



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
JULY 8, 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, July 8, 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.

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 June 24, 2024, Closed City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the June 24, 2024, Regular City Council meeting as presented. Mayor Pro Tem Smith 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. Approval of the June 24, 2024, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the June 24, 2024, Closed City Council meeting as presented. Mayor Pro Tem Smith seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

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

There were no communications from the audience.

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

Councilman Davis thanked the City for the Fourth of July celebration on behalf of his family and expressed his appreciation for the great evening.

Councilmember Moore reported that she joined fellow Clay County residents on July 4, 2024 at the AJ Farm for a meaningful reading of the Declaration of Independence and Constitution. She expressed her gratitude to the Parks, Recreation, and Cultural Arts, Fire, and Police departments for a successful July 4th evening celebration at Oak Grove Park. She gave a special thanks to Councilman Garnos and his wife for participating in the clean-up efforts with the Glad Green Team and expressed her appreciation for all who joined and encouraged others to continue to work together to improve our community's appearance. Lastly, she requested a moment to honor the memory and service of former Councilman Dave Fricke who recently passed away.

Mayor Pro Tem Smith expressed his appreciation to everyone involved in the 4th of July event. He shared that he was grateful for the kind words spoken by Councilmember Moore about Dave Fricke, a dear friend of his, who would be missed.

Mayor Spallo reported that she recently attended the dedication of the new public art piece, Monarch Girl, at Oak Grove Park. She shared that the artwork is located at N. Troost and NE 76th Street and features a monarch butterfly on one side and a little girl jumping on the other side. She encouraged everyone to take a moment to view the beautiful art work. She also congratulated Mayor Pro Tem Smith on becoming a new grandfather.

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

City Manager Baer announced an Open House Informational Meeting, Wednesday, July 10, 2024, 5:30 to 7:00 pm at the Community Center to discuss the preliminary designs for the Dog Park that will be located at NE 76th Street and N. Antioch. He also announced the re-grand opening and ribbon cutting ceremony at Wal-Mart on Friday, July 12, 2024 at 9:00 am.

Item No. 10. On the Agenda. CONSENT AGENDA.

Following the Clerks' reading:

Councilmember Moore moved to approve the Consent Agenda as published. **Councilman Davis** 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:

Sharp Agent KC-RE/MAX Revolution Client Appreciation Picnic, Happy Rock Park West, Saturday, July 20, 2024, 5:30 to 9:00 pm.

Gladfest, Linden Square, Friday, October 4, 2024, 5:00 to 10:00 pm, Saturday, October 5, 2024, 10:00 am to 10:00 pm, and Sunday, October 6, 2024, 12:00 to 4:00 pm.

Councilman Davis 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-24-39**, A Resolution authorizing Change Order No. 4 in the amount of \$96,025.75 to the contract with Infrastructure-Solutions, LLC, for the FY24 Water Main Replacements and Storm Drainage Project WP2487. **Councilman Davis**

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

REGULAR AGENDA.

Item No. 11. On the Agenda. CONTINUED PUBLIC HEARING: Site Plan Revision for property at 7200 North Broadway.

Mayor Spallo re-opened the Public Hearing from June 10, 2024 at 7:38 pm for the Site Plan Revision for property at 7200 North Broadway. She announced the applicant would be heard regarding information requested about fuel truck ingress and egress by the City Council and then individuals in favor and those opposed to the new information.

Mr. Gerald Menefee reported the movement of the trucks at the site had been reviewed, but first addressed the tree line in the winter and proposed moving the retaining wall out and placing a line of pine trees to shield the buildings in the winter time. He then discussed the ingress and egress of the fuel trucks. He shared two (2) drawings showing each way entering and leaving the site and reported that the trucks could not turn around inside the site, so it would have to enter in one driveway and exit the other driveway. The first drawing showed the entry of the truck entering in off northbound N. Broadway, making a left turn onto the property, going around passed the pumps to the fuel storage area on the south end of the site, and then the trucks would exit onto NW 72nd Street. The second option would be entering from NW 72nd Street which would be a large swing area into the driveway, but reported that coming out to go south bound on N. Broadway could create an issue, because the truck would have to go into the middle of the road in order to regain a southbound orientation.

F. J. Cronenwett, stated that he was from a company that supplies fuel locally. He explained the approximate frequency of deliveries and different scenarios, reporting that in most cases drivers deliver as early as possible. He described sizes of the various delivery vehicles and stated the transportation companies would ensure the transport vehicle has the capacity to get in and out of that location. He also commented that the drivers will know the easiest way to enter and exit. He gave a positive character witness regarding the owner and stated his other stores are well maintained. He reported that there typically aren't any vapor smells from the tanks during the delivery process.

There were no audience members that came forward in favor of the application.

Vicky Marshall, 401 NE 72nd Terrace, expressed her opposition due to the potential smells and decrease in value of her home due to the presence of a gas station.

Jinny Kyle, 7006 N. Walnut Street, expressed her opposition due to the potential of the gasoline trucks cutting through her neighborhood. She expressed her concerns about alcohol being sold since there are other existing stores selling it which are in close proximity to the applicant's location. She voiced her concern regarding the potential increase of trash and litter accumulation caused by patrons.

Mayor Spallo closed the Public Hearing at 7:52 pm.

Item No. 12. On the Agenda. FIRST READING BILL NO. 24-21, An Ordinance approving a Site Plan Revision for property at 7200 North Broadway.

Councilman Davis moved **BILL NO. 24-21** be placed on its First Reading. **Mayor Pro Tem Smith** seconded. The Vote: Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the First Reading of **BILL NO. 24-21**, 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 Davis moved to accept the Second and Final Reading of **BILL NO. 24-21** and enact the Bill as **Ordinance 4.675***. **Mayor Pro Tem Smith** seconded.

Mayor Pro Tem Smith expressed his concern about the existing traffic patterns of the location. He also believed fuel trucks would not be able to maneuver into and out of the site without impeding traffic and blocking without impeding traffic and blocking one (1) if not two (2) of the Post Office driveways. He shared that his experience and first-hand knowledge about the traffic in that area influenced his concern.

Councilmember Moore reported that she has observed the traffic in that area for several weeks and was concerned about the congestion in that area and agreed with Mayor Pro Tem Smith that it would create a traffic hazard. She added that it would not just be the fuel trucks, but the many other delivery trucks that provide goods to a gas station and she could not support it.

Councilman Davis reported that he could not support it based on the traffic patterns and feared emergency services vehicles could not get through the path if fuel trucks were blocking lanes of traffic.

Roll Call vote: “aye”, Councilman Garnos, “nay”, Councilman Davis, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (1-4)

* Bill No. 24-21, did not pass; therefore, Ordinance No. 4.675 is now associated with Bill No. 24-22.

Item No. 13. On the Agenda. FIRST READING BILL NO. 24-22, An Ordinance approving the Final Plat of Amended Plat of Claymont Pointe 23rd Replat and directing the appropriate officials to affix their signatures to said Plat for recording.

Mayor Pro Tem Smith moved **BILL NO. 24-22** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Mayor Pro Tem Smith moved to accept the First Reading of **BILL NO. 24-22**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Mayor Pro Tem Smith moved to accept the Second and Final Reading of **BILL NO. 24-22** and enact the Bill as **Ordinance 4.675***. **Councilmember Moore** 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. 24-22** stands enacted as **Ordinance Number 4.675**.

Item No. 14. On the Agenda. FIRST READING BILL NO. 24-23, An Ordinance Amending Title III, Offenses, Chapter 130, Offenses Against Public Peace and Safety, by adding Section 3.130.110 on Dangerous Drugs.

Councilman Garnos moved **BILL NO. 24-23** be placed on its First Reading. **Councilman Davis** 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. 24-23**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Davis** 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. 24-23** and enact the Bill as **Ordinance 4.676**. **Councilman Davis** 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. 24-23** stands enacted as **Ordinance Number 4.676**.

Item No. 15. On the Agenda. **RESOLUTION R-24-40**, A Resolution authorizing the City Manager to execute a Professional Engineering Services Agreement with McClure Engineering Co. in the total amount not to exceed \$12,500.00 for the design of the 24-inch Transmission Water Main, Phase 1, Project WP2492E.

Councilmember Moore moved to approve **RESOLUTION R-24-40**, A Resolution authorizing the City Manager to execute a Professional Engineering Services Agreement with McClure Engineering Co. in the total amount not to exceed \$12,500.00 for the design of the 24-inch Transmission Water Main, Phase 1, Project WP2492E. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

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

Mayor Pro Tem Smith announced the Midland Empire Shows Carnival fundraiser for St. Jude’s Research Hospital, will be in the parking lot of the Gladstone Bowl this Thursday, Friday, and Saturday.

Councilmember Moore reported that the sweet corn is now available for sale at the Atkins-Johnson Farm and Museum.

Item No. 17. On the Agenda. Adjournment.

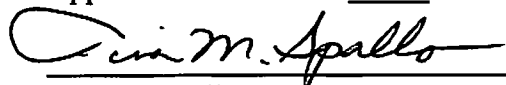
Mayor Spallo adjourned the July 8, 2024, Regular City Council meeting at 8:04 pm.

Respectfully submitted:


Kris Keller, City Clerk

Approved as presented: 

Approved as modified: _____


Tina M. Spallo, Mayor