



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 25, 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 Chris Williams
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 25, 2022 at 7:35 pm.

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

Mayor Garnos stated that the four Councilmembers were present and there was one vacancy.

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 and thanked VFW Post 10906 for presenting the colors: Dennis Perkins, Jim Zimmerman, Stanley Stoner, Gordon Harris, and Carla Gleaton.

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 July 11, 2022, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the July 11, 2022, Closed City Council meeting as presented. **Councilmember Spallo** 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 July 11, 2022, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the July 11, 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.

Jim Oldebeken, 400 NE 76th Terrace, reported that he attended a recent Clay County Commission Meeting. He discussed his concern with the proposed ballot initiative to reduce the property tax surcharge by ten (10) percent, because of the comments made by the cities who opposed it. Mr. Oldebeken provided a Voter’s Guide (see attached) for the upcoming election and voiced his grief for the North Kansas City police officer who died in the line of duty.

Linda Gilham, 4100 NE 62nd Terrace, Carriage Hills, voiced her concerns about the Airbnb next to her home and described the numerous ongoing issues they have encountered the past two months. She reported a conflict with the homeowners and the person who was helping the neighborhood; therefore, she was checking on the progress of what the city may be able to do to help.

Jim Gilham, 4100 NE 62nd Terrace, Carriage Hills, reported his concerns about the Airbnb issues, shared some of the events, and asked the city for help.

Mayor Garnos reported that comments about the Airbnb issues were discussed at the last council meeting and understood that it was a problem. He stated that City staff were still working on potential options and had hoped that the city’s prior approach to this issue a couple of months ago with the new ordinance; would have helped.

City Manager Scott Wingerson reported that he was unaware of the neighborhoods transition of leadership; however, he was informed that the homeowners association hired a local attorney, who drafted a letter to the owner of the home and to the Airbnb. He did not have confirmation that it had been sent. He stated that the primary real estate issue is that the contract between the homeowners of the homes association and the property owners is the most powerful form of enforcement available. He shared that the ordinances are being reviewed to see if it’s truly allowed under the city’s current codes and if the final interpretation is that it won’t, then the city will begin writing letters to the property owners and the services that list the houses.

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

Councilmember Spallo encouraged the public to complete the Comprehensive Plan survey to voice their opinions about the future in Gladstone. It is located on the City’s website and due July 31, 2022. She noted that it would be presented in the late fall or early winter. She also thanked Eugene Suter for the sweet corn and stated that it could be purchased at the following locations around Gladstone: Westlake Hardware, Gladstone Bowl, and the AJ Farm.

Mayor Pro Tem Moore thanked Police Chief Farris for the tour he gave to her and the Mayor of the temporary police headquarters at Prospect Plaza. She expressed that the school district graciously gave the space, which saved the city money and provided the officers a suitable

temporary location for police headquarters. She attended a Parks Board meeting and noted that some of the news discussed at the Parks meeting was on the July 25th agenda. She thanked NNI (Northland Neighborhoods, Inc.) for hosting the Clay County Candidate's forum and encouraged everyone to be informed and to vote in the August primary.

Mayor Garnos commented on the tragic loss of North Kansas City police officer Daniel Vasquez this past week, who was killed in the line of duty. He announced that his funeral would be held this week and that Gladstone is honored to serve as his final resting place. He expressed his hope that we would all keep Officer Vasquez's, family, friends, and all of our police officers in their prayers.

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

City Manager Scott Wingerson responded to Mr. Oldebeken's question about the surtax and explained why Gladstone did not have a representative at the commission meeting. He reported that the total impact of the proposed ballot measure that Mr. Oldebeken referenced was about five thousand dollars (\$5,000) to the city. City Manager Wingerson stated that other cities and school districts in the area were impacted more by the proposed surtax change.

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 **SPECIAL EVENT PERMIT: Law Enforcement's National Night Out**, Friday, August 5, 2022, 6:00 to 9:00 pm, Happy Rock Park West. **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-22-40** A Resolution authorizing the City Manager to execute a contract with Play and Park Structures, Incorporated, in the total amount not to exceed \$157,954.31 for the Happy Rock Park Softball Complex Playground replacement; Project CP2358. **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-22-41** A Resolution authorizing the City Manager to execute a contract with U.S. Toy Company, Incorporated, doing business as Constructive Playthings, in the total amount not to exceed \$35,182.00 for Happy Rock Softball Complex Playground surface replacement; Project CP2358. **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-22-42** A Resolution authorizing the City Manager to execute a contract with Playscape Recreation, LLC, in the total amount not to exceed \$353,600.90, for the replacement of the two Oak Grove Park Shelters; Project CP2357.

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 Financial Report for Month End June 30, 2022. **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. Consider Approval of Meadowbrook Community Improvement District Budget July 1, 2022 to June 30, 2023.

Councilmember Spallo moved to approve the Meadowbrook Community Improvement District budget July 1, 2022 to June 30, 2023. **Mayor Pro Tem Moore** seconded.

Councilman Mallams expressed his concern about the metal grate in the parking lot and asked that it be replaced, since it is a safety concern for vehicles and pedestrians. He also noted that it has been in that condition for at least 6 months.

City Manager Wingerson added that disappointment has been expressed in the overall maintenance of the center and that a commitment had been received that there would be improvement in terms of its landscaping, fence repair, and pavement. He thanked Councilman Mallams for putting it on record and that he would pass the concerns along very clearly.

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

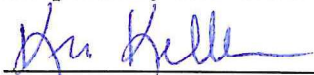
Item No. 12. On the Agenda. Other Business.

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


Item No. 13. On the Agenda. Adjournment.

Mayor Garnos adjourned the July 25, 2022, Regular City Council meeting at 7:55 pm.

Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: 

Approved as modified: _____



Bill Garnos, Mayor