



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 26, 2022**

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

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, September 26, 2022 at 7:32 pm.

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

Mayor Garnos stated that all five Councilmembers were present.

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: Carla Gleaton, Dennis Perkins, Jim Zimmerman, Stanley Stoner, and Charlie Cram.

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 12, 2022, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the September 12, 2022, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, and Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 6. On the Agenda. Approval of the September 12, 2022, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the September 12, 2022, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, and Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 7. On the Agenda. Communication from the Audience.

Abigail Zdanys 2905 NE 56th Terrace, discussed the on-going littering issue and requested that signs be posted indicating no littering and inquired about fines being enforced. She also requested that a city clean-up day be placed on the calendar, preferably the Saturday after Patriot Day.

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

Councilman Mallams announced that the Animal Shelter had ten (10) Labrador puppies dropped off that should be able to be adopted in about three weeks.

Mayor Garnos reported his attendance at multiple events since the last City Council meeting that included Northland Regional Chamber of Commerce Board of Directors, Parks and Recreation Advisory Board meetings, and the Gladstone Area Chamber of Commerce luncheon that kicked off the Gladfest activities. He also stated that he spoke at the Presidents meeting for Gladstone Home Owners and Neighborhoods Associations. The Mayor expressed his excitement for the dedication of Fire Station Number 2 this week and Gladfest this weekend.

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

City Manager Wingerson announced upcoming events:

- Fire Station Number 2 dedication Thursday, September 29, 2022 at 4:00 pm and is open to the public.
- Gladfest, September 30 through October 2, 2022. He also thanked the volunteers and City staff that were involved.
- Whiskey Fest, October 8, 2022, and tickets could be purchased online and more information is available at the City’s website.
- Rock Creek Meadows has a prescribed burn for the health of the basin this Thursday or Friday, depending on the weather conditions.

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

Following the Clerks’ reading:

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

Councilman Smith moved to approve **RESOLUTION R-22-50** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2023 Ford Explorer Police Interceptor SUV vehicles for the total purchase amount of \$169,924.00. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Councilman Smith moved to approve the **Financial Report Two Months Ending August 31, 2022**. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 11. On the Agenda. **PUBLIC HEARING:** Site Plan Revision at 7510 N. Oak Trafficway.

Mayor Garnos opened the Public Hearing at 7:43 pm.

Community Director Austin Greer addressed the City Council. He reported that the applicant was requesting a site plan revision to add parking garages, an added amenity to the mixed-use development that was initially approved last year. He presented the staff report for 7510 N. Oak Trafficway and gave the planning specifications of the parking garages.

Director Greer reported that City Staff recommended the following conditions, if the City Council chose to approve the project request:

1. All development signage shall comply with approved City standards.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Tractor trailers shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
4. Disabled vehicles shall not be stored on site.
5. No items shall be stored on resident balconies.
6. Residents of the development shall not store personal or company trailers on the development site.
7. Provide outdoor bike racks within the development area to serve residents of the development.
8. Entry points of buildings shall be secured twenty-four hours/seven days of the week year round.
9. Dumpster/storage areas shall be enclosed on four (4) sides with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between 7:00 a.m. to 10:00 p.m.
10. A fire sprinkler system shall be installed and comply with the 2018 International Fire Code standards.

Director Greer concluded his presentation and stated that he would represent the developer and answer any questions the City Council may have. He confirmed that they would all be single car garages and that the planning commission approved it.

There was no one in favor or opposed to the site Plan Revision at 7510 N. Oak Trafficway.

Mayor Garnos closed the Public Hearing at 7:47 pm.

Item No. 12. On the Agenda. FIRST READING BILL NO. 22-34 An Ordinance approving a Site Plan Revision for Property at 7510 N. Oak Trafficway.

Councilman Mallams moved **Bill No. 22-34** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Councilman Mallams moved to accept the first reading of **Bill No. 22-34**, waive the rule and place the bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of **Bill No. 22-34** and enact the Bill as **Ordinance 4.611**. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 13. On the Agenda. CONSIDER BUILDING PERMIT

Councilmember Spallo moved to approve the building permit for 7510 N. Oak Trafficway. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 14. On the Agenda. PUBLIC HEARING: Fixing the annual rate of levy for the 2022 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Garnos opened the Public Hearing at 7:49 pm.

Finance Director Dominic Accurso addressed the City Council. Director Accurso reported the presentation would be the public hearing for fixing the annual rate of levy for the 2022 real estate and personal property tax. He emphasized that it was only the city’s portion of property tax and didn’t include the school district, County Services, or any other taxing jurisdictions.

Director Accurso explained the process and that the original numbers were based on information from June, which was a preliminary valuation. The final valuations were received in early September. (PowerPoint presentation attached). The State Auditor approved the levy for real residential property at 0.7510, real agricultural at 0.4760, and real commercial property at 0.7290. The rate for personal property is 0.9290. Total real and personal property revenue (unaudited) for 2022 in the City of Gladstone was \$3,460.255 and the projected 2023 budgeted revenue is \$3,572.00. Mr. Accurso completed his presentation and offered to answer questions.

There was no one in favor or opposed to the annual rate of levy.

Mayor Garnos closed the Public Hearing at 7:55 pm.

Item No. 15. On the Agenda. **FIRST READING BILL NO. 22-35** An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of levy for the 2022 Real Estate and Personal Property Taxes within the corporate limits of the City of Gladstone, Missouri.

Councilmember Spallo moved **Bill No. 22-35** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Councilmember Spallo moved to accept the first reading of **Bill No. 22-35**, waive the rule and place the bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **Bill No. 22-35** and enact the Bill as **Ordinance 4.612**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 16. On the Agenda. **FIRST READING BILL NO. 22-36** An Ordinance authorizing the City Manager to enter into an Agreement with Clay County, Missouri and the City of Liberty, Missouri for the co-location of Public Safety Answering Points.

Councilman Smith moved **Bill No. 22-36** be placed on its First Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Councilman Smith moved to accept the first reading of **Bill No. 22-36**, waive the rule and place the bill on its Second and Final Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Councilman Smith moved to accept the Second and Final Reading of **Bill No. 22-36** and enact the Bill as **Ordinance 4.613**. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 17. On the Agenda. **RESOLUTION R-22-51** A Resolution authorizing the City Manager to execute an agreement with Xybix Systems, Incorporated, for the purchase of eleven (11) dispatch consoles and associated furniture for the co-located Emergency Services Communications Center in the amount of \$257,845.81.

Mayor Pro Tem Moore moved to adopt **RESOLUTION R-22-51** A Resolution authorizing the City Manager to execute an agreement with Xybix Systems, Incorporated, for the purchase of eleven (11) dispatch consoles and associated furniture for the co-located Emergency Services Communications Center in the amount of \$257,845.81. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

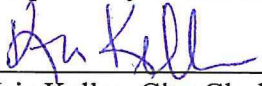
Item No. 18. On the Agenda. Other Business.

Councilman Mallams made a motion to reconvene Closed City Council meeting pursuant to RSMo. Open Meeting Act Exception 610.021(1) for 610.021(3) Personnel. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0).


Item No. 19. On the Agenda. Adjournment.

Mayor Garnos adjourned the September 26, 2022, Regular City Council meeting at 8:03 pm.


Respectfully submitted:



Kris Keller, City Clerk

Approved as presented:  _____

Approved as modified: _____



Bill Garnos, Mayor