



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
APRIL 22, 2024**

PRESENT: Mayor Tina Spallo
Mayor Pro Tem Les Smith
Councilmember Jean Moore
Councilman Bill Garnos
Councilman Spencer Davis

City Manager Bob Baer
Assistant City Manager Austin Greer
City Attorney Chris Williams
City Clerk Kris Keller

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

Mayor Spallo opened the Regular City Council Meeting Monday, April 22, 2024, at 7:30 pm.

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

Mayor Spallo stated that all Councilmembers were present and there was a quorum.

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

Mayor Spallo asked all to stand and join in the Pledge of Allegiance to the Flag of the United States of America. She thanked the VFW Post 10906 Color Guard: Gordon Harris, Jim Zimmerman, Joe Liles, and Jim Cox.

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 April 8, 2024, Regular City Council Meeting Minutes.

Mayor Pro Tem Smith moved to approve the minutes of the April 8, 2024, Regular City Council meeting as presented. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Item No. 6. On the Agenda. **PROCLAMATION: BUILDING SAFETY MONTH**

Mayor Spallo read the Proclamation recognizing May as Building Safety Month and presented it to Alan Napoli. She thanked him and his staff for all that they do.

Item No. 7. On the Agenda. PROCLAMATION: OLDER AMERICANS MONTH

Mayor Spallo recognized Older Americans month and shared the Proclamation would be given to the Clay County Senior Services organization.

Item No. 8. On the Agenda. OATH OF OFFICE: Spencer Davis and Jean B. Moore.

The Oath of Office was administered by the City Clerk.

Item No. 9. On the Agenda. Communications from the Audience.

Jim Oldebeken, 400 NE 76th Terrace, addressed Council and offered his congratulations to Councilman Davis and Councilmember Moore. He reported that his colonial attire is a tribute to the individuals that freed our country. He advocated that reading books written with the wisdom of American's founders is the best way to understand and learn about the history of our country, the constitution, and to honor those who sacrificed. He highlighted the improved access of information for citizens to stay informed. He emphasized the decline in voter turnout and importance of citizens' knowledge about local government. Finally, he stressed the importance and need for a greater community celebration of the country's 250th anniversary.

Item No. 10. On the Agenda. Communications from City Council.

Councilman Garnos wished everyone a Happy Earth Day. He reported that he attended the Board of Zoning and Adjustment and the Parks and Recreation Advisory Board meetings this week.

Councilmember Moore shared that she attended the Capital Improvements Committee meeting and thanked Director Nebergall for his leadership and sharing of projects.

Mayor Pro Tem Smith welcomed Councilman Davis and congratulated Councilmember Moore on her re-election. He discussed the lack of voter turnout and expressed that people have the greatest impact by voting in local municipal elections.

Mayor Spallo invited the community to attend the City Hall Ribbon Cutting this Friday, from 10:00 am to 12:00 pm to celebrate the new space. She shared that she presented at the Clay County EDC annual meeting last week to showcase Gladstone's past year of accomplishments and the City's exciting year ahead. She announced the upcoming event, this Saturday, in celebration of two new fire trucks at Fire Station #2. She invited all to join in the celebration beginning at 11:00.

Mayor Spallo requested a motion be made for the reassignment of Robert Wilson, from the Capital Improvements Committee to the Planning Commission to fulfill former member Spencer Davis whose term expires December 2026. **Mayor Pro Tem Smith** made a motion and **Councilman Davis** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) **Mayor Spallo** recognized Mr. Wilson in the audience.

Item No. 11. On the Agenda. Communications from the City Manager.

City Manager Baer announced the following:

- Spring Beautification, this Friday and Saturday, from 8:00 am to 5:00 pm at Happy Rock Park; residents can dispose of bulky items with proof of residency.
- Reminder that Gladstone regulations require grass and weeds to be maintained below seven (7) inches and exceeding that height can result in the property owner being cited for the violation.

- Touch A Truck event is May 4th at Happy Rock Park from 10:00 am to 12:00 pm. Kids three (3) and older have the opportunity to get up and close with a variety of vehicles.
- Spring Brush Drop off is May 3rd and May 4th at Public Works, 8:00 am to 5:00 pm. Proof of residency is required.

Item No. 12. On the Agenda. CONSENT AGENDA.

Following the Clerks' reading:

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

Councilmember Moore moved to approve the Special Event Permits:

Civil War Muster, Atkins-Johnson Farm and Museum, Saturday, April 27, 2024, 11:00 am to 3:00 pm.

Annual Touch A Truck, Happy Rock Park West, Saturday, May 4, 2024, 10:00 am to 12:00 pm.

Gladstone Missouri Valley Masters Swim, Swim-O de Mayo Meet, Gladstone Community Center, Sunday, May 5, 2024, 1:00 to 6:00 pm. Food truck from 5:00 to 7:00 pm in the Community Center parking lot.

Annual Afternoon Tea, Atkins-Johnson Farm and Museum, Saturday, May 11, 2024, 12:00 to 1:30 pm.

Oakhill Day School Family Picnic, Linden Square, Monday, May 20, 2024, 3:00 to 6:00 pm.

Car Show, Atkins-Johnson Farm and Museum, Saturday, June 15, 2024, 11:00 am to 3:00 pm.

Mayor Pro Tem Smith seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Councilmember Moore moved to approve **RESOLUTION R-24-18**, A Resolution authorizing Change Order No. 2 in the amount of \$83,396.28 to the contract with Infrastructure-Solutions, LLC, for the FY24 Water Main Replacements and Storm Drainage Project WP2487. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Councilmember Moore moved to approve the **RESOLUTION R-24-19**, A Resolution authorizing acceptance of a proposal from Integrated Controls, Incorporated, for Water System SCADA Improvements Project WP2492A in the total amount of \$120,765.00. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Councilmember Moore moved to approve the **RESOLUTION R-24-20** A Resolution authorizing acceptance of work under contract with Turner Construction Company for the construction of the Gladstone Police Headquarters and authorizing final payment in the amount of \$616,762.75 for Project CO2054. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

REGULAR AGENDA.

Item No. 13. On the Agenda. FIRST READING BILL NO. 24-13, An Ordinance declaring the results of the Gladstone General Municipal Election held on Tuesday, April 2, 2024, as certified by the

Clay County Board of Election Commissioners; and declaring that candidates Spencer Davis and Jean B. Moore have been elected to three year terms on the Gladstone City Council.

Councilman Garnos moved **BILL NO. 24-13** be placed on its First Reading. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of **BILL NO. 24-13**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of **BILL NO. 24-13** and enact the Bill as **Ordinance 4.668**. **Mayor Pro Tem Smith** seconded.

Roll Call vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) **Mayor Spallo** stated **BILL NO. 24-12** stands enacted as **Ordinance Number 4.668**.

Item No. 14. On the Agenda. **PUBLIC HEARING:** Site Plan Revision for property located at 2610 NE 60th Street.

Mayor Spallo opened the Public Hearing at 7:59 pm.

Assistant City Manager Austin Greer presented the staff report and explained that the Applicant is requesting a site plan revision for the property located at 2610 NE 60th Street to build a veterinary clinic. He stated that it is a brand new facility for the Animal Clinic of the Woodlands and will be adjacent to the clinic they own at 2770 NE 60th Street. He reported that the property is currently vacant and zoned appropriately for this use. Mr. Greer continued the report by stating City Staff has been made aware that storm water from this site has caused some issues for the Mid Continent Public Library that is adjacent and sits below this site. He stated that City Staff is working with Ms. Bardon’s team to address these issues for both locations. He described the exterior building materials being used for construction: hardie board siding, faux stone veneer, and architectural shingles, City Staff gave the following conditions be considered if the City Council should approve this application:

1. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. All new manicured grass and new landscaped areas shall be irrigated and maintained in perpetuity.
4. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
5. All exterior lighting shall be LED and comply with city code.
6. Trash service and commercial deliveries shall occur between the hours of 7:00 am to 10:00 pm.
7. Tractor trailers, RV’s, and other commercial vehicles shall not be parked or stored overnight on the premises.
8. Install one (1) commercial bike rack on-site.
9. The dumpster enclosure shall be constructed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit process.
10. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
11. Incorporate storm water best management practices (BMPs).

12. Complete a Post-Construction Maintenance Agreement for storm water facilities.

Mr. Greer stated that the property owners agree to all conditions and City Staff recommends that the request be approved contingent upon the conditions listed. He invited the applicant and property owners to the podium to answer questions from the Council.

Erin Bardon introduced herself as an owner of BNB Design and stated they will be submitting documents for a building permit if the Site Plan Revision application is passed. Dr. Lilly Fitzpatrick introduced herself and her husband Dane, as the owners of the Animal Clinic of the Woodlands and the property.

Councilmember Moore asked about the construction timeline if passed and mentioned attending the presentation at the Planning Commission meeting. She requested that the owners share information on their existing building in comparison to the new one. Erin Bardon reported construction and opening would take approximately a year, depending on supplies and weather. Dr. Fitzpatrick shared the current building is small with three (3) exam rooms and the proposed new building will have ten (10). They plan to keep the old building for boarding and grooming and the new building will focus on treatment, surgeries, and care. She reported the expansion allows them to stay in Gladstone as a locally owned business.

There was no one in favor or opposition of the application. **Mayor Spallo** closed the public hearing at 8:04 pm.

Item No. 15. On the Agenda. **FIRST READING BILL NO. 24-14**, An Ordinance approving a Site Plan Revision for property located at 2610 NE 60th Street.

Councilmember Moore moved **BILL NO. 24-14** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilmember Moore moved to accept the First Reading of **BILL NO. 24-14**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of **BILL NO. 24-14** and enact the Bill as **Ordinance 4.669**. **Councilman Garnos** seconded.

Discussion: **Councilmember Moore** expressed her appreciation to the property owners for their investment, improvement of the property, and continued business in the community.

Roll Call vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) **Mayor Spallo** stated **BILL NO. 24-14** stands enacted as **Ordinance Number 4.669**.

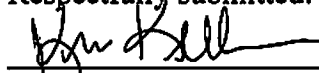
Item No. 16. On the Agenda. Other Business.

Councilman Davis expressed his thanks to fellow Councilmembers and to his wife, Kristin, for her support.

Item No. 17. On the Agenda. Adjournment.

Mayor Spallo adjourned the April 22, 2024, Regular City Council meeting at 8:32 pm.

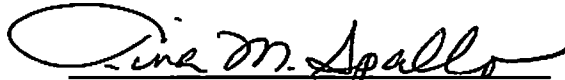
Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: ☒

Approved as modified: ☐



Tina M. Spallo, Mayor