



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

PRESENT: Mayor Jean Moore
Mayor Pro Tem R.D. Mallams
Councilman Bill Garnos
Councilman Tom Frisby
Councilmember Tina Spallo

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

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

Mayor Moore opened the Regular City Council Meeting Monday, August 10, 2020, at 7:30 pm.

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

City Clerk Ruth Bocchino called the Roll. All Councilmembers were present.

Item No. 3. On the Agenda. Pledge of Allegiance to the Flag of the United States of America.

Mayor Moore 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 July 27, 2020, Closed City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the July 27, 2020, Closed City Council meeting as presented. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 6. On the Agenda. Approval of the July 27, 2020, Regular City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the July 27, 2020, Regular City Council meeting as presented. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

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

Following the Clerk’s reading:

Councilmember Spallo moved to approve the Consent Agenda as published. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-34** A Resolution authorizing acceptance of work under contract with Lan-Tel Communications Services, Incorporated, for the 2018 Curb, Gutter and Sidewalk-Phase 1 Project, and authorizing final payment in the amount of \$7,330.00 for Project TP1804. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-35** A Resolution accepting trail Right-of-Way from the owners of 6505 North Prospect Avenue in conjunction with the Rock Creek Greenway Trail-Phase 2; Project TP2072. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-36** A Resolution authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri, and Northland Neighborhoods, Incorporated, to provide consulting services to assist in the ongoing development and revitalization of neighborhoods for the period of July 1, 2020, through June 30, 2021. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-37** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of one (1) 2020 Ford Expedition SUV for the total purchase amount of \$37,503.00. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-38** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of two (2) 2021 Ford Police Interceptor SUVs for the total purchase amount of \$66,808.00. **Mayor Pro**

Tem Mallams seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-20-39** A Resolution authorizing acceptance of a proposal from Zoll Medical Corporation, Chelmsford, Massachusetts, for the purchase of two (2) Zoll ZVent Portable Ventilators for the total purchase amount of \$24,906.05.

Mayor Pro Tem Mallams seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilmember Spallo moved to approve **BUILDING PERMIT: White Chapel Funeral Home, 6600 Northeast Antioch Road, Gladstone, Missouri.** **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilmember Spallo moved to **APPROVE FINANCIAL REPORT FOR MONTH END JUNE, 2020.** **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

REGULAR AGENDA.

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

Doug Millison approached Council and stated: *"Hi, I'm Doug Millison, 7001 North Highland Court, Gladstone. I'd like to first congratulate our two new Council members. With the Chamber, I worked with Tom quite a bit doing city activities and I'm looking forward to working with you also. I'd like to take a moment to let the City Council and the citizens know what Post 626 does in their community. We just completed a Leadership year. I got re-elected as the Commander so you are stuck with me for another year. Over the past year, from July of 2019 through June of 2020, we have handled seven inquiries for assistance by veterans with 32 hours of community service, rendering over 700 hours in aid. We have served 88 hours of community service and donated over \$590.00 to the Kansas City VA. We've made donations to the Veterans Home in Cameron and Warrensburg and the St. Michaels Veterans Center in excess of \$1,300.00. We have conducted military funeral honors for over 72 veteran's families, donating 1200 hours to that effort. We have sponsored three high school students for the American Legion Oratorical Contest. We have attended school programs, Friday Fright Night, Rotary and Elk Scholarship Fundraiser events and volunteered at and attended local events such as Bluesfest, Gladfest, Friday Fright Night with another 399 hours of service to our community. Individually, we also volunteer at the National World War I Museum and Memorial, 2,203 hours there; the Christmas Store, 135 hours, and other assorted causes, 711 hours for a total contribution of 4,862 hours to the community. We have donated over \$800.00 locally and \$400.00 nationally and spent over \$3,600.00 in our programs. We have offered our assistance at the start of the pandemic to over 240 of our members, making sure they knew they could call on us if they needed us for any purpose. In closing, I'd like to thank the city, and in whatever capacity they may have on the subject, for supporting the Gladstone Dispatch. They have been instrumental*

partners in telling our story at whatever household in Gladstone where the paper actually gets past the sidewalk. Since 2014, they have printed 54 articles or pictures of our activities. Without this service and with so many other competing streams of informational output, our story would be lost in the noise. We appreciate having that support. Without an actual landmark, a building to hang our shingle on, it is hard to let people know that we are here to offer our veterans support whether they are members or not and that we are here to assist our community in any way we can. If we had a Post home, a base to stage our activities from, I'm sure our output would significantly improve over what we already do. Thank you for your time. I appreciate it."

Mayor Moore stated: "Thank you, Commander Millison. We appreciate you letting us know about all the awesome contributions for American Legion Post 626 and we'd like you to consider Gladstone as your home regardless if you have a building or not. Thank you very much."

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

Councilmember Spallo stated: "Thank you, Mayor. I'd just like to thank City Manager Wingerson and Director Hasty for some assistance with an issue with some speeding in our neighborhood and we are making strides with that, so thank you very much."

Councilman Frisby stated: "Thank you, Mayor. Just a quick note, I made it out to the farm, the Sunflower on the Farm activity last weekend and I will tell you that was an eye opening event. I have never ventured out to any of the sunflower farms around the region and they did well. I would like to give thanks to the Friends of the Farm and I saw a lot of them out there; especially Eugene, he headed up that whole agricultural end of that and those fields look amazing. I ventured up through there; the pumpkin patch is going to be awesome. I think after a few years of maturation that the sunflower field will rival any in the region and I wanted to thank him and thank them for doing that. They represented our city well."

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

There were no comments.

Item No. 11. On the Agenda. **RESOLUTION R-20-40** A Resolution authorizing the City Manager to execute a Professional Services Contract with Confluence, Incorporated, in the amount of \$55,043.00 for the Architectural Design and Planning of Downtown Street and Parking Improvements in the area of Northeast 70th Street between North Oak Trafficway and North Cherry in Gladstone, Missouri.

Mayor Pro Tem Mallams moved to approve **RESOLUTION R-20-40** A Resolution authorizing the City Manager to execute a Professional Services Contract with Confluence, Incorporated, in the amount of \$55,043.00 for the Architectural Design and Planning of Downtown Street and Parking Improvements in the area of Northeast 70th Street between North Oak Trafficway and North Cherry in Gladstone, Missouri. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 12. On the Agenda. FIRST READING BILL NO. 20-25 An Ordinance authorizing the City Manager to execute agreements between the City of Gladstone, Missouri, and the Kansas City Area Transportation Authority to provide public transportation services and property management assistance for the period of July 1, 2020, through December 31, 2020.

Councilman Garnos moved **Bill No. 20-25** be placed on its First Reading. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of **Bill No. 20-25**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of **Bill No. 20-25**, and enact the Bill as **Ordinance 4.525**. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 13. On the Agenda. PUBLIC HEARING: Special Use Permit: Home Hair Salon on property located at 2700 Northeast 68th Terrace.

Mayor Moore opened the Public Hearing at 7:46 pm.

Austin Greer approached Council and stated: *"Good evening Mayor and City Council. The applicant is requesting a Special Use Permit for a home-based beauty salon at a residential home located at 2700 NE 68th Terrace. The home based beauty salon will operate on a part-time basis, including the following schedule: Monday, Wednesday, and Friday from 10:00 a.m. to 1:00 p.m.; Tuesday and Thursday from 4:00 p.m. to 7:00 p.m. The salon will have a separate entrance and restroom and there will be no more than two patrons in the salon at one time. A letter written by Casie Yates detailing her intentions and operations is included in your packet. City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this one-year Special Use Permit:*

- 1. Casie Yates shall maintain a License as required by the State of Missouri. If for any reason the State of Missouri revokes or suspends the license of Casie Yates, the Special Use Permit shall also be automatically revoked or suspended.*
- 2. This Special Use Permit is to be issued to Casie Yates to be used at this residence only. If she relocates to another residence, she must reapply for another permit. This Special Use Permit is to be non-transferable to another person either living at this residence or at any other location.*
- 3. No person other than Casie Yates shall be employed at this location or any other address in association with the beauty salon operated by Casie Yates.*
- 4. Hours of operation shall not exceed 30 hours per week, and shall not begin earlier than 8:00 a.m. nor end later than 7:00 p.m. on any day.*

5. *Casie Yates shall reside at this address for this permit to be valid.*
6. *Casie Yates shall apply for and maintain all applicable State and City business and occupational licenses.*
7. *All fire safety requirements made by the City of Gladstone Fire Inspector in addition to all fire and other safety requirements for such State License shall be complied with and maintained as required.*
8. *No structural changes shall be made to the house or property for the purpose of operating the beauty salon. The intent of this requirement is to ensure that the premises shall maintain its residential character throughout the term of the Special Use Permit.*
9. *This permit is issued in accordance with the submitted site plan of the house provided by Casie Yates in her application for the Special Use Permit. Any false statements in the application or violation of these conditions or other City Code requirements may result in the revocation of this Special Use Permit.*
10. *No outside storage or signage shall be placed on the property.*

City Staff recommends that the request be APPROVED contingent upon the conditions listed above. Thank you, that is all. Also, Mrs. Yates and her family are in the back left corner."

Mayor Moore stated: *"Austin I have a question. I understand that also in the narrative there are some possible Saturdays; so in addition to the dates that you outlined, also perhaps, this business will be open on a Saturday; is that accurate?"*

Mr. Greer stated: *"I think that is an option. Mrs. Yates can probably allude to that a little bit more than I can but I do think there is an option for Saturdays if some of her clients may need it."*

Mrs. Yates approached Council and stated: *"Hello. I'm a little nervous, sorry. I would like to open my salon in my residence because it's safe, it's clean, it's private, and this is a time when health is a huge concern not only for my clients but for my family. I have a small clientele so we won't be a nuisance to anyone. I have adequate parking in my street or in my driveway; I can fit up to six cars in my driveway. I think that I will be an asset to the Gladstone Community. Thank you for your time. About Saturdays, just kind of alternating Wednesdays and Saturdays for people that can't get off work during the week."*

Mayor Moore stated: *"Thank you for clarifying."*

Mayor Moore stated: *"Is there anyone in the audience that wishes to speak in favor of this application?"*

There were none.

Mayor Moore stated: *"Is there anyone in the audience that wishes to speak in opposition to this application?"*

There were none.

Mayor Moore closed the Public Hearing at 7:51 pm.

Item No. 14. On the Agenda. FIRST READING BILL NO. 20-26 An Ordinance granting a Special Use Permit subject to certain conditions to Casie Yates for operation of a home hair salon operation on property located at 2700 Northeast 68th Terrace.

Councilmember Spallo moved **Bill No. 20-26** be placed on its First Reading. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **Bill No. 20-26**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **Bill No. 20-26**, and enact the Bill as **Ordinance 4.526**. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 15. On the Agenda. Other Business.

There was none.

Item No. 16. On the Agenda. Adjournment.

Mayor Moore adjourned the August 10, 2020, Regular City Council meeting at 7:53 pm.

Respectfully submitted:

Ruth E. Bocchino
Ruth E. Bocchino, City Clerk

Approved as presented: ☒

Approved as modified: ☐

Jean B. Moore
Jean B. Moore, Mayor