



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
JUNE 10, 2024**

**PRESENT:** Mayor Tina Spallo  
Mayor Pro Tem Les Smith  
Councilmember Jean Moore  
Councilman Bill Garnos  
  
City Manager Bob Baer  
Assistant City Manager Austin Greer  
City Attorney Chris Williams  
City Clerk Kris Keller

**ABSENT:** Councilman Spencer Davis

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

Mayor Spallo opened the Regular City Council Meeting Monday, June 10, 2024, at 7:33 pm.

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

Mayor Spallo stated that all Councilmembers were present except Councilman Davis 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.

**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 May 13, 2024, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the May 13, 2024, Regular City Council meeting as presented. Mayor Pro Tem Smith seconded. The Vote: "aye", Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0)

**Item No. 6. On the Agenda.** Approval of the May 13, 2024, Closed City Council Meeting Minutes.

**Councilmember Moore** moved to approve the minutes of the May 13, 2024, Closed City Council meeting as presented. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0)

**Item No. 7. On the Agenda. PROCLAMATION: WORLD ELDER ABUSE AWARENESS DAY.**

**Mayor Spallo** read the Proclamation recognizing World Elder Abuse Awareness Day and presented it to Clay County Senior Services Board Member, Charli Seitz. Ms. Seitz shared a few statistics and expressed the importance of checking on the older adults in the county and in their neighborhoods.

**Item No. 8. On the Agenda. Communications from the Audience.**

Jim Oldebeken, 400 NE 76<sup>th</sup> Terrace, shared that he helps bring attention to the current efforts of planning the 250<sup>th</sup> Anniversary of our country by presenting himself in 1830's attire. He reported the Clay County 250 group is hosting a public reading of the Declaration of Independence and Constitution in English and other languages as an effort for inclusion and welcoming. This event is July 4, 2024, at the Atkins-Johnson Farm and Museum. He shared the importance of public transportation, many reasons why people use the IRIS service, and he expressed concerns about it, including, but not limited to: delayed pick-up, being unpredictable, unsafe drivers, and other negative experiences. He recommended that the City contact KCATA to request the data and review the quality standards for Gladstone citizens, all data related to their decision as to why they drop the zones, complaints by riders and drivers, and the ratings given by Gladstone residents. He encouraged City Councilmembers to utilize IRIS firsthand to experience it as suggested by a citizen at a prior City Council meeting.

City Manager Baer thanked Mr. Oldebeken for his information and reported that KCATA will be presenting at the June 24, 2024, Study Session, and will share an update on the IRIS services in Gladstone.

Debbie Reinsch, 7612 N. Broadway, reported many failed attempts to contact City staff regarding Hobby Hill and the environmental problem; lack of water in her creek and the impact it's had on her family and farm animals the last couple of months. She stated the City's holding pond is "all stopped up" and expressed prior issues and the lack of concern she feels the City has with her situation.

**Mayor Spallo** directed Ms. Reinsch's concerns toward City Manager Baer who reported Director Nebergall will speak with her this evening.

**Mayor Pro Tem Smith** requested the Councilmembers receive a summary from staff after citizens' concerns have been addressed. City Manager Baer agreed.

John Bledsoe, 206 NE 76 Terrace, expressed his concerns about Aldi's trash problem and reported that it's clogging up the catch basins, which then clogs up the cave and decreases property value. He reported there is high-speed traffic flow in and out of the park, which brings safety concerns. He inquired about the \$600,000 that was allocated to correct the drainage on NE 76<sup>th</sup> Terrace and wanted to know when the project would start.

John Stover, 1 NE 63<sup>rd</sup> Terrace, shared a picture on his phone with Council and Assistant City Manager Greer. Mr. Stover expressed concerns that the gentleman in the picture is running a trash service out of his home, trailers full of trash in the yard or on the street and is located at 6308 N. Main. He reported the officials informed him the gentleman wasn't breaking any laws. He requested assistance from Council. City Manager Baer directed him to speak with Police Chief Farris this evening.

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

There were no communications from City Council.

**Item No. 10. On the Agenda.** Communications from the City Manager.

City Manager Baer announced Sounds on the Square concerts have returned for the summer at Linden Square and to visit the City's website for dates and details of the performers. He reported the Electronic Recycling event will be held Saturday, June 14, 2024, from 9:00 am to 1:00 pm at Gladstone Public Works and is free with proof of Gladstone residency. He shared there is a small fee for televisions.

**Item No. 11. 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 Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0)

**Councilmember Moore** moved to approve the Special Event Permits:

Carnival Time, Inc. Celebration, Happy Rock Park West, Friday, June 7, 2024, 6:00 to 9:00 pm.

Trivia Night, Linden Square, Thursday, June 20 and Wednesday, July 31, 2024, 7:00 to 11:00 pm.

Movie Night, Linden Square, Saturday, June 22 and Saturday, July 27, 2024, 7:00 to 11:00 pm.

Theatre in the Park, Oak Grove Park, Friday through Sunday, June 28, 29, 30, and August 2, 3, 4, 2024, 8:30-10:30 pm.

Independence Day Celebration, Oak Grove Park, Thursday, July 4, 2024, 5:00 to 11:00 pm.

Pickin' on the Front Porch, Atkins-Johnson Farm and Museum, Saturday, September 21, 2024, 6:00 to 8:00 pm.

Pumpkin Festival, Big Shoal Farm, Saturday, September 21, 2024, 10:00 am to 4:00 pm.

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

**Councilmember Moore** moved to approve **RESOLUTION R-24-25**, A Resolution authorizing the City Manager to execute a contract with Gallagher, in the total amount of \$27,621.42 for Cyber Liability coverage for the 2025 Fiscal Year. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0)

**Councilmember Moore** moved to approve **RESOLUTION R-24-26**, A Resolution authorizing acceptance of a proposal from CDW-G, in the amount of \$32,999.84 for the purchase of sixteen (16) Aruba Switches. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0)

**Councilmember Moore** moved to approve **RESOLUTION R-24-27**, A Resolution authorizing Change Order No. 9 in the amount of \$170,720.00 to the contract with Lan-Tel Communications Services Incorporated, for the FY23 Curb, Gutter, and Sidewalk Program – Phase 2 Project TP2305.

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

**Councilmember Moore** moved to approve **FINANCIAL REPORT FOR 10 MONTHS ENDING APRIL 30, 2024**. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0)

## **REGULAR AGENDA.**

**Item No. 12. On the Agenda.** **RESOLUTION R-24-28**, A Resolution adopting the 2025 Annual Operating Budget for the City of Gladstone, Missouri, and authorizing the expenditures of funds for Municipal Services.

**Mayor Pro Tem Smith** moved to approve **RESOLUTION R-24-28**, A Resolution adopting the 2025 Annual Operating Budget for the City of Gladstone, Missouri, and authorizing the expenditures of funds for Municipal Services. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0)

**Item No. 13. On the Agenda.** **RESOLUTION R-24-29**, A Resolution authorizing the City Manager to execute an agreement with Maguire Iron, Incorporated, in the total amount not to exceed \$15,700.00 for the design of water tank renovations, Project WP2492C.

**Councilmember Moore** moved to approve **RESOLUTION R-24-29**, A Resolution authorizing the City Manager to execute an agreement with Maguire Iron, Incorporated, in the total amount not to exceed \$15,700.00 for the design of water tank renovations, Project WP2492C. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0)

**Item No. 14. On the Agenda.** **RESOLUTION R-24-30**, A Resolution authorizing the City Manager to execute a contract with Yates Electric Company, Incorporated, in the total amount not to exceed \$378,124.00 for Downtown Gladstone Lighting, Project TO2311.

**Councilmember Moore** moved to approve **RESOLUTION R-24-30**, A Resolution authorizing the City Manager to execute a contract with Yates Electric Company, Incorporated, in the total amount not to exceed \$378,124.00 for Downtown Gladstone Lighting, Project TO2311. **Mayor Pro Tem Smith** seconded.

**Mayor Pro Tem Smith** requested City Manager Baer share additional information about the project.

City Manager Baer reported the lighting project was part of the 2020 COP Project and was on hold to ensure the completion of the following renovations: downtown parking, outdoor pool project, and Fire Station #2. He stated the funding is now available and the COP funding has to be used for the intended projects.

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

**Item No. 15. On the Agenda.** **RESOLUTION R-24-31**, A Resolution authorizing the City Manager to execute a Professional Engineering Services Agreement with Lamp Rynearson, Incorporated, in the total amount not to exceed \$784,167.39 for the completion of design of Water Treatment Plant Improvements, Project WP2492B.

**Mayor Pro Tem Smith** moved to approve **RESOLUTION R-24-31**, A Resolution authorizing the City Manager to execute a Professional Engineering Services Agreement with Lamp Rynearson, Incorporated, in the total amount not to exceed \$784,167.39 for the completion of design of Water Treatment Plant Improvements, Project WP2492B. **Councilmember Moore** seconded.

**Mayor Pro Tem Smith** requested City Manager Baer to share additional information about the project.

City Manager Baer reported that two years ago, there was an extensive study done on the water plant and the necessary and recommended improvements were determined. He stated the approved 2024 COP has \$14 million allocated in it for the water infrastructure to include the water tank design, R-24-29, approved this evening. He expressed the design phase is important and one of the Council goals.

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

**Item No. 16. On the Agenda.** **FIRST READING BILL NO. 24-18**, An Ordinance directing the City Manager to execute a Cooperative Agreement with the North Kansas City School District for providing a School Resource Officer at Antioch Middle School.

**Councilman Bill Garnos** moved **BILL NO. 24-18** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0) The Clerk read the Bill.

**Councilman Bill Garnos** moved to accept the First Reading of **BILL NO. 24-18**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0) The Clerk read the Bill.

**Councilman Bill Garnos** moved to accept the Second and Final Reading of **BILL NO. 24-18** and enact the Bill as **Ordinance 4.673**. **Councilmember Moore** seconded.

Roll Call vote: “aye”, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (4-0) **Mayor Spallo** stated **BILL NO. 24-18** stands enacted as **Ordinance Number 4.673**.

**Item No. 17. On the Agenda.** **PUBLIC HEARING:** Site Plan Revision for property at 7200 N. Broadway.

**Mayor Spallo** opened the Public Hearing at 8:09 pm

Assistant City Manager Austin Greer addressed the Council and provided the Staff Report for the Site Plan Revision for the property located at 7200 North Broadway. He reported the following; the applicant is requesting site plan approval for the purpose of constructing a new 5,000 sq. ft. gas station and convenience store located at 7200 N. Broadway. He stated the property is currently vacant and zoned CP-2 which is an appropriate zoning for the proposed use and the project was previously proposed in 2023 and denied by the Gladstone City Council. He shared that the property owner has made adjustments to the site plan and those adjustments include the following:

- The access point on NW 72nd Street has been shifted west to lineup with the Post Office access point.

- The water quality pond has been moved from the northern side of the property to the western side of the property away from the residential homes located to the north. This basin will be located on the KCMO parcel.
- The wooded area on the northern side of the property will primarily remain untouched.

He stated the project will also incorporate a drive thru lane and window as well as two (2) electric vehicle (EV) charging stations, a commercial bike rack, and ten (10) fuel pumps covered by a canopy to serve customers. He described the primary exterior building materials will be brick and stucco and the landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated.

He reported that a traffic study was conducted by Priority Engineers, Inc. and they provided a summary of their findings listed below:

- "Analysis of unsignalized intersections indicate that they operate with acceptable levels of service both before and after the construction of the proposed development. The signalized intersection at NW 72<sup>nd</sup> Street and N Broadway Street has an overall level of service that is acceptable both before and after construction of the proposed development. The proposed entrance locations have sufficient sight distance. A left turn lane is warranted for the entrance on N Broadway Street in the PM Peak Hour. Due to geometric constraints of this location, the left turn lane will need to be designed so that it does not interfere with the southbound left turn lane at the signalized intersection with NW 72<sup>nd</sup> Street. No other improvements are required as a result of this development."

He added that given the conclusions and recommendations made by the traffic engineers, City Staff will be requiring the installation and construction of a left turn lane or right-in/right-out for the entrance on N. Broadway at the property owner's expense.

He shared the City Staff recommendations that the following conditions be considered, if the City Council chooses to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Install a minimum of 20 new shrub plantings adjacent to N. Broadway.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72<sup>nd</sup> Street.
5. 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.
6. 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.
7. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.
9. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of each glazed window area of the building shall have signage.
12. Hours of operation permitted are 24 hours seven days per week.
13. Install a commercial grade bike rack on-site.
14. Install new curb, gutter, and sidewalk along the property line adjacent to N. Broadway.

15. Preserve the northern wooded tree line as a buffer to the residential neighborhood located to the north along NW 72<sup>nd</sup> Terrace.
16. Complete a Post-Construction Maintenance Agreement for stormwater facilities.
17. Install a fire hydrant within four-hundred (400) feet of any portion of the building.
18. Extend and loop the 8-inch water main along N. Broadway.
19. Given the project location and that the development extends to property located in Kansas City, Missouri, this development is subject to Kansas City, Missouri approving the improvements on their parcel.
20. The installation and construction of a left turn lane or right-in/right-out for the entrance on N. Broadway at the property owner's expense.

Assistant Manager Greer reported that City staff recommends that the request be approved contingent upon the conditions listed and that the Planning Commission voted in favor of the project with a vote of seven (7) yes and one (1) no. He stated that Gerald Menefee was in the audience and has a presentation for Council. He invited Mr. Menefee to the podium.

Gerald Menefee, 6811 North Michigan, Gladstone, Missouri, introduced himself and reported that several changes were made based on the citizen's and Council's main concerns at the previous Public Hearing and hoped the changes will make Council comfortable approving it. He shared that a traffic study was completed and the traffic engineer was present to answer questions. He reported that nothing changed the level of service at the intersection from the traffic study, but it was recommended to add a left hand turn lane on N. Broadway. He discussed the original concern of the removal of fifty percent of the north tree line shielding the residential property and the bioretention pond in that area. He reported the trees will remain as is and putting a retaining wall north of the site about ten (10) or twelve (12) feet high shouldn't have an impact on the tree line. He shared the stormwater retention pond has been moved from the northern side of the property to the western side of the property away from the residential homes located to the north and the basin will be located on the KCMO parcel. He stated the access point on NW 72nd Street has been shifted west to lineup with the Post Office access point and it addresses the concern of the original access point. Mr. Menefee reported that he, the owners, and the attorney were open to questions.

**Councilmember Moore** inquired about the current height of the property and if it would be reduced closer to the street level.

Mr. Menefee reported it would be taken down some on the south side and raised on the north side, but there would be a general overall slope of one (1) to two (2) percent from the south to the north and over to the northwest corner that actually runs down the side driveway and out to the pond.

**Mayor Pro Tem Smith** inquired about the tankers and deliveries being made with the short turning radius. He expressed that the Mr. Menefee and his client have addressed concerns, but the traffic issues still remain. He inquired if the traffic engineer was making a presentation or if she would be answering questions.

Mr. Menefee reported that the tanker turning radius hadn't been reviewed, but they could adjust the driveway to allow it.

The traffic engineer gave a summary of the study and reported that it was recommending adding a left turn lane so there would be a pocket to get out of the way of the through traffic and turn into the store. She reported that the study modeled it without the left turn lane and it reportedly operated very well.

**Mayor Spallo** asked what additional footage was required to accommodate the left turn lane and the width of the street.

The traffic engineer reported the size of a standard left turn lane on a brand new street is longer and then explained the traffic flow during the rush hour in the morning and evening. She reported that Mr. Menefee would work out those details in the site plan.

**Mayor Pro Tem Smith** respectfully expressed his concerns with the traffic flow, because he has so many years of experience with traffic in that area and shared that he does not believe the plan is adequate enough, unless there was a true turn lane.

The Traffic study engineer reported the study indicated there is enough room for the design as well as the fuel tanks and trucks don't normally deliver during the peak hours.

**Mayor Spallo** inquired about the fuel tanks location. Mr. Menefee reported they would be in the small area on the north side between the canopy and the east side of the building.

**Mayor Spallo** and **Mayor Pro Tem Smith** expressed their concerns that tanker/transport trucks would not be able to pull out of the driveway across from the post office due to the lack of space to turn and then described a couple of scenarios and why they don't believe it is feasible.

Mr. Menefee requested the opportunity to provide a diagram showing the truck traffic and how it would be adequate for the area.

**Mayor Pro Tem Smith** agreed to review a diagram.

**Mayor Spallo** asked if there was anyone who desired to address the Council in favor of the application.

There was no one in favor.

**Mayor Spallo** asked if there was anyone who desired to address the Council in opposition of the application.

John Bledsoe, 206 NE 76 Terrace, reported that he is in opposition due to the lack of room to the north, the smell, traffic, lack of privacy fence for the drive thru, and noise.

John Trinder, 406 NW 72<sup>nd</sup> Terrace, Kansas City, stated his opposition due to the traffic, the size of the lot for that large of a business, and the residential property values. He inquired about the position of Kansas City regarding the basin located on its parcel. Mr. Menefee reported that he can't approach Kansas City until the site plan is approved by Gladstone.

Vicky Marshall, 401 NW 72<sup>nd</sup> Terrace, expressed her opposition and concerns regarding the fuel smells, noise, and increased traffic, because they live right on the corner.

**Mayor Spallo** and the Council agreed to continue the Public Hearing on July 8, 2024, to obtain additional information regarding the truck traffic in that area.

**Mayor Spallo** did not close the Public Hearing and continued it to the July 8, 2024, City Council Meeting.

**Item No. 18. On the Agenda.** **FIRST READING BILL NO. 24-19**, An Ordinance approving a Site Plan Revision for property at 7200 N. Broadway.

There was no First Reading of Bill No. 24-19.

**Item No. 19. On the Agenda.** Other Business.





There was no other business.

**Item No. 20. On the Agenda.** Adjournment.

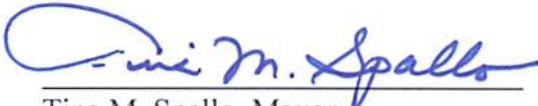
**Mayor Spallo** adjourned the June 10, 2024, Regular City Council meeting at 8:45 pm.

Respectfully submitted:

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

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

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

  
\_\_\_\_\_  
Tina M. Spallo, Mayor