



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, OCTOBER 11, 2021**

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

City Manager Scott Wingerson  
Assistant City Manager Bob Baer  
Deputy City Clerk Becky Jarrett  
City Attorney Chris Williams

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

**Mayor Mallams** opened the Regular City Council Meeting Monday, October 11, 2021, at 7:30 pm.

**Item No. 2. On the Agenda.** Roll Call.

Deputy City Clerk Becky Jarrett 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.

**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 27, 2021, Closed City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the September 27, 2021, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Item No. 6. On the Agenda.** Approval of the September 27, 2021, Regular City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the September 27, 2021, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Item No. 7. On the Agenda.** Proclamation – Fire Prevention Month

Fire Chief Sean Daugherty accepted the proclamation on behalf of the Fire Department from Mayor Mallams.

**Item No. 8. On the Agenda.** Proclamation- National Code Enforcement Month

Interim Community Development Director Austin Greer accepted the proclamation from Mayor Mallams.

**Item No. 9. On the Agenda.** Regular Agenda

**Item No. 10. On the Agenda.** Communications from the Audience.

There were no communications from the audience.

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

Councilmember Moore reported that she attended the North Kansas City Schools Foundation breakfast last week. It was a great opportunity to hear an update from Superintendent Clemens. She really values the City’s partnership with the school district.

She also thanked the Parks staff, Police Department, and many volunteers, for a great Whiskey Fest this weekend. Councilmember Moore said she knows there were many working behind the scenes to make it a success.

Councilmember Spallo made everyone aware of great program organized by former Mayor, Art Hammen, called Shop with a Cop. This year a raffle is taking place to raise funds for the event. Tickets are available at City Hall and the Community Center.

Mayor Mallams also commented on Whiskey Fest and how it brought out a lot of young people from the community. He thanked Director Merkey and his staff for their work on it.

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

City Manager Wingerson reported that Board and Commission applications are being accepted until October 18<sup>th</sup>. There are currently openings on the Parks and Recreation Advisory Board and the Arts Commission.

He also mentioned that Evergy continues to work on NE 72<sup>nd</sup> Street, east of Woodland. A Fall completion date is anticipated. Staff will continue to follow-up on the timeline given by Evergy.

**Item No. 13. On the Agenda.** Consider Special Event Permit request for 7601 N. Broadway; Hobby Hill Park West. CenterPoint Medical Center Disc Golf Event. Saturday, November 13, 2021 from 9:00 am to 12:00 pm.

**Councilmember Moore** moved to approve the Special Event Permit. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Item No. 14. On the Agenda.** Approval of August Interim Financial Statement.

**Mayor Pro Tem Garnos** moved to approve the August Interim Financial Statement. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Item No. 15. On the Agenda.** **PUBLIC HEARING:** Site Plan Revision at 90 Northwest Vivion Road.

Mayor Mallams opened the public hearing and asked Director Greer for the staff report.

Director Greer reported that the applicant is requesting a Site Plan Revision to expand their operation to add an additional customer service reception area and vehicle service bays to the north side of the Subaru facility. The proposed service reception area is an additional 705 square feet; the proposed service bay area is an additional 13,690 square feet. The existing 2,630 square feet certified pre-owned office building, located just south of the Van Subaru facility, will be demolished. According to the engineers for this project, there will be a decrease in impervious area and the project will not generate additional stormwater run-off. Director Greer referred to the site plan rendering on the overhead screens.

City staff recommends the following conditions being considered, if approved tonight:

1. All exterior existing lighting within the scope of this project shall be converted to LED.
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be maintained in perpetuity.
5. Add trees to the east side of the property to adequately shield the view of additional service bays from NW Old Pike Rd.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.

The applicant has agreed to the above conditions and City staff recommends approval of this request. Director Greer added that Mr. Marshall was scheduled to be here this evening; however, he is not, so he offered to answer any questions.

There was no one to speak in favor or opposition of the application. Mayor Mallams closed the public hearing.

**Item No. 16. On the Agenda.** **FIRST READING BILL NO. 21-35** An Ordinance approving a Site Plan Revision for property located at 90 Northwest Vivion Road, Gladstone, Missouri.

**Councilmember Spallo** moved **Bill No. 21-35** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

**Councilmember Spallo** moved to accept the First Reading of **Bill No. 21-35**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0). The Clerk read the Bill.

**Councilmember Spallo** moved to accept the Second and Final Reading of **Bill No. 21-35**, and enact the Bill as **Ordinance 4.571**. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Item No. 17. On the Agenda.** **RESOLUTION R-21-48** A Resolution directing city staff to delay the acceptance and processing of applications for extended-stay motels/hotels, transitional housing, homeless shelters, residential mental health treatment facilities, and alcohol and/or substance abuse rehabilitation housing within the City of Gladstone, Missouri.

**Councilmember Spallo** moved to approve **Resolution R-21-48**. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

**Item No. 22. On the Agenda.** Other Business.

There was no other business to come before the City Council.

**Item No. 23. On the Agenda.** Adjournment.

Mayor Mallams adjourned the October 11, 2021, Regular City Council meeting at 7:52 pm.

Respectfully submitted:

  
Becky Jarrett, Deputy City Clerk

Approved as presented: ✓

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

  
Mayor R.D. Mallams