



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, AUGUST 8, 2022**

**PRESENT:** Mayor Bill Garnos  
Mayor Pro Tem Jean Moore  
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

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

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

**Mayor Garnos** opened the Regular City Council Meeting Monday, August 8, 2022 at 7:34 pm.

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

**Mayor Garnos** stated three Councilmembers were present and there was a quorum. Councilman Mallams was absent 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.

**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 25, 2022, Closed City Council Meeting Minutes.

**Mayor Pro Tem Moore** moved to approve the minutes of the July 25, 2022, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

**Item No. 6. On the Agenda.** Approval of the July 25, 2022, Regular City Council Meeting Minutes.

**Councilmember Spallo** moved to approve the minutes of the July 25, 2022, Regular City Council meeting as presented. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

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

**Becky Webb**, 3965 NE 63<sup>rd</sup> Terrace, reported that she felt the Council should understand the situation and be aware of some inaccurate information that was shared on July 25, 2022 about the Airbnb in Carriage Hills 7-9. Several other neighbors were in attendance to support the concerns about the Airbnb. Ms. Webb reported that all neighbors were notified in December 2021 that there would be a paid executive director and had full disclosure of all financial records. She noted that there was no transition of power and the board was trying to resolve the Airbnb issues. She thanked the Mayor for the efforts and hoped it would be resolved.

**Mayor Garnos** discussed that the Airbnb’s have become a much larger problem than anticipated in other local cities as well. He reported that the City had looked into what could be done and if the City had enough Ordinances in place, or more were needed. He expressed his appreciation for bringing the issue to the Council’s attention and knows it’s been a problem that needed a solution. The Mayor shared that the city would be sure to communicate with them when reviewing potential solutions for all parties involved.

**City Manager Wingerson** reported that the City should be able to make a clear interpretation about the current code on this topic, as well as the enforceability of it, in approximately three to four weeks.

**Russ Tluscik**, 3995 NE 63<sup>rd</sup> Terrace, Executive Director for Carriage Hills 7-9 Homeowner’s Association. Mr. Tluscik announced that Becky Webb was the current President of this neighborhood association. As a member of the Homeowner’s Association, he shared his perspective of the issues and reported that he had been working with City Manager Scott Wingerson along with the President of the adjoining Carriage Hills 1-6, Ellington Estates neighborhood. He reported that the Homeowner’s Association did not hire someone without full disclosure to the neighborhood and what was stated at the previous Council meeting was highly inaccurate. Spoken as a resident, he believed the Airbnb homes are not being used as a single family residence and that’s what the neighborhood is zoned for; he stated the homeowners may look to the City for this reason. Also, he stated that the house is owned by an LLC and the owner is not living in it. He agreed that the best thing to do was use the neighborhood covenants and deed restrictions, if they could be enforced without going bankrupt. The Homeowner’s Association belief was that the City had the power and ability to shut it down now and not wait 3-4 weeks. He suggested that having an Airbnb Ordinance similar to Kansas City could solve the problem. He expressed that he would appreciate a solution now, due to legal fees.

**Mayor Garnos** thanked Mr. Tluscik for his comments.

**Abby Zdanys**, 2905 NE 56<sup>th</sup> Terrace, a local girl scout earning her silver badge, gave a short presentation (see attached) and her thoughts about the growing trash problem in Gladstone and suggested an annual designated Clean-up day for the City. She proposed signs being placed around the city reminding people not to litter.

**Mayor Pro Tem Moore** stated that she agreed that it's a problem not only in Gladstone, but across the metro and that she would support a trash clean-up day.

**Mayor Garnos** reported that he's aware of the problem in the city and pointed out that some of the areas the trash seems to accumulate the most are at the city line and is controlled by the Missouri Department of Transportation (MODOT). He added that MODOT is overwhelmed with calls and is not able to be as responsive to litter in these areas. He believed that a city wide clean-up day would be well accepted and attended.

**City Manager Wingerson** suggested this topic be added to the next Environmental Management Advisory Committee (EMAC) agenda for their consideration.

**John Bledsoe**, 206 NE 76<sup>th</sup> Terrace, reported issues at Hobby Hill, which he believed were due to the Disc Golf tournaments. He expressed that parking wasn't the main issue, but it was the high speed traffic flow in and out of the park, which brought safety concerns for the neighbors. He made some suggestions to resolve the issues and reported that the regular disc golf players don't create the problems, just the tournaments. He proposed that the park go back to its original "tranquil setting", prior to disc golf.

**Mayor Garnos** reported that he was unaware of the speeding until last week, but the Police Department is now aware of it. He noted that he was also not aware of the parking situation because he believed there was ample available parking, but he understands now that it's mainly during tournaments.

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

**Mayor Pro Tem Moore** reported that she and Councilman Mallams attended the Gladstone Police National Night Out on August 5, 2022. She stated that partner agencies were present- the Clay County Sheriff 's Department, the Missouri Highway Patrol, Lifeflight, and the Gladstone Fire Department. She expressed that it was a great effort and that they are working hard to make this an even bigger event in the future. She thanked all those involved in making it a great evening. She also reported that she attended the Planning Commission meeting last week and that there were two very exciting projects approved that will go before the Council at the August 22, 2022 meeting.

**Mayor Garnos** congratulated and announced the winners from the recent Primary Election for the Clay County Commission. He thanked Mr. Oldebeken for his effort with the voter education guide.

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

City Manager Wingerson announced upcoming events, Theater in the Park, Friday, August 12 through Sunday, August 14, 2022. Household Hazardous Waste, Saturday, August 13, 2022, at Happy Rock Park from 8:00 am to 12:00 pm, for the first 200 cars.

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

Following the Clerks' reading:

**Councilmember Spallo** moved to approve the Consent Agenda as published. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

**Councilmember Spallo** moved to approve **SPECIAL EVENT PERMIT**: Afropel African Gospel Fest, Linden Square, Saturday, September 10, 2022, from 5:00 to 9:00 pm. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

**Councilmember Spallo** moved to approve **RESOLUTION R-22-43** A Resolution authorizing the City Manager to enter into an agreement with Motorola Solutions for the purchase of a Service Aggregated Router (SAR) in an amount not to exceed \$93,998.40. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

**Councilmember Spallo** moved to approve **RESOLUTION R-22-44** A Resolution declaring certain City property surplus and authorizing the sale and/or disposal of said property to the highest bidder via online auction, sealed bid, and /or otherwise disposed of as approved by the city Manager. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

**Item No. 11. On the Agenda.** **RESOLUTION R-22-45** A Resolution declaring the determination of ballot order for City Council elections.

**Mayor Pro Tem Moore** moved to adopt **RESOLUTION R-22-45** A Resolution declaring the determination of ballot order for City Council elections. **Councilmember Spallo** seconded.

**Mayor Garnos** reported that on the first day to file for the election, the random drawing will allow candidates to select a number and then be placed on the ballot in that order. The random number drawing is only on the first day of filing, after that, candidates are placed on the ballot in the order they file. This eliminates the rush and potential overnight waiting at City Hall to be first in line.

**The Vote:** “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

**Item No. 12. On the Agenda.** **FIRST READING BILL NO. 22-25** An Ordinance amending Schedule VIII of the Model Traffic Code (Gladstone Municipal Code Section 4.100.020) to establish Stop Sign locations at the Northwest and Southeast Corners of the intersection at North Holmes Street and Northeast 70<sup>th</sup> Street.

**Councilmember Spallo** moved **Bill No. 22-25** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0) The Clerk read the Bill.

**Councilmember Spallo** moved to accept the First Reading of **Bill No. 22-25**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0) The Clerk read the Bill.

**Councilmember Spallo** moved to accept the Second and Final Reading of **Bill No. 22-25** and enact the Bill as **Ordinance 4.602**. **Mayor Pro Tem Moore** seconded.

**Mayor Pro Tem Moore** explained that the enactment of the Ordinance was for safety issues due to the construction of the Police Headquarters.

**City Manager Wingerson** added that it's intended to be a permanent solution to govern traffic on Holmes, due to the increased pedestrian traffic from the surrounding downtown buildings.

**The Vote:** "aye", Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

**Item No. 13. On the Agenda.** **FIRST READING BILL NO. 22-26** An Ordinance amending Schedule IV of the Model Traffic Code (Gladstone Municipal Code section 4.100.020), to restrict parking at certain locations on Northeast 70<sup>th</sup> Street between the hours of 12:00 am and 6:00 am.

**Mayor Pro Tem Moore** moved **Bill No. 22-26** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0) The Clerk read the Bill.

**Mayor Pro Tem Moore** moved to accept the First Reading of **Bill No. 22-26**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0) The Clerk read the Bill.

**Mayor Pro Tem Moore** moved to accept the Second and Final Reading of **Bill No. 22-26** and enact the Bill as **Ordinance 4.603**. **Councilmember Spallo** seconded.

**Mayor Pro Tem Moore** asked the City Manager to clarify the reason for this Ordinance.

**City Manager Wingerson** reported that it was a request from a downtown business owner. It restricts overnight parking on 70<sup>th</sup> Street from Laughing Place Bakery to Locust on the north side of 70<sup>th</sup> Street and from Locust in front of Summit Grill on the south side of 70<sup>th</sup> Street. He expressed that at times, there was no customer parking available when businesses opened because tenants in the downtown apartments were parking in these areas.

**The Vote:** "aye", Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

**Item No. 14. On the Agenda.** **FIRST READING BILL NO. 22-27** An Ordinance authorizing the City Manager to enter into a Cooperative Agreement with the Federal Bureau of Investigation (FBI) to provide law enforcement resources to the Child Exploitation and Human Trafficking Task Force

**Councilmember Spallo** moved **Bill No. 22-27** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0) The Clerk read the Bill.

**Councilmember Spallo** moved to accept the First Reading of **Bill No. 22-27**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote:



“aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0) The Clerk read the Bill.

**Councilmember Spallo** moved to accept the Second and Final Reading of **Bill No. 22-27** and enact the Bill as **Ordinance 4.604**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

**Item No. 15. On the Agenda. FIRST READING BILL NO. 22-28** An Ordinance of the City of Gladstone, Missouri, to establish a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials pursuant to the State of Missouri Ethics Law.

**Mayor Pro Tem Moore** moved **Bill No. 22-28** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0) The Clerk read the Bill.

**Mayor Pro Tem Moore** moved to accept the First Reading of **Bill No. 22-28**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0) The Clerk read the Bill.

**Mayor Pro Tem Moore** moved to accept the Second and Final Reading of **Bill No. 22-28** and enact the Bill as **Ordinance 4.605**. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Garnos. (3-0)

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


There was no other Business.

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


Mayor Garnos adjourned the August 8, 2022, Regular City Council meeting at 8:19 pm.

Respectfully submitted:

  
\_\_\_\_\_  
Kris Keller, City Clerk

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

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

  
\_\_\_\_\_  
Bill Garnos, Mayor

# Cleaning up Gladstone

Girl Scout Silver Award  
By: Abby Zdanys

What is the problem?

People don't care  
about how the  
community looks  
anymore.

## Everything we found walking down our street

- Cigarette buds
- Food trash
- Soda cans
- Water bottles
- Random metal
- Colorful plastic pieces
- Random paper pieces
- Gloves







