



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
SEPTEMBER 9, 2024**

**PRESENT:** Mayor Tina Spallo  
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

**ABSENT:** Mayor Pro Tem Les Smith

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

Mayor Spallo opened the Regular City Council Meeting Monday, September 9, 2024 at 7:30 pm.

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

Mayor Spallo stated that Mayor Pro Tem Smith was absent, but 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 August 26, 2024, Closed City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the August 26, 2024, Closed City Council meeting as presented. Councilman Garnos seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0)

**Item No. 6. On the Agenda.** Approval of the August 26, 2024, Regular City Council Meeting Minutes.

**Councilman Davis** moved to approve the minutes of the August 26, 2024, Regular City Council meeting as presented. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0)

**Item No. 7. On the Agenda.** **PROCLAMATION:** Daughters of the American Revolution Constitution Week.

**Mayor Spallo** read and presented the Proclamation to representatives from the William Boydston Chapter of Daughters of the American Revolution: Kristi Newhall, Jean McHenry, Kerry English, Janice Tilman, and Susan Dowden.

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

Burt Comstock, 7600 N. Park, addressed the Council. He expressed gratitude to the City Council, City Manager, and the Police Department for addressing NE 76<sup>th</sup> Street traffic concerns.

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

**Councilmember Moore** thanked the volunteers, particularly Councilman Garnos and his wife for joining clean-up efforts with the Glad Green Team on Saturday, September 7, 2024. She encouraged all to join the Glad Green team to continue to beautify the City.

**Mayor Spallo** reported that she attended the recent Neighborhoods Commission meeting discussing the Neighborhood Grant Program and out of thirty-two (32) applications received, fifteen (15) qualified. She added that City staff are reviewing the applications and conducting site visits to ensure qualifications are met. She thanked Alan Napoli, for overseeing the program and expressed her excitement as the Commission liaison. She acknowledged the anniversary of the terrorist attacks on September 11<sup>th</sup> and asked for a moment of silence to remember the lives lost.

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

There were no communications from the City Manager.

**Item No. 11. On the Agenda.** **CONSENT AGENDA.**

Following the Clerks' reading:

**Councilman Davis** moved to approve the Consent Agenda as published. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0)

**Councilman Davis** moved to approve the **SPECIAL EVENT PERMIT:** Seventh-Day Adventist Church hosting a Health and Wellness Expo, Gladstone Community Center, 6901 North Holmes, Sunday, September 29, 2024, 10:00 am to 3:00 pm. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0)

**Councilman Davis** moved to approve **RESOLUTION R-24-59**, A Resolution authorizing the City Manager to enter into an agreement with Zoll Medical Corporation for the purchase of a three-year extended warranty and preventative maintenance plan for all six (6) Zoll X-Series Cardiac Monitors in service with the Gladstone Fire Department in the total amount of \$31,338.00. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0)

**Councilman Davis** moved to approve **RESOLUTION R-24-60**, A Resolution authorizing acceptance of a proposal from Independent Salt Company for the purchase of snow removal salt.

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

## **REGULAR AGENDA.**

**Item No. 12. On the Agenda.** **FIRST READING BILL NO. 24-26**, An Ordinance approving the Final Plat of a Minor Subdivision Replat of Part of Lot 3, Commissioners’ Plat of Palmer Home in Gladstone, Clay County, Missouri, and directing the appropriate officials to affix their signatures to said Plat for recording.

**Mayor Spallo** announced that Assistant City Manager Greer would provide information for both the Replat and the requested zoning change of the property, which is the same information for the Public Hearing and the explanation would be given once.

Assistant City Manager Greer explained the following: Mr. Roger Wilson is requesting a re-plat and re-zone of 1.49 acres located at 300 NE 58<sup>th</sup> Terrace. Mr. Wilson plans to keep Lot 1 (1 acre) and sell Lot 2 (0.49 acres) which has an existing building, parking spaces and playground. Historically, the building located on Lot 2 has been operated as a private childcare facility in an existing non-conforming way, but is the incorrect zoning for this type of use. Since the property is being re-platted and sold, City Staff and the applicant believe that this is an opportune time to remedy the split-zoning situation and bring the property into compliance with a private childcare and school type of use. He continued that Mr. Wilson has shared with City Staff that Lot 2 is currently under contract to be sold to Alecia and Deron Jones who own Brighton Learning Center, which is a private childcare facility. Mr. and Mrs. Jones own and operate two (2) other child care facilities within the City of Gladstone and are looking to expand once again at this location. He shared that currently, this property is a split-zoning of R-3 Garden Apartment Residential and CP-0 Planned District, Non-Retail (Office) and in order to legally operate a private school or childcare facility, Lot 2 will need to be re-zoned to CP-1, Planned Local Business District. Furthermore, given the property’s close proximity to the N. Oak Trafficway commercial corridor and its surrounding zoning designations and uses, he stated it is City Staff’s opinion that re-zoning this property from CP-0 to CP-1 is an adequate solution and City Staff recommends the request be approved. The Planning Commission’s unanimously voted 10-0 for approval of both projects.

**Mayor Spallo** stated that she would accept a motion for the First Reading of Bill No. 24-26.

**Councilmember Moore** moved **BILL NO. 24-26** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0) The Clerk read the Bill.

**Councilmember Moore** moved to accept the First Reading of **BILL NO. 24-26**, 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, and Mayor Spallo. (4-0) The Clerk read the Bill.

**Councilmember Moore** moved to accept the Second and Final Reading of **BILL NO. 24-26** and enact the Bill as **Ordinance 4.679**. **Councilman Garnos** seconded.

Roll Call vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0) **Mayor Spallo** stated **BILL NO. 24-26** stands enacted as **Ordinance Number 4.679**.

**No. 13. On the Agenda.** **PUBLIC HEARING:** Zoning Change for Lot 2 of Commissioners’ Plat of Palmer Home in Gladstone, Clay County, Missouri.

**Mayor Spallo** opened the Public Hearing at 7:47 pm.

Assistant City Manager Greer had previously explained the information for the Public Hearing during Item No. 12 on the Agenda, **Mayor Spallo** gave the opportunity for questions from the Councilmembers and there were none.

There was no one in favor or opposed to the Zoning Change for Lot 2 of Commissioners' Plat of Palmer Home in Gladstone.

**Mayor Spallo** closed the Public Hearing at 7:48 pm.

**No. 14. On the Agenda. FIRST READING BILL NO. 24-27**, An Ordinance approving a zoning change for Lot 2 of Commissioners' Plat of Palmer Home in Gladstone, Clay County, Missouri.

**Councilman Davis** moved **BILL NO. 24-27** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0) The Clerk read the Bill.

**Councilman Davis** moved to accept the First Reading of **BILL NO. 24-27**, 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, and Mayor Spallo. (4-0) The Clerk read the Bill.

**Councilman Davis** moved to accept the Second and Final Reading of **BILL NO. 24-27** and enact the Bill as **Ordinance 4.680**. **Councilman Garnos** seconded.

Roll Call vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0) **Mayor Spallo** stated **BILL NO. 24-27** stands enacted as **Ordinance Number 4.680**.

**No. 15. On the Agenda.** Other Business.

There was no other business.

**Item No. 16. On the Agenda.** Adjournment.

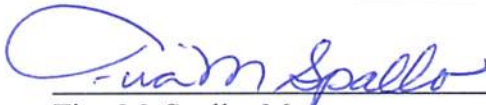
**Mayor Spallo** adjourned the September 9, 2024, Regular City Council meeting at 7:50 pm.

Respectfully submitted:

  
Kris Keller, City Clerk

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

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

  
Tina M. Spallo, Mayor