



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JULY 11, 2022**

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

City Manager Scott Wingerson  
Assistant City Manager Bob Baer  
City Attorney John Mullane  
City Clerk Kris Keller  
Deputy City Clerk Becky Jarrett

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

Mayor Garnos opened the Regular City Council Meeting Monday, July 11, 2022 at 7:33 pm.

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

Mayor Garnos stated that the four Councilmembers were present and that there was one vacancy on the Council following the resignation of Tom Frisby.

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

Mayor Garnos 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 the Agenda.

The agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the June 27, 2022, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the June 27, 2022, Closed City Council meeting as presented. Mayor Pro Tem Moore seconded. The Vote: "aye", Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Item No. 6. On the Agenda.** Approval of the June 27, 2022, Regular City Council Meeting Minutes.

**Councilman Mallams** moved to approved the minutes of the June 27, 2022, Regular City Council meeting as presented. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Item No. 7. On the Agenda.** Communications from the Audience.

Donald Goode, 4105 NE 63<sup>rd</sup> Street, Gladstone, reported that he was representing the Carriage Hills, seven (7) through nine (9) plats Homeowners Association, in reference to Airbnb’s and the continued problems at the Airbnb located in their neighborhood. He voiced the neighborhood members concerns which included safety, loss of property value, and property damage. He reported that the City had been called and addressed violations regarding trash, but it, and many other issues continued at the Airbnb. Mr. Goode reported that the residents wanted to prevent a disaster, but find it may be difficult to do it on their own with a large Airbnb company. Mr. Goode stated that he and his neighborhood residents asked if there could be tighter restrictions or ordinances and thanked the Council for their time.

**Mayor Garnos** responded and asked if there was a current draft of an ordinance specifically addressing Airbnb issues. **City Manager Scott Wingerson** reported that the City is working on the interpretation of the city’s existing code, as well as the addition of the short-term stay ordinance that the Council reviewed a few weeks ago. He reported that the City is currently supporting both of the Carriage Hills neighborhoods and has frequent conversations with the Executive Director of Carriage Hill Plats seven (7) through nine (9) and President of the Carriage Hill Plats one (1) through six (6), so he requested that those two individuals be Mr. Goode’s point of contact. City Manager Wingerson shared that the City is working in partnership with both neighborhoods while keeping the larger City in mind, as suggestions are made to the Council moving forward. He also stated that Director Greer was part of a Metro wide conversation on the topic, to see how other cities are discussing and thinking about it.

**Mayor Garnos** thanked Mr. Goode for voicing his concerns.

**Item No. 8. On the Agenda.** Communications from the City Council.

**Mayor Garnos** asked for a motion to rescind the appointment of Spencer Davis to the Parks and Recreation Advisory Board and instead appoint him to the Planning Commission. **Mayor Pro Tem Moore** moved to rescind the appointment of Spencer Davis to the Parks and Recreation Advisory Board and instead appoint him to the Planning Commission. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Mayor Garnos** shared that he enjoyed the Independence Day celebration at Oak Grove park. He thanked Mayor Pro Tem Moore and Councilmember Spallo for joining him on stage for the welcome. Mayor Garnos announced that Thursday, July 14, 2022 is the state of the cities and counties luncheon, where he would share all the great things happening in Gladstone. Mayor

Garnos thanked Director Austin Greer for the preparing the presentation and Councilman Mallams for sharing his state of the city address for the luncheon.

**Councilmember Spallo** congratulated Director Justin Merkey and his staff for the great Theatre in the Park show and for all their hard work. She also congratulated the cast and crew and stated that she was looking forward to the next show, Li'l Abner. Councilmember Spallo also announced that Northland Neighborhood, Inc. was sponsoring a candidates' forum, Wednesday night, July 20, 2022 at their offices, 5340 NE Chouteau Trafficway, Kansas City, MO 64119. She reported that it would give citizens the opportunity to see the candidates who are running for the county positions, that are now available due to the new constitution.

**Item No. 9. On the Agenda.** Communications from the City Manager.

City Manager Scott Wingerson shared that the Police Department moved to Prospect Plaza near the Early Education Center and thanked the school district for their support in the partnership. He thanked all the individuals that helped with the physical move led by Assistant City Manager Baer, which was carried out by members of the department. The construction fence went up around the police department; it will have screening around it, and the demolition will begin before July 18, 2022. City Manager Wingerson reported that the Legally Blonde show was a success and enjoyed by all. He also announced that the community outdoor pool continues to be very busy.

**Item No. 10. On the Agenda.** Consent Agenda.

Following the Clerks' reading:

**Mayor Pro Tem Moore** moved to approve the Consent Agenda as published. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Mayor Pro Tem Moore** moved to approve the **SPECIAL EVENT PERMIT**: Good Shepherd Church Service, Linden Square, Sunday, August 28, 2022, 8:00 am to 12:00 pm. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Mayor Pro Tem Moore** moved to approve the **SPECIAL EVENT PERMIT**: Good Shepherd hosting Disc Golf Tournament, Hobby Hill Park, Sunday July 17, 2022, 12:00-5:00 pm. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-22-32** A Resolution authorizing acceptance of work under contract with Metro Asphalt, Incorporated, for the 2021 Mill and Overlay Program Project TP2206 and authorizing Final Payment in the amount of \$7,844.51. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-22-33** A Resolution authorizing acceptance of work under contract with Site Rite Construction Company for the Northeast 76<sup>th</sup> Street and North Tracy Storm Drainage Improvements Project CP2131 and authorizing final

payment in the amount of \$500. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-22-34** A Resolution authorizing acceptance of work under contract with Ace Pipe Cleaning, Incorporated, for the 2021 Sewer Cleaning and Televising Project SP2189 and authorizing final payment in the amount of \$3,438.85. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

## REGULAR AGENDA

**Item No. 11. On the Agenda.** **RESOLUTION R-22-35** A Resolution authorizing the City Manager to execute a contract with Superior Bowen Asphalt Company, LLC, in the total amount not to exceed \$1,496,617.20 for the 2022 Mill and Overlay Program Project TP2306.

**Councilmember Spallo** moved to adopt Resolution R-22-35. A Resolution authorizing the City Manager to execute a contract with Superior Bowen Asphalt Company, LLC, in the total amount not to exceed \$1,496,617.20 for the 2022 Mill and Overlay Program Project TP2306. **Councilman Mallams** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Item No. 12. On the Agenda.** **RESOLUTION R-22-36** A Resolution authorizing the City Manager to execute and file project applications seeking water and sewer infrastructure grant funding through the Community Grant Program administered by the Missouri Department of Natural Resources.

**Councilman Mallams** moved to adopt Resolution R-22-36 A Resolution authorizing the City Manager to execute and file project applications seeking water and sewer infrastructure grant funding through the Community Grant Program administered by the Missouri Department of Natural Resources. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Item No. 13. On the Agenda.** **RESOLUTION R-22-37** A Resolution ratifying a time and materials contract with Kissick Construction Company in the total amount not to exceed \$100,000 for the 6 Northwest 65<sup>th</sup> Terrace Emergency Sanitary Sewer Replacement Project SP2387.

**Mayor Pro Tem Moore** moved to adopt Resolution R-22-37 A Resolution ratifying a time and materials contract with Kissick Construction Company in the total amount not to exceed \$100,000 for the 6 Northwest 65<sup>th</sup> Terrace Emergency Sanitary Sewer Replacement Project SP2387. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Item No. 14. On the Agenda.** **RESOLUTION R-22-38** A Resolution ratifying a time and materials contract with David E. Ross Construction Company in the total amount not to exceed \$75,000 for the Water Treatment Plant East Secondary Basin Emergency Repair Project WP2385.

**Councilman Mallams** moved to adopt Resolution R-22-38 A Resolution ratifying a time and materials contract with David E. Ross Construction Company in the total amount not to exceed \$75,000 for the Water Treatment Plant East Secondary Basin Emergency Repair Project WP2385.

**Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

**Item No. 15. On the Agenda.** **RESOLUTION R-22-39** A Resolution authorizing the City Manager to execute a contract with Ace Pipe Cleaning, Incorporated, in the total amount not to exceed \$86,870.00 for the 2022 Sewer Cleaning and Televising Project SP2389.

**Councilmember Spallo** moved to adopt Resolution R-22-39 A Resolution authorizing the City Manager to execute a contract with Ace Pipe Cleaning, Incorporated, in the total amount not to exceed \$86,870.00 for the 2022 Sewer Cleaning and Televising Project SP2389. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (4-0)

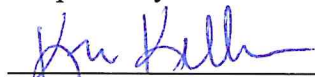
**Item No. 16. On the Agenda.** **Other Business.**


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

**Item No. 17. On the Agenda.** **Adjournment.**

**Mayor Garnos** adjourned the July 11, 2022, Regular City Council meeting at 7:55 pm.

Respectfully submitted:

  
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Kris Keller, City Clerk

Approved as presented:  \_\_\_\_\_

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

  
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Bill Garnos, Mayor