission. They approved a Plat for Claymont Point and then Councilman Yarber and I and Mr. Napoli were at NNI on Friday for a presentation about the Clay County Constitution. That will be an ongoing conversation that everybody will have a part of; it is a really important issue and there will be community meetings; there is one at the Gladstone Community Center. I think it is February 26<sup>th</sup>. I would encourage anyone to go to those public meetings because it is important for us to be informed about this important opportunity that the Clay County voters may have. Thank you."*

**Mayor Suter** stated: *"Thank you. I just wanted to express my appreciation to staff for hosting a really excellent employee appreciation luncheon a week ago. I think the quality of the event really bespeaks the kind of emphasis of excellence that we are developing in the City of Gladstone and having Dayton Moore with us as a keynote speaker was so well received. He did such a great job. As always, it is heartening to see all the great people who have made a career out of working for the City of Gladstone and it is rare anymore to have people stay a long time and we have a lot of folks who have stayed with us for a long time. It was an excellent event. I also wanted to say KUDOS to the Leadership Team for participating in the Safe Zone training. Speaking about inclusion in Gladstone, the Council has made a priority of encouraging us to get better at being verbal, to say how inclusive we are, and this Safe Zone training was about language which is the whole issue: how to talk about inclusivity in a way that is not offensive to anyone and actually expresses our philosophy of being a very warm and open community. I appreciate that the Leadership Team moved forward with that. Two things for citizen input: One, we just heard during the Open Study Session about the RIDEKC Next which is the KCATA's plan to redevelop the transportation system in the coming year. There are some changes that are being suggested for the Northland in particular. I was at a meeting where we got to see the first exposure layout of this new plan. There will be public input sessions for about 90 days and it will be an opportunity for citizens to go online, to attend public meetings to give your input and it really makes a difference in the planning process for these kinds of things for people to express themselves. I encourage people to watch for that and to participate. I wanted to thank the folks who, a few months ago, I encouraged people to participate in the public comment session for the Mid America Regional Council in the development of our transportation 2050 Plan. We did have folks from Gladstone participate and it does make a difference. Just this last week, the MARC Board saw the first list of prioritized projects and Gladstone scored very well. In fact, one of the highest priorities was for our parkway project; 68<sup>th</sup> Street Parkway, and that really is the result of citizens saying; because I know from the MARC Board perspective that we get points when citizens participate. That first draft of the MARC Transportation Plan 2050 will also be going out for public comment again. The projects were just on a big list before. Now they have all been prioritized. That is the good news. The good news is that one of our projects scored in the high priority category; the bad news is in the State of Missouri there is absolutely no money for MODOT to build anything new. There isn't even enough money in the MODOT budget to maintain what we have. Several of our projects that are maintenance projects, like North Oak and North Antioch, also are scored very high for maintenance projects; they stand some chance*

*of being funded. New projects, like the parkway, seem like a distant dream. The MARC planners have rated the parkway project as feasibly fundable in the next 10 years. That is really exciting. It will take again, public comment, to support that prioritization, so I encourage people to watch for that as well and send some positive comments about any of our projects, but in particular the ones that are already ranked high; we just need to make sure that they stay there and that other projects don't get somehow moved around in this process. I appreciate public input."*

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

City Manager Scott Wingerson stated: *"Thank you, Mayor, and members of the City Council. Four quick things: this weekend is one of the most popular events at the Community Center every year. It is usually sold out well in advance. It's the Annual Sweetheart Dance. It's the 12<sup>th</sup> year in a row. It's on Friday the 14<sup>th</sup> and Saturday the 15<sup>th</sup> at the Community Center. Lots of fun is always had by all. Formally known as the Daddy-Daughter Dance, so just another example of how we are trying to be inclusive of all types of families. City Hall will be closed on Monday February 17<sup>th</sup> for President's Day. What would Public Works be doing on a beautiful 40 degree day when they don't have to plow snow? They probably didn't have to fix too many water main breaks; they have been out filling potholes. Since January 1<sup>st</sup> they have spread over 15 tons of asphalt throughout the community and as you know for the City Council and the public, most of that is done by hand. That is a lot of weight and a lot of work and we greatly appreciate everything they do. We may not always notice and only see the hole and not the repair. We want to thank them for their efforts. Finally, I'm constantly amazed at the passion and diversity of Gladstone residents. There is a gentleman in town who is working to honor the 250<sup>th</sup> Anniversary of the Declaration of Independence. He started doing that by honoring the 8,000 people that were held captive by the British in the Revolutionary War. He did that, or planned to do that, Sunday and Monday by reading those 8,000 names at the flagpole in Hobby Hill Park. His name is Jim Oldebeken and I think I saw him walk in coincidentally. He didn't know I was going to say any of that. He certainly has a passion and his perspective on all of this is to be a better citizen and his way of being a better citizen is by honoring people from the Revolutionary War. We thank him for his passion and being a member of our community."*

**Item No. 11. On the Agenda.** **RESOLUTION R-20-05** A Resolution authorizing the City Manager to execute a contract with FDC Contract, a John A. Marshall Company, in the total amount not to exceed \$25,675.00 for the Community Center Banquet Room Carpet Replacement Project CO2058.

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-20-05** A Resolution authorizing the City Manager to execute a contract with FDC Contract, a John A. Marshall Company, in the total amount not to exceed \$25,675.00 for the Community Center Banquet Room Carpet Replacement Project CO2058. **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. 12. On the Agenda.** **APPROVE SIX MONTH FINANCIAL REPORT**

**Councilman Garnos** moved to **APPROVE SIX MONTH FINANCIAL REPORT**. **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. 13. On the Agenda. FIRST READING BILL NO. 20-04** An Ordinance to opt out of the Back to School State Imposed Sales Tax Holiday.

**Mayor Suter** stated: *"I always say I don't know what the legislature was drinking the day they did this but they passed a law in the negative; normally laws are passed in the positive; so if we want to give Gladstone residents the opportunity to not pay sales tax on this tax holiday, we have to vote "no" to opt out. So the Ordinance is do we want to opt out of that sales tax holiday; if you want to have it, you vote no. The opposite of the way we normally think of it."*

**Councilman Yarber** moved Bill No. 20-04 be placed on its First Reading. **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). The Clerk read the Bill.

**Councilman Yarber** moved to accept the First Reading of Bill No. 20-04, 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 Bill Garnos, 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. 20-04, and enact the Bill as **Ordinance 4.504**. **Mayor Pro Tem Moore** seconded. The Vote: "nay", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (0-4). Bill No. 20-04 failed.

**Item No. 14. On the Agenda. FIRST READING BILL NO. 20-05** An Ordinance allowing the "Show Me Green Sales Tax Holiday" to apply to the local sales taxes of the City of Gladstone between April 19 and April 25, 2020.

**Councilman Garnos** moved Bill No. 20-05 be placed on its First Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

**Councilman Garnos** moved to accept the First Reading of Bill No. 20-05, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0). The Clerk read the Bill.

**Councilman Garnos** moved to accept the Second and Final Reading of Bill No. 20-05, and enact the Bill as **Ordinance 4.505**. **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. 15. On the Agenda. PUBLIC HEARING:** Site Plan Revision for 6220 North Oak Trafficway, commonly known as Olympic Car Wash.

**Mayor Suter** opened the Public Hearing at 8:12 pm.

Assistant to the City Manager Austin Greer approached Council and stated: *"Good evening, Mayor and City Council. The applicants are requesting a site plan revision for the purpose of adding a tunnel car wash with associated remodel improvements at 6220 North Oak Trafficway, also known as Olympic Car Wash."*

*Primary additions to the property are as follows:*

- *A 90 foot tunnel car wash.*
- *Three (3) individual pay kiosks.*
- *Added landscaping and hedge line along North Oak Trafficway.*
- *Egress – added right turn only.*
- *Added four (4) parking stalls for employees and short-term customers.*

*The primary building material being used is tan and brown earth tone cinderblocks to match the existing car wash. The cinderblocks are rough, giving the block a more stone like appearance. Sitting in front of you, I have placed an updated colored rendering of the facility. There is a significant investment for proposed landscaping at this site that will consist of trees, shrubs, rock and wood mulch as well as various types of grass. The developers are adding landscaping and a hedge line along N. Oak Trafficway similar to RNR Tire Express and QuikTrip. Regarding storm water detention, proposed conditions will increase impervious surface by less than 10% of the overall existing site. Therefore, detention and BMP requirements are not applicable. However, water is directed to the southwest where possible and a small portion drains to the north into storm inlets and the existing storm sewer system. City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:*

- 1. Keep an active business license in perpetuity.*
- 2. Any and all disturbed areas shall be sodded.*
- 3. An added hedge line (landscaping) shall be added on the east side of the property adjacent to N. Oak Trafficway.*
- 4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.*
- 5. 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.*
- 6. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.*
- 7. All exterior lighting shall be LED.*
- 8. 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.*

9. *Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.*
10. *Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.*

*The Developers of this project have agreed to all conditions. City staff recommends that the request be approved contingent upon the conditions listed above. The Planning Commission voted 10-0 unanimously in favor of this project. Also, the owners, Tom and Jamie Monroe, along with their architect, Kathy Warman, are in the audience tonight to help answer any questions we may have. Thank you and that is all, Mayor."*

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

**Councilman Yarber** stated: *"One question; has there been any discussion about noise? I've been on the street, the residential street behind this location, of course it's been a couple of years ago since I was there, but when I heard blowers start up, it sounded like jet engines."*

Mr. Greer stated: *"We haven't had any residents contact us about noise. I do know the blow dryer that you are referencing. I used my little measuring tool that I have and it's roughly 300 feet from the nearest home; somewhere in that ball park. I'm not sure if that answers your questions but we have not had any comments."*

**Mayor Suter** asked if the applicant wanted to address Council.

Kathleen Warman approached Council and stated: *"Mayor and City Council, my name is Kathleen Warman with Warman Architects. Tom and Jamie Monroe, the owners of Olympic Car Wash, are here and we certainly appreciate staff's help with this and we are here to answer any questions if you have them. Thank you."*

**Mayor Pro Tem Moore** stated: *"I do have a brief question. The difference between automatic and tunnel; tunnel moves you through and automatic you just sit there?" (unintelligible, but the answer was 'yes.')*

**Mayor Suter** stated: *"And currently there are automatic ones there? Just one? There are two?"*

...automatic at this time there now. We would remove those two tunnels at that sight and move one automatic into an existing self-service bay now. (Unintelligible response from the owners.)

**Mayor Suter** stated: *"I understand from the picture there will be some sprucing up of the whole shebang across the front?"*

City Manager Wingerson stated: *"Sorry, Mayor, we are asking Mr. Monroe to step to the podium so we get this right."*

**Mayor Suter** stated: *"Whichever one would like to answer a specific questions, and if you would, for the record, state your name."*

Tom Monroe approached Council.

**Mayor Suter** stated: *"So it looks like in the drawings that the entire set of bays will have some sprucing up? Is that correct?"*

Mr. Monroe stated: *"Yes. I mean, there basically we have done just about everything to them already other than replacing the fascia that wraps the building."*

**Mayor Suter** stated: *"OK, and that's going to be replaced."*

Mr. Monroe stated: *"Yes."*

**Councilman Yarber** stated: *"It looks like the tunnel then will be on that northernmost side closest to Hardees. And it will extend past that area where you built an office a couple of years ago. We can see it in this picture pretty well. Then you have three places where the cars line up to accommodate the amount of traffic you expect to go into it plus the speed is pretty impressive that less than a minute, or at least a minute; less than a minute for the next car to enter."*

Mr. Monroe stated: *"Yes, the two lanes to the east would alternate. The third lane to the west, it actually just goes on through. There is no pay station there. You would make the corner and come west down to the front of the building and that is where the pay station would be for the brushless automatic."*

**Councilman Yarber** stated: *"Is there a light to let each car know which one is the next one to go?"*

Mr. Monroe stated: *"Yes, there will be gates there so it will alternate when you pull up and if you both pull up together it's kind of whoever gets there first and starts putting their money in and then the gate would open up and let that vehicle in and then the next vehicle would alternate through."*

**Councilman Yarber** stated: *"And it is just all fully automatic."*

Mr. Monroe stated: *"Yes."*

**Mayor Pro Tem Moore** stated: *"So is the pay area then similar to what a parking garage would be when you go in and get the ticket? Is it that kind of thing?"*

Mr. Monroe stated: *"Well, similar. There is going to be a canopy over the top of it. The pay station would be here, you would pull up. We would be selling memberships so there is going to be some customers that will have a sticker in their windshield so they don't even have to, they will just pull up and the operator would acknowledge who they are and open the gate and let*



*them in. Other people that wanted to pay with cash will pay at the pay station and it would do the same thing. Alternate and let them in."*

**Mayor Suter** stated: *"One of my questions was going to be; is this going to be a membership one. That seems to be the trend. I think it's an interesting thing. Our picture just shows one car in one tunnel and that is actually two tunnels."*

Mr. Monroe stated: *"Yes. Well, no, there is just one tunnel. There are two pay stations and then you will funnel down to a single lane. If I might walk over there and show you. You pull in here, two vehicles will pull in here, here is the pay stations, it would alternate opening the gate, this one would turn this way and go around and they would alternate back and forth and then the tunnel you would ride through; it's kind of like, it's not a chain driven, it's a flat 30" belt on each side, kind of like an escalator at an airport that you ride on. This lane here is for the automatics to come down here, pay station here, and then go there, and then come out."*

**Mayor Suter** stated: *"I'm just a little confused because the picture that we have just shows one opening with one car and so that..."*

Mr. Monroe stated: *"That's all there will be. One tunnel, two pay stations, and the traffic will merge into one lane..."*

**Mayor Suter** stated: *"But out here it's two lanes to there. In front of it. We are looking from North Oak, right? So that is what I was just wondering about this picture here, so they have already merged into just one when they go in there. And this opening, is it just open or does it have like the plastic things you would have?"*

Mr. Monroe stated: *"It would have the plastic/poly garage door on it in the evening and then we would open it up and then there is another colored plastic speed door, what we call it, that shuts down and opens up in between vehicles in cold weather. Normally in the summer months they are just open."*

**Mayor Suter** stated: *"That is why there is a need for some landscaping on North Oak because we don't like to look into the openings."*

Mr. Monroe stated: *"Right, you won't be really looking in there. There will be a wall that kind of comes around there and is actually blocking that along with the landscaping."*

**Mayor Pro Tem Moore** stated: *"And the tunnel has a dryer like some of the high speed dryers?"*

Mr. Monroe stated: *"In the tunnel, inside the building, so you would, everything would, you would be completely done when you exit the building. And the hours would be 7:00 am till 8:00 in the evening; we will shut it down. However, obviously, the self-service bays would stay open just like they do now."*

There were no more questions for the applicant.

**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 in opposition to the application.

There were none.

**Mayor Suter** asked if there was anything further from staff.

There was not.

**Mayor Suter** closed the public hearing at 8:22 pm.

**Item No. 16. On the Agenda. FIRST READING BILL NO. 20-06** An Ordinance approving a Site Plan Revision for property at 6220 North Oak Trafficway, commonly known as Olympic Car Wash.

**Mayor Pro Tem Moore** moved Bill No. 20-06 be placed on its First Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, 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. 20-06, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman Bill Garnos, 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. 20-06, and enact the Bill as **Ordinance 4.506**. **Councilman Yarber** seconded.

**Mayor Pro Tem Moore** stated: *"Mayor Suter, I would just like to say we always appreciate businesses in the area improving the look and the services that they provide to our citizens. Thank you very much for this improvement."*

**Mayor Suter** stated: *"I would second that emotion. We really appreciate folks willing to reinvest; especially on North Oak. As many of you know, that's been our citizen's number one issue for many years; to improve North Oak. We have been having some good success on Antioch so we are glad you are part of a movement to improve on North Oak."*

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 February 10, 2020, Regular City Council meeting at 8:25 pm.

Respectfully submitted:

Ruth E. Bocchino  
Ruth E. Bocchino, City Clerk

Approved as presented: ✓

Approved as modified:       

Carol J. Suter  
Mayor Carol J. Suter