



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 23, 2023**

The City Council will meet in a Closed Executive Session at 6:30 pm, Monday, January 23, 2023, Gladstone Community Center, 6901 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021 (1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021 (2) Real Estate, 610.021(3) Personnel, 610.021(9) Employee Groups, and 610.021 (12) Negotiated Contract.

OPEN STUDY SESSION 7:00 PM

1. Complete Streets Plan Review of the North Oak Corridor: Chris Cline from Confluence will present.

REGULAR MEETING 7:30 PM

TENTATIVE AGENDA

1. Meeting Called to Order.
2. Roll Call.
3. Pledge of Allegiance to the Flag of the United States of America.
4. Approval of the Agenda.
5. Approval of the January 9, 2023, Closed City Council Meeting Minutes.

6. **Approval of the January 9, 2023, Regular City Council Meeting Minutes.**
7. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*
8. **Communications from the City Council.**
 - Mayor's Christmas Tree Check Presentations.
9. **Communications from the City Manager.**
10. **CONSENT AGENDA**

RESOLUTION 23-01 A Resolution declaring certain City property surplus and authorizing the sale and/or disposal of such property held by the City to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager.

RESOLUTION 23-02 A Resolution authorizing acceptance of a proposal from the Kansas City Metropolitan Crime Commission, a Missouri not-for-profit corporation, to operate the "Crime Stoppers" Program and the "Tips Hotline" Program on behalf of the City of Gladstone for an annual fee of \$3,850.00.

CONSIDER FINANCIAL REPORT FOR 5 MONTHS ENDING DECEMBER 31, 2022.

REGULAR AGENDA

11. **CONTINUED PUBLIC HEARING:** Special Use Permit to A Turning Point for the purpose of operating a social services organization at 1900 and 1904 NE Englewood Road.
12. **FIRST READING BILL NO. 23-04** An Ordinance granting a Special Use Permit to A Turning Point for the purpose of operating a social services organization in an R-1 Zoning District at 1900 and 1904 NE Englewood Road.

- 13. FIRST READING BILL NO. 23-05** An Ordinance imposing a Sales Tax at a rate of three percent on all tangible personal property retail sales of non-medical adult use marijuana sold within the City of Gladstone, Missouri, pursuant to Article XIV, Section 2.6(5) of The Missouri Constitution subject to the approval by the voters of the City at the General Municipal Election to be held on April 4, 2023; designating the form of ballot; and directing the City Clerk to provide notice of said election.
- 14. FIRST READING BILL NO. 23-06** An Ordinance authorizing the City to participate in the Missouri Highway Safety Program and receive grant funds, under the terms outlined by the Missouri Department of Transportation, for the purpose of increased enforcement of traffic laws.
- 15. Other Business.**
- 16. Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:
Kris Keller, City Clerk
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
816-423-4096

Date January 19, 2023
Posted at: 3:15 pm



Department of Public Works Memorandum

DATE: January 17, 2023

TO: Scott Wingerson, City Manager

FROM: Timothy A. Nebergall, Director of Public Works ^{TAN}

RE: N. Oak Corridor – Complete Streets Plan Review

Purpose:

The purpose of this study session is to provide a review of the N. Oak Corridor - Complete Streets Plan as requested by the City Council at this year's goal setting retreat. Chris Cline from Confluence will make the presentation.

Background:

In 2020, Gladstone and Kansas City (KCMO) completed the N. Oak Corridor – Complete Streets Plan, which identified a vision for the corridor from N. Indianola Drive to N. Barry Road. The goal of the project was "...to assess the feasibility and implementation of high-quality pedestrian-oriented infrastructure and successfully integrated transit while maintaining the vehicular needs of the corridor." The plan was partially funded with a Planning Sustainable Places grant administered through the Mid-America Regional Council (MARC).

The final version of the plan generally recommended no reduction in travel lanes (typical 4-lane configuration) and the construction of a separate shared-use path on the east side of the roadway. Furthermore, hybrid roundabouts were proposed at NE 69th Street and NE 70th Terrace for access management as shown on the attached exhibits. The full plan can be viewed at the following link: <https://www.gladstone.mo.us/documents/rfp/Archive/2022/north-oak-final-report.pdf>. The perception of these possible improvements, specifically the hybrid roundabouts, could generally be described as "mixed."

Upon completion of the plan, the City submitted an application for construction funding to complete the recommended improvements from NE 69th Street to NE 72nd Street. The project was awarded \$4,392,000 in Surface Transportation Program (STP) funds in Federal Fiscal Year 2024. The estimated local contribution is \$658,800 (12%) for engineering, \$200,000 for acquisition, and an additional \$1,098,000 (20%) for construction. These costs are slightly higher than previous estimates and should be reviewed again to account for recent increases in construction prices. The burial of all overhead utility lines is also not included in these costs and not eligible for Federal reimbursement.

The City has not finalized funding for the local match. Federal construction funds need to be obligated by September 30, 2024. A one-time schedule adjustment can be requested through the MARC STP committee if the City cannot meet this schedule.

Over the past year, the project was presented to both the Gladstone Capital Improvements Committee (CIC) and Gladstone Special Road District and both entities are supportive of the project and the use of STP funds to improve the corridor. Furthermore, the Gladstone Special Road District agreed to fund Phase 1 of project design in the amount \$75,000 in City Fiscal Year 2023.

Next Steps:

Staff recently submitted a Request for Proposal (RFP) seeking an engineer to assist with design. Two (2) firms responded to the RFP and the project team of WSP Engineers and Confluence was tentatively selected to begin contract negotiations for Phase 1. A contract will be presented at a future City Council meeting. It is anticipated that the project design will be split into three (3) phases as summarized below:

Phase 1 (\$75,000)

1. Review the recommendations of the "North Oak Corridor: Complete Streets Plan" and related studies.
2. Develop a public engagement process to review the recommendations of the current plan including the use of roundabouts and to build consensus regarding the final recommended improvements.
3. Prepare a topographic survey of the project limits.
4. Begin the Missouri Department of Transportation (MoDOT) Local Public Agency (LPA) process and the acquisition of permits.
5. Begin utility coordination and prepare a cost estimate to bury all overhead utilities.
6. Develop an updated cost estimate to assist the City in securing local funding through financing or other source.

Phase 2

1. Complete detailed design of the improvements including preparation of plans and related contract documents in accordance with the MoDOT LPA process.
2. Assist with utility relocation coordination.
3. Complete legal descriptions for right-of-way acquisition.

Phase 3

1. Assist with bidding and construction administration as necessary.

If you have any questions, please contact me at your convenience.

DOWNTOWN GLADSTONE - FUTURE IMPROVEMENTS

Considering the future context of the Downtown District, as well as the future Parkway extension and the NE 70th Street corridor serving as an east-west street network - the treatment of these intersections with the North Oak Corridor Complete Street improvements will be a key to developing a cohesive and holistic solution for the area. The proposed corridor improvements have the potential to tap the unique potential for not only connecting both sides of the street, but to creating a unique identity and sense of arrival into Gladstone's Downtown District.

The design recommendation for enhancing this portion of the corridor is to integrate two hybrid roundabouts at the intersections of NE 69th Street and NE 70th Terrace with a new median and a shared-use path located along the east side of the North Oak Corridor. The NE 70th Street intersection will remain signalized and is located in between these two hybrid roundabout features.

A creative name for these hybrid roundabout features could be considered - something that reflects their unique shape and function. Options include:

- Swivels
- Dizzies
- Ovals
- Whippits
- Pivots
- Orbits
- Turnabouts
- Gateways

The City of Gladstone should be the final arbiter of a creative name for these features (if any is used).

These new hybrid roundabout features provide numerous opportunities to enhance the Downtown District while also accomplishing the complete street goals. They provide safe east-west crossings for vehicles, pedestrians and bicyclists while still allowing mostly uninterrupted traffic flow along the corridor. Medians on North Oak will provide a place of refuge for pedestrians, so they do not have to traverse the entire roadway at once.

The use of a roundabout allows the future Parkway to be aligned in a manner that maximizes the development potential of a City-owned parcel located across from the Innovation Center. This allows for the future Parkway to abut the northern property line of this parcel while still creating a safe and attractive intersection with North Oak.

These hybrid roundabout features also create unique opportunities for placemaking elements such as community art, monuments, identification and wayfinding signage, enhanced landscape features, and unique aesthetic lighting. These elements can be combined to create an attractive and welcoming sense of arrival into the Downtown District, while also creating a pleasant walking environment and encouraging visitors to stay in the District for longer periods of time.

The proposed shared-use path, shown in bright green, is located on the east side of the corridor - providing a connection for residents and visitors to access Downtown Gladstone using alternate modes of transportation.

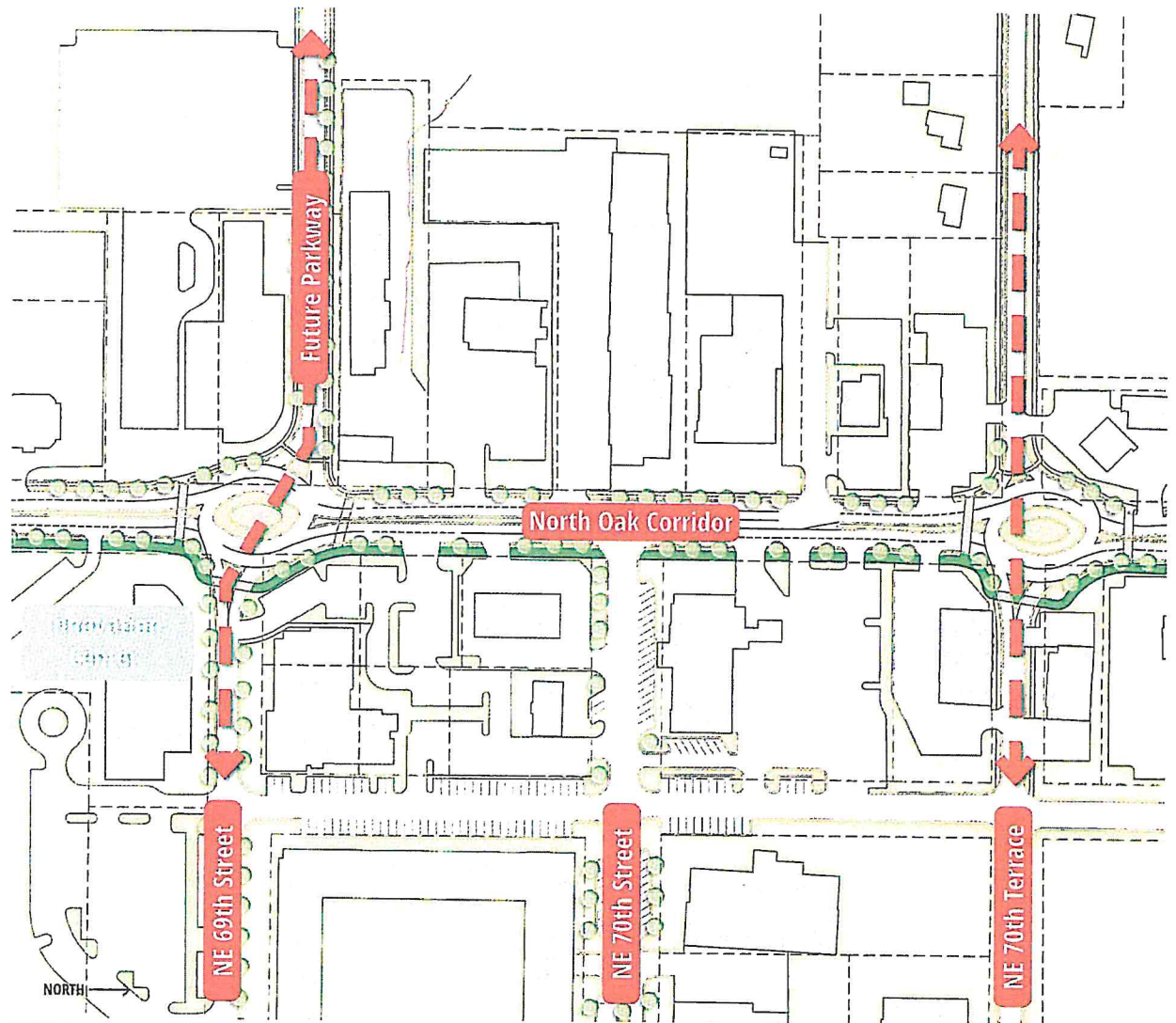


FIGURE 2.42 - PROPOSED ROUNDABOUT LOCATIONS IN DOWNTOWN GLADSTONE FACILITATE GROWTH TO THE WEST SIDE OF THE CORRIDOR

TYPICAL 4-LANE CONFIGURATION

The images in Figure 3.7 and Figure 3.8 illustrate the proposed typical 4-lane configuration for the North Oak Corridor. In this location at NE 61st Terrace, the ROW did not allow for any roadway expansion and so the current 4-lane configuration needed to remain. Although this is not the ideal roadway condition in terms of safety, it does allow room for the shared-use path, giving pedestrians and cyclists a safe and comfortable way to use the corridor.

GLADSTONE'S DOWNTOWN DISTRICT

The vision for the North Oak Corridor through Gladstone's Downtown District has been discussed in previous sections. Figure 3.9 illustrates the recommended hybrid roundabouts and public street connections across North Oak. The implementation of these roundabouts will require some limited property acquisition - which will depend on final roadway alignments to delineate the extent of any necessary acquisitions. See the following pages for further definition of the strategy for Downtown Gladstone.

TYPICAL 5-LANE CONFIGURATION

The images in Figure 3.10 and Figure 3.11 illustrate the proposed typical 5-lane configuration for North Oak. This location at NE 76th Street demonstrates the safest conditions for both drivers and pedestrians / cyclists. No alterations are proposed, the roadway is currently 5-lanes, and the existing ROW width allowed for the addition of the shared-use path along the east side of the corridor.

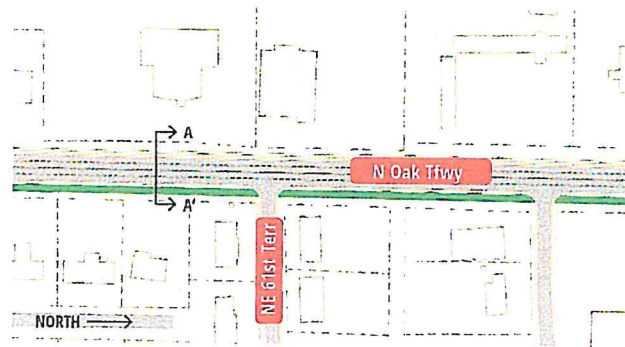


FIGURE 3.8 - TYPICAL 4-LANE CONFIGURATION - PLAN

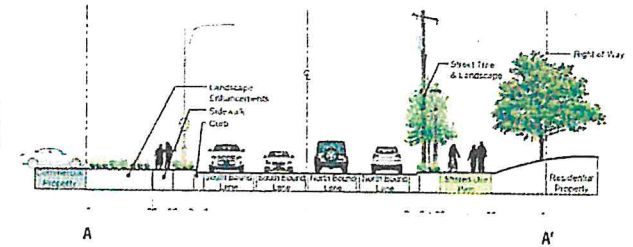


FIGURE 3.7 - TYPICAL 4-LANE CONFIGURATION - SECTION

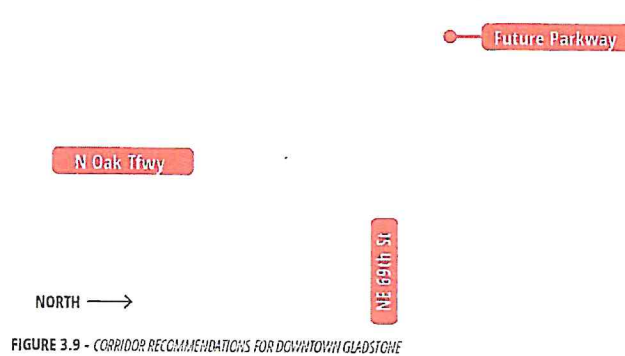


FIGURE 3.9 - CORRIDOR RECOMMENDATIONS FOR DOWNTOWN GLADSTONE

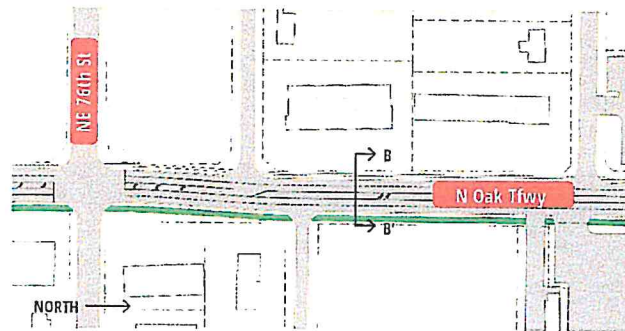


FIGURE 3.11 - TYPICAL 5-LANE CONFIGURATION - PLAN

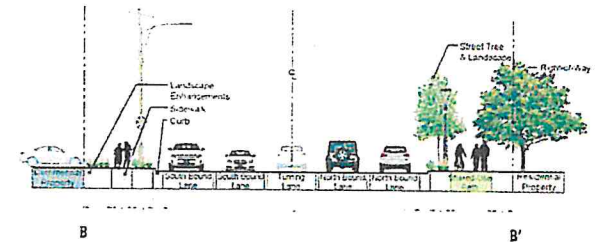


FIGURE 3.10 - TYPICAL 5-LANE CONFIGURATION - SECTION

DOWNTOWN GLADSTONE PLACEMAKING

As was discussed previously in this plan, there are currently no gateway or placemaking elements along North Oak in Downtown Gladstone to give travelers an indication they have arrived in the community's core business district. The proposed roundabouts at NE 69th Street and NE 70th Terrace act as district anchors and provide a unique opportunity to incorporate gateway features. Figure 3.12 shows the two roundabouts within the context of Downtown Gladstone.

A concept for potential gateway signage within the roundabout at NE 69th Street is shown in Figure 3.13. The oak leaf perched upon a limestone pedestal speaks to the identity of the North Oak Corridor while Gladstone signage facing both northbound and southbound traffic clearly signals to drivers they have arrived in the Downtown District. Aesthetic lighting can be utilized to showcase the leaf at night and with highly efficient LED technology, lighting themes can change colors and intensity depending on the day or season.

Enhanced landscaping within the roundabout as well as in the medians and shoulders beautify the intersection and help soften the hardscape environment. Smaller gateway features, located in the bottom right of Figure 3.13, add another level of detail and can be appreciated by cyclists and pedestrians using the shared-use path. All of these improvements provide a visual connectivity throughout Downtown Gladstone.



FIGURE 3.12 - AERIAL VIEW OF ROUNDABOUTS IN DOWNTOWN GLADSTONE

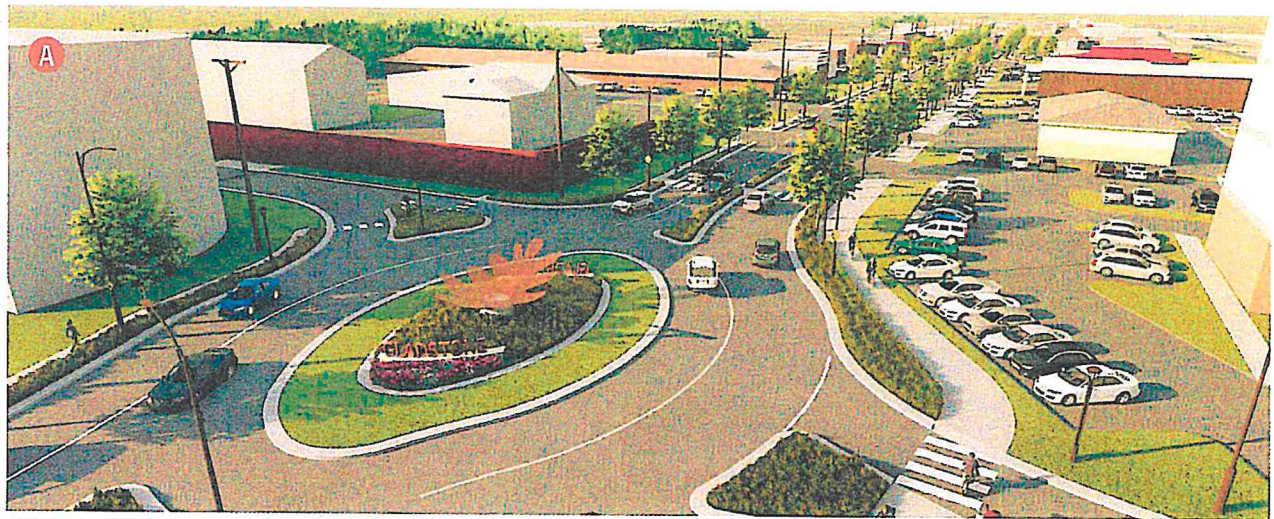


FIGURE 3.13 - OAK LEAF SCULPTURE AS A PLACEMAKING ELEMENT

Looking North at the NE 70th Terrace roundabout (Figure 3.14), this view illustrates how the landscape and aesthetic treatments within the roundabout, median and along the curb and sidewalk, will greatly increase the aesthetic quality of this area. Street trees and pedestrian lighting further enhance the corridor and also provide greater protection for pedestrians along the sidewalks and pedestrians/cyclists on the shared-use path, located along the east side of the road.

Figure 3.15 shows the NE 70th Terrace roundabout from the perspective a driver. From this view, it is clear that the identification signage can create a memorable placemaking element within the Downtown District along the North Oak corridor. Clear crosswalk markings and a pedestrian refuge/vehicular splitter island within the median make this intersection much safer and easier for pedestrians to navigate than the current configuration.

Thematic streetlight and pedestrian light poles and other streetscape enhancements such as bus stops, wayfinding signage and site furnishings can integrate previous North Oak corridor branding to further strengthen the sense of place along the corridor.



FIGURE 3.14 - ROUNDABOUT AT NE 70TH TERRACE WITH PLACEMAKING ELEMENTS - AERIAL VIEW



FIGURE 3.15 - ROUNDABOUT AT NE 70TH TERRACE WITH PLACEMAKING ELEMENTS - DRIVER'S PERSPECTIVE

Figure 3.16 shows two options for Gladstone gateway identification signage in relation to the NE 69th Street roundabout. Image A shows the concept discussed on the previous page. An alternate concept shows Gladstone signage located adjacent to the roundabout in between the curb and shared-use path. This sign can be slightly more prominent than the interior roundabout option. The location of this sign is such that when drivers are negotiating the turn of the roundabout, it is located directly in front of them.

Bright green leaves make this signage feature visually “pop” and would be considered an iconic placemaking element. Situated along the shared-use path, the limestone base of the sign can also act as a seat wall for pedestrians.

Figure 3.17 shows concept B from the perspective of a driver. The green leaves create visual contrast and as a backdrop for the signage letters.

An alternate option to the sculptural oak leaf concept is the use of a vertical masonry monument. Much different than the leaf in form and material, the monument serves the same purpose in creating an iconic welcoming element along the North Oak corridor.

The limestone material speaks to the native stone of this area and perched on top of the monument is an acorn which will tie this monument together with other placemaking elements along the corridor. As with the leaf concept, Gladstone signage in front of the vertical monument can create a cohesive visual composition for a memorable moment along the corridor (Figure 3.18).

Figure 3.19 shows the alternate signage option, located adjacent to the roundabout, with the vertical monument.



FIGURE 3.16 - ALTERNATE OPTION FOR GLADSTONE SIGNAGE (A-B)



FIGURE 3.17 - ALTERNATE OPTION FOR GLADSTONE SIGNAGE



FIGURE 3.18 - VERTICAL MONUMENT AS A PLACEMAKING ELEMENT WITH INTERIOR ROUNDABOUT GLADSTONE SIGNAGE



FIGURE 3.21 - SIGN OPTION A - WITHIN THE ROUNDABOUT



FIGURE 3.19 - ALTERNATE OPTION FOR GLADSTONE SIGNAGE COMBINED WITH VERTICAL MONUMENT



FIGURE 3.20 - ALTERNATE OPTION FOR GLADSTONE SIGNAGE COMBINED WITH VERTICAL MONUMENT



FIGURE 3.22 - SIGN OPTION B - ADJACENT TO THE ROUNDABOUT



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 9, 2023**

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

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

Mayor Garnos opened the Regular City Council Meeting of Monday, January 9, 2023, at 7:30 pm.

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

Mayor Garnos 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 Garnos asked all to join in the Pledge of Allegiance to the Flag of the United States of America.

Item No. 4. On the Agenda. Approval of Agenda.

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the, December 12, 2022, Closed City Council Meeting Minutes.

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

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

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

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

Jim Oldebeken, 400 NE 76th Terrace, addressed the Council and shared a new venture, The Gladstone Citizen, a nonprofit and volunteer driven entity that aims to report additional news coverage for the city. He reported that it is presently a Facebook page, specific to Gladstone, and will later host a news website. He announced The Gladstone Citizen was accepted as a North Kanas City School District Career Pathways partner in education. He shared that a Gladstone Voter guide will be published and a candidate forum will be held March 7, 2023 at 6:30 pm at the Mid-Continent Library, Antioch branch. He conveyed that the first listening session for the community will be held January 24, 2023 at 6:30 pm at the Mid-Continent Public Library, Antioch branch. He expressed that everyone in the community will be heard and is welcome to participate.

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

Councilmember Spallo congratulated the Fire/EMS Department for their record number of 4,000 service calls this past year and stated she has faith they will continue their good service.

Mayor Garnos recognized the Board and Commission members that included; Ron Wages, Parks and Recreation Advisory Board, Renee Hill, Capital Improvements Program Committee, Adam Richardson, Environmental Management Committee, Jackie Bradberry, Neighborhood Commission and Robert Campbell-Nixon, Board of Zoning Adjustment. He thanked them for their service, time, and energy to the betterment of the community. Larry Whitton was also recognized and presented a service award as a 20-year member on the Planning Commission. The mayor shared a brief history of Mr. Whitton’s involvement in the City. Mr. Whitton expressed the many good things that were done over the years, which shows the progress of the City. He reported that he was proud of the Council for what has been done.

Councilman Smith reflected on the success of Mr. Whitton and also stated that he had a greater legacy by ending the political acrimony and dissent that had reportedly gone on for years prior to his tenure.

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

City Manager Scott Wingerson announced that it was National Law Enforcement Appreciation Day and he thanked all law enforcement, especially Police Chief Farris and every member of his department for all that they do to keep the city safe.

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

Following the Clerk’s reading:

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

Councilman Mallams moved to approve the Financial Report Month End November 2022. **Councilmember Spallo** 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: Special Use Permit subject to certain conditions to Brighton Learning Center for the purpose of operating a child care facility at 7260 NE Antioch Road.

Mayor Garnos opened the Public Hearing at 7:45 pm and announced the order of the hearing and instructed the audience that anyone who wanted to make a comment during the Public Hearing would be sworn in. He asked those individuals to stand and the Clerk administered the oath.

Community Development Director, Austin Greer presented the staff report for the Brighton Learning Center located at 7260 NE Antioch Road. He reported the applicants, Darron and Alecia Jones, were requesting a Special Use Permit to operate an early education center/day care at that location. He stated the property had been vacant for a couple of years, but was previously Caroline’s House, an early education/children’s day care, but under different owners who operated it under a Special Use Permit. Director Greer proceeded to inform the Council that the applicants have been operating their flagship location in Gladstone at 7227 N Euclid Avenue for over 11 years. He informed the Council that the packet contained the narrative the applicants submitted which further explains their child care facility. Director Greer stated that on December 19, 2022, the Planning Commissioners discussed and unanimously voted in favor of a five (5) year Special Use Permit due to the business owners good standing in the City of Gladstone for well over a decade. City staff agreed and therefore made the necessary changes from proposing a one (1) year Special Use Permit to a five (5) year Special Use Permit in the Ordinance.

City Staff recommends that the following conditions to be considered if the City Council approves this five (5) year Special Use Permit.

1. This Special Use Permit is to be issued to Brighton Learning Center and to be used at the listed location only. If Brighton Learning Center sells or leases this location to another tenant, either Brighton Learning Center or the other tenant(s) must reapply for a new permit. This Special Use Permit is non-transferable to another tenant occupying space at this location.
2. Brighton Learning Center shall apply for and maintain all applicable State, County, and City business and occupational licenses; copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 6:30 a.m. to 10:00 p.m., Monday – Friday.
4. All building and fire safety requirements shall be complied with and maintained as required.
5. Signage shall follow all rules and regulations associated with all City of Gladstone sign Ordinances.

6. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. The dumpster enclosure shall be maintained with materials consistent with the primary building.
8. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site, unless as part of a valid building permit.
9. Any false statements in the application or violation of these conditions or other City Code requirements may result in the cancellation of this Special Use Permit.

Director Greer reported that the owners of Brighton Learning Center and City Staff have agreed on all conditions and City Staff recommends the request be approved, contingent upon the conditions previously listed. He invited Alecia and Darron to introduce themselves. Alecia shared that they operate two current locations, one in Kansas City and one in Gladstone. She stated they had been operating for almost twelve (12) years at the 7227 N. Euclid location and opened their Kansas City location about three and a half years ago. She explained they decided they wanted to open a third location because there is a long waiting list for their facilities. She expressed the need for quality child care education and stated they could also provide quality jobs in the area.

In favor of the Special Use Permit at 7260 NE Antioch Road:

Kelly Tobin, no address given, one of the former owners of Caroline's House, reported that it previously operated with a Special Use Permit and there were never any problems with the facility or neighbors. He stated that it is a good location and is needed, due to the huge demand and shortage of day care facilities. He concluded that he was speaking in favor of what these good people wanted to do in Gladstone.

Dave Hickman, 7307 N Euclid, wanted to show his support in favor and stated his daughter had attended their day care on Euclid in the past. He shared that the owners, Alecia and Darron Jones were good, hard working people and would do a wonderful job, as well as help the community.

There was no one that reported they were in opposition for the Special Use Permit at 7260 NE Antioch Road.

Mayor Garnos shared that he was on the Planning Commission twelve years ago when Alecia and Darron Jones applied for their first Special Use Permit. He added that he smiles when he passes their facility on Euclid knowing their success. He concluded that he is thrilled to see they are expanding in Gladstone and he thanked and congratulated them.

Mayor Garnos closed the public hearing at 7:55

Item No. 12. On the Agenda. **FIRST READING BILL NO. 23-01** An Ordinance granting a special use permit subject to certain conditions to Brighton Learning Center for the purpose of operating a child care facility at 7260 NE Antioch Road.

Councilmember Spallo moved **BILL NO 23-01** 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. 23-01**, 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. 23-01** and enact the Bill as **Ordinance 4.619**. **Mayor Pro Tem Moore** seconded. Roll call vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) Mayor Garnos stated **Bill Number 23-01** stood enacted as **Ordinance Number 4.619**.

Item No. 13. On the Agenda. PUBLIC HEARING: Special Use Permit to A Turning Point for the purposes of operating a social services organization at 1900 and 1904 NE Englewood Road.

See the attached minutes transcribed by NAEGELI Deposition and Trial.

Item No. 14. On the Agenda. FIRST READING BILL NO. 23-02 An Ordinance calling a General Election for the election of two positions to the Gladstone City Council on Tuesday, April 4, 2023; describing the form of the ballot and directing the City Clerk to submit certification of such election to the Clay County Board of Election Commissioners Pursuant to RSMo. 115.125.

Councilman Mallams moved **BILL NO 23-02** 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.

Councilman Mallams moved to accept the First Reading of **BILL NO. 23-02**, 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.

Councilman Mallams moved to accept the Second and Final Reading of **BILL NO. 23-02** and enact the Bill as **Ordinance 4.620**. **Mayor Pro Tem Moore** seconded. Roll Call vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) Mayor Garnos stated **Bill Number 23-02** stood enacted as **Ordinance Number 4.620**.

Item No. 15. On the Agenda. FIRST READING BILL NO. 23-03 An ordinance authorizing the City Manager to enter into an addendum to the Cooperation and Use Agreement between the North Kansas City School District and the City of Gladstone, Missouri, providing operations for the natatorium component of the Gladstone Community Center.

Mayor Pro Tem Moore moved **BILL NO 23-03** 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.

Mayor Pro Tem Moore moved to accept the First Reading of **BILL NO. 23-03**, 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.

Mayor Pro Tem Moore moved to accept the Second and Final Reading of **BILL NO. 23-03** and enact the Bill as **Ordinance 4.620**. **Councilmember Spallo** seconded. Roll Call vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) Mayor Garnos stated **Bill Number 23-03** stood enacted as **Ordinance Number 4.621**.

Item No. 16. On the Agenda. Other Business

There was no further business to come before the City Council

Item No. 16. On the Agenda. Adjournment

Mayor Garnos adjourned the January 9, 2023, Regular City Council meeting at 8:41 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Bill Garnos, Mayor



COURT REPORTING

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GLADSTONE CITY COUNCIL MEETING

RE: SPECIAL USE PERMIT TO A TURNING POINT

HELD ON
MONDAY, JANUARY 9, 2023

GLADSTONE CITY HALL COUNCIL CHAMBERS
7010 NORTH HOLMES STREET
GLADSTONE, MISSOURI 64118



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<p>2</p> <p>1 SPEAKERS</p> <p>2</p> <p>3 COUNCILMEMBERS:</p> <p>4 MAYOR BILL GARNOS</p> <p>5 MAYOR PRO TEM JEAN MOORE</p> <p>6 TINA SPALLO, COUNCILMEMBER</p> <p>7 R.D. MALLAMS, COUNCILMEMBER</p> <p>8 LES SMITH, COUNCILMEMBER</p> <p>9</p> <p>10 CITY STAFF:</p> <p>11 AUSTIN GREER</p> <p>12</p> <p>13 MEMBERS OF THE PUBLIC:</p> <p>14 DAVID HICKMAN</p> <p>15 LARRY LEFEVER</p> <p>16 DAN YOUNG</p> <p>17 MIKE WEBB</p> <p>18 CHRISTY PURL</p> <p>19 LUTHER SALONEN</p> <p>20 ROB LINE</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>4</p> <p>1 thank the Executive Director Cathy McIntire for her</p> <p>2 time and patience with our many questions.</p> <p>3 So we'll conduct the public hearing</p> <p>4 similar to the last one. We'll hear first from city</p> <p>5 staff, followed by anybody that wants to speak in</p> <p>6 favor of the special use permit, and then by those</p> <p>7 opposed.</p> <p>8 We will start by swearing in anyone who</p> <p>9 thinks they may want to speak on this issue. So if</p> <p>10 you would, if you'd please stand and get sworn in.</p> <p>11 UNIDENTIFIED SPEAKER: Raise your right</p> <p>12 hand (inaudible). Do you swear to tell the truth,</p> <p>13 the whole truth, and nothing but the truth, so help</p> <p>14 you, God?</p> <p>15 (Simultaneous speaking, inaudible.)</p> <p>16 MAYOR GARNOS: Thank you. Let's start</p> <p>17 with the presentation from city staff. Mr. Greer.</p> <p>18 MR. GREER: The applicant is requesting a</p> <p>19 seven-year special use permit to operate a social</p> <p>20 services organization at 1900 and 1904 Northeast</p> <p>21 Englewood Road. The need for a special use permit at</p> <p>22 this location is because A Turning Point is</p> <p>23 operating a social services organization in a zoning</p> <p>24 district that is currently zoned R-1 single family.</p> <p>25 Historically, city staff proposes a one-</p>
<p>3</p> <p>1 GLADSTONE CITY COUNCIL MEETING</p> <p>2 RE: SPECIAL USE PERMIT TO A TURNING POINT</p> <p>3 HELD ON</p> <p>4 MONDAY, JANUARY 9, 2023</p> <p>5</p> <p>6 MAYOR GARNOS: We'll move on to item 13,</p> <p>7 public hearing on a special use permit to A Turning</p> <p>8 Point for the purposes of operating a social</p> <p>9 services organization at 1900 and 1904 Northeast</p> <p>10 Englewood Road. The public hearing is open.</p> <p>11 I'd like to start by trying to manage some</p> <p>12 expectations this evening. We will be conducting a</p> <p>13 full public hearing for the special use permit, but</p> <p>14 we will not be voting on it until our subsequent</p> <p>15 meeting in case issues come up that we need to</p> <p>16 resolve.</p> <p>17 And in the interest of transparency, I</p> <p>18 would also want to mention that four of the members</p> <p>19 of council were able to tour the Turning Point</p> <p>20 facilities and programs last week. I wanted to</p> <p>21 thank Councilman Mallams and Councilmember Spallo</p> <p>22 for their many, many good questions on the tour.</p> <p>23 I believe it was the second site visit for</p> <p>24 Mayor Pro Tem Moore, so thanks to everyone for their</p> <p>25 due diligence on this application. And I wanted to</p>	<p>5</p> <p>1 year special use permit to start. Given the</p> <p>2 investment by the A Turning Point organization of</p> <p>3 hundreds of thousands of dollars into both</p> <p>4 properties, city staff believes that initial seven</p> <p>5 — an initial special use permit at seven years is a</p> <p>6 reasonable request.</p> <p>7 In summary, A Turning Point provides the</p> <p>8 following services: a food pantry, a wardrobe</p> <p>9 clothes closet, education academy, community meals,</p> <p>10 day center services, community meetings, support</p> <p>11 groups, job training programs, and a gymnasium for</p> <p>12 recreation opportunities.</p> <p>13 Cathy McIntire, Executive Director of A</p> <p>14 Turning Point, has submitted a detailed narrative</p> <p>15 further explaining their organization and the</p> <p>16 services that they provide. That document can be</p> <p>17 found in your city council packet.</p> <p>18 Since the planning commission meeting in</p> <p>19 December of last year, new information has been made</p> <p>20 available to city staff by Christy Purl, the</p> <p>21 director of Holy Cross Early Education Center. The</p> <p>22 Holy Cross Early Childhood Center is located across</p> <p>23 the street of Northeast Englewood Road in Kansas</p> <p>24 City, Missouri, and is adjacent to the A Turning</p> <p>25 Point property on the southeast side. In the city</p>

<p>6</p> <p>1 council packet you will find a document sent from 2 Director Puri to city staff. 3 City staff recommends that the following 4 conditions be considered if the council chooses to 5 approve the seven-year special use permit. Number 6 one, the special use permit is to be issued to A 7 Turning Point and to be used at these locations 8 only. If A Turning Point relocates, sells, or 9 leases these locations to another tenant, either A 10 Turning Point or the other tenants must reapply for 11 a new permit. This special use permit is 12 nontransferable to another tenant occupying space at 13 these locations. 14 Number two, A Turning Point shall apply 15 for and maintain all applicable state, county, and 16 city business and occupational licenses. Copy of 17 such business and occupational licenses shall be 18 provided to the Community Development Department. 19 Number three, hours of operation for this 20 location shall be limited to 7 o'clock a.m. to 10 21 o'clock p.m., Monday through Saturday, six days a 22 week. 23 Number four, this special use permit 24 allows for the following uses at 1900 and 1904 25 Northeast Englewood Road: A food pantry, wardrobe</p>	<p>8</p> <p>1 Gladstone sign ordinances. Landscaping approved by 2 the Community Development Department shall be 3 installed and maintained around the monument sign 4 located adjacent to Northeast Englewood Road. 5 Number eight, all mechanical equipment 6 located on the roof and the ground shall be screened 7 from public view similar in design to the rest of 8 the structure. All screening shall be approved by 9 the Community Development Department. 10 Number nine, trash service and commercial 11 deliveries shall occur between the hours of 7 a.m. 12 to 10 pm.. 13 Number ten, dumpster enclosures shall be 14 constructed with materials consistent with the 15 primary building. Special (sic) colors and 16 materials shall be approved by the Community 17 Development Department. 18 Number 11, tractor-trailers, storage 19 containers, RVs, campers, and commercial vehicles 20 other than one A Turning Point box truck shall not 21 be parked or stored overnight on the premises. 22 Storage containers shall not be stored onsite unless 23 as part of a valid building permit. 24 Number 12, Overnight accommodations of any 25 kind on the property are prohibited. However, this</p>
<p>7</p> <p>1 clothes closet, education academy, site to store 2 prepare, load vehicles for the community meals 3 outreach program, day center services, otherwise 4 known as the guest house. Services provided shall 5 be shower and laundry facilities, hot meals, 6 computer and internet access, and case management. 7 Hours of operation for these services 8 shall be limited to Monday through Friday, from 10 9 o'clock a.m. to 2 o'clock p.m. Community meetings, 10 support groups, a community garden, one community 11 garden not exceeding 3,600 square feet, the 12 institute job training program, and the gymnasium 13 for youth sports leagues, practices, tournaments, 14 performances, recreation, and educational 15 activities. 16 Number five, all building and fire safety 17 requirements shall be complied with and maintained 18 as required. 19 Number six, the six-foot privacy fence as 20 well as the property located north and south of the 21 privacy fence or the residential homes to the 22 commercial use shall be maintained in perpetuity by 23 the Apple cam. 24 Number seven, signage shall follow all 25 rules and regulations associated with all City of</p>	<p>9</p> <p>1 prohibition does not include temporary overnight 2 stays not to exceed five nights at a time of six 3 occasions per year by organizations performing 4 mission work in and around the greater Kansas City 5 area. This condition does not include the onsite 6 manager position and his or her immediate family who 7 reside on campus. 8 Number 13, any false statements in the 9 application or violation of these conditions or 10 other city code requirements may result in the 11 cancellation of this special use permit. 12 The leadership of A Turning Point and city 13 staff are in agreement on all conditions. 14 City staff recommends that the request be 15 approved contingent upon the conditions listed 16 above. 17 Thank you, and that is all I have. I 18 would invite Ms. McIntire to come up and introduce 19 herself. 20 MS. MCINTIRE: Good evening. Thank you 21 for your time tonight and for coming and taking a 22 tour the other day. I really do appreciate that 23 effort and that time to get to know us. 24 I just want to ask if you are here tonight 25 to just support A Turning Point and the work that we</p>

10

1 do, if you will just stand and show your support.
2 Thank you for being here. Most of -- you can have a
3 seat.

4 These folks that you see here tonight are
5 volunteers, are donors, are somehow connected to A
6 Turning Point and supporting what we do.

7 Austin listed our main programs that we
8 offer. You saw the site and what there is to see
9 there. I just want to reiterate a couple of things
10 real quick that I think are really pertinent to kind
11 of remember in the grand scheme of things.

12 We have over 50 -- almost 5,400 households
13 in our database at some point in the seven years
14 we've been in existence that we've served in some
15 capacity through our programs.

16 How many people that is, I could find that
17 out, but I didn't find that out. You could imagine
18 if 5,400 households. And out of that 5,400
19 households, there are really close, like 1,497 are
20 in the 64118, 64119 zip code. So our Gladstone, you
21 know, residents, for the most part.

22 And so I think that's -- it's just
23 important to remember that we're serving folks right
24 here in our neighborhoods and in our communities who
25 are in need, who are struggling in some capacity,

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1 who need our services and our support, so that's one
2 thing I just want to -- I don't think I've
3 highlighted in your narrative, necessarily, so just
4 something for you to know and to remember.

5 The other thing I want to just mention
6 briefly is I don't know how many of you -- I think a
7 couple of you were at the planning committee meeting
8 that we had in December, and there was a gentleman
9 who brought up a concern about safety and the rise
10 of crime that he reported that he noticed happened
11 in Northmoor when we were located in Northmoor.

12 And he approached me about that
13 afterwards, which I was really grateful for. And he
14 showed me the -- the information that he had found
15 when he Googled it, and it actually happened before
16 we even owned the building in Northmoor. And so
17 when I pointed that out, he was quick to say, oh,
18 well, I'm glad you shared that with me.

19 So if you heard that that night, we did
20 talk about it. We did kind of look at it and
21 address it, and that peak happened in 2015, before
22 we even got the building in 2016. That was just
23 something that popped out at the last meeting that I
24 wanted to make sure that we -- I, you know,
25 addressed and talked a little bit about.

12

1 The other thing that I also wanted to
2 mention is I know that there is a lot of unease and
3 concerns about some of the folks that we serve. The
4 folks that we serve come from a wide variety of
5 backgrounds, from a wide gamut of situations of
6 life.

7 About 50 percent of who we serve -- 40 to
8 50 percent of who we serve are what I would call low
9 income, the working poor. They're working multiple
10 jobs in the home but can't make ends meet because of
11 minimum wage, because of their situation. 40 to 50
12 percent of the folks that we serve are on a fixed
13 income of some sort, whether they're retired,
14 whether it's a disability income, whatever it might
15 be and, again, struggle to just make that paycheck
16 go far enough each month. And so our services are
17 really vital.

18 So about 90 to 95 percent of the folks
19 that we serve are in and out of there, using the
20 food pantry, using the wardrobe, our academy, those
21 kinds of services. I think the -- the hairs raised
22 on the neck with the -- the 5 to 10 percent of folks
23 that we serve that utilize our day center, and I
24 understand the concern for that.

25 These folks are coming in and taking a

13

1 shower, doing their laundry, receiving case
2 management services, just trying to make and take a
3 step forward in life, and that's what we're there
4 for. And they are there 10 to 2, and then they move
5 on to wherever they move on to. I'm not going to
6 lie; I don't know where all of them go.

7 Some of them have camps around the area,
8 and some of them get in their vehicle and -- and,
9 you know, and take off. I realize there's a high
10 level of concern for that.

11 If you were to come onto our property and
12 be there when these folks are in our day center, I
13 think you would have a whole different picture of
14 who we're dealing with because they are not
15 intimidating, and they're not scary, and they're
16 not, you know -- it doesn't make me feel insecure at
17 all to be in their presence and to be on the
18 property with them any time of day or night.

19 So I just want to address that elephant in
20 the room because I do think that's a concern. And
21 it's a rightful concern, but I think there is a
22 large misnomer of -- of information about who these
23 people are that we're serving, so.

24 If there's questions that you want to
25 answer -- I know I answered a lot of questions the

<p>14</p> <p>1 other day, but I'm happy to answer any more if you 2 have any. 3 MAYOR GARNOS: Thank you. 4 Any comments or questions for city staff 5 for the applicant? Okay. 6 Thank you. 7 Is there anyone who'd like to address city 8 council in favor of the special use permit for A 9 Turning Point? And if you would, please step to the 10 microphone, give your name and address, and limit 11 comments to whatever you can. 12 DAVID HICKMAN: Thank you, city council 13 and for everybody for showing up today. My name 14 again is Dave Hickman. 7307 North Euclid is my 15 address, just down the street here. 16 I actually wrote something I was going to 17 share, but after listening to Cathy, I'm going to 18 sort of wing it. I am the director of community 19 meals. We were previously known as Free Hot Soup. 20 You may have heard that name before. 21 Our goal is to go and reach out to people 22 where they need it. That means going to where we 23 might find them in a park or panhandling on the side 24 of the road, or actually visiting homeless camps. 25 I've dealt directly with that population quite a</p>	<p>16</p> <p>1 south to wherever people are needed. And I -- I 2 could ramble on a long time, but I know there's a 3 lot of people here, so going to keep it to just 4 this. 5 I think this is good for our community. I 6 think it makes financial sense. I think it makes 7 community sense, and I strongly hope you consider 8 and approve it because it's a boon for our 9 community. That's all I have. Thank you. 10 MAYOR GARNOS: Thank you. 11 LARRY LAFEVER: Good evening, Mayor, and 12 Councilpersons. I've got a little sore throat. 13 My name is Larry LaFever, and I'm a long- 14 time business owner in the community. Some of you 15 know some of my businesses, Northtowne Automotive 16 Group, three locations, and a body shop. We employ 17 over a hundred people, and we're here tonight -- I'm 18 here tonight along with dozens of others to speak 19 out in support of A Turning Point. 20 I can tell you I have familiarity with A 21 Turning Point going back to their Northmoor days. I 22 was introduced to them by a mutual friend, and we 23 have made it our company charity point of clothing, 24 food, furniture, other things over the years. 25 Those folks do some good work. And being</p>
<p>15</p> <p>1 little bit, and I understand that there's going to 2 be that certain element that she sort of touched on. 3 Most of those people are completely 4 benign. They are looking just to get by. I've 5 never felt unsafe. My ten-year-old daughter has 6 been visiting us. She doesn't go to the homeless 7 camps, but when we're serving she comes out since 8 she was five years old. She is very at home with 9 that. She knows them quite well. 10 We are looking to -- to help those that 11 need the help. And I think Gladstone is a fantastic 12 place to live. I am very proud to be a citizen of 13 Gladstone, and I'm very proud that A Turning Point 14 has come here because when we merged with them -- 15 and I've been doing this for about five or six years 16 alone with myself. 17 Linda over there -- Linda, where's your 18 hand -- she's another director. Her and I -- that 19 woman is a force to be reckoned with. She has got 20 so much love in her heart. We spent a lot of time 21 finding people and trying to find ways to help them, 22 and A Turning Point has been such a boon to us. 23 We have helped so, so many people all 24 through the north land, not just Gladstone but for 25 everything north of the river and beyond. We go</p>	<p>17</p> <p>1 familiar with some of that community that they serve 2 who really has a genuine need may also take care of 3 other members that have little access to resources. 4 They need this, and we need this in our community 5 going forward. 6 And I'm on record tonight as being in 7 support of this. Thank you. 8 MAYOR GARNOS: Thank you. 9 DAN YOUNMAYOR GARNOS: Good evening, 10 council. My name is Dan Young. I live at 4200 11 Northeast 63rd Terrace in Gladstone. 12 I'm not officially affiliated with A 13 Turning Point, but I know the people who run it, and 14 they're good people. A couple of points I want to 15 address. 16 I'm an attorney. In my line of work, I've 17 dealt with social services by the state, and the 18 people who do that are saintly. They are good 19 people. They are doing the best they can. Those 20 resources are drying up. There is not enough help 21 to go around from the public sector. 22 We also have to accept the fact, and I've 23 lived here 25 years, the homeless problem in 24 Gladstone is growing. The problem of families being 25 put on the street (inaudible) is growing. We have a</p>

<p>18</p> <p>1 lot of folks who are not making it paycheck to 2 paycheck anymore. A lot of folks are hanging onto 3 their housing by their fingernails. 4 To be blunt, we have kids going hungry in 5 this community, which we really shouldn't have. A 6 Turning Point is a great start. I think the 7 location is highly suitable. It's a large location. 8 It has good boundaries. And frankly, it was falling 9 apart. Now it's fixed. That's the benefit to the 10 city. 11 The last thing I want to say is as long as 12 we've been here -- and Councilman Smith, I'm sure 13 you remember Gladstone on the move. 14 COUNCILMEMBER SMITH: Absolutely. 15 DAN YOUNMAYOR GARNOS: We have been trying 16 to find our identity and what makes us special, and 17 my experience through two tornadoes and a variety of 18 other things is that we're special because we care 19 about each other, and we're special because it's a 20 nice place, and we're nice people. 21 Sometimes, actions speak louder than 22 words. And I think approving A Turning Point and 23 making them a part of the community and welcoming 24 them with open arms only reinforces something that 25 can't be undervalued, and that's our reputation as a</p>	<p>20</p> <p>1 their -- their work on that campus. 2 We believed so strongly as a congregation 3 and what A Turning Point was doing, that our small, 4 struggling church decided to give that property away 5 to them. And many of our members have become either 6 members of the board or part of the ministry of ATP. 7 We still meet on the campus, and we're 8 going to stay involved with ATP. We've provided 9 some of the same services that ATP is doing right 10 now for many, many years. Englewood Baptist Church 11 has been on that site since before 1960 and provided 12 food pantry service, educational services, 13 childcare, open house, the food services, and the 14 laundry services, and the things that are being 15 discussed here tonight. We've been doing many of 16 those things in that same space for a very long 17 time. 18 In the time that I've been with Englewood 19 Baptist, we have not been able to do it as well as 20 we had in the past because our congregation was 21 shrinking. What we were doing is often a band-aid 22 solution to a much larger problem. 23 What ATP does on the property is more of a 24 long-term solution, offers long-term solutions, and 25 they do so with dignity and while they preserve the</p>
<p>19</p> <p>1 nice place. That's all I have. Thank you. 2 MAYOR GARNOS: Thank you, Dan. Nice to 3 see you again. 4 DAN YOUNMAYOR GARNOS: Good to see you 5 again. 6 MIKE WEBB: Councilmembers, my name is 7 Mike Webb. I live at 6232 North Normandy in 8 Gladstone. I've been there with my wife. We've 9 raised our kids. We've been here for 23 years. 10 Some of you may remember me. I was one of 11 those folks that volunteered with Gladstone 12 Emergency Management for about 15 years or so. I 13 was out there waving my traffic wand at city events 14 and that kind of thing. 15 I think I -- I think once I denied you a 16 parking opportunity, Mr. Smith. I have to apologize 17 for that. You were very gracious to me about that 18 issue, so -- 19 COUNCILMEMBER SMITH: You did. I mean, 20 for the record, yeah, you did. 21 MIKE WEBB: I did. Wow, I'm that 22 memorable. I had brown hair back then. 23 I've been a member of Englewood Baptist 24 Church also for 25 years. That is the property that 25 was gifted to A Turning Point for them to begin</p>	<p>21</p> <p>1 pride and dignity of the clients that come to them. 2 We all know that there are people in need 3 in our community. I can't tell you the number of 4 times that I would be on the church campus, being 5 one of the building and grounds people, repairing 6 something, installing something, and someone would 7 come to me looking for help, needing a gas card, 8 needing a meal, needing a place to stay, needing 9 clothing. We could do some of those things for 10 them, but we could do it on a very limited basis. 11 We all have perceptions of what poverty 12 and houselessness look like. We often think of drug 13 and alcohol addiction, poor life and financial 14 choices or people who are just taking advantage of 15 the system as being the faces of those that are in 16 poverty and homeless. 17 This is not -- simply not the full truth 18 of poverty and housing instability. My inspiration 19 for the work of helping is informed by my spiritual 20 beliefs, but my personal passion for the work was 21 inspired by my own experience of poverty and 22 houselessness as a youth. 23 Due to my father's persistent mental 24 illness, my mother and sister and I experienced 25 housing instability on more than one occasion. We</p>

<p>22</p> <p>1 were lucky enough, fortunate enough that people from 2 our community in Kirkwood, Missouri, and people from 3 our church allowed us to couch surf while we found 4 stable housing and found a place to get our feet 5 back under us again.</p> <p>6 My mother is here tonight, and I commend 7 her for navigating us through that period of time. 8 This was not an easy way to live. I often wonder 9 what would have become of us had we not had those 10 kinds of services available to us at that time.</p> <p>11 Poverty and need knows no geographic 12 boundaries. We've heard tonight how many folks in 13 the Gladstone community are experiencing poverty and 14 houselessness, what that number might look like. We 15 know that those boundaries go well beyond the 16 boundaries of our city, and folks travel across this 17 entire north Kansas City area looking for help. ATP 18 is a place where they can get that help.</p> <p>19 These are folks that are in our own 20 backyards. They're our neighbors and friends. And 21 we could ignore their need, but we would do so at 22 their and our own peril. Mahatma Gandhi once said 23 that the true measure of any society can be found in 24 how it treats its most vulnerable members. 25 I believe it's in the best interest for us</p>	<p>24</p> <p>1 parents, they spoke to me about how they're feeling 2 unsafe because I see a lot of foot traffic, a lot of 3 people walking with backpacks, shopping carts. 4 And then we have encountered a few 5 incidents with people, one for sure when they were 6 trying to get on the deck to get the babies. I 7 mean, we are right across the street. And that was 8 kind of a scary point. We kind of de-escalated the 9 situation, and he kind of went on, but we've had 10 several kind of incidents with them being on the 11 property during our hours.</p> <p>12 We operate from 6:30 to 6 p.m. It's just 13 you just don't know anymore how stable anybody is. 14 And this is hard when you're seeing people with 15 backpacks constantly walking on both sides of the 16 street. So I'm just here to -- how it's coming off 17 for our families, and I think we have lost several 18 families to come to our center because of it.</p> <p>19 MAYOR GARNOS: Any comments, questions? 20 Okay. Otherwise, we'll keep going. 21 Thank you.</p> <p>22 LUTHER SALONEN: Hi. My name is Luther 23 Salonen. I am a member of the Holy Cross Lutheran 24 Church. I am also the chairman of board of elders 25 and the chairman at our early childhood center.</p>
<p>23</p> <p>1 as individuals and for our Gladstone community that 2 we support and affirm the work of organizations like 3 ATP.</p> <p>4 And I had one more question for Mr. 5 Whitten (phonetic). It sounds like he's a great 6 leader. I wonder if he's ever considered running 7 for the house representatives. I think they could 8 use your help over there.</p> <p>9 MAYOR GARNOS: Thank you.</p> <p>10 Is there anyone else who would like to 11 speak in favor of the special use permit? Although, 12 I think we get the general tone.</p> <p>13 If not, we wanted to give an opportunity 14 to address city council in opposition to the special 15 use permit for A Turning Point. Anyone who would 16 like to address city council in opposition to the 17 application?</p> <p>18 Yes, please. Can you -- give us just your 19 name and address. Thank you.</p> <p>20 CHRISTY PURL: Hi. I am Christy Purl. 21 Probably no one is going to like me after this, but 22 we are right across the road from Turning Point. 23 We're 2003 Northeast Englewood Road. We run a 24 daycare/preschool. 25 We've had here, basically, but for my</p>	<p>25</p> <p>1 MAYOR GARNOS: And your address, sir? 2 LUTHER SALONEN: It's 2003 Englewood. 3 And so as Christy has said, because she 4 reports to the early childhood center board, and so 5 I am the chairman of that board, so she has conveyed 6 the things that have happened.</p> <p>7 One instance is there was one -- a person 8 trying to climb over the fence towards the baby 9 house, so they had to scramble to put the babies in 10 the -- in, you know, in the house, so that, you know 11 -- because we didn't know why they were climbing 12 over the fence or trying to.</p> <p>13 So you know, we've had those issues of 14 several times, and we just thought that they already 15 had a permit and the licenses because we are a 16 licensed childhood center from the State of 17 Missouri. So we have to do all of the 18 qualifications to make sure that we abide by the 19 State of Missouri with the training and all of the 20 things that we have to do to file permits and 21 everything, so we try very hard to take care of all 22 of our children.</p> <p>23 We usually have anywhere from 75 to 85 24 kids there at one time. And her -- like Christy 25 said, our concern is what could happen. To go along</p>

<p>26</p> <p>1 with that, these people may be very, you know, calm 2 and normal people, but the perception from the 3 general public, which would be our parents of the 4 kids, are seeing these people around, and they're 5 going, I don't know that this is a safe area. 6 And you know, as Christy said, we've lost 7 a couple of families because of that, so you know, 8 our concern is just what the perception and what 9 could happen. So that's what I've got. Thank you. 10 MAYOR GARNOS: Appreciate that. Thank 11 you. 12 Any other comments? Please. 13 ROB LINE: Hi. My name is Rob Line, and I 14 reside on the Missouri side. My wife works at the 15 daycare center, and the stories she tells me, and 16 I've gone up there, too, and I've witnessed it. I 17 go up there and pick up my grandson. 18 And the -- this -- you guys know the 19 facility. There's a drive approach on Alpha 20 Englewood Road that goes into this facility. That 21 drive approach is exactly right across the street 22 from the early childhood center. And they meet 23 there, and they meet there. They yell across the 24 way, yell at the parents, whistle at the parents, 25 you know.</p>	<p>28</p> <p>1 permits. 2 Is this a change of occupancy? It used to 3 be a gymnasium -- gymnastics, I believe, and now 4 it's a -- I don't know what the use is when it comes 5 to the building code. I tried to look up in your 6 zoning code if this is even allowed. A group home 7 is what -- 8 I worked for the City of Kansas City. 9 That's what we would call this facility. When they 10 take care of the homeless, shelter, give them the 11 care that they need, and so I just wondered did you 12 go through all the steps to obtain all your building 13 permits. And again, why are they just now doing 14 this? Thank you. 15 MAYOR GARNOS: Appreciate your comments. 16 Thank you. 17 Any other comments in opposition to the 18 special use permit? If not, is there any testimony 19 from any other -- testimony from city staff or 20 anything city council would like to say at this 21 point? 22 COUNCILMEMBER MALLAMS: I do. Thank you, 23 Mayor. 24 For everyone here, and Cathy, most of 25 these comments will be directed to you, as a former</p>
<p>27</p> <p>1 You know, one gentleman yelled out, hey, 2 they left my kid, you know. I just want to know -- 3 this -- this facility has been open since spring. 4 Why are we doing this now? Why weren't they 5 notified? Why weren't people on the other side of 6 the state line -- sorry -- city limits notified of 7 the opening of this facility? And what -- is there 8 mental care done here? 9 Is there drug abuse care done here? Is 10 there alcoholism care done here? Supervision. So I 11 just have a lot of questions. What actually goes on 12 there? What kind of people are you bringing in 13 there? A lot of these people are homeless. 14 Turning Point, I -- you know, it's a 15 wonderful thing that you're doing, but what happens 16 on your property -- it's a wonderful thing that 17 you're doing. What happens off your property on the 18 other side of the city limit, I know you -- I don't 19 think you care. 20 That's -- I just want to say, you know, 21 yes, I find people sleeping on the property of the 22 church at 6 o'clock in the morning, waiting for your 23 facility to open. Parents, you know, walking by with 24 their child. So it's just -- just want to know did 25 you go through the city to get all your building</p>	<p>29</p> <p>1 educator, I do support A Turning Point. I 2 understand the importance and value for each child 3 to arrive at school each day beginning with a 4 nutritious meal, and I'm aware that without proper 5 clothing or cleanliness, a child's self esteem may 6 be impacted, which results in a decrease in 7 learning. 8 I do support the food pantry, the clothes 9 closet, the facilities for showering, and then doing 10 the laundry, helping your clients complete their 11 education, working with the case manager, possibly 12 to locate employment whereby they do not need your 13 services anymore. And I'm very pleased to hear that 14 the social worker will be brought on. 15 I do have concerns. I shared these with 16 you. I do have a concern for safety for everyone, 17 residents of Gladstone, your clients, and the 18 businesses within our community. 19 A concern exists for the impact A Turning 20 Point will be having on our public safety department 21 and their services that they provide everyone within 22 our city. A concern exists for the children and the 23 staff at the Lutheran Church to A Turning Point. 24 I challenge you, as the director, to work 25 with their director to be a good neighbor and</p>

<p>30</p> <p>1 everyone feels safe. And I thought of this as I 2 listened this evening. I ask you if I could read 3 the guidelines to the guest house. 4 And as a suggestion, the individual that's 5 in charge of the guest house, as your clients come 6 in, either in writing and/or verbally, you should 7 address, do not interfere with what is going on at 8 the daycare and really stress that to maybe some of 9 those situations could be cut back. 10 A concern exists with the homeless 11 beginning to place to answer other some form of 12 temporary home on the property at A Turning Point, 13 and we shared there's got to be immediate action 14 when that occurs. Your staff has to direct them to 15 leave or you call our public safety department. 16 Finally, I have a very serious concern 17 with turnover with your position. I'm also 18 concerned with the changes in board members that 19 possibly do not fully support the requirements of 20 the special use permit. 21 I do believe in your passion for the 22 program and helping those that aren't as fortunate 23 as us. I commend you. I commend the board for 24 getting us to where we are today. It's a job well 25 done. But as I shared with you, we've taken your</p>	<p>32</p> <p>1 MAYOR GARNOS: Thank you. That's all 2 we've got for tonight on that issue. We still have 3 some more ordinances, but thanks to everyone for 4 sharing their input, their concerns, and we'll see 5 if we can work to come to some resolution by the 6 next meeting. 7 (Whereupon, the excerpt of the Gladstone 8 Council Meeting concluded.) 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p>31</p> <p>1 program to a level here that when you leave I worry 2 that the program will decline, and we will have 3 possibly some of those concerns becoming realities. 4 Those are the comments I have, Mayor. 5 MAYOR GARNOS: Thank you. Appreciate 6 that. 7 Any other comments from council? 8 Mr. Greer, if you could remind me of the 9 planning commission voted what on this issue? I 10 can't remember. Was it 8-1, 7-1? 11 MR. GREER: I believe it was 7-1. The one 12 person who voted no, they were in favor of A Turning 13 Point. I think the disagreement came for the amount 14 of years for this special use permit. Does that 15 make sense? 16 MAYOR GARNOS: Yep, yep. Thank you. 17 Any other comments? If not, we're going 18 to continue the public hearing to our next regular 19 meeting on January 23rd, so we are going to be 20 postponing any decision until the date certain, and 21 we will then continue the public hearing and, I 22 assume, take up an ordinance after that at the same 23 meeting, or likely at the same meeting. 24 MR. GREER: Likely at the same meeting, 25 yes, sir.</p>	<p>33</p> <p>1 CERTIFICATE 2 3 I, Jodi Dean, do hereby certify that the proceeding 4 named herein was professionally transcribed on the date set 5 forth in the certificate herein; that I transcribed all 6 testimony adduced and other oral proceedings had in the 7 foregoing matter; and the foregoing transcript pages 8 constitute a full, true, and correct record of such 9 testimony adduced and oral proceeding had and of the whole 10 thereof. 11 12 IN WITNESS HEREOF, I have hereunto set my hand this 13 18th day of January, 2023. 14 15 16 17 /S/ Jodi Dean 18 19 20 21 22 23 24 25</p>



Request for Council Action

RES ☒ # R-23-01

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/18/2023

Department: Fire

Meeting Date Requested: 1/23/2023

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: A Resolution declaring certain City property surplus and authorizing the sale and/or disposal of such property held by the City to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager.

Background: Engine 1 – a 2012 Spartan model # GA41H-2142- has been replaced with the purchase of a new 2022 Pierce and is no longer needed by the City. In order to sell the apparatus, a declaration of surplus is required by the City Council. The proposed Resolution will declare the used Fire Engine surplus and authorize the City Manager to enter into an agreement for its sale.

Budget Discussion: Funds are budgeted in the amount of \$0 from the N/A Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$

Public/Board/Staff Input: Staff recommends approval of the proposed Resolution.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Bob Baer
Department Director/Administrator

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-23-01

A RESOLUTION DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE SALE AND/OR DISPOSAL OF SUCH PROPERTY HELD BY THE CITY TO THE HIGHEST BIDDER VIA ONLINE AUCTION, SEALED BID, AND/OR OTHERWISE DISPOSED OF AS APPROVED BY THE CITY MANAGER.

WHEREAS, the item set forth in the attachment, Exhibit “A” is no longer necessary for any municipal public purpose of the City; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of Gladstone that the said item be sold to the highest bidder via online auction, sealed bid and/or otherwise disposed of appropriately as approved by the City Manager.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

THAT, the item set forth in Exhibit “A” is hereby declared surplus property of the City of Gladstone; and

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to sell the item set forth in Exhibit “A” to the highest bidder via online auction, sealed bid, or otherwise disposed of as appropriate upon approval of the City Manager.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF GLADSTONE, MISSOURI, THIS 23RD DAY OF JANUARY 2023.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk

EXHIBIT "A"

VEHICLES					
ASSET NUMBER	VEHICLE DESCRIPTION	VIN	DEPARTMENT	GEN FUND	PSST
1465	2012 Spartan Model # GA41H-2142	4S7AU2D9XCC075092	Fire	XX	



Request for Council Action

RES ☒ # R-23-02

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/12/2023

Department: Police

Meeting Date Requested: 1/23/2023

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: A Resolution authorizing the City Manager to enter into a cooperative agreement with the Kansas City Metropolitan Crime Commission (KCCC). The KCCC operates the Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Greater Kansas City area, which includes Johnson and Wyandotte Counties in Kansas and Cass, Clay, Jackson, Lafayette, Platte, and Ray Counties in Missouri.

Background: The Gladstone Police Department has long been a member of the Kansas City Metropolitan Crime Commission. Our annual contract and subsidy goes toward maintaining the TIPS Hotline and publicity on its availability, provides rewards for information leading to arrest and/or prosecution of serious offenders, and the forwarding of information received by the TIPS Hotline to our Police Department regarding Gladstone cases. Approval of this Resolution will authorize the City Manager to sign the contract with the Crime Commission and the processing of the subsidy.

Budget Discussion: Funds are budgeted in the amount of \$3,850.00 from the General Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$3,500.00.

Public/Board/Staff Input: Staff recommends approval of the proposed Ordinance.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Fred Farris
Chief of Police

JM
City Attorney

SW
City Manager

RESOLUTION NO. R-23-02

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM THE KANSAS CITY METROPOLITAN CRIME COMMISSION, A MISSOURI NOT-FOR-PROFIT CORPORATION, TO OPERATE THE “CRIME STOPPERS” PROGRAM AND THE “TIPS HOTLINE” PROGRAM ON BEHALF OF THE CITY OF GLADSTONE FOR AN ANNUAL FEE OF \$3,850.00.

WHEREAS, the Kansas City Metropolitan Crime Commission has operated and continues to operate a Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Greater Kansas City area, which includes Johnson and Wyandotte Counties in Kansas and Cass, Clay, Jackson, Lafayette, Platte, and Ray Counties in Missouri; and

WHEREAS, the City of Gladstone recognizes the benefits of these programs to fighting crime and making our communities safer in the region; and

WHEREAS, these programs serve the interests of the residents and visitors in the City of Gladstone.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI AS FOLLOWS:

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to accept the proposal from the Kansas City Metropolitan Crime Commission for an annual fee of \$3,850.00 to provide the following services:

- a) Maintain the Crime Stoppers Hotline, (currently 816-474-TIPS) which will be answered a minimum of eight hours per day;
- b) Provide publicity concerning the availability of the Crime Stoppers TIPS Hotline;
- c) Provide rewards for information leading to the arrest, issuance of a warrant or indictment, which results from calls to the Crime Stoppers TIPS Hotline;
- d) Forward information received on the Crime Stoppers TIPS Hotline regarding crimes in Gladstone, Missouri.

FURTHER, THAT, funds for such purpose are authorized from the FY 2023 General Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 23RD DAY OF JANUARY 2023.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk

CONTRACT

This Contract is entered into this year, 2023, by and between the City of Gladstone and the Kansas City Metropolitan Crime Commission a Missouri not-for-profit corporation located at 3100 Broadway, Suite #1234, Kansas City, Missouri 64111.

WHEREAS, the Crime Commission has run and continues to run a Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Greater Kansas City area, which includes Johnson and Wyandotte Counties in Kansas and Cass, Clay, Jackson, Lafayette, Platte and Ray Counties in Missouri.

WHEREAS, the City of Gladstone wishes to contract with the Crime Commission to provide this service in Gladstone.

NOW, THEREFORE, the parties agree as follows:

1. The City of Gladstone will pay the Crime Commission an annual fee of \$3,850.00 dollars, payable on the date hereof and on each anniversary date of the date hereof during the term of this contract. Such annual fee may be adjusted each year as the parties hereto may agree.
2. The Crime Commission will provide its Crime Stoppers Program in Gladstone which program shall include, at a minimum, the following services:
 - a) Maintain the Crime Stoppers Hotline, (currently 816-474-TIPS) which will be answered twenty-four hours per day;
 - b) Provide publicity concerning the availability of the Crime Stoppers TIPS Hotline;
 - c) Provide rewards for information leading to the arrest, issuance of a warrant or indictment, which results from calls to the Crime Stoppers TIPS Hotline;
 - d) Forward information received on the Crime Stoppers TIPS Hotline regarding crimes in Gladstone, MO.

3. The parties agree, that the services to be provided by the Crime Commission are being provided strictly on a contract basis and that the Crime Commission is not and shall not be considered a part of Gladstone, MO or the City of Gladstone. The Crime Commission shall not be subject to any control by the City of Gladstone.

4. This contract shall be for an initial term of one year, commencing on the date hereof. Upon expiration of the initial term of this Contract, and upon expiration of each additional one year period thereafter, the term of this Contract shall be extended automatically for a period of one year, unless and until either party hereto gives written notice to the other party hereto of its intent not to extend the term of this Contract for an additional one year period.

5. This Contract shall not be assignable without the prior written consent of both parties. Any purported assignment without such written consent shall be void.

IN WITNESS WHEREOF, the parties have executed this Contract the year and date first above written.

City of Gladstone

By _____

ATTEST: _____

KANSAS CITY METROPOLITAN CRIME COMMISSION

By 
Rick Armstrong

ATTEST: _____

**PLEASE SIGN
& RETURN**



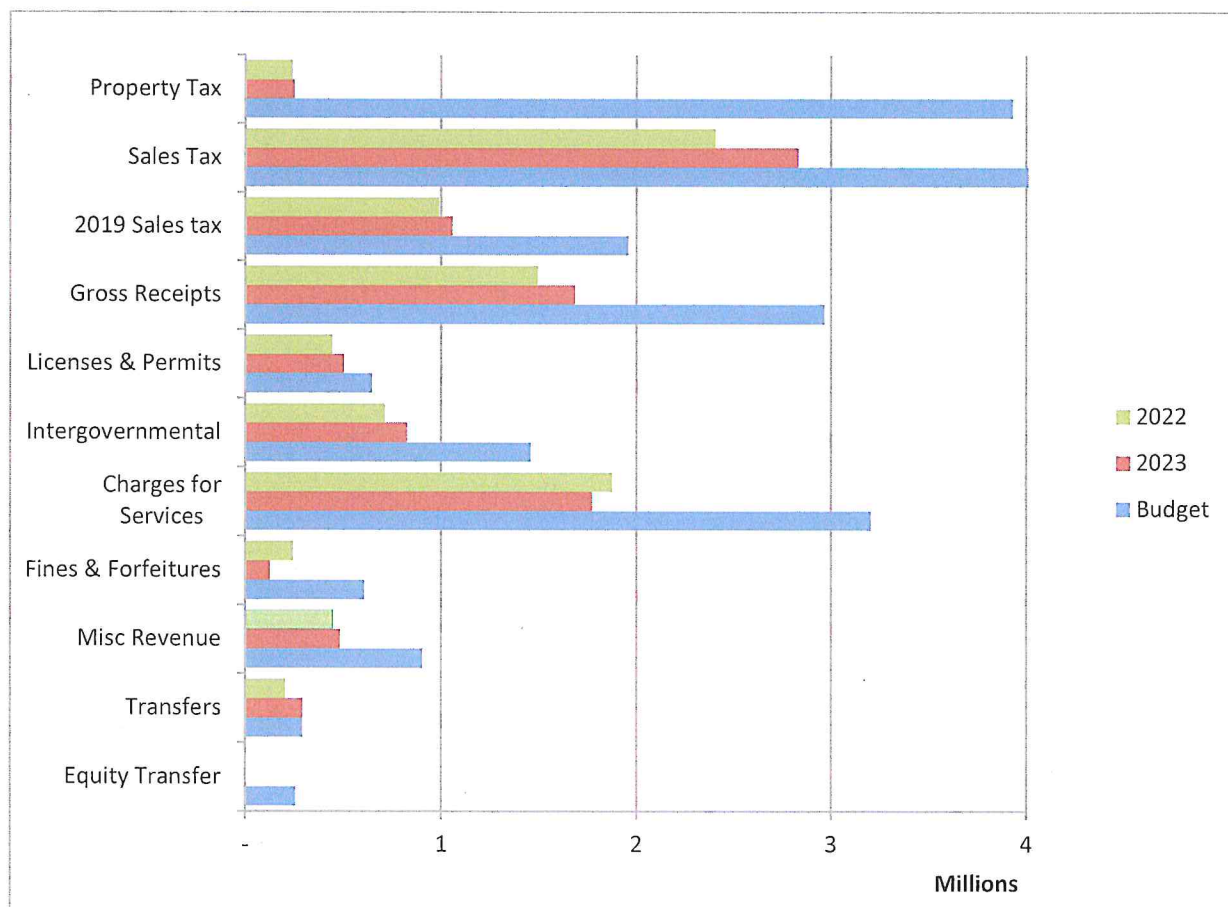
CITY OF GLADSTONE MISSOURI

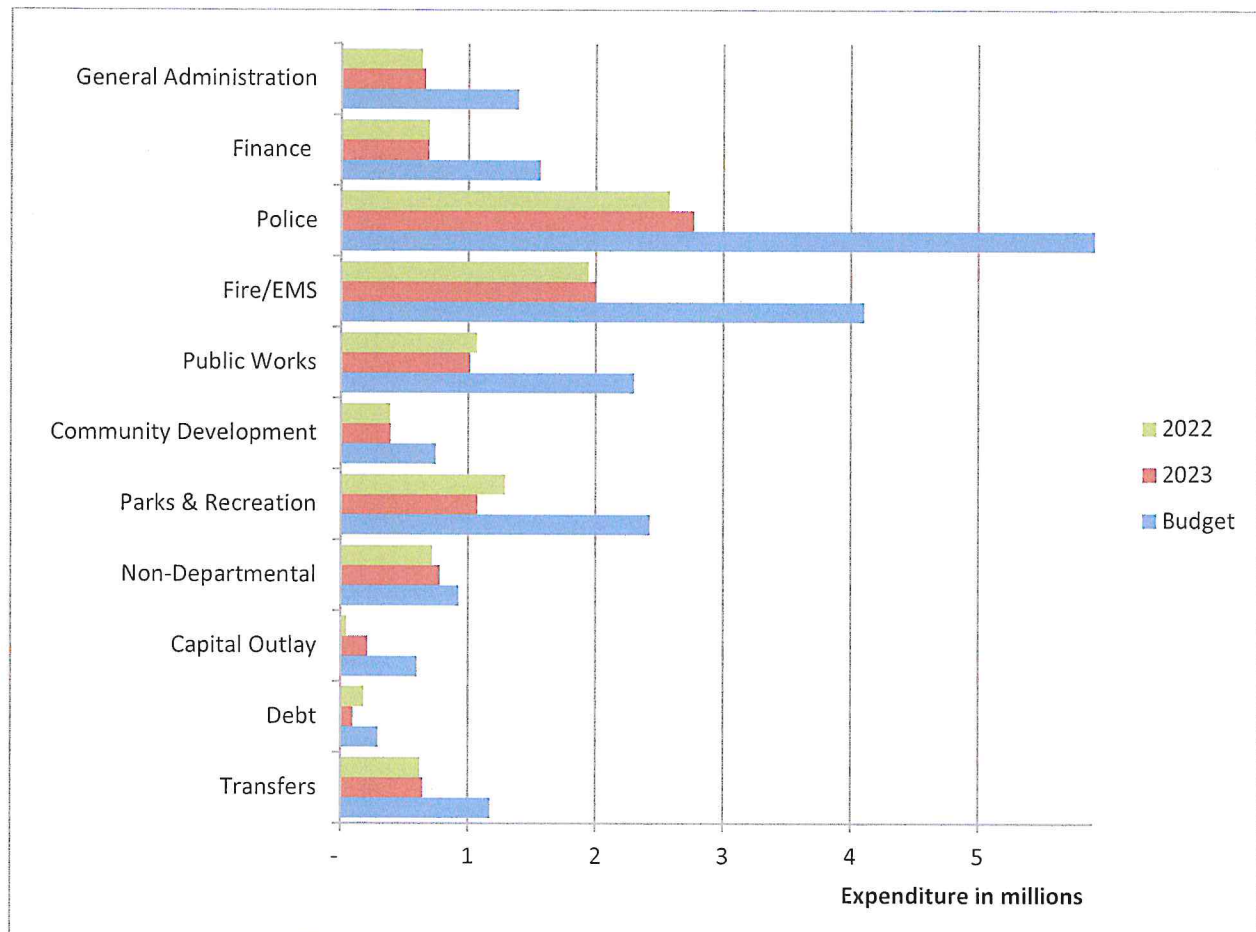
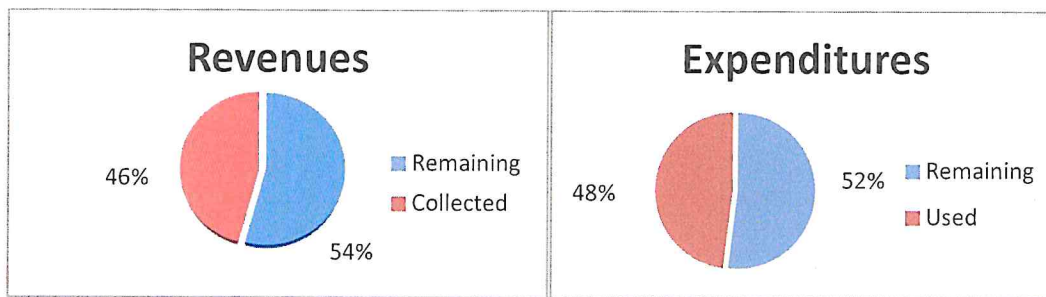
Financial Report for 5 Months Ending
December 31, 2022

GENERAL FUND

General Fund Revenues

Total revenues for the General Fund through 6 months or 50% of this fiscal year are \$9,836,669 compared to total budgeted revenues for the year of \$21,483,512 or 46% of budgeted revenue. Revenue from property tax is \$250,356. Sales tax on a cash basis is \$2,832,946 or \$423,468 (18%) more than last year. The 2019 sales tax (1/2 cent sales tax passed in 2019) is \$1,057,487, an increase of 7%. Gross receipts taxes are \$1,685,445, an increase of \$188,363 or 13% from last year due to increases and timing in electricity gross receipts and the hotel tax. License and Permit revenues are \$503,969, 13% or \$57,595 more than FY22 due to building and mechanical permits. Intergovernmental revenue is \$826,971 or \$111,520 (16%) over the previous year due to increased receipts from the state gas tax. Charges for Services are \$1,773,285 a decrease of 5% or \$102,777 compared to the previous year primarily due to senior activities. Fines and Forfeitures have decreased \$118,840 or 48% from the same time last year to \$126,845. Miscellaneous Revenue is \$486,365, an increase of \$35,165 due to interest revenue. Debt proceeds are not budgeted for the current fiscal year. Revenue from inter-fund transfers is \$293,000. An equity transfer of \$256,500 is budgeted for the General Fund.

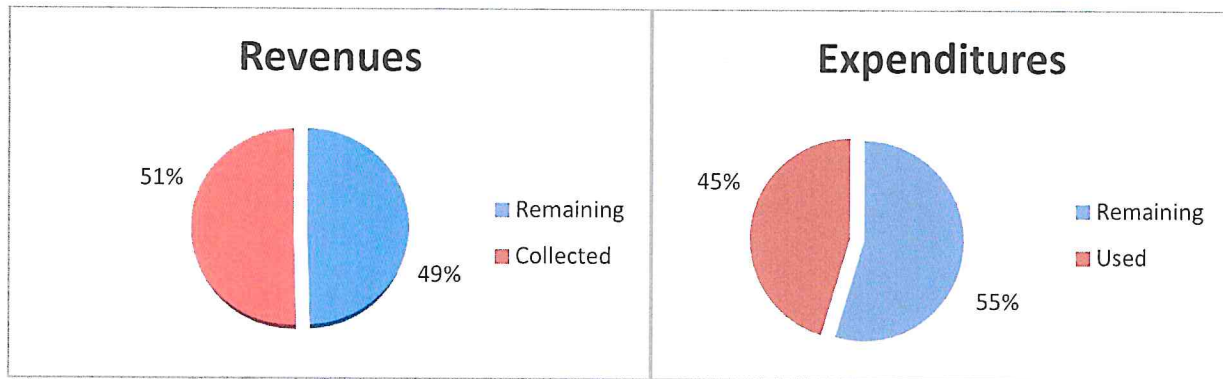
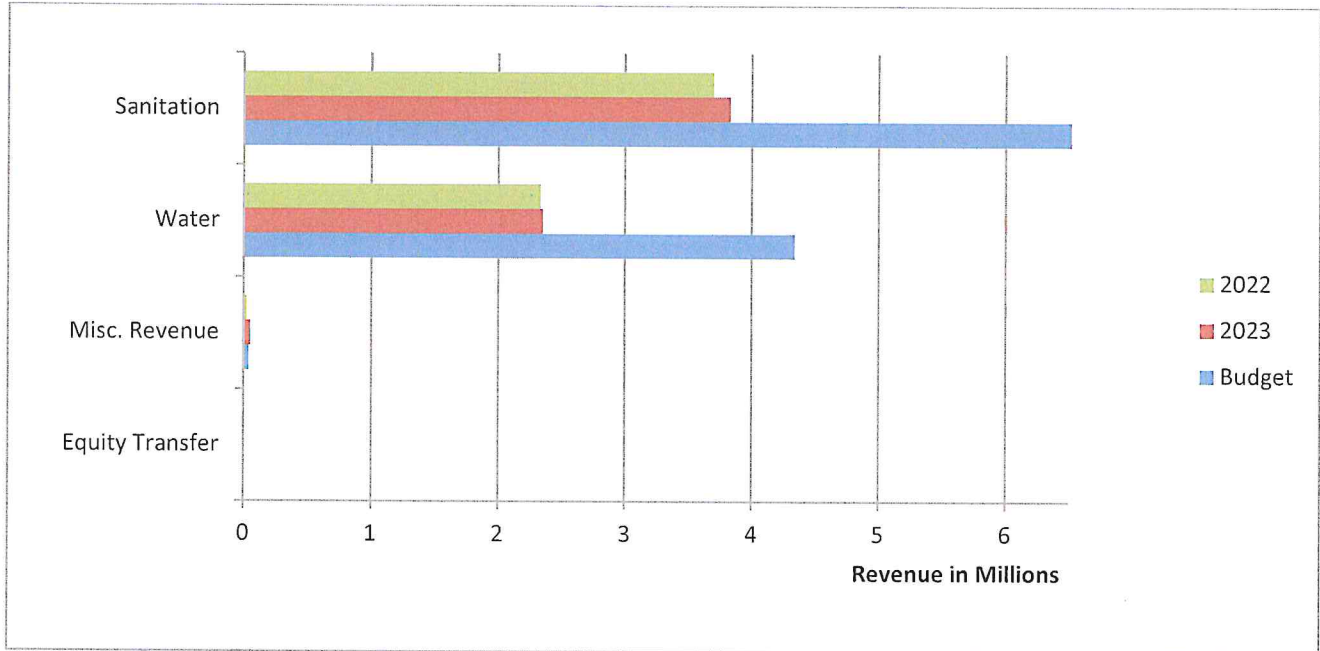




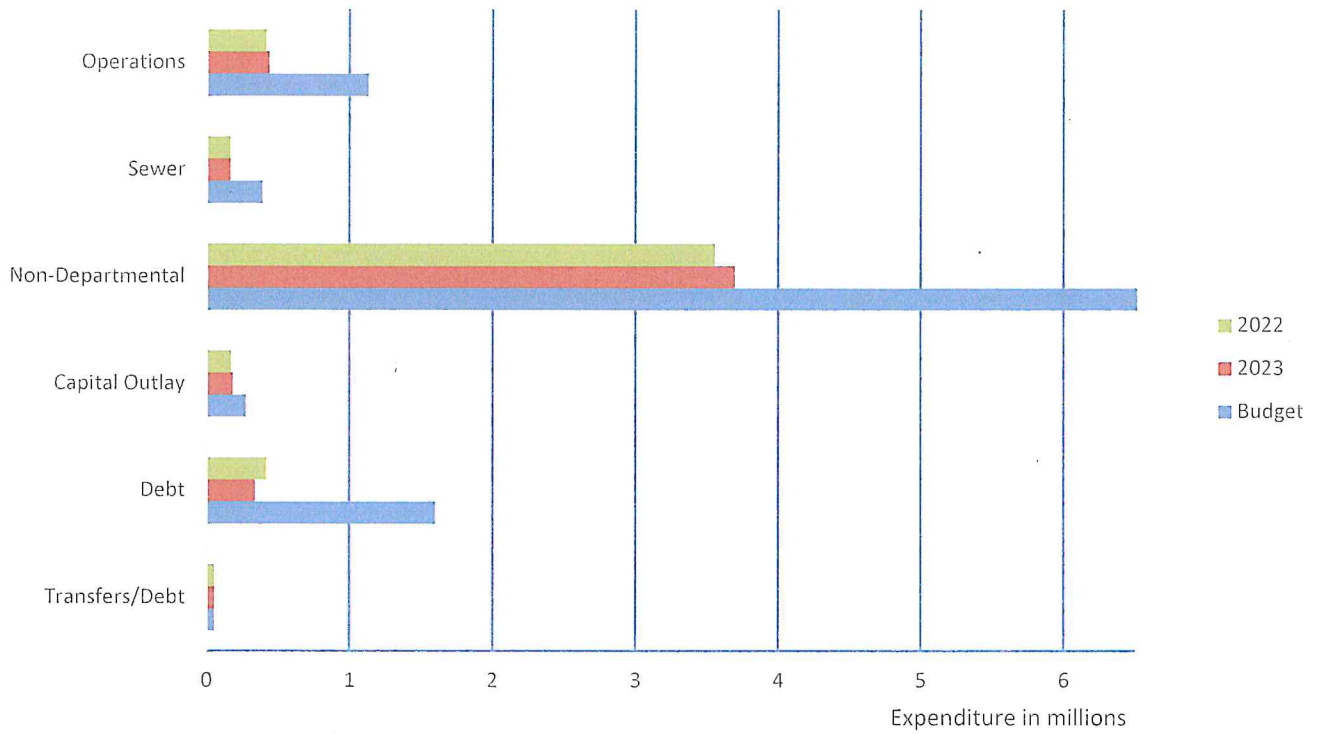
Expenditures through 6 months or 50% of this fiscal year amounted to \$10,311,828 or 48% of FY23 budgeted expenditures of \$21,483,512. This indicates that actual expenditures are 1% or \$147,875 more than last year's expenditures of \$10,163,953. General Administration expenditures are \$660,287, an increase of \$26,519 or 4% due to changes in staffing. Finance expenditures have decreased to \$687,141. Police expenditures are \$2,767,038, an increase of \$191,676 or 7%. Fire/EMS expenditures have increased \$57,852 to \$1,999,482. Public Works expenditures are \$1,011,874, \$54,033 or 5% less than the prior year due to decreases in equipment maintenance. Community Development expenditures are \$390,511, an increase of \$2,361. Parks & Recreation expenditures are \$1,070,547, down \$161,053 from the same time last year due to senior activities. Non-Departmental expenditures are \$775,704, an increase of \$55,031 due to liability and property insurance. Capital Outlay is \$210,280. Payments for debt are \$93,964, a decrease of \$89,953 due to lease purchases falling off the debt schedule. Transfers from the General Fund are \$645,000. Current expenditures exceed current revenues in the amount of \$475,159.

COMBINED WATER AND SEWERAGE SYSTEM FUND

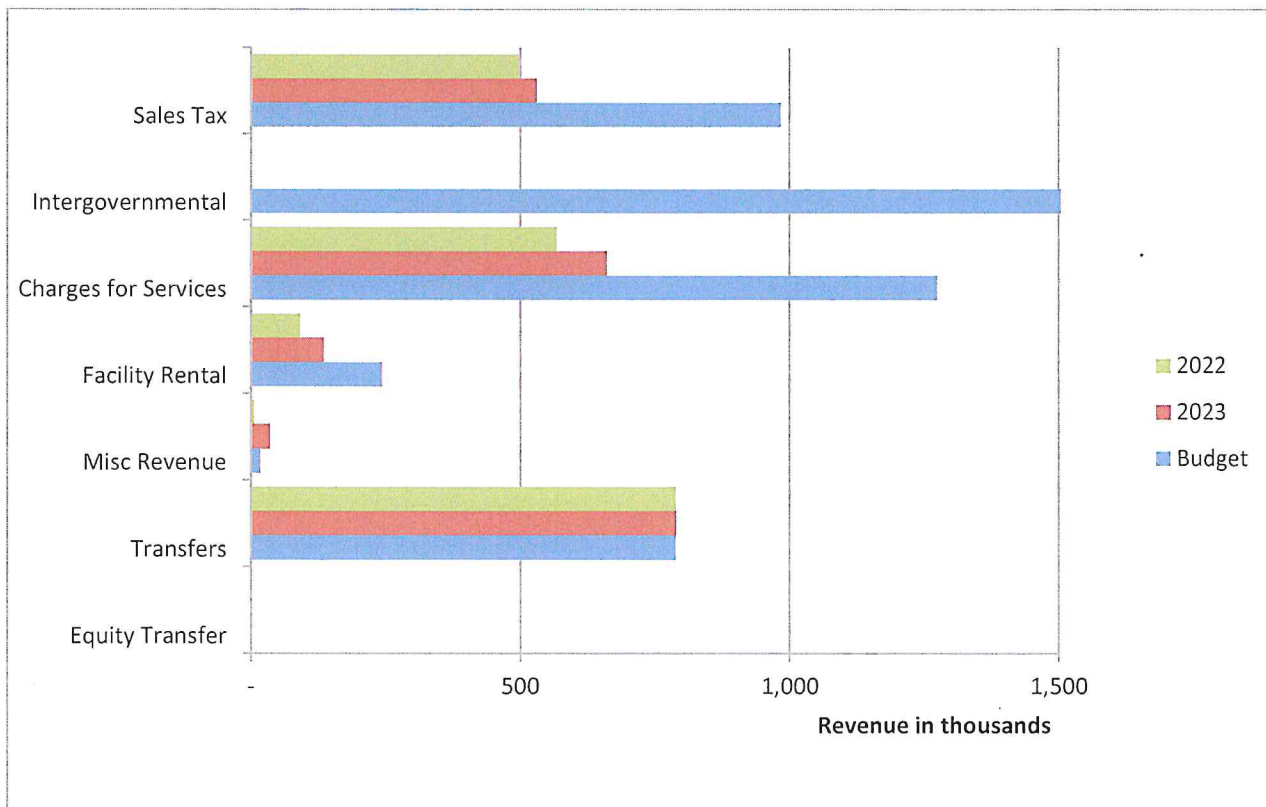
Total budgeted revenues for the fiscal year are \$12,324,296. Total revenues through 6 months or 50% of this fiscal year, amounted to \$6,231,073 or 51% of FY23 budgeted revenues. Charges for sanitation are \$3,827,201, an increase of \$130,521. Charges for water have increased to \$2,349,233 due to increased water and sewage rates. Miscellaneous revenue has increased \$28,507 to \$54,639 due to interest revenue.

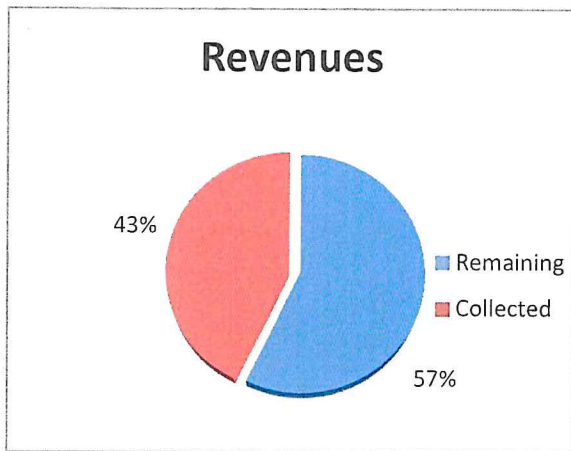


Total budgeted expenditures for the fiscal year are \$12,311,796. Total expenditures through 6 months or 50% of this fiscal year amounted to \$5,581,883 or 45% of FY23 budgeted expenditures. Production expenditures are \$728,029, an increase of \$196,422 due to increases in chemicals and repairs to the east secondary basin. Operations division expenditures are \$432,892, an increase of \$21,128. Sewer division expenditures are \$161,632. Non-departmental expenditures are \$3,694,664, an increase of \$140,050 due to increased sewer charges from Kansas City. Capital outlay is \$181,381, an increase of \$11,999 due to water main repairs. Payments for debt have decreased 20% or \$80,816 to \$333,284 due to lease purchases falling off the debt schedule. Current revenues exceed current expenditures by \$649,243.



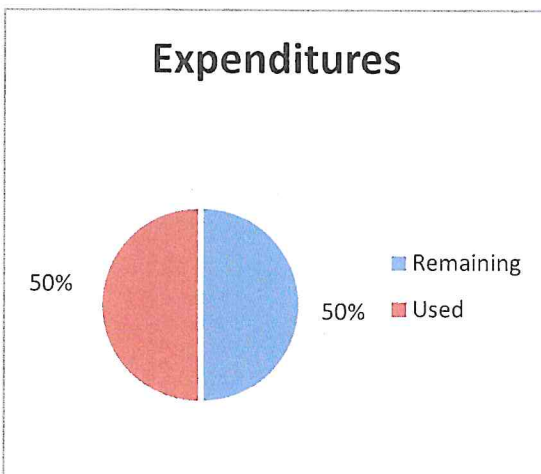
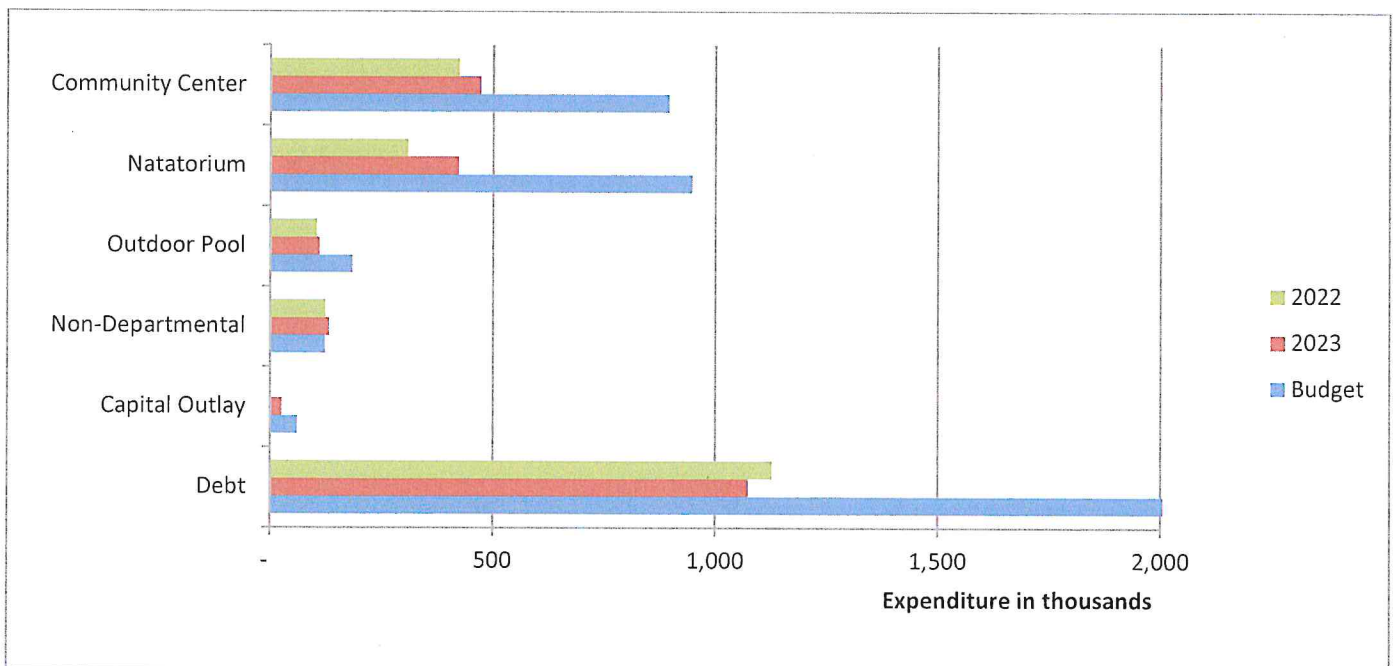
COMMUNITY CENTER AND PARKS TAX FUND





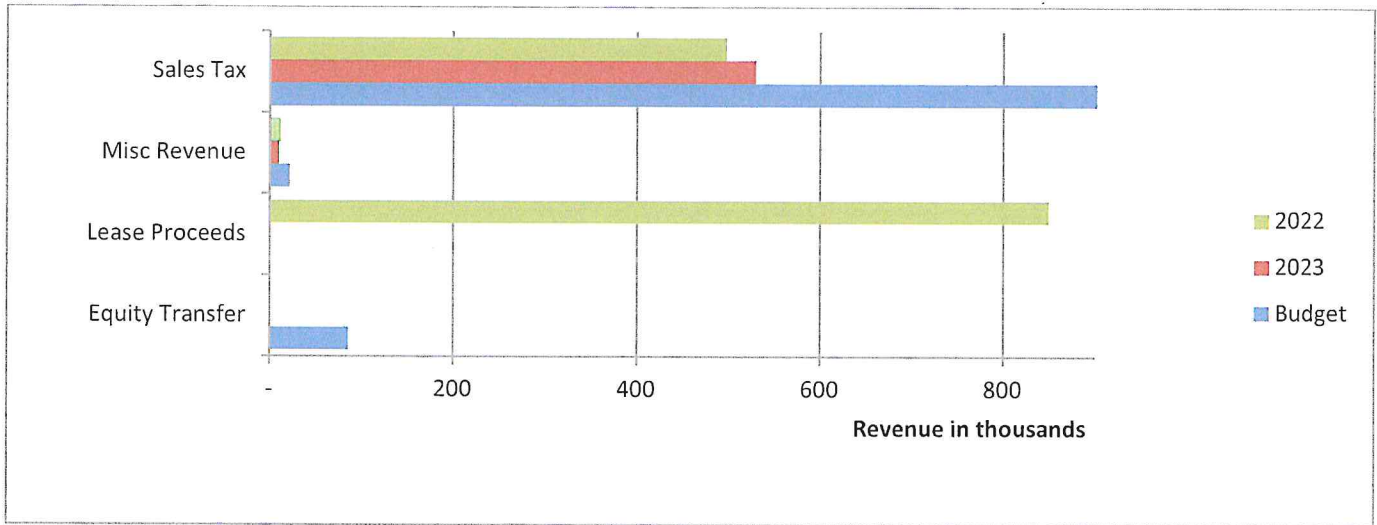
Total budgeted revenues for the fiscal year are \$5,009,081. Total revenues through 6 months or 50% of this fiscal year, amounted to \$2,147,638 or 43% of FY23 budgeted revenues. Sales tax received is \$529,423, an increase of \$32,012 (6%) from the previous year. Intergovernmental revenue consists of a charge to the North Kansas City School District for the natatorium \$700,000 and \$1,000,000 in ARPA funding. Revenue from the NKC School District is usually received in January and ARPA funding will be added at year end. Charges for services are \$659,959, an increase of \$92,594 (16%). Revenue from facility rental is \$134,167, an increase of \$43,086 (47%). Miscellaneous revenue is \$35,089. Transfers

to the fund are \$789,000. There is no equity transfer budgeted for the fiscal year.

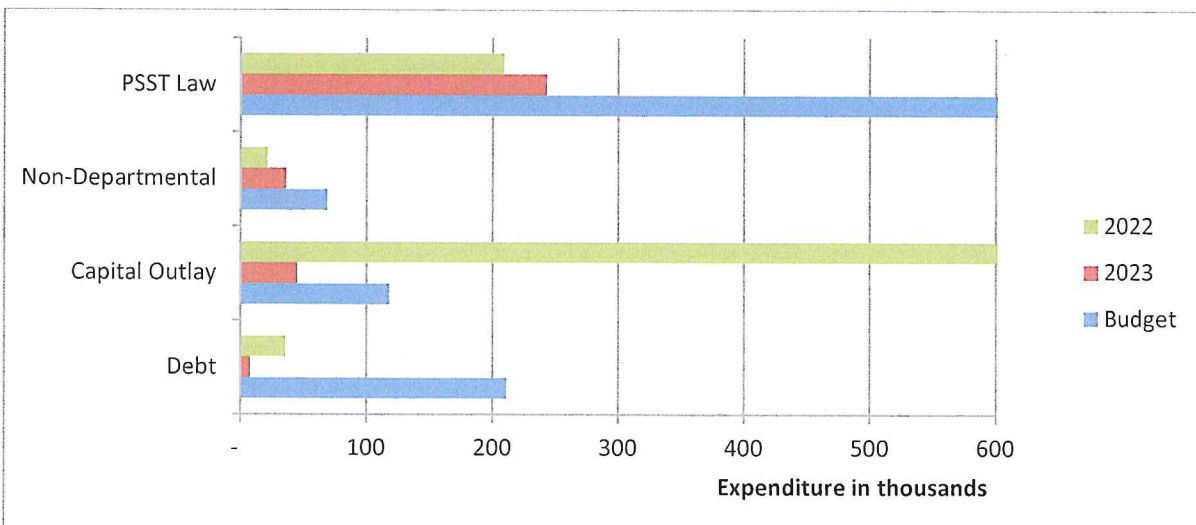
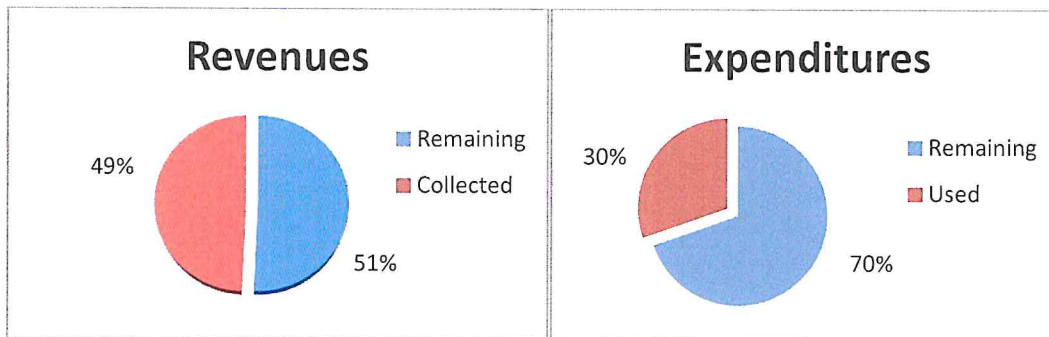


Total budgeted expenditures for the fiscal year are \$4,409,870. Total expenditures through 6 months or 50% of this fiscal year amounted to \$2,209,471 or 50% of FY23 budgeted expenditures. Community Center expenditures are \$471,329, an increase of \$47,186 (11%) due to changes in staffing. Natatorium expenditures are \$422,119, an increase of \$113,410 (37%) due to increases in building maintenance. Outdoor Pool expenditures are \$110,603, an increase of \$6,589 (6%) due to increases in part time personnel costs and chemicals. Non-departmental expenditures have increased \$7,408 to \$131,928 due to increases in property and liability insurance. Payments for debt are comparable to the previous year at \$1,073,492. Current expenditures exceed current revenues by \$61,833.

PUBLIC SAFETY SALES TAX FUND



Total budgeted revenues for the fiscal year are \$1,091,512. Total revenues through 6 months or 50% of this fiscal year amounted to \$539,191 or 49% of FY23 budgeted revenues. Sales tax on a cash basis is \$529,415, or an increase of \$32,015 (6%). Miscellaneous revenue is \$9,776. No lease proceeds are budgeted for this fiscal year. An equity transfer of \$86,012 is budgeted for the fund.



Total budgeted expenditures for the fiscal year are \$1,091,512. Total expenditures through 6 months or 50% of this fiscal year are \$331,156 or 30% of the FY23 budgeted expenditures. Law division is \$242,653, an increase of \$33,588 from the same time last year. Non-Departmental is \$35,959, compared to \$21,302 during the previous year. Capital outlay is \$45,106. Payments for debt is \$7,438. The decrees is due to debt issuance cost from the radio project in the previous year. Current revenue over expense for the fund is \$208,035.

Respectfully submitted,

A handwritten signature in dark ink, reading "Dominic Accurso". The signature is written in a cursive, flowing style with a large initial "D".

Dominic Accurso
Director of Finance



Request for Council Action

RES ☐# City Clerk Only

BILL ☒# 23-04

ORD ☒# 4.622

Date: 1/17/2023

Department: Community Development

Meeting Date Requested: 1/23/2023

Public Hearing: Yes ☒ Date: 1/23/2023

Subject: A Turning Point – Seven (7) Special Use Permit Request

Background:

New Information Made Available Since City Council Meeting on Monday, January 9th:

- Donney Drew, a resident who lives next door to A Turning Point at 1908 NE Englewood Road submitted a letter to city staff expressing her concerns. Please find the letter in the City Council packet.
- On January 11, 2023, a Clay County Deputy conducted a traffic stop in the parking lot of the A Turning Point property. The two individuals inside the car told the law enforcement officer that their destination was A Turning Point. Please find the attached offense/incident report.

The applicant is requesting a seven (7) year Special Use Permit to operate a social services organization at 1900 & 1904 NE Englewood Road. The need for a Special Use Permit at this location is because A Turning Point is operating a social services organization in a zoning district that is currently zoned R-1 Single Family.

Historically, City Staff proposes a one (1) year Special Use Permit to start. Given the investment by the A Turning Point organization of hundreds of thousands of dollars into both properties, City Staff believes that an initial Special Use Permit of seven (7) years is a reasonable request.

In summary, A Turning Point provides the following services:

- Food Pantry
- Wardrobe Clothes Closet
- Education Academy
- Community Meals
- Day Center Services
- Community Meetings
- Support Groups
- Job training programs

Request for Council Action

RES ☐# City Clerk Only

BILL ☒# 23-04

ORD ☒# 4.622

- Gymnasium for recreation opportunities

Cathy McIntire, Executive Director of A Turning Point has submitted a detailed narrative further explaining the organization and the services they provide. That document can be found in your packet.

Since the Planning Commission meeting in December 2022, new information has been made available to city staff by Christy Purl, Director of Holy Cross Early Childhood Center. The Holy Cross Early Childhood Center is located across the street of NE Englewood Rd. in Kansas City, MO and adjacent to the A Turning Point property on the southeast side. Please see the attached document sent from Director Purl to city staff.

Christy Purl and board members of their organization do plan to attend the Monday, January 9, 2023, City Council meeting to speak during the public hearing.

Budget Discussion: Funds are budgeted in the amount of \$0 from the N/A Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$

Public/Board/Staff Input:

Public: There were approximately 50+ individuals who showed up in support for the A Turning Point project. A few individuals did speak in favor of the Special Use Permit. No individuals spoke in opposition to the project at the Planning Commission meeting.

Board: There was much discussion amongst the Planning Commissioners, please see attached court reporter minutes. The commission voted in favor of a seven (7) year Special Use Permit. (7 Yes – 1 No)

Staff: City Staff recommends that the request be approved contingent upon the conditions listed in the draft ordinance and staff report.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Austin Greer
Department Director/Administrator

JM
City Attorney

SW
City Manager

Austin,

My name is Donney Drew and I live at 1908 NE Englewood, Gladstone, MO. Turning Point is right next door to me. I have watched them move into the Englewood Baptist Church. They have cleaned it up quite a bit. They have put in a new driveway which helped it look better and I am sure cost a bit of money.

I am sure they want to help less fortunate people, which sadly our world is full of. I am just not sure a residential area is the right place for it. Englewood is a street like any other street in Gladstone. It has younger families who work hard for what they have, it has retired people who want to live quietly and peacefully. With Turning Point, a lot of people are drawn to Englewood that causes me concern. Let me share a few instances:

I came home from work one day and pulled into my driveway. There is a No turning sign by my mailbox in front. A woman was standing there hugging and kissing that post. She walked across the 3 lanes of Englewood and hugged and kissed that sign on the other side of the street over there as well. She continued going back and forth across Englewood. I went inside and called Gladstone police. I just told the dispatcher about the woman, and she was in danger on the street. I went back outside, and she was walking on the street of N. Woodland which is the front of A Turning Point. I do not know where she went or if the police came, but I had not seen her before that day or since that day.

Last summer I was out on my front porch and suddenly, I heard yelling. There was a man threatening another man with a knife. Two men came from A Turning Point and parked at the edge of the driveway watching and saying they could not have this kind of behavior. I am assuming they knew who this man was. The man started to walk on down Englewood in front of the daycare still yelling and threatening the other man. KC police were called, and they came, but the man had gone on down the road. I do not know if they found him or what happened.

Does A Turning Point have the resources to deal with these kinds of people? And even if they do, why should the rest of Englewood have to deal with them? This is where our families and our homes are.

The daycare across the street from me has had 2 instances where homeless people tried to get into the daycare when the children were there. They had locked doors and they did call the police. Maybe they were confused as to what church is the Turning Point, but this is involving our children and working people who are probably not equipped to deal with what the Turning Point is bringing to our neighborhood.

Last Wednesday there were 3 Clay County Sheriff vehicles at Turning Point. One was a K-9 unit. They came in with lights on. I do not know why they were there.

The manager on sight has 2 very large bull breed dogs with him. I am sure now because of some of the people drawn to Turning Point. They also have lights on all night outside by their dumpster and parked panel truck. I have heard loud noises at night but have not seen anyone wandering around over there.

There are a lot of people walking from the bus stop on Antioch and the bus stop on North Oak. Some, I am sure, need help, but there are others that are going to make Englewood dangerous. Unfortunately!

Thank you, Donney Drew



Clay County Sheriff
12 SOUTH WATER STREET
LIBERTY, MO 64068



Offense/Incident Report

Incident			
Date/Time Reported	Incident Start Date/Time	Incident End Date/Time	Incident Number
01/11/2023 13:44	01/11/2023 13:44	01/11/2023 15:54	2300063
Location		Body Camera	Coverage Area
NE ENGLEWOOD RD / N WOODLAND AV, JE, GLADSTONE MO 64118		Y	CLAY 04008

Offense	
LCR:	
770	Possession - Drug Paraphernalia
Statute:	

Incident Summary	
<p>On 1-11-2023 at approximately 1344 hours I, Corporal Zubeck was on patrol in the area of Englewood and Woodland, when I observed a green, 2002 Nissan Quest, waiting to turn east onto Englewood from northbound Woodland. I observed the vehicle did not have any license plates displayed on the vehicle and the driver's side rear window was broken out. Upon turning around on the vehicle to conduct a traffic stop I observed the vehicle quickly turned into a church parking lot and drove to the rear. The driver was later arrested for outstanding warrants and issued citations.</p>	

Officer Narrative	
<p>On 1-11-2023 at approximately 1344 hours I, Corporal Zubeck was on patrol in the area of Englewood and Woodland, when I observed a green, 2002 Nissan Quest, waiting to turn east onto Englewood from northbound Woodland. I observed the vehicle did not have any license plates displayed on the vehicle and the driver's side rear window was broken out. Upon turning around on the vehicle to conduct a traffic stop I observed the vehicle quickly turned into a church parking lot, located at 1900 Englewood. I activated my emergency equipment as the vehicle pulled into the parking lot to conduct a traffic stop.</p> <p>The Nissan Quest pulled into the rear of the building and pulled into a parking spot. I identified the driver, verbally, as Jordin D. Nealon W/M [REDACTED] and the front seat passenger by his Missouri Driver's license as Samuel T. Johnson W/M [REDACTED]. I observed Johnson immediately was attempting to exit the vehicle and walk away. I instructed Johnson to return to the vehicle until the traffic stop was over. In speaking with Nealon I observed he appeared nervous, fidgety, and anxious, beyond what I normally observe. Nealon was moving around in the vehicle an extraordinary amount, looked mostly forward, and would not retrieve paperwork he claimed he had for the vehicle.</p> <p>Nealon advised he was enroute to 1900 Englewood, A Turning Point, with Johnson. Turing Point provides resources to homeless and people with financial difficulty.</p> <p>Nealon later advised he was concerned about an outstanding warrant, however I observed Johnson repeatedly try to exit the vehicle and distance himself from the stop.</p> <p>I returned and ran both Nealon and Johnson through Clay County Dispatch. I was informed Nealon returned with two warrants for his arrest, a non-extraditable Kansas City Police for traffic, and a</p>	

Case Status		Approval Status	
Investigating Officer	Date	Supervisor	Date
CPL ZUBECK, K (8148)	01/11/23		

Offense/Incident Report (Continuation)

Incident			
Date/Time Reported	Incident Start Date/Time	Incident End Date/Time	Incident Number
01/11/2023 13:44	01/11/2023 13:44	01/11/2023 15:54	2300063

Officer Narrative

confirmed Gladstone warrant for Narcotic Equipment. Johnson returned with a non-extraditable warrant for his arrest for Marijuana.

Nealon also returned in KeyStone as a previous suspect in a Clay County Possession case.

I returned to Nealon and asked for verbal consent to conduct a vehicle search. Nealon originally advised he was concerned about wasting his gas, however I told Nealon I would shut the vehicle off if he wanted. Nealon then advised he would rather I just not search his vehicle and it was his rights. I informed Nealon he did have the right to refuse to a vehicle search.

Based on the confirmed Gladstone warrant for the arrest of Nealon, he was removed from the vehicle and placed into handcuffs without incident. Nealon was then placed in the rear caged portion of my patrol vehicle. Based on the totality of the circumstances I contacted Sergeant Edwards and requested his K9 partner respond to my location. For further information see his attached supplemental report.

After the positive K9 alert on the vehicle Sergeant Edwards and I began a Probable Cause Search of the vehicle. During a search of the Quest I located the following items;

- ~ 1 - Clear, glass, smoking pipe under the driver's side seat
- ~ 1 - Used, hypodermic needle in the driver's side door compartment
- ~ 2 - Used, hypodermic needles on the floor behind the lower center console

Sergeant Edwards advised he had also located a clear, glass, smoking pipe, and two Winchester 40S&W bullets, both parties were IFS Disqualified, meaning they are not allowed to possess firearms or ammunition.

I issued Johnson the following citations on scene;

- ~ 161171223 - Unlawful Use of Drug Paraphernalia

I issued Nealon the following citations;

- ~ 161171224 - Failed to Register with the Department of Motor Vehicle's
- ~ 161171225 - Unlawful Use of Drug Paraphernalia

All citations had a court date of 3-15-2023 at 0900 hours at the Clay County Courthouse, Division Six.

All items of evidence collected on scene were secured inside of my patrol vehicle and later transported to the Clay County Sheriff's Office. The used, hypodermic needles were disposed of in the sharps bin at the Clay County Sheriff's Office, all other items were entered into Safe Tracker Evidence Manager and stored in the Temporary Evidence Lockers at the Clay County Sheriff's Office.

My body camera was uploaded to WatchGuard.

Investigating Officer	Date	Supervisor	Date
CPL ZUBECK, K (8148)	01/11/23		

Offense/Incident Report (Continuation)

Incident			
Date/Time Reported 01/11/2023 13:44	Incident Start Date/Time 01/11/2023 13:44	Incident End Date/Time 01/11/2023 15:54	Incident Number 2300063

Officer Narrative
EOR.

Suspect									
Name: JOHNSON, SAMUAL THOMAS						Role: Suspect		Phone: [REDACTED]	
Address: [REDACTED]						Driver's License: [REDACTED]			
Employer Name: [REDACTED]				Employer Address: [REDACTED]				Work Phone: [REDACTED]	
Date of Birth: [REDACTED]		Inc Age: 55	Sup Age: N/A	Height: 5'09	Weight: 172	Race: W	Sex: M	Resident: R	
File No:	FBI No:	SID No:		Hair: GRY	Eyes: BLU	Cmplx: [REDACTED]	Build: MED		

Suspect									
Name: NEALON, JORDIN DARIAN						Role: Suspect		Phone: [REDACTED]	
Address: [REDACTED]						Driver's License: [REDACTED]			
Employer Name: UUEMPLOYED				Employer Address: S				Work Phone: [REDACTED]	
Date of Birth: [REDACTED]		Inc Age: 25	Sup Age: N/A	Height: 6'02	Weight: 150	Race: W	Sex: M	Resident: N	
File No: 0091717	FBI No:	SID No:		Hair: BLK	Eyes: BRO	Cmplx: [REDACTED]	Build: MED		

Suspect Vehicle					
Vehicle Class: Suspect Vehicle			Vehicle Identification Number: 4N2ZN16T12D811749		
Registration No: NONE	Registration State:	Registration Expires:	Registration Type:		
Vehicle Year: 2002	Vehicle Make: NISS	Vehicle Model: QST	Vehicle Style: 4H	Vehicle Color: GRN	Vehicle Value:

Vehicle Owner		
Name: NEALON, JORDIN DARIAN		Role: Owner
Address: [REDACTED]		Phone: [REDACTED]

Evidence			
Qty: 1	Tag:	Type: Seized	Serial:
Brand/Make:		Model:	
		Value: 1.00	
Description: GLASS SMOKING PIPE WITH RESIDUE			

Investigating Officer	Date	Supervisor	Date
CPL ZUBECK, K (8148)	01/11/23		

Offense/Incident Report (Continuation)

Incident				
Date/Time Reported 01/11/2023 13:44	Incident Start Date/Time 01/11/2023 13:44	Incident End Date/Time 01/11/2023 15:54	Incident Number 2300063	
Property Owner				
Name: NEALON, JORDIN DARIAN		Role: Owner	Phone: [REDACTED]	
Address [REDACTED]				
Evidence				
Qty: 1	Tag:	Type: Seized	Serial:	Value: 1.00
Brand/Make:			Model:	
Description: GLASS SMOKING PIPE WITH RESIDUE, BROKEN				
Property Owner				
Name: JOHNSON, SAMUAL THOMAS		Role: Owner	Phone: [REDACTED]	
Address [REDACTED]				

Investigating Officer	Date	Supervisor	Date
CPL ZUBECK, K (8148)	01/11/23		



Clay County Sheriff
12 SOUTH WATER STREET
LIBERTY, MO 64068



Supplement Report

Supplement	
Date/Time of Report 01/11/2023 19:20	Incident Number 2300063 - 1
Location NE ENGLEWOOD RD / N WOODLAND AV, JE, GLADSTONE MO 64118	
Lead Number: K9 Deployed	
Offense LCR: 770 Possession - Drug Paraphernalia Statute:	
Officer Narrative <p>On 1/11/2023 at approximately 1406 hours Reporting Sergeant T Edwards #8151 responded to NE Englewood Rd and N Woodland Ave to assist Corporal K Zuebeck #8184 with an open air canine sniff.</p> <p>Corporal Zuebeck called me via telephone and informed me that he had two occupants of a green mini-van who have a past of possession of narcotics, both subjects were nervous beyond normal for a traffic stop, being evasive and tried to hide behind a church when he went to stop them. The driver was under arrest for an outstanding warrant and the passenger attempted to leave multiple times.</p> <p>Upon arrival I deployed my narcotics detection canine "Kratos" to conduct an open air sniff of the vehicle. It should be noted the passenger advised he did have Marijuana however Kratos is not trained to detect Marijuana. While walking Kratos around the vehicle I observed alert behavior to the trained odor of narcotics on the driver's side of the vehicle. Kratos gave a final indication at the drivers window when he stood up against the van with staring into the vehicle and not moving from that position.</p> <p>Corporal Zuebeck and I began a search of the vehicle based on the probable cause indication of the canine. Corporal Zuebeck advised he immediately located a used syringe in the driver's side door pocket. He also located more syringes in the vehicle and a glass pipe under the driver's seat that is commonly used to smoke Methamphetamine. I located another glass smoking pipe that had the bowl broken off of it in the small top pocket of a black backpack behind the passenger seat that is commonly used to smoke Methamphetamine. The bag was identified as belonging to the passenger, Samuel T Johnson. I tested the pipe with a field test kit which indicated positive for the presence of Methamphetamine.</p> <p>I turned the glass pipe over to Corporal Zuebeck for his investigation.</p> <p>I later downloaded my in car and body camera video to the WatchGuard System.</p> <p>--- End of Report ---</p>	

Case Status		Approval Status	
Investigating Officer	Date	Supervisor	Date
SGT EDWARDS, T (8151)	01/11/23	SGT LAMBETH, D (8126)	01/11/23

From: Holy Cross Early Childhood Center [<mailto:ecc@holycrosskc.org>]

Sent: Friday, December 16, 2022 11:54 AM

To: Austin Greer <austing@gladstone.mo.us>

Subject: Holy Cross Early Childhood

Austin,

It was good talking to you the other day about, turning point across the street from the center. We have many issues and concerns with this program being right across the way. Since Turning point has been here we have had homeless constantly walking on both sides of the sidewalk.

They are always carrying bags and wearing backpacks. I wish I didn't think the worst of people right now, but how do I know what they are carrying in their backpacks? They could have weapons or be sex offenders for we know.

I am responsible for the safety and care of 99 children's ages being 6 weeks to 5 years old along with 27 staff here at the site.

I have had to several times ask different homeless people several times to not being on our property.

I have had to call the cops on a couple occasions because they are just lying on the sidewalk.

I should've called the cops one time, because we had a homeless man try jumping over our gate to the babies. We hurried up and got all the children in both of our buildings until I knew it was safe to be outside again.

Since then we have called the police to talk about what we need to do if we encounter problems.

I have also purchased walkie talkies for all the teachers to have.

I have also had several parents concerned with the traffic of strange men and women close to the daycare.

We have also had several homeless hiding in our bushes and behind our trash container. So we have been getting rid of the hiding places taking out bushes and installed security cameras

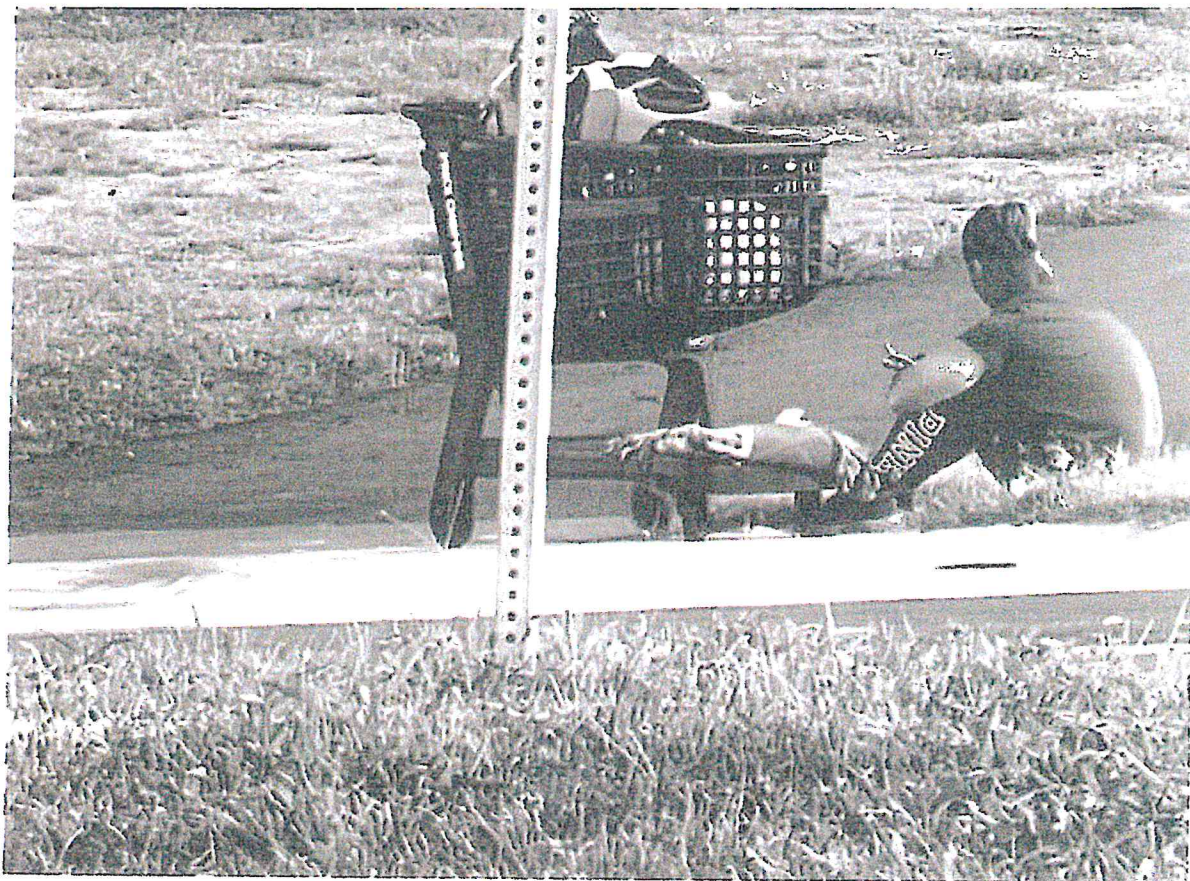
I will email you a couple of pictures of what we see, I could go on and on.

Please let me know if there's another meeting about Turning Point.

Sincerely,

Director/Christy Purl
816-452-9113

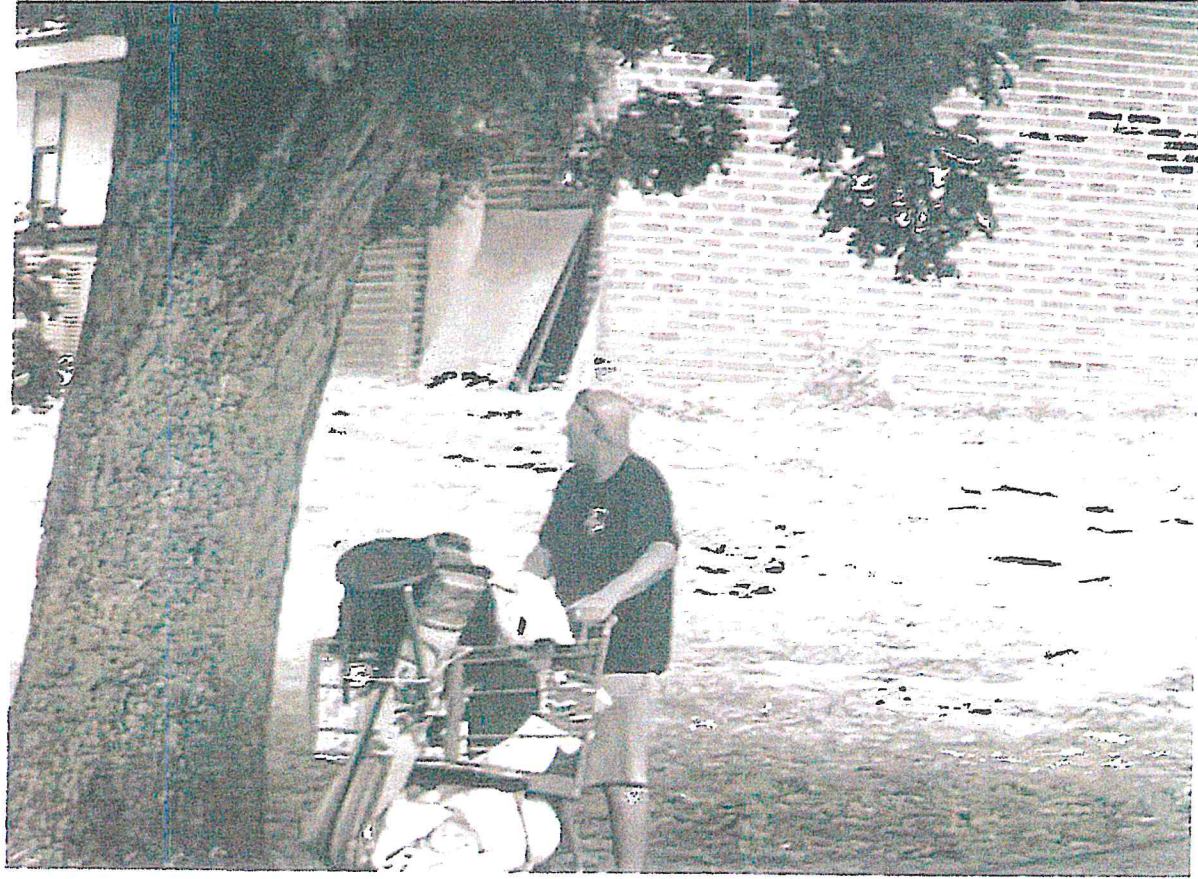
July 1984 SS017 227





Holy Cross Lutheran Early Childhood Center

July 2008 ETC





Community Development Department

Staff Report

Date: 1/4/2022

File #:

Requested Action: Special Use Permit

Date of PC Consideration: 12/5/2022

Date of Council Consideration: 1/9/2023

Applicant: Cathy McIntire, Executive Director

Owner: A Turning Point

Address of Property: 1900 & 1904 NE Englewood Road, Gladstone, MO 64118

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: N. Woodland Avenue; NE Englewood Rd. (Private Drive)
- Traffic Impacts: None
- Parking Provided: 128 parking spaces
- Existing Signage: Monument signage along NE Englewood Rd.

Analysis

The applicant is requesting a seven (7) year Special Use Permit to operate a social services organization at 1900 & 1904 NE Englewood Road. The need for a Special Use Permit at this location is because A Turning Point is operating a social services organization in a zoning district that is currently zoned R-1 Single Family.

Historically, City Staff proposes a one (1) year Special Use Permit to start. Given the investment by the A Turning Point organization of hundreds of thousands of dollars into both properties, City Staff believes that an initial Special Use Permit of seven (7) years is a reasonable request.

In summary, A Turning Point provides the following services:

- Food Pantry

- Wardrobe Clothes Closet
- Education Academy
- Community Meals
- Day Center Services
- Community Meetings
- Support Groups
- Job training programs
- Gymnasium for recreation opportunities

Cathy McIntire, Executive Director of A Turning Point has submitted a detailed narrative further explaining the organization and the services they provide. That document can be found in your City Council packet.

Since the Planning Commission meeting in December 2022, new information has been made available to city staff by Christy Purl, Director of Holy Cross Early Childhood Center. The Holy Cross Early Childhood Center is located across the street of NE Englewood Rd. in Kansas City, MO and adjacent to the A Turning Point property on the southeast side. In the City Council packet, you will find a document sent from Director Purl to city staff.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this seven (7) - year Special Use Permit.

1. This Special Use Permit is to be issued to A Turning Point and to be used at this location only. If A Turning Point relocates, sells, or leases this location to another tenant, either A Turning Point or the other tenant(s) must reapply for a new permit. This Special Use Permit is non-transferable to another tenant occupying space at this location.
2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses; copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 7:00 a.m. to 10:00 p.m., Monday – Saturday; six days a week.
4. This Special Use Permit allows for the following uses at 1900 NE Englewood Road:
 - Food Pantry
 - Wardrobe Clothes Closet
 - Education Academy
 - Site to store, prepare, and load vehicles for the Community Meals outreach program
 - Day Center Services (Guesthouse)
 - Services provided shall be shower and laundry facilities, hot meals, computer/internet access, and case management.
 - Hours of operation for these services shall be limited to Monday-Friday from 10:00 a.m. to 2:00 p.m.

- Community Meetings
 - Support Groups
 - Community Garden
 - One (1) community garden not exceeding 3,600 sq. ft.
 - The Institute job training program
 - Gymnasium for youth sports leagues, practices, tournaments, performances, recreation, and educational activities.
5. All building and fire safety requirements shall be complied with and maintained as required.
 6. The six (6) foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by the applicant.
 7. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
 8. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
 9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
 10. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.
 11. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than one (1) A Turning Point box truck shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
 12. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. This condition does not include the on-site manager position and his/her immediate family who reside on campus.
 13. Any false statements in the application or violation of these conditions or other City Code requirements may result in the cancellation of this Special Use Permit.

*The leadership of A Turning Point and City Staff are in agreement on all conditions.

Recommendation

City Staff recommends that the request be **APPROVED** contingent upon the conditions listed above.

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, A Turning Point, do hereby authorize Cathy McIntire
(Owner's name) (Applicant's name)
to apply for the following action on my property at 1900 NE Englewood Rd
Gladstone, Mo 64118

- a. Rezone from _____ to _____
b. Site Plan Revision _____
c. Special Use Permit ☒ _____
d. Variance _____
e. Plat/Replat _____

Date: 11/1/2022 Owner's Signature: Cathy McIntire

NOTARIZATION

State of Missouri
County of Clay

Subscribed and sworn before me this 1 day of November, 2022

Notary's Signature:

Angie Daugherty

My Commission expires: 8-27-24

(seal)





Organization History: A Turning Point

VISION: *We exist to serve as a catalyst for families to thrive.*

Our mission is to support families by providing basic needs and education equipping them for self-sufficiency.

HISTORY OF ORGANIZATION:

In 2015, Good Shepherd United Methodist Church, which is located in the Kansas City, MO Northland region, established a task force committee to consider how it could best serve the surrounding community. After devoting a year of extensive time and energy into researching, collecting data, and collaborating about pertinent support needs and gaps in essential services provided by local agencies and/or other area organizations, the committee concluded that creating a separate non-profit to effectively impact and improve the lives of at-risk individuals was the most forward-thinking plan; thus, A Turning Point (ATP) was organized, incorporated, and received 501c-3 status. ATP launched in January 2016 with the mission of providing individuals in crisis with not only the most basic short-term necessities to sustain life, but also the long-term confidence and skill-set necessary to achieve self-sufficiency and become contributing, productive members of society. At the core of ATP's mission of lasting success is the goal of client transformation and empowerment.

Because of our premise and foundation of filling the gaps in the community services, ATP has a very stringent protocol and process for determining the programs that we consider, create, launch, and support. We are very intentional about matching our programming with the most pressing of community needs. This process includes a ministry/business plan being submitted by an individual(s) who are committed to providing the necessary leadership to implement the program. This plan is then submitted to our Board of Directors for a review process. As part of this process, the Board of Directors evaluates and discusses the feasibility of this program in a number of areas: resources (human and financial), sustainability (immediate and long-term), compatibility (does it align with our vision and mission), and need (does it address a community service gap). The Board of Directors interviews the leadership submitting the plan and then determines if A Turning Point will accept and implement it as a new program. Outlined below are the programs that we have adopted as a result of this process.

CURRENT PROGRAMS:

In April of 2016, A Turning Point was gifted its' first facility located at 5105 NW Waukomis Drive. It was at this location that our initial programs were birthed and launched. Shortly after attaining the property, our Food Pantry opened, moving from the Good Shepherd campus and reshaping the entire prior serving model. While a food pantry in and of itself is not a unique program in our community, changes we made to our Pantry's serving philosophy certainly gives it a very unique flair that provides our guests with a dignified opportunity to receive assistance. It became (and still is) a full client-choice pantry offering non-perishables, fresh fruits and vegetables, dairy products, fresh meat, baby goods, hygiene items and more. We quickly moved from serving approximately 300 individuals monthly to currently serving between 2800 - 3200 people per month. These numbers alone affirm the need for our Food Pantry service along with the fact that in our geographic region, 1 in 8 individuals are experiencing food insecurity. Households are allowed to visit the Food Pantry once a week and must make a same-day reservation in order to access service. Our same-day reservation system provides the necessary

framework of procedures to ensure that wait time, crowding, and traffic flow is not a problem. Typically during any one of our open Food Pantry sessions, we have no more than 25 client vehicles in our lot. The Food Pantry is open Tuesday evenings 5:00-6:30, on Thursday afternoons 1:00-2:30 and on Saturday mornings 8:30-10:00.

In January of 2017 two more programs, the Wardrobe and the Academy, were added to our repertoire. Our Wardrobe is the only clothes closet in the Northland that is designed to serve infants through adults of all sizes that requires no referral for services. We are able to offer a shopping atmosphere for families and individuals to attain clothes for all circumstances (casual wear, professional/work/interview clothes, special occasions attire) as well as shoes, coats, accessories, undergarments, and more. Another component of our Wardrobe program is our "Uniform Assistance" where a client can apply for assistance for specific pieces of a uniform needed for either retaining or attaining employment; ATP will purchase the needed items based on their employer's recommendation/requirements. Our Wardrobe serves between 500-600 people monthly through our three open days a month: First Saturdays 9:00-11:00, Third Tuesdays 5:00-6:30, and Fourth Thursdays 1:30-2:30. Just as with the Food Pantry, a same-day reservation system provides the structure needed to control crowding, wait time, and traffic.

One of our most unique programs is our Academy. This is an opportunity for motivated adults to earn their high-school diploma rather than taking the GED/HiSET. With the GED/HiSET process being cumbersome, expensive, and having a high failure rate, many folks find themselves with no other option of moving forward in their job, in their education, in their life...this program is the answer for them. We provide the hands-on curriculum, the tutoring/mentoring, the supplies, all the resources needed for these adult students to earn the missing credits from their high school transcripts to meet MO state requirements for graduation. We are always eager to celebrate with them when they finish the coursework with a full-blown graduation ceremony. To date, we have 162 graduates from this program with over 300 currently enrolled. The diploma they earn from this program equips and empowers the graduates to become employed, advance in current job positions, go on to further educational and job training programs....all of which are things that have occurred with our graduates. We have four open sessions a week in our Academy: Tuesday & Wednesday evenings 5:00-7:00 and Wednesday & Thursdays 10:00-2:00. While there are many enrolled in the program, our typical sessions have between 5-15 students in attendance at any one time; therefore, traffic flow is very minimal for this program. In early 2021, the Platte County Detention Center approached us about working with their inmates and in June 2021, our Academy began serving in the Detention Center and have already graduated 20 men and women with their diploma.

Later in 2017, partnering with Hillcrest Platte County's Blessings program, A Turning Point began to offer rent and utility assistance to those in need who had income within their household with the goal of preventing eviction. We are a screening and referral agency for the Blessing program which allows us to select the clients that present with a need to refer on for potential assistance. This program of ours is essentially a service that does not take up a footprint of space as it's most typically done via phone interviews. To date, we have assisted over 50 families in avoiding eviction to remain in their homes so as to prevent a crisis of homelessness for their household.

In 2018, Community Meals came to life. While still located in the Northmoor area, our Community Meals program offered hot meals to the families or community at large two nights a month during the open Food Pantry and Wardrobe sessions. COVID-19 came along however, and our Community Meals program was put on an extended pause until summer of 2021 when we were able to re-envision its purpose and bring Free Hot Soup of the Northland under our umbrella. Our new re-vamped version of

Community Meals operates as a street outreach program meeting folks where they are. On Sunday afternoons, a team of volunteers load vehicles with hot meals, food packs, hygiene items, clothes and shoes, tents, propane tanks, tarps, batteries, and more to have a "picnic" with people experiencing homelessness in our immediate area. Landing at Chaumiere Park first, there follows a specific route by which deliveries of these essential items are made. The numbers served via Community Meals continues to grow, typically serving over 600 individuals monthly. Because this program is more community-based, the traffic at our facility for this is very minimal, usually involving less than 5 cars a couple of days a week.

Also in 2018, Englewood Baptist Church began to support A Turning Point by coming on as one of our local sponsoring churches. Working collaboratively with them, we were able to begin to consider ways in which we could expand the programs we are able to offer in space they were not utilizing on a regular basis. Because A Turning Point's vision and mission is compatible with Englewood Baptist Church's basic faith tenets, collaborating for the greater good seemed to make the most sense. At that time, we began to make plans for the Guesthouse program. Renovations to the Guesthouse building's space occurred through 2020 and the Guesthouse program began functioning as a Day Center for families and individuals in crisis in February 2021. Most generally these folks are experiencing homelessness and through our Guesthouse they can access food, clothing, showering and laundering facilities, computer/internet and Case Management services. The Guesthouse is open Monday, Tuesday, Wednesday, and Friday from 10:00am-2:00pm. On any given day, there are between 2-25 guests utilizing this program. During this first year of operation we have had success in assisting these guests with finding more permanent housing, attaining identification needed, getting a job, meeting basic needs, helping to walk through the disability process and more. This program is essential as there is no other Day Center services such as what the Guesthouse offers in the Northland of KC.

In addition, our facility is utilized by community groups as a safe place to conduct meetings. We sponsor two Narcotics Anonymous groups that hold their meetings in the fellowship hall of the sanctuary building on site. We have group meetings on Monday, Wednesday and Friday evenings and Saturday mornings. These meetings most typically host between 10-30 folks on the road to recovery and healing. Different Girl Scout troops and leaders have meetings here throughout the year as well as other community and civic groups needing a space to meet. These are most frequently scheduled when our regular programming is not in session so as to not interfere with parking and traffic flow issues.

Additional ongoing programs that are more seasonal or event based in nature include: Community Garden (community members grow fresh foods for consumption and Food Pantry use); Back-to-School Blessings event (provides backpacks, supplies/materials, haircuts, sports physicals, dental screenings for school-age children/youth); Christmas Store (shopping opportunity for clients and their families) and Community Outreach classes (e.g., one-on-one budget counseling; nutrition and food prep seminars provided by MU Extension Center and Harvesters Project Strength crew; basic and advanced sewing classes instructed by professional seamstresses; etc.). These special events involve a flow of traffic and space use that is different for each event. Typically, this is managed in much the same way our regular programming is – through use of a pre-made reservation/appointment.

FUTURE GROWTH:

In the Fall of 2021, Englewood Baptist Church and A Turning Point created an even deeper and stronger partnership and A Turning Point was invited to utilize space within all 5 buildings on the campus at 1900

NE Englewood Rd. Very recently, Englewood Baptist Church gifted the buildings and property to A Turning Point making ATP the sole owner of this property. This campus has truly transformed the potential we have to see our mission fully realized; to impact the community in a more significant way.

Future plans for programming within these buildings potentially could include the following:

- *ATP has envisioned for many years initiating a job training program that we would call the Institute. This program would provide a route for clients to earn certifications that would immediately enhance their marketability for employment. Courses and training may be in the areas of carpentry/construction; landscaping; seamstress/sewing; basic electricity; CNA; Computers/IT; and more. These courses and sessions would be facilitated by professionals in the respective fields who can also bring networking connections for potential employment upon completion. This type of program would fast forward our clients toward self-sufficiency.

- *In the former Creative Arts Academy gymnasium building, we would like to create opportunities that could benefit everyone from the community at large to our client base to A Turning Point. Possible uses that are being considered are: utilizing gymnasium for youth sports leagues' practices and tournaments – basketball, volleyball, soccer, etc.; creating a fine arts theatre performance space for community use; hosting community educational/recreational activities – art classes, yoga/Zumba sessions, etc; consignment specialty shopping events (thrift store like or bin sales); having community event space available. Our plan is to be intentional about utilizing this building on the campus for the greater good of the larger community. The potential flow of traffic for use of this building is easily controlled by scheduling events/activities around the programs' schedules so as not to overcrowd the two parking lots.

- *Building a storage shed (following the permit process required by the city) on campus to enhance our community garden/farm and to augment our Wardrobe program space is something we'd like to do on the property as well.

The above-mentioned, bullet-pointed items are all futuristic, potential plans that ATP has considered to enhance the property/facilities, to serve the community, and to implement our mission.

ORGANIZATIONAL STRUCTURE AND DEMOGRAPHICS:

One of the key successes to A Turning Point's rapid growth since its inception just 6 years ago is the intentional partnerships we have created with other social agencies, with corporations/businesses, and the faith community. We have worked closely with other non-profits – Hillcrest Platte County, Rebuilding Together KC, Hillcrest Hope, Metro Lutheran Ministry, Harvesters, Feed the Children, and Connections to Success – in a number of ways to best serve the at-risk, marginalized population of folks we serve. This network of agencies has proven essential for all of us in doing what we do! There are some companies that have embraced our work and support in a variety of ways by making donations, sponsoring fundraising events and more. These include local Hy-Vees & Price Choppers, J Jill Clothing, Eileen's Cookies, M & M Textiles, Community America Bank, Blue Cross Blue Shield, Gaustello Freight Recoupment, and others. The faith community is vital in our efforts as well as they provide financial support, volunteers, and donations of goods that we couldn't survive without. While A Turning Point was birthed out of Good Shepherd United Methodist Church, our current sponsoring/partnering churches are much wider now including churches across many denominations – Good Shepherd UMC, Englewood Baptist Church, Discover Church, North Cross UMC, Bread of Life, Gashland UMC, Faubion UMC, Center for Universal Oneness, Parkville Family Church of the Nazarene and New Hope Church of the Nazarene. Obviously these church sponsors are important to the work we do, but we also offer

these churches, as well as the community in general, a place to volunteer and give back to the community in which they live.

The ATP client base is economically, ethnicity/racially, and geographically diverse. All clients are at-risk and have a self-proclaimed need for any one of the offered services, with the majority identifying as being income challenged/working poor, coming from a single adult family, homeless, or are disabled/handicapped. The ethnicity/race demographic varies across the spectrum and is comprised primarily of Caucasian, African American, Latin/Hispanic, Asian, Native American, and Pacific Islanders. Because of the location of the ATP facility, the greatest percentage of the guests we serve are located in the Northland (80% Clay & Platte counties); however, our data base system indicates that we have served households in 17 counties in some capacity within at least one program.

Organizationally, A Turning Point has two full-time employees, with the leadership team being comprised of an Executive Director and a Program Manager. We also employ two part-time employees as our Case Manager who provides direct guidance with our Guesthouse clients. Governance of our organization is provided by our Board of Directors that is currently comprised of 14 individuals across a wide spectrum of professional, faith, and experiential backgrounds. The Board of Directors meets monthly for policy-making, financial/fiduciary guidance, strategic planning, new program vetting, evaluation, and other important decisions. ATP's greatest resource is its highly active and strongly committed volunteer base of 500+ individuals, with over 250 who donate a minimum of one hour per week on an annual basis. Each program has volunteer directors who oversee day-to-day operations; volunteer recruitment, training, and scheduling; budget oversight; and more. The voluntary program directors meet regularly with the paid staff for future planning, problem solving, and operational reporting purposes.

We believe that the services A Turning Point is able to offer meet critical needs within not just the city of Gladstone, but Clay County and the greater KC area as well. We are committed to working in full collaboration with the city of Gladstone, community agencies, the faith community and beyond to make the widest and deepest impact possible for those in our midst who are struggling, who are going without, who need assistance. Our ultimate dream is that our services would no longer be needed because we've been so successful in our fulfilling our mission!



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CITY OF GLADSTONE
PLANNING COMMISSION

HELD ON
MONDAY, DECEMBER 5, 2022
7:00 P.M.

GLADSTONE CITY HALL COUNCIL CHAMBERS
7010 NORTH HOLMES STREET
GLADSTONE, MISSOURI 64118



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<p>2</p> <p>1 CITY OF GLADSTONE 2 PLANNING COMMISSION 3 HELD ON 4 MONDAY, DECEMBER 5, 2022 5 7:00 P.M. 6 7 CHAIR EBENROTH: The meeting is called to 8 order on Monday, December 5, 2022, 7 p.m. Can I get 9 a roll call, please? 10 MS. DAUGHERTY: Mr. Cookson? Chair 11 Ebenroth? 12 CHAIR EBENROTH: Here. 13 MS. DAUGHERTY: Mr. Davis? 14 MR. DAVIS: Here. 15 MS. DAUGHERTY: Ms. Lowe? 16 MS. LOWE: Here. 17 MS. DAUGHERTY: Mr. Markenson? 18 MR. MARKENSON: Here. 19 MS. DAUGHERTY: Ms. Middleton? 20 MS. MIDDLETON: Here. 21 MS. DAUGHERTY: Mr. Murch? 22 MR. MURCH: Present. 23 MS. DAUGHERTY: Mr. New? Mr. Turnage? 24 MR. TURNAGE: Here. 25 MS. DAUGHERTY: Mr. Whitton? Ms. McGee?</p>	<p>4</p> <p>1 MR. GREER: Thank you. Good evening, 2 everyone. The applicant is requesting a seven-year 3 special use permit to operate a social services 4 organization at 1900 and 1904 Northeast Englewood 5 Road. The need for a special use permit at this 6 location is because A Turning Point is operating a 7 social services organization in a zoning district 8 that is currently zoned R-1 single family. 9 Historically, city staff proposes a one- 10 year special use permit to start. Given the 11 investment by the A Turning Point of hundreds of 12 thousands into both properties, city staff believes 13 that an initial special use permit of seven years is 14 a reasonable request. 15 In summary, A Turning Point provides the 16 following services: Food pantry, wardrobe clothes 17 closet, education academy, community meals, day 18 center services, community meetings, support groups, 19 job training programs, and a gymnasium for 20 recreation opportunities. 21 Cathy McIntire, executive director of A 22 Turning Point, has submitted a detailed narrative 23 further explaining the organization and the services 24 they provide. That document can be found in the 25 planning commission packet given to you all last</p>
<p>3</p> <p>1 MS. MCGEE: Here. 2 CHAIR EBENROTH: We have a quorum. Item 3 No. 2 is Pledge of Allegiance to the United States 4 of America. Please rise. 5 (Pledge of Allegiance was recited.) 6 CHAIR EBENROTH: Item No. 3 is approval of 7 the previous meeting minutes. Anybody have a chance 8 to look over them? I'll entertain a motion. 9 MR. TURNAGE: Mr. Chair, I move they 10 approve. 11 MS. MCGEE: Second. 12 CHAIR EBENROTH: Perfect. All those in 13 favor say aye. 14 (All indicated aye.) 15 CHAIR EBENROTH: Opposed, same sign. 16 Item No. 4 is a public hearing on a 17 special use permit for property located at 1900 and 18 1904 Northeast Englewood Road. The applicants -- 19 applicant -- sorry -- is Cathy McIntire, executive 20 director of A Turning Point, the owner of A Turning 21 Point. The city council hearing is scheduled for 22 Monday, January 9, 2023, at 7:30 p.m. here at city 23 hall. 24 Open the public meeting and I'll ask you 25 for a little briefing, Mr. Austin.</p>	<p>5</p> <p>1 week. 2 City staff recommends the following 3 conditions be considered if the planning commission 4 and city council approve the seven-year special use 5 permit: No. 1, the special use permit is to be 6 issued to A Turning Point and to be used at this 7 location only. If A Turning Point relocates or 8 sells, or leases this location to another tenant, 9 either A Turning Point or the other tenant must 10 reapply for a new permit. This special use permit 11 is nontransferable to another tenant occupying space 12 at this location. 13 No. 2, A Turning Point shall apply for and 14 maintain all applicable state, county, and city 15 business and occupational licenses. Copy of such 16 business and occupational licenses shall be provided 17 to the community development department. 18 No. 3, hours of operation for this 19 location shall be limited to 7 a.m. to ten o'clock 20 p.m. Monday through Saturday, six days a week. 21 No. 4, this special use permit allows for 22 the following uses at 1900 Northeast Englewood Road: 23 A food pantry; wardrobe clothes closet; education 24 academy; site to store, prepare, and load vehicles 25 for the community meals outreach program; day center</p>

<p>6</p> <p>1 services. Services provided shall be shower and 2 laundry facilities, hot meals, computer/internet 3 access, and case management. Hours of operation for 4 these services shall be limited to Monday through 5 Friday 10 a.m. to two o'clock p.m. 6 Community meetings; support groups; a 7 community garden within, one community garden not 8 exceeding 3,600 square feet; the institute job 9 training program; and a gymnasium for youth sports 10 leagues, practices, tournaments, performances, 11 recreation, and other educational activities. 12 No. 5, all building and fire safety 13 requirements shall be complied with and maintained 14 as required. 15 No. 6, the six-foot privacy fence, as well 16 as the property located north and south of the 17 privacy fence, residential homes to commercial use, 18 shall be maintained in perpetuity by the applicant. 19 No. 7, signage shall follow all rules and 20 regulations associated with all City of Gladstone 21 sign ordinances. Landscaping approved by the 22 community development department shall be installed 23 and maintained around the monument sign located 24 adjacent to Northeast Englewood Road. 25 No. 8, all mechanical equipment located on</p>	<p>8</p> <p>1 manager position and his or her immediate family who 2 reside on campus. 3 No. 13, any false statements in the 4 application or violation of these conditions or 5 other city code requirements may result in the 6 cancellation of this special use permit. 7 The leadership of A Turning Point and city 8 staff are in agreement on all the conditions. City 9 staff recommends that the request be approved 10 contingent upon the conditions listed above. 11 Ms. McIntire has actually provided a video 12 for everyone tonight, and I would invite Ms. 13 McIntire to the podium to introduce herself. 14 MS. MCINTIRE: Good evening. My name is 15 Cathy McIntire, like Austin said, and it is my 16 privilege to be here tonight representing A Turning 17 Point, and I thank you for this time together and 18 any questions you might have and just learning a 19 little bit more about us and us learning about you. 20 Are we ready? 21 MR. GREER: Yes, ma'am. 22 MS. MCINTIRE: Okay. I think the video 23 will kind of give you -- 24 (Videotape was played.) 25 MS. MCINTIRE: That was made for Good</p>
<p>7</p> <p>1 the roof and the ground shall be screened from 2 public view similar in design to the rest of the 3 structure. All screening shall be approved by the 4 community development department. 5 No. 9, trash service and commercial 6 deliveries shall occur between the hours of seven 7 o'clock a.m. to ten o'clock p.m. 8 No. 10, dumpster enclosures shall be 9 constructed with materials consistent with the 10 primary building. Specific colors and materials 11 shall be approved by the community development 12 department. 13 No. 11, tractor-trailers, storage 14 containers, RVs, campers, and commercial vehicles 15 other than A Turning Point box truck shall not be 16 parked overnight on the premises. Storage 17 containers shall not be stored on-site unless as 18 part of a valid building permit. 19 No. 12, overnight accommodations of any 20 kind on the property are prohibited; however, this 21 prohibition does not include temporary overnight 22 stays not to exceed five nights at a time of six 23 occasions per year by organizations performing 24 mission work in and around the greater Kansas City 25 area. This condition does not include the on-site</p>	<p>9</p> <p>1 Shepherd Christmas. So I believe, like Austin said, 2 he said he submitted to you a narrative of 3 everything that's happening at A Turning Point and 4 the numbers that we serve, so I don't need to 5 necessarily go over that again because you guys can 6 read as well as I can read, but I'm happy to answer 7 any questions about that. 8 We launched in 2016 as a result of Good 9 Shepherd's efforts to build the community services 10 that were offered, and all that we offer are 11 services that fill the gaps of other community 12 services so that we're creating programs and 13 resources and ways forward that aren't being done by 14 other agencies in the community. Of note that I 15 don't believe is in the narrative that was submitted 16 is I just kind of wanted to give you a better 17 perspective. We serve over 17 counties. Because we 18 are a low-barrier entry point program or 19 organization altogether, and over those 17 counties, 20 of course, 64118, 64119 ZIP Codes are Gladstone's 21 primary ZIP Codes, and within those two ZIP Codes, 22 we have over 1,200 households that we're serving, so 23 it kind of give you a perspective of the touch that 24 we're having here in the Gladstone community itself. 25 Our revenue sources are vast. That's</p>

<p style="text-align: right;">10</p> <p>1 often a question I get asked about how do we support 2 what we do. It's heavily supported by just 3 individual philanthropist donors and people that 4 have a big heart for their community. 5 We also write grants. We have church 6 sponsors across all different kinds of faiths and 7 beliefs, and we do a big fund-raiser every year, so 8 those are our ongoing, regular sources of revenue. 9 We have two full-time staff and two part- 10 time staff. The rest of what we do is covered by 11 volunteers, which is a pretty amazing concept 12 because we utilize over 500 volunteers a year in 13 some capacity. Most of them show up multiple times 14 a year. 15 I mean, I just want to say real quick, if 16 you're here to just support, not speak but just to 17 support A Turning Point and all that we do, if 18 you'll just stand so that we can see the magnitude. 19 Yeah, they're out there in the hallway. 20 (Laughter) 21 MS. MCINTIRE: Thank you, guys. Thank you 22 for being here. 23 All of the folks that you see here are 24 donors, are supporters, are volunteers. Volunteers 25 are the heartbeat of our organization. That's what</p>	<p style="text-align: right;">12</p> <p>1 that only he could do. 2 For most people, not all, but most people 3 who come and serve at A Turning Point, it is an 4 extension of their faith. They are practicing what 5 they believe in and putting it to work, not 6 everybody, which is fine, too, but the way we've 7 been able to grow, the way we've been able to 8 sustain that growth, the way that we've been able to 9 incorporate the amount of volunteers that we do has 10 just -- it's truly been a God thing, and the 11 volunteers we have being faithful to serving. 12 MR. TURNAGE: Thank you. 13 CHAIR EBENROTH: Anybody else down here? 14 On the end. 15 MR. MARKENSON: All the way. First of 16 all, welcome to Gladstone. 17 MS. MCINTIRE: Thank you. 18 MR. MARKENSON: We certainly are in need 19 of social services north of the river. We don't 20 have quite the extents that they do south of the 21 river. What troubles me is the seven-year 22 conditional permit. That's not the way. We give 23 one year and then you come back. 24 CHAIR EBENROTH: They can't hear you. Are 25 you on?</p>
<p style="text-align: right;">11</p> <p>1 makes us who we are and how we're able to operate, 2 so that's -- again, I'm happy to answer questions, 3 but I know that I submitted something that was 4 fairly thorough, so if you have questions, I'm happy 5 to answer at this point. 6 CHAIR EBENROTH: I'll open it up to the 7 committee here, start down on this end (indicating). 8 Do you have any questions? 9 MR. TURNAGE: Yeah. Ms. McIntire, I know 10 you started A Turning Point in 2015. How have you 11 been able to achieve that kind of growth in seven 12 years? 13 MS. MCINTIRE: That's a great question. 14 MR. TURNAGE: I've been thinking about it 15 all day. 16 MS. MCINTIRE: Have you? 17 MR. TURNAGE: No. 18 MS. MCINTIRE: I've often said to many 19 people, you know, we're just doing what God -- going 20 where God's leading us and doing what God asking us 21 to do. Often his vision is way bigger than ours, 22 and we just -- I say we try to hang onto his 23 coattail and go where he's going as fast as he's 24 going. I do believe that there's been divine 25 intervention and inspiration and things happening</p>	<p style="text-align: right;">13</p> <p>1 MR. MARKENSON: Welcome to Gladstone. 2 (Laughter) 3 MR. MARKENSON: We certainly do need 4 social services. Have I said that before? I'm 5 troubled by the seven-year conditional use permit. 6 Traditionally, we give a one-year or a two-year 7 permit, and then you come back and get a five-year 8 permit, assuming you meet all the conditions. 9 MS. MCINTIRE: Correct. 10 CHAIR EBENROTH: This, I think, would be a 11 terrible precedent to set a seven-year conditional 12 permit because everybody's going to ask for them. 13 MS. MCINTIRE: Actually, I would defer 14 that question to Austin rather than myself because 15 when we started this process, I wasn't aware of how 16 the process worked, so I assumed it would be a one- 17 year, and then Mike Pospisil, our board of directors 18 president, and myself, have been meeting with Scott 19 Wingerson and Austin for a good year to figure all 20 these pieces out, and they're the ones that 21 suggested a longer term and suggested it because of 22 the amount of -- I think you even mentioned this in 23 your report, Austin -- the amount of investment 24 we've done to the property and what we've brought to 25 the community warrants a little bit more longer term</p>

<p style="text-align: right;">14</p> <p>1 usage, the special use permit usage.</p> <p>2 Austin, I think you might be better able</p> <p>3 to answer that.</p> <p>4 MR. GREER: I think you summed it up</p> <p>5 pretty well. There was a lot of conversation</p> <p>6 amongst staff. It was out understanding that A</p> <p>7 Turning Point had invested north of half a million</p> <p>8 dollars into both properties or the main property,</p> <p>9 and we thought it was reasonable to grant them a</p> <p>10 longer term than what generally applied for, in</p> <p>11 short.</p> <p>12 MR. MARKENSON: They invested that prior</p> <p>13 to the granting of a conditional use permit?</p> <p>14 MR. GREER: Yes, sir.</p> <p>15 MR. MARKENSON: That's very kind. So, you</p> <p>16 know, in the future if somebody invests money in</p> <p>17 their property and asks for a seven-year, are we</p> <p>18 going to grant it? We're setting precedent here.</p> <p>19 MR. GREER: It's not staff decision on how</p> <p>20 much we're granting. It's a recommendation.</p> <p>21 MR. MARKENSON: Let me just ask you, if we</p> <p>22 lowered this to a two-year conditional use permit</p> <p>23 with the understanding you come back with a five-</p> <p>24 year one --</p> <p>25 MS. MCINTIRE: Uh-huh.</p>	<p style="text-align: right;">16</p> <p>1 --</p> <p>2 MR. GREER: We would probably work with A</p> <p>3 Turning Point to bring them into compliance, if we</p> <p>4 could.</p> <p>5 CHAIR EBENROTH: Any further questions</p> <p>6 down that way (indicating)?</p> <p>7 MR. MURCH: I'd like to say I've had the</p> <p>8 privilege of going to the open house and going</p> <p>9 through your facility, and it's amazing what you're</p> <p>10 doing, and you do great work there.</p> <p>11 MS. MCINTIRE: Thank you.</p> <p>12 MR. MURCH: I read that both parties and</p> <p>13 the staff and you have agreed to these terms and</p> <p>14 conditions. Personally, I find them somewhat</p> <p>15 restrictive. I'd like to hear, in your words, that</p> <p>16 you feel comfortable with the way that this</p> <p>17 (indicating) is written.</p> <p>18 MS. MCINTIRE: Uh-huh. We do. We do. We</p> <p>19 would have hoped for maybe some other things.</p> <p>20 MR. MURCH: Okay. That was my next</p> <p>21 question. What are those other things you would</p> <p>22 have hoped for?</p> <p>23 MS. MCINTIRE: So other things we would</p> <p>24 have hoped for are in a different setting now, so</p> <p>25 one of the things that Austin and Scott and Mike and</p>
<p style="text-align: right;">15</p> <p>1 MR. MARKENSON: -- would that give you</p> <p>2 heartburn?</p> <p>3 (Laughter)</p> <p>4 MS. MCINTIRE: There's not a lot that</p> <p>5 gives me heartburn. No, I mean, we don't -- we are</p> <p>6 planning to live within the guidelines we've</p> <p>7 established and follow all the stuff. We've been</p> <p>8 working a long time on establishing the guidelines</p> <p>9 that Austin and Scott and the city staff all felt</p> <p>10 really good about and us as well, so I'm in complete</p> <p>11 agreement. We're planning on abiding by that.</p> <p>12 MR. MARKENSON: After investing all that</p> <p>13 money, yeah.</p> <p>14 MS. MCINTIRE: Yeah.</p> <p>15 MR. MARKENSON: We do welcome you in the</p> <p>16 community. To me, this sets a precedent that how do</p> <p>17 you tell the next person that you can't get a seven-</p> <p>18 year permit?</p> <p>19 MS. MIDDLETON: If, at any time during</p> <p>20 those seven years, something happens to fall out of</p> <p>21 compliance, I mean, you would revoke the special use</p> <p>22 permit and go back to Step 1 with the process?</p> <p>23 MR. GREER: Revoking the special use</p> <p>24 permit is an option, yes.</p> <p>25 MS. MIDDLETON: I mean, if it's, you know</p>	<p style="text-align: right;">17</p> <p>1 I have worked through over the past year is the</p> <p>2 possibility of overnight housing for folks</p> <p>3 experiencing homelessness, and that seemed to be a</p> <p>4 bit of a stickler, and so we've agreed to take that</p> <p>5 out of the picture, and knowing that potentially for</p> <p>6 that seven years that that's off the table, if you</p> <p>7 will, and because of that, we are pursuing an</p> <p>8 overnight emergency housing, you know, situation on</p> <p>9 the Kansas City side of the city limits in order to</p> <p>10 try to meet that need because it is a large need in</p> <p>11 the Northland.</p> <p>12 MR. MURCH: I'm glad that you don't get</p> <p>13 heartburn because I do --</p> <p>14 (Laughter)</p> <p>15 MR. MURCH: -- because one of the concerns</p> <p>16 I have -- and maybe Austin would weigh in on this as</p> <p>17 well -- is you're going to serve some people that</p> <p>18 are down on their luck or, you know, whatever, and,</p> <p>19 at two o'clock, you're going to kick them out of</p> <p>20 your facility. Where do they go?</p> <p>21 MS. MCINTIRE: We've been doing that --</p> <p>22 MR. MURCH: They're in our district or</p> <p>23 residential area. Where do these people go, and</p> <p>24 which would lead me to ask, where is the nearest bus</p> <p>25 stop to your facility?</p>

<p style="text-align: right;">18</p> <p>1 MS. MCINTIRE: Yeah, the bus used to stop, 2 pre-COVID, right outside our doors there. 3 MR. MURCH: Okay. 4 MS. MCINTIRE: Now, it's right down the 5 hill on Antioch from Englewood from where we are 6 located at 1900, not even half a mile, quarter of a 7 mile maybe. 8 MR. MURCH: Anybody that's homeless walks 9 that quarter mile to get on Metro transit? 10 MS. MCINTIRE: They do that. 11 MR. MURCH: What's your thoughts as to 12 where these people do at on two o'clock? 13 MS. MCINTIRE: There's lots of people of 14 in our Guesthouse that actually have vehicles, and 15 they get in their vehicle and go somewhere and park 16 their vehicle overnight and sleep. That's probably 17 more than half of the people that we serve in the 18 Guesthouse, and then there are folks who, like 19 you're speaking about, go down, get on a bus, and go 20 somewhere. Some of them I don't know where. 21 Some of them are in camps around 22 Gladstone, on the Kansas City side. Some -- you 23 know, they just go where they're not forced to move 24 on from law enforcement or from, you know, a private 25 owner who owns that property that they're trying to</p>	<p style="text-align: right;">20</p> <p>1 MS. MCINTIRE: Uh-huh. 2 MR. MURCH: Can you elaborate on that? 3 MS. MCINTIRE: We have a working 4 relationship with the Kansas City Police Department 5 and Gladstone, and it's -- they have brought 6 individuals to us who are in need, whether that is 7 because they're experiencing homelessness or whether 8 they just need our other services, food pantry, 9 wardrobe, academy, whatever it might be, and they'll 10 -- they come, and they interact with us. They ask if 11 we could, you know, help this individual or not. 12 Almost always they leave that person with us because 13 we have resources to help them. 14 That's happened two or three times. We 15 work closely with the crisis intervention team in 16 order to try to build relationships with people in 17 the community and specifically with the homeless 18 camps in the community to try to offer them 19 resources and to try to move them forward in some 20 capacity. 21 MR. MURCH: Okay. This maybe goes more to 22 the community or whatever. In the past I've seen in 23 our packets where we have comments or approvals or 24 whatever from various departments in the city, and I 25 don't find one from the police chief in this one.</p>
<p style="text-align: right;">19</p> <p>1 pitch a tent or sleep on or whatever, so there's a 2 variety of places they go. 3 MR. MURCH: Okay. How big is the total 4 square footage or acreage or whatever of these two 5 parcels? 6 MS. MCINTIRE: I believe it's like 6.2 7 acres total. 8 Do you know exactly? 9 MR. GREER: I don't know exactly, but I 10 know it's quite a few acres. 11 MS. MCINTIRE: I think 6.2. 12 MR. MURCH: Because you've got a pretty 13 sizable garden in square footage is why I ask that 14 question -- 15 MS. MCINTIRE: Yeah. 16 MR. MURCH: -- and I assume that that's 17 being used in your food pantry. 18 MS. MCINTIRE: What's harvested is used in 19 a variety of ways. They can make use of the garden 20 on their own, and some is brought into the pantry, 21 yes. 22 MR. MURCH: My last question is when you 23 and I had a opportunity to visit and you were kind 24 enough to show me around, you had said the police 25 department are already dropping off people.</p>	<p style="text-align: right;">21</p> <p>1 Is there a reason for that? 2 MR. GREER: Yeah, we asked all directors 3 for comments for pretty much every project that we 4 do. We didn't receive much of a comment from the 5 police on this matter. 6 MR. MURCH: Okay. Can you speculate as to 7 any reason why? 8 MR. GREER: I try not to speculate. 9 (Laughter) 10 MR. MURCH: It concerns me, if Kansas City 11 police is bringing a lot of people over here because 12 ultimately Gladstone Police Department is going to 13 have to deal with a lot of them, and I'd be really 14 curious to hear from Chief Farris as to his response 15 to the facility. 16 I think that's all my questions for the 17 time being. 18 MR. DAVIS: I do have some questions, some 19 comments. I can speak loudly, but we'll record it 20 as well. I do want to thank you for bringing your 21 services to the Northland. 22 I think it's needed; I think it's 23 appreciated; and I think doing God's work is a good 24 thing. With that, I have concerns. 25 MS. MCINTIRE: Uh-huh.</p>

<p style="text-align: right;">22</p> <p>1 MR. DAVIS: I have concerns, but I would 2 think it's more than that, but one of which is 3 nothing to do with the type of business you're in 4 but the way the business was brought to us. It's 5 concerning to me that you guys put enough money into 6 this prior to getting any type of permit. 7 MS. MCINTIRE: Uh-huh. 8 MR. DAVIS: I've got personal history of 9 helping, and I've never done that, so I'd like a 10 little bit of an explanation of why you guys did 11 that to such a magnitude -- maybe it wasn't your 12 decision -- but for seven times the normal amount of 13 year's permit and what was the reasoning behind 14 that? 15 MS. MCINTIRE: Yeah, so we originally came 16 into even really knowing about that property at all 17 by building -- A Turning Point has multiple church 18 partnerships in the community all over the 19 Northland, and one of those partners is the 20 Englewood Baptist Church, and we began building a 21 partnership with them in 2017, maybe 2018, right in 22 that time frame, and we began doing things together, 23 you know, doing some outreach programming, talking 24 and collaborating what could be done on their 25 property. They had extra building space they</p>	<p style="text-align: right;">24</p> <p>1 MR. DAVIS: -- especially knowing that we 2 are shutting down the facility and kicking people 3 out, for lack of a better term, and I understand 4 that's not your goal. 5 You don't want to do that, but at the same 6 time, that's staff's way around this or at least a 7 foot in the door for you all, but my concern is 8 seven years of kicking people out at 2 p.m. and 9 expecting them to go across the state line or city 10 line or wherever that might be and seeing where you 11 were in Northmoor and seeing the spike of crime 12 right about the time you guys came about. That is 13 my concern. 14 Is there any -- correlation is not 15 causation. I will agree with that, right, so it 16 could be completely different and irrelevant, but 17 it's something to be aware of, and I think that is 18 -- I think seven to two years was something that is 19 actually intriguing more than not, but that's my 20 concern is where is crime? You can't speculate to 21 why the crime rose where you guys were, but -- 22 MS. MCINTIRE: I wasn't even aware that it 23 did, so -- 24 MR. DAVIS: Dramatically and that would -- 25 per Google, so I don't know. Maybe I'm wrong.</p>
<p style="text-align: right;">23</p> <p>1 weren't utilizing because their congregation was 2 shrinking. 3 There were multiple factors as to how we 4 came into partnership in partnership with Englewood 5 Baptist Church, so because they had extra space, we 6 were able to begin to do some programming that we 7 couldn't do at our old facility because we didn't 8 have space there, and because we were not a church 9 but a faith-based nonprofit organization, I think 10 there was some assumptions on our part; that they're 11 a church; we're doing faith ministry work; and so we 12 began to invest some money to get the space ready 13 how we needed it to be able to provide the 14 programming that we were partnering with them to do. 15 Does that make sense? 16 MR. DAVIS: It does. Was that money spent 17 by your team, or was it by the Baptist church? 18 MS. MCINTIRE: By our team, basically. 19 MR. DAVIS: Thank you for commenting on 20 that. 21 MS. MCINTIRE: Uh-huh. 22 MR. DAVIS: The big concern, I think, for 23 some of my peers here believe is, you know, 24 obviously, safety and the concern of that -- 25 MS. MCINTIRE: Uh-huh.</p>	<p style="text-align: right;">25</p> <p>1 (Laughter) 2 MR. DAVIS: That would be my 3 understanding, and honestly, we want to help 4 everybody. I think everybody does, but at the same 5 time, we want safety to be a primary issue as well. 6 MS. MCINTIRE: I do think it's important 7 to realize the folks that we are serving -- and I 8 honestly can't remember if I included this in the 9 narrative -- probably 10 percent of our -- the 10 people that we serve, which are thousands and 11 thousands and thousands of folks, are -- would be 12 classified as experiencing homelessness. They're -- 13 more than half of are what we would call the working 14 poor. People in that household have two or three 15 jobs who just can't make ends meet on a minimum wage 16 job. 17 Then we have a large population who are on 18 a fixed income, whether that's disability, whether 19 that is retirement, whatever the case might be, and 20 they just can't make ends meet on that fixed income, 21 so while we're talking a lot about the homeless 22 population -- and we should be; I'm not saying that 23 -- the largest, 90 percent of the folks that we're 24 serving at A Turning Point through our regular 25 ongoing programs, are not those folks.</p>

<p style="text-align: right;">26</p> <p>1 MR. DAVIS: Sure.</p> <p>2 MS. MCINTIRE: Right.</p> <p>3 MR. DAVIS: Good to know. I had a last</p> <p>4 comment. What was it now? I forgot so that's all.</p> <p>5 (Laughter)</p> <p>6 MR. MURCH: We can come back to it.</p> <p>7 MR. DAVIS: We can come back to it, maybe,</p> <p>8 maybe.</p> <p>9 CHAIR EBENROTH: Next?</p> <p>10 MS. LOWE: Good evening.</p> <p>11 MS. MCINTIRE: Hi.</p> <p>12 MS. LOWE: I'd just like to say thank you</p> <p>13 for the great work.</p> <p>14 MS. MCINTIRE: Thank you.</p> <p>15 MS. LOWE: And I have a heart for the kind</p> <p>16 of services that you're doing. My only -- I guess</p> <p>17 my only thought on this is the seven years because I</p> <p>18 do think it sets a bad precedent, you know, for</p> <p>19 other people coming in asking for special exemptions</p> <p>20 and things, so the suggestion about the two-year and</p> <p>21 coming back for a five-year, I see that as being</p> <p>22 more reasonable, and it gives the commission and the</p> <p>23 City of Gladstone, in my opinion, time to kind of</p> <p>24 measure what's going on without it being the stress</p> <p>25 of this, you know, we're going to have to put up</p>	<p style="text-align: right;">28</p> <p>1 CHAIR EBENROTH: It does, and then to</p> <p>2 follow up on that is what type of security do you</p> <p>3 have on the premises?</p> <p>4 MS. MCINTIRE: Uh-huh, so we have cameras</p> <p>5 that record around all the buildings on campus. We</p> <p>6 do have the on-site manager that Austin mentioned</p> <p>7 that will continue to be there just to unlock</p> <p>8 buildings, to put out fires, if there are any,</p> <p>9 haven't had to do that, but just for extra security,</p> <p>10 and that's what we have at this point.</p> <p>11 CHAIR EBENROTH: Okay.</p> <p>12 MS. MCINTIRE: She (indicating) has a</p> <p>13 question, I think.</p> <p>14 CHAIR EBENROTH: Yes.</p> <p>15 MS. MIDDLETON: I appreciate the number of</p> <p>16 people that come out to show support. That's</p> <p>17 awesome. My two questions are mainly for staff</p> <p>18 (indicating).</p> <p>19 Can you remind me what the City decided on</p> <p>20 the short-term housing when we had talked about</p> <p>21 that?</p> <p>22 MR. GREER: I -- she asked what we had</p> <p>23 determined on the short-term housing, which was</p> <p>24 earlier in the year. That only addressed hotels,</p> <p>25 motels, and then extended-stay motels.</p>
<p style="text-align: right;">27</p> <p>1 with something for seven years, so that's my only</p> <p>2 comment. I don't agree with the seven-year.</p> <p>3 CHAIR EBENROTH: I, again, would like to</p> <p>4 thank you and all the folks coming today to comment.</p> <p>5 We'll get to that in just a minute here, but I</p> <p>6 myself feel the same way. When I first looked at</p> <p>7 this, I thought seven years was kind of an excess</p> <p>8 since we haven't done that in the past, so I kind of</p> <p>9 tend to agree that the two-year with the five-year</p> <p>10 renewal would probably be the best way to go.</p> <p>11 The other thing, how many people do you</p> <p>12 serve on an ongoing basis on a daily basis, would</p> <p>13 you say?</p> <p>14 MS. MCINTIRE: That's -- so we're not --</p> <p>15 certain programs are open certain days, so on a</p> <p>16 daily basis, you're going to have a high influx of</p> <p>17 peoples on the days that our food pantry and our</p> <p>18 wardrobe and our academy are open, and that's</p> <p>19 usually Tuesday, Thursday, Saturday. On a monthly</p> <p>20 basis we serve 1,100 households through the food</p> <p>21 pantry and about 200 a month on the wardrobe, and</p> <p>22 the academy is come and go, but we have about 200</p> <p>23 something students enrolled, but probably 50 or 60</p> <p>24 are really active, so I don't know if that puts it</p> <p>25 in good perspective for you.</p>	<p style="text-align: right;">29</p> <p>1 MS. MIDDLETON: So it doesn't apply?</p> <p>2 MR. GREER: No, ma'am.</p> <p>3 MS. MIDDLETON: Okay. My other question,</p> <p>4 how does the state ruling on local control affect</p> <p>5 this?</p> <p>6 MR. GREER: I wouldn't want to mislead</p> <p>7 you. Lawyers throughout the state are still trying</p> <p>8 to figure that out. I don't believe it's definitive</p> <p>9 one way or the other since it just happened a couple</p> <p>10 of months ago, so I really don't know the answer to</p> <p>11 that, to be honest with you.</p> <p>12 MS. MIDDLETON: Thank you.</p> <p>13 MR. GREER: Thank you.</p> <p>14 MR. MURCH: 1662, I have home-based</p> <p>15 businesses, and it addresses an issue in a term in</p> <p>16 here, and this has been passed in the state of</p> <p>17 Missouri that prohibits the city from light sensing,</p> <p>18 setting hours for, you know, basically the city has</p> <p>19 no control over a business anymore. That is low</p> <p>20 impact, and that's the key words. There are low</p> <p>21 impact, and that's what the attorneys are trying to</p> <p>22 decipher out is what low impact means, so my peers</p> <p>23 here think this is not low impact.</p> <p>24 I'm not an attorney, so I would hate to</p> <p>25 guess at that, which leads me to ask a question that</p>

<p style="text-align: right;">30</p> <p>1 I've asked before, and that is why are we addressing 2 special use permit from an R-1 or for an R-1 when 3 this -- we should be addressing this as a total 4 zoning change? 5 MR. GREER: Well, I think the answer to 6 that question is a special use permit was requested, 7 not a zoning change. I think, even from a 8 comprehensive planning standpoint, if you look 9 around the Englewood Road corridor, it's single 10 family residential. I can't recall, off the top of 11 my head, at least on the Gladstone side, what is 12 actually zoned commercial, you know, between North 13 Oak Trafficway and Antioch Road. 14 It's -- if I remember correctly, it's 15 almost all single family residential, so a zoning 16 change to commercial to whatever it would be that 17 would fit this type of use would be a little bit out 18 of the blue, but I think, in short, a special use 19 permit was -- considering we've done this 20 negotiation for a little over a year now, that was 21 probably the correct option to go to start. 22 MR. MURCH: For you folks that are here 23 that maybe don't know, a few weeks ago, the planning 24 commission was tasked over the last few years of 25 coming up with a new comprehensive plan to move</p>	<p style="text-align: right;">32</p> <p>1 basically, civic is a church, a 501, which you guys 2 are, and to me, it still begs the question; this is 3 far from being an R-1. 4 Why aren't we addressing this as being 5 something other than an R-1, mixed use or something 6 else? 7 MR. GREER: Is that a question for me? 8 MR. MURCH: That's a question for you. 9 MR. GREER: I don't have an answer for 10 you, Mr. Murch. 11 MR. MURCH: Can I address -- is Alan still 12 here? Alan, are you familiar with that? Do you 13 have input. 14 MR. GREER: Mr. Murch, please address your 15 questions to me. 16 MR. MURCH: I'm sorry. 17 MR. GREER: We don't have any further 18 comment. 19 MS. MCGEE: I had a couple questions. 20 First of all, thank you for coming. 21 MS. MCINTIRE: Uh-huh. 22 MS. MCGEE: So my first question is about 23 the six-foot privacy fence. The six-foot privacy 24 fence, so that I know that -- here, I can do this. 25 I know there has been a history with that fence and</p>
<p style="text-align: right;">31</p> <p>1 forward. It's called a comprehensive plan of 2022 2 (indicating). There's some community goals in 3 there. The first one is provide the highest quality 4 of life to everyone in our community, and it reads 5 on to some other ones. 6 This is on the city's website, so you can 7 reference that if you would like. In here is also a 8 map of future zoning or future land use, and there's 9 -- and in the future, as well as currently, maybe 10 there's some term definition changes in this new 11 plan than the old plan. It lists civics or civic 12 organization, and it lists low-impact housing, and 13 both of those are -- I can't quite tell, when I look 14 at the map, you know, in this small version because 15 there's a red and a blue, but there's a real big 16 blue, and that is civic. 17 Now, I don't think there's a civic zoning, 18 but if you look at low impact, it does refer to low- 19 impact residential, R-1, which is what this whole 20 area is low impact, yellow color. It references 21 civics as being a potential to be in that low -- or 22 low-impact residential area, so either way, whether 23 it's red or blue, again, I can't tell on the map, 24 it's categorized as low impact, and there's 25 definitions in here for low impact and civics, and</p>	<p style="text-align: right;">33</p> <p>1 past tenants, so I was very happy that it specifies 2 keeping up the property on both sides. I wondered 3 if you had started doing that and how it was going. 4 MS. MCINTIRE: Are you talking about the 5 white privacy fence? 6 MS. MCGEE: That faces the residential? 7 MS. MCINTIRE: Yes, yes. 8 MS. MCGEE: Yes. 9 MS. MCINTIRE: Yes, so that's still up 10 from when we came onto the property in relationship 11 with Englewood, so the previous tenant that put that 12 up, that's still there. We've been trying to 13 maintain the property around because it was not very 14 well maintained, so we've been clearing the back 15 side and doing some improvements to it. 16 There's still some improvements on the 17 fence. That's on our list that we've got to fix. 18 MS. MCGEE: But if those are planned to be 19 done? 20 MS. MCINTIRE: Absolutely, and the fencing 21 around our dumpster isn't done yet because we were 22 doing renovation work in a building, and there was 23 big equipment there that didn't need to be, so those 24 are the projects listed in that special use permit 25 that are on our -- on task to get done, and I think</p>

<p>34</p> <p>1 in that special use permit, one of the guidelines 2 was that has to be done within a year, if I remember 3 correctly. 4 MR. GREER: I don't know if it was 5 specific to a year. 6 MS. MCINTIRE: We talked about it. Maybe 7 that was it, so -- 8 MS. MCGEE: Thank you, and so I've heard a 9 couple people mention the seven-year permit versus 10 the two-year plus the five-year permit, and then I 11 also heard you mention an agreement, and I don't 12 know if this is written anywhere but an agreement to 13 not pursue onsite housing for seven years -- 14 MS. MCINTIRE: Correct. 15 MS. MCGEE: -- but my question is if the 16 commission decides to go with a two-year permit with 17 a five-year permit in two years from now, does that 18 take that seven-year agreement back down to two 19 years? 20 MR. GREER: I'm not sure I understand your 21 question. The special use permit for, you know, 22 first off, city staff doesn't have an issue with the 23 two-year special use permit that you guys proposed 24 and Ms. McIntire agreed to, no problems on my side 25 with that. The special use permit tonight, the</p>	<p>36</p> <p>1 MS. MCINTIRE: Uh-huh. 2 MR. DAVIS: -- would you still want to be 3 in this facility; right? 4 MS. MCINTIRE: Absolutely. 5 MR. DAVIS: Okay. So it would be a 6 question, right, seven years from now, you're still 7 not able to do that ten years, you're still not able 8 to do that -- 9 MS. MCINTIRE: Well, that's why we're 10 pursuing it on the Kansas City side instead. That's 11 why -- 12 MR. DAVIS: Is that the Northmoor? 13 MS. MCINTIRE: No, it's not the Northmoor. 14 MR. DAVIS: Okay. Cool. Good to know. 15 CHAIR EBENROTH: Seeing no more questions, 16 I'm going to open the public meeting here for those 17 that are in favor of this. We need you to step up 18 to the podium, state your name and address, and 19 please keep your comments brief because there's 20 quite a few people that want to talk tonight. 21 MR. HICKMAN: I'll go first. All right. 22 Distinguished committee, commissioners -- 23 CHAIR EBENROTH: Name and address? 24 UNIDENTIFIED VOICE: Sorry. Better? Dave 25 Hickman, 7307 North Euclid Avenue, Gladstone,</p>
<p>35</p> <p>1 conditions that are listed there, that would lock 2 them in for two years. 3 Once that expires and then they're up for 4 three or five or seven years or whatever's decided 5 on next, that would be a negotiation that starts 6 between city staff and Ms. McIntire for the second 7 special use permit that would be potentially 8 granted. 9 MS. MCGEE: So it would lock it in for two 10 years, and after that there's just uncertainty? 11 MR. GREER: Yes. 12 MS. MCGEE: Okay. Thank you. That's all 13 I had. 14 CHAIR EBENROTH: Okay. Any further 15 questions? 16 MR. DAVIS: I do have one. 17 CHAIR EBENROTH: Thank you. 18 MR. DAVIS: It's just a piggyback off of 19 -- and it's just a piggyback off her question is if 20 this moves to a two-year, which it sounds like it's 21 going to, and your intent is to have people to stay 22 the night, if desired or needed -- 23 MS. MCINTIRE: Uh-huh. 24 MR. DAVIS: -- and let's say they don't 25 agree with that --</p>	<p>37</p> <p>1 Missouri, just down the street here, a short four- 2 minute drive. I just have a couple comments I 3 wanted to add. 4 I'm a lifelong Northland resident and 5 proud Gladstone citizen. I've been honored to raise 6 my four children in this community and actively seek 7 out ways to show them the significance of kind 8 gestures. Every week for the last five years, my 9 family and I have been providing meals, clothing, 10 and kindness to those in the area. 11 I was raised it is our moral 12 responsibility to help the vulnerable members of our 13 society. In 2012 Shaun Donovan, secretary of the 14 U.S. Housing and Urban Development, stated between 15 shelter and emergency rooms and jails, it costs 16 about \$40,000 a year for a homeless person to be on 17 the streets. A 2017 study by the RAND Corporation 18 examined the examined the effect of houseless focus 19 nonprofits on the Los Angeles County. 20 The results were staggering. Across all 21 services examined, the cost for public services for 22 individuals who received aid previous year had 23 declined by nearly 60 percent. Helping those less 24 fortunate not only makes moral sense, it makes 25 financial sense.</p>

<p style="text-align: right;">38</p> <p>1 A couple years ago myself and a small 2 group of like-minded citizens had the good fortune 3 to join forces with Attorney Boyd, and I've been 4 amazed by the incredible work they do to help the 5 community. ATP not only provides basic human needs 6 like food and clothing, but they also provide a 7 sense of purpose and inclusion. Through the 8 academy, they empower teenagers and adults to 9 improve themselves and find employment. Through 10 back-to-school events, they prepare kids for the 11 school year by gifting them backpacks and necessary 12 school supplies.</p> <p>13 With the Guesthouse they offer a safe, 14 warm place during the day for those lacking 15 consistent shelter. What these all have in common 16 is the opportunity to be loved and to feel welcomed. 17 I, for one, am honored to have this group in our 18 hometown and believe they represent the best of 19 Gladstone.</p> <p>20 On the city's website under the city 21 government page, there are ten goals listed as 22 Gladstone vision. The very first one at the top of 23 the list reads, "Invested in becoming an even more 24 welcoming and inclusive community." By showing your 25 support for A Turning Point, you honor that goal.</p>	<p style="text-align: right;">40</p> <p>1 Turning Point is doing -- I don't want to go down 2 because it's religious.</p> <p>3 A Turning Point is doing the very best to 4 keep the problem from getting worse. The problem's 5 not going to go away. The problem is only going to 6 get worse as things go on.</p> <p>7 A Turning Point is working to keep more 8 families from going hungry, to keep more children 9 from being cold in the winter. That is the purpose 10 of A Turning Point. I think that's very consistent 11 with Gladstone's goal of being a good place, being 12 known as a nice place, and if you want to be known 13 as a nice place, forgive me, but actions speak 14 louder than words.</p> <p>15 Also, I spent a long time on the board of 16 zoning appeals, and with regard to the seven-year 17 issue -- and I'm not interfering with anyone's 18 agreement here tonight -- I point out that the 19 conditions on the zoning variance are amazingly 20 unusual, amazingly restrictive. We don't have to 21 worry about setting a bad precedent because, first 22 off, the variance is nontransferable. The variance 23 leaves when A Turning Point leaves.</p> <p>24 We're not going to have to deal with a 25 commercial entity coming in. Similarly, with the</p>
<p style="text-align: right;">39</p> <p>1 I, for one, am proud of Gladstone to see 2 the significance of this mission and hope to work 3 towards that with you. Thank you.</p> <p>4 CHAIR EBENROTH: Thank you. Anyone else 5 in favor?</p> <p>6 MR. YOUNG: Hello. I'm Dan Young. I live 7 at 4200 Northeast 63 Terrace. Sorry about my voice. 8 I know some of -- I know some of you. I 9 served the city for about 20 years in various 10 capacities. During that whole time the city was 11 searching for an identity.</p> <p>12 What's our selling point as a city? If 13 you recall, we went through Gladstone on the move, a 14 long time ago. We tried an arts center.</p> <p>15 The fact is we had it all along. We're a 16 city of really nice people, goodhearted people. We 17 have excellent city services.</p> <p>18 We take care of our people. That is the 19 selling point of Gladstone. It is a good, kind 20 community.</p> <p>21 The problem is here. The problem of 22 homelessness, the problem of poverty. It isn't 23 Gladstone.</p> <p>24 Please make no mistake about that. A 25 Turning Point isn't attracting the problem. A</p>	<p style="text-align: right;">41</p> <p>1 zoning, R-1 has always included church. R-1 has 2 always included schools. This is an extension of a 3 ministry. It may not be formally a church, but it's 4 definitely an extension of a ministry, so that's all 5 I have to say.</p> <p>6 Again, I've been here for a long time, and 7 I think this will help our community.</p> <p>8 CHAIR EBENROTH: Thank you.</p> <p>9 MR. WEBB: Good evening. My name is 10 Michael Webb. I live at 6232 North Normandy in 11 Gladstone. My wife, Stephanie, and I have been here 12 for 23 years.</p> <p>13 We raised both our children in Gladstone. 14 We're very proud Gladstone residents and love our 15 city. We've also been members of Englewood Baptist 16 Church for 23 years, and as a part of the leadership 17 team for that church, I was one of the folks that 18 helped plan and negotiate the transfer of ownership 19 to A Turning Point, mainly because the folks at 20 Englewood believe so strongly in the mission and 21 vision of ATP that we thought it was critical that 22 they have the space to grow.</p> <p>23 Most of what ATP is doing on the campus, 24 Englewood has done on that campus for more than 60 25 years. There's not a whole lot new going on. Food</p>

<p style="text-align: right;">42</p> <p>1 pantry services, clothing services, social service 2 referrals, helping people find a place to stay, 3 those are all things that Englewood has done since 4 the 1960s, so the new part that we might think about 5 is the Guesthouse services and the educational 6 program, and I am having technical difficulties with 7 my tablet, so I've lost my script. 8 (Laughter) 9 MR. WEBB: Ultimately, the most ironic 10 thing is I'm an IT guy, so I'm the guy you call. 11 Bear with me. 12 MR. MARKENSON: Any kids here? 13 MR. WEBB: Anybody under 15? I'll wing 14 it. My interest, my belief in the services that ATP 15 offers comes from my religious background. My 16 passion for the services they offer comes from my 17 personal experience. 18 When I was a young man, a teenager, my 19 father's persistent illness caused my mother and my 20 sister and I to be houseless on a number of 21 occasions. We were very fortunate that we had 22 friends in our community, in our church, and in the 23 Kirkwood, if you're familiar with Kirkwood, 24 Missouri, very much like Gladstone, that would allow 25 us to couch surf so that we didn't end up on the</p>	<p style="text-align: right;">44</p> <p>1 Mahatma Gandhi once said that you can 2 measure the value of the community by how it treats 3 its most vulnerable members. ATP is treating the 4 most vulnerable members of our community with the 5 most dignity and help and support that they can. 6 I think it's in the best interest of the 7 Gladstone community, for the Northland community as 8 a whole, for all of us to recognize that poverty and 9 need has no boundary and that it's in our best 10 interest to help those that are most vulnerable. 11 Thank you. 12 CHAIR EBENROTH: Thank you. 13 MR. WEBB: And my tablet came back on. 14 (Laughter) 15 MS. PARSON: My name is Rachel Parsons. I 16 live at 4200 North 63 Terrace, Gladstone. We've 17 lived in Gladstone for over 26 years. 18 When the tornado hit our house was 19 demolished, mostly. Gladstone stepped in and 20 helped. There were people there. 21 We feel like that's important as community 22 members to give back. A number of people raised 23 safety issues. I'm a volunteer and a board member 24 at A Turning Point. 25 I've been there all hours virtually every</p>
<p style="text-align: right;">43</p> <p>1 streets. We knew every food pantry in town. 2 We got help for school supplies and 3 activities. I got scholarships to go to summer 4 camp. There were an awful lot of people giving in 5 our community that made that happen. 6 Frequently, when we think about 7 homelessness or houselessness or people that need 8 help because of poverty, we think about folks that 9 are drug addicted, alcohol addicted, have criminal 10 backgrounds, things of that nature. That is simply 11 not the complete picture of poverty and 12 homelessness. The real picture of poverty and 13 homelessness include single parents who struggling 14 to raise their children, grandparents who are 15 raising their children's children, people on fixed 16 income that can't pay their bills and stop by our 17 food pantry, so those are the folks that ATP are 18 helping the most. 19 Many of us believe that the poor will 20 always be with us. I fundamentally reject that. 21 These are problems that can be solved, and in the 45 22 years I've been engaged in volunteer activities to 23 help people in poverty and people that are 24 houseless, I've never seen an organization that does 25 this as well as ATP does it.</p>	<p style="text-align: right;">45</p> <p>1 day. I've never felt unsafe. I've never felt 2 threatened by anyone that was getting services. 3 I'm not aware of anyone who's felt unsafe 4 or threatened. You can ask any of the volunteers 5 here, and they would have the same position: 6 I'd also like to raise an issue that you 7 can confirm with the North Kansas City School 8 District. I volunteered at various schools when my 9 kids were in grade school, excuse me, middle school, 10 Chapel Hill, Antioch, and Winnetonka. Now we're 11 back in Oak Park, but at all of those schools, there 12 were children in need. 13 Even my children, now in their 20s and 14 30s, even back then, there were children in severe 15 need, but there wasn't A Turning Point. There were 16 smaller organizations that tried their best to help. 17 A Turning Point in Gladstone gives an opportunity 18 for those children to get even more help. 19 They're not easily identified. Schools 20 direct them to A Turning Point. I think Cathy could 21 tell you. 22 She gets referrals from counselors for 23 children in need, families in need, food, clothing. 24 It's very important that Gladstone continue and 25 allow this essential service. Thank you.</p>

<p style="text-align: right;">46</p> <p>1 CHAIR EBENROTH: Thank you.</p> <p>2 MS. KYLE: Good evening. My name is Myra</p> <p>3 Kyle. I live at 2651 Northwest Barry Road, Kansas</p> <p>4 City, Missouri, and what I want to share with you</p> <p>5 tonight is how -- if I can do it -- how incredibly</p> <p>6 proud I am to be a part of this organization. I've</p> <p>7 been a part of the organization since its inception</p> <p>8 when we were down in Riverside in Northmoor, and</p> <p>9 I've done various tasks for them in an attempt to</p> <p>10 find my niche.</p> <p>11 I feel like I've now found my niche after</p> <p>12 six years or so, and I'm a primary sorter of the</p> <p>13 clothing that comes in for the wardrobe.</p> <p>14 (Applause)</p> <p>15 MS. KYLE: Sometimes I think I need to</p> <p>16 wear gloves, but sometimes I just have a lot of hand</p> <p>17 sanitizer, but I do a lot of work there with the</p> <p>18 clothing, the sorting, the shuffling, and sorting</p> <p>19 what comes in. I love that. I love to work by</p> <p>20 myself.</p> <p>21 I might say I sometimes work better with</p> <p>22 two brains, but I like to work by myself, and this</p> <p>23 works for me. I've been there on the campus all</p> <p>24 kinds of hours on all kinds of days, and I feel</p> <p>25 safe.</p>	<p style="text-align: right;">48</p> <p>1 my simple skills. It just pleases me no end, and to</p> <p>2 have that facility available, for me, who doesn't</p> <p>3 have a life, to be able to go to.</p> <p>4 (Laughter)</p> <p>5 MS. KYLE: I can be at A Turning Point</p> <p>6 seven days a week, let me tell you. It was all</p> <p>7 kinds of things. I was sorting clothes today, but</p> <p>8 it's a unique opportunity in a place that needs a</p> <p>9 unique opportunity, and I just want to say thank you</p> <p>10 to the organization and to you people for</p> <p>11 considering us as a part of your community. I value</p> <p>12 you that. Thank you.</p> <p>13 CHAIR EBENROTH: Thank you.</p> <p>14 MR. POSPISIL: Good evening. Thank you.</p> <p>15 My name's Mike Pospisil. I live in Kansas City,</p> <p>16 Missouri, north, but I'm president of the board for</p> <p>17 A Turning Point, and I spend a lot of time in</p> <p>18 Gladstone.</p> <p>19 I felt kind of bad when Cathy was up here</p> <p>20 answering questions that were directed at her with</p> <p>21 issues that kind of I dealt with Austin on. I just</p> <p>22 want to kind of come clean about the seven year</p> <p>23 deal, how we arrived at that, and a good question</p> <p>24 about why'd you spend so much money before you had</p> <p>25 the zoning.</p>
<p style="text-align: right;">47</p> <p>1 The other thing that I do -- and I'm so</p> <p>2 proud of the fact that they offer this service --</p> <p>3 the academy is unique. Anyone I have shared that</p> <p>4 program with over the city, over the last five</p> <p>5 years, has never heard of a program like the</p> <p>6 academy, in which you can acquire your high school</p> <p>7 diploma, not a GED, your high school diploma, and</p> <p>8 there is a difference in the big, wide world whether</p> <p>9 you have a GED or a high school diploma, I guarantee</p> <p>10 it, so that's a unique program, and I am privileged</p> <p>11 to teach in that program because students frequently</p> <p>12 need an elective class.</p> <p>13 We provide all the academics that they</p> <p>14 need, but they need an elective. I provide an</p> <p>15 elective by teaching a landscaping class and by</p> <p>16 teaching sewing classes, and I cannot tell you how</p> <p>17 incredibly proud I am to see the self-esteem of</p> <p>18 these students as they come out of my little, tiny</p> <p>19 class of six hours of something. They have</p> <p>20 accomplished something, and their self-esteem is</p> <p>21 just sky-high.</p> <p>22 Sometimes I can get them a sewing machine,</p> <p>23 and they can make that a business. I did it as a</p> <p>24 business for ten years. It's a life skill, and they</p> <p>25 are so proud of the little thing that they did with</p>	<p style="text-align: right;">49</p> <p>1 The seven years, the reason we thought for</p> <p>2 seven years, I know get pigs get fat and hogs get</p> <p>3 slaughtered, we're not trying to do something</p> <p>4 that's, you know, outrageous here, but we have spent</p> <p>5 hundreds of thousands of dollars on the facility,</p> <p>6 and more importantly, money we spent, it's not like</p> <p>7 we're a restaurant where we open our doors, and if</p> <p>8 somebody comes, they like the burgers, they'll come</p> <p>9 back; if not, they'll leave; years later, you wrap</p> <p>10 up, and you go home.</p> <p>11 We've got partnerships with Harvesters.</p> <p>12 We've got partnerships with churches all across the</p> <p>13 Kansas City area, even Johnson County. We've got</p> <p>14 corporate sponsors for our fund-raising events, like</p> <p>15 Blue Cross & Blue Shield.</p> <p>16 Quite frankly, it's hard to raise money</p> <p>17 and keep going if you're looking at a one year and</p> <p>18 another one year and another whatever it would be,</p> <p>19 so that's kind of how we arrived at the let's see if</p> <p>20 we can do seven years. Now, again, we'll gladly</p> <p>21 take whatever you give us, but that's kind of how we</p> <p>22 arrived at it.</p> <p>23 The second point, the very good issue is</p> <p>24 why did you spend so much money before you got the</p> <p>25 zoning. We've heard a lot about Englewood Baptist</p>

<p style="text-align: right;">50</p> <p>1 Church. They were here first, and like Mike said, 2 being, we're doing nothing that they weren't already 3 doing, with the exception of the Guesthouse and the 4 diploma program, so we're just kind of picking up 5 where they left off. 6 When we started communicating with them 7 about partnering together, COVID came. It was just 8 a mess. Everything was a mess for many years. 9 The money we spent on the property though 10 is going to need to be spent one way or the other 11 because if we don't provide these services, somebody 12 else like Englewood's going to, so the money we put 13 into it was for a new parking lot. It was 14 absolutely trashed. We put new lighting in. 15 We've redone -- we've gutted an entire 16 building and redid the building inside where our 17 food pantry's at. We have a gymnasium there. The 18 gymnasium had a tree fall on it, and so you can't 19 just leave it there. 20 Whoever's going to have this property 21 later on, it's got to be fixed, right, so we put all 22 this money into it to keep this as a going concern, 23 knowing that we're working with Gladstone to try to 24 go forward as A Turning Point, but Englewood was 25 always our partner in this as well.</p>	<p style="text-align: right;">52</p> <p>1 I think, and I don't think there's been any crime 2 that's been reported. 3 We have all new lighting. We have 4 security a system. We'll do whatever it is to keep 5 everybody safe, and that's our utmost goal, but I 6 don't see safety being an issue. 7 Like Rachel said, she's been there all 8 hours of the night. I've had my daughters volunteer 9 there. My wife volunteers there. 10 I've had my niece, who's in high school, 11 volunteer there. We've had a bunch of high school 12 kids across the metropolitan area that will 13 volunteer on Saturdays to get credits or points for 14 whatever, and everybody feels safe. I can't tell 15 you enough that I don't think that's going to be an 16 issue. 17 Finally, the last thing is I invite all of 18 you, if you haven't already -- I know some people 19 have -- come by and take a look and see what we're 20 doing. Come by this Saturday with the food pantry; 21 it's amazing. I was just there a few weeks ago. 22 The feeling you get when some people -- 23 some people are happy. They're crying; they're sad. 24 It's the worst times of their life. 25 It's the best times of their life, but</p>
<p style="text-align: right;">51</p> <p>1 Last question, somebody asked about why 2 are we not doing a complete rezoning as opposed to a 3 special permit. I'm not sure, Austin, but I think 4 part of the property that is now part of the campus 5 has operated as a special use permit for quite some 6 time. Where the gymnasium is used to be a dance 7 studio. 8 I think it was called Creative Arts 9 Academy. It's my understanding that they operated 10 under a special use permit for years, and they did a 11 good service, and there was no problem with the 12 community. I don't think anybody ever had a problem 13 with it, got along great, so I expect the same here. 14 Last thing I want to talk about is safety. 15 I was shocked to hear there was increased crime in 16 Northmoor. I've been at A Turning Point for many 17 years. 18 I never heard that. I'm going to look 19 that up, but I will say we've got no complaints 20 since we started working with Englewood Baptist 21 Church. I think Englewood Baptist Church will 22 probably tell you, too, that the entire time that 23 that they've been providing the services with the 24 community garden, with the food pantry, with 25 clothing, the citizens of Gladstone appreciate that,</p>	<p style="text-align: right;">53</p> <p>1 everybody appreciates what we're doing for 2 Gladstone. We want to help Gladstone, and I think 3 it's a great thing if you could come take a look. I 4 think it would open your eyes a lot, so thank you. 5 CHAIR EBENROTH: Thank you. 6 I'm going to take a few more, and then 7 we'll move on. 8 MR. MCELROY: My name is Cody McElroy. I 9 live at 4 Northwest 72 Street, Apartment D. I'm 10 actually here for a different matter later this 11 evening, but hearing this, I think it's important to 12 remember the humanities that there are people who 13 are food insecure. 14 There are children who are living in 15 houses where they may not be getting full meals, men 16 and women, children who may not have heating, as we 17 are all in a nice, warm room, probably going to go 18 home to a nice, warm bed. I think it's important to 19 allow something like this to be enacted. I think 20 it's, to Mr. Murch's point, we do need to look at 21 maybe changing up zoning to allow more mixed use so 22 that we don't have to always sit here and figure out 23 give a two-year, five-year seven-year special use 24 permit. 25 So that -- and to the concern of crime, I</p>

<p style="text-align: right;">54</p> <p>1 grew up in a rural area. I just know that people, 2 when they see people they don't know, will call a 3 little bit more, and so that usually is picked up as 4 an uptick in crime, so there probably will be an 5 uptick of Gladstone being responded, so we just need 6 to be able to make sure that they are well versed 7 and well interacting with this -- with A Turning 8 Point, but I think the access to food, to clothing, 9 and especially education services due to, you know 10 -- it was necessary, but COVID definitely did set 11 back a lot of schoolchildren in their education, and 12 I think this will be very important for them, going 13 forward, to achieve jobs that are going to be well 14 paying and allow them to step up, and furthermore, 15 that this is a starting point and that the city 16 should investigate ways to allow people to graduate 17 from food insecurity, from homeless insecurity -- 18 from home insecurity and to ways to achieve better 19 housing situation and to give back to the community 20 as they are able to improve and get better. Thank 21 you and have a good evening. 22 CHAIR EBENROTH: Anybody else? If not, 23 I'll ask for comments. Anybody who's opposed to 24 this? 25 Seeing none, we'll close the public</p>	<p style="text-align: right;">56</p> <p>1 stipulated conditions. 2 MS. LOWE: I second the motion. 3 MR. MURCH: Point of order, Chairman. 4 Austin, you refer to 1900 repeatedly in 5 here (indicating), opposed to 1900 and 1904. Is 6 that just an oversight? 7 MR. GREER: Yes, sir. 8 MR. MURCH: Thank you. Sorry. 9 MS. MCGEE: Mr. Chair? 10 CHAIR EBENROTH: I got a motion and 11 second. Now I'll ask for comments. 12 MS. MCGEE: I move to amend the motion 13 from two years to seven years, and if my motion is 14 seconded, then I would like a roll call on the 15 years. 16 MS. MIDDLETON: Second. 17 MR. DAVIS: Seconded. 18 CHAIR EBENROTH: We've got a motion and a 19 second to the original motion. Any comments on 20 that? If not, I think we'll do a roll call on that 21 one. 22 MR. GREER: Just to clarify, can you 23 clarify for us what exactly what you guys are voting 24 on, just for Angie and my sake and, I think, the 25 court reporter?</p>
<p style="text-align: right;">55</p> <p>1 hearing. 2 And have a roll call, please. Wait a 3 minute. I need the motion first. 4 (Sotto voce discussion was held.) 5 MS. MIDDLETON: Can I say something before 6 we make a motion or whatever? Personally, myself, 7 I'm not opposed to -- 8 CHAIR EBENROTH: They can't hear you. 9 MS. MIDDLETON: Personally, I am not 10 opposed to a seven-year deal. 11 CHAIR EBENROTH: Thank you. 12 (Audience: Good. Yay.) 13 (Applause) 14 MR. MURCH: Katie, I concur. I'm not 15 opposed to seven years either. 16 (Applause) 17 MR. MARKENSON: I'm opposed to seven 18 years. 19 (Laughter) 20 CHAIR EBENROTH: Would somebody like to 21 make a motion? 22 MR. MARKENSON: Mr. President, let's just 23 see how it flies. I move that we recommend approval 24 of a two-year special use permit, conditional use 25 permit for 1900 and 1904 Englewood with the</p>	<p style="text-align: right;">57</p> <p>1 CHAIR EBENROTH: I sure can. This is an 2 amendment to change the motion to seven years as 3 opposed to two years with the same stipulations. 4 It's an amendment to the original motion, so we have 5 to approve that first, and then we'll go back to the 6 original motion. Did I say that right? 7 MR. GREER: I'm so confused. I apologize. 8 So the original is seven years or -- 9 MR. MARKENSON: No, the original was two 10 years. 11 CHAIR EBENROTH: The amendment is for 12 seven years. 13 MR. GREER: So you are voting on a seven- 14 year special use permit? 15 CHAIR EBENROTH: Correct. Any comments? 16 All those in favor, we'll do a roll call, please. 17 MS. LOWE: Would you state the motion 18 again? 19 CHAIR EBENROTH: Sure. 20 MS. LOWE: That would be nice. 21 CHAIR EBENROTH: This is an amendment to 22 change the original motion from two-year permit to a 23 seven-year permit. 24 MS. LOWE: And that second one, it was 25 seconded?</p>

<p style="text-align: right;">58</p> <p>1 CHAIR EBENROTH: Yes. 2 (Sotto voce discussion was held.) 3 CHAIR EBENROTH: Roll call. 4 MS. DAUGHERTY: Chair Ebenroth? 5 CHAIR EBENROTH: Yes. 6 MS. DAUGHERTY: Mr. Davis? 7 MR. DAVIS: No. 8 MS. DAUGHERTY: Ms. Lowe? 9 MS. LOWE: No. 10 MS. DAUGHERTY: Mr. Markenson? 11 MR. MARKENSON: No. 12 MS. DAUGHERTY: Ms. Middleton? 13 MS. MIDDLETON: Yes. 14 MS. DAUGHERTY: Mr. Murch? 15 MR. MURCH: Yes. 16 MS. DAUGHERTY: Mr. Turnage? 17 MR. TURNAGE: Yes. 18 MS. DAUGHERTY: Ms. McGee? 19 MS. MCGEE: Yes. 20 MS. DAUGHERTY: How many -- so it's five 21 for and three no, so it passed. 22 CHAIR EBENROTH: So motion approved, so 23 the original motion will be amended to seven years, 24 so I need a roll call on that. 25 MS. DAUGHERTY: Chair Ebenroth?</p>	<p style="text-align: right;">60</p> <p>1 on the agenda is communications from the public that 2 are not part of tonight's agenda. 3 Yeah, give them a chance to clear out a 4 little bit. 5 MR. MCELROY: All right. Once again, my 6 name is Cody McElroy. I live at 4 Northwest 72 7 Street, Apartment D. 8 The other matter I was going to bring up 9 tonight is I know that your all's last session and 10 last city council meeting they were discussing the 11 hens and bees measure. I think the community raised 12 concerns of the limit of hens allowed to be kept and 13 that the chickens were not allowed to be free range 14 as in free range of the back yard as long as they 15 were fenced in appropriately, and I know some people 16 also brought up the fact that it was only for hens 17 and bees and didn't allow for other domesticated 18 fowl, so I didn't know if you had any thoughts or 19 the city council had brought it back to you on the 20 discussion for the hens and bees yet. 21 MR. GREER: I'll try to chime in here. 22 This is actually the first opportunity for us all to 23 get together since that city council meeting, so we 24 haven't been able to provide an update for yet that, 25 but we will do that.</p>
<p style="text-align: right;">59</p> <p>1 CHAIR EBENROTH: Yes. 2 MS. DAUGHERTY: Mr. Davis? 3 MR. DAVIS: Yes. 4 MS. DAUGHERTY: Ms. Lowe? 5 MS. LOWE: Yes. 6 MS. DAUGHERTY: Mr. Markenson? 7 MR. MARKENSON: No. 8 MS. DAUGHERTY: Ms. Middleton? 9 MS. MIDDLETON: Yes. 10 MS. DAUGHERTY: Mr. Murch? 11 MR. MURCH: Yes. 12 MS. DAUGHERTY: Mr. Turnage? 13 MR. TURNAGE: Yes. 14 MS. DAUGHERTY: Ms. McGee? 15 MS. MCGEE: Yes. 16 MS. DAUGHERTY: Seven yes, one no. 17 CHAIR EBENROTH: So the motion is 18 approved. Now I guess I'll close the public 19 hearing. 20 (Laughter) 21 (Applause). 22 CHAIR EBENROTH: If you didn't hear me, I 23 want to thank you all for coming. 24 (Laughter). 25 CHAIR EBENROTH: Thank you. Okay. Item 5</p>	<p style="text-align: right;">61</p> <p>1 MR. MCELROY: All right. Thank you. 2 CHAIR EBENROTH: Anybody else? If not, 3 we'll move on to Item 6, communications from the 4 city council. 5 UNIDENTIFIED VOICE: (Indiscernible.) 6 STENOGRAPHIC REPORTER: I can't hear you. 7 UNIDENTIFIED VOICE: We took the hen and 8 chicken or the hen, the bees. We did not take a 9 vote on that. There was lots of conversation that 10 evening regarding the number of chickens allowed, 11 and -- and whether or not ducks were included and, 12 as Cody mentioned, if they could be free range, free 13 range in the backyard, so there was enough 14 conversation and controversy about it that we did 15 not take a vote on it, so my guess is it will come 16 back to you. 17 Right? 18 MR. GREER: (Nodded) 19 MR. MARKENSON: The foremost expert on 20 bees. 21 UNIDENTIFIED VOICE: Austin has become the 22 foremost expert. 23 (Laughter) 24 MR. MARKENSON: He's renowned. 25 MR. GREER: As Police Chief Farris says,</p>

<p style="text-align: right;">62</p> <p>1 I'm the chicken king.</p> <p>2 UNIDENTIFIED VOICE: I just wanted to</p> <p>3 thank all of you being here tonight and for your</p> <p>4 patience, and no other specific news councilwise</p> <p>5 except about the action we did not take that you all</p> <p>6 had given to us on the hens and the bees, but don't</p> <p>7 forget the mayor's Christmas tree. I know the</p> <p>8 mayor's still raising funds for three great</p> <p>9 organizations in the Northland, so don't forget</p> <p>10 digging into your pockets for that, and thank you</p> <p>11 again for your patience and all of your thoughts on</p> <p>12 this issue.</p> <p>13 CHAIR EBENROTH: Communications from the</p> <p>14 city staff?</p> <p>15 MR. GREER: I will just add one quick</p> <p>16 thing regarding the chickens and the hens. Given</p> <p>17 that conversation that happened at city council, it</p> <p>18 was great public input. It was awesome. Those</p> <p>19 people are a lot better at what they do than what I</p> <p>20 learned. That was quite obvious.</p> <p>21 I think city staff -- there were about</p> <p>22 four items that were really discussed, and after</p> <p>23 that meeting, we discussed it the next day, and</p> <p>24 three of those four items, city staff was okay with,</p> <p>25 not issues, so I would say for you guys just to be</p>	<p style="text-align: right;">64</p> <p>1 appreciate their participation. We served more</p> <p>2 people this year than last year.</p> <p>3 MS. MCGEE: I attended the city council</p> <p>4 meeting where the chicken and hen ordinance was</p> <p>5 discussed, and before I saw the crowd this night, I</p> <p>6 thought there were a lot of citizens that were</p> <p>7 engaged. I was overwhelmed by how many citizens</p> <p>8 came to this meeting tonight, and one thing that the</p> <p>9 mayor and the city council members said over and</p> <p>10 over was how good it is to have city -- to have</p> <p>11 citizen engagement in our processes, and so I just</p> <p>12 want to thank everybody who came tonight whether you</p> <p>13 talked or not. Citizen engagement is very important</p> <p>14 and we appreciate it.</p> <p>15 MS. MIDDLETON: I have two questions, so</p> <p>16 Les Smith was at one of our meetings. Can you</p> <p>17 remind me who he replaced?</p> <p>18 UNIDENTIFIED VOICE: Tom Crispen.</p> <p>19 MS. MIDDLETON: And my other question on</p> <p>20 the chickens, are we wanting more than six chickens;</p> <p>21 is that what the issue is or --</p> <p>22 MR. GREER: I think the city council was</p> <p>23 willing to allow more conversation on the topic, and</p> <p>24 I think they're open-minded to more than.</p> <p>25 MS. MIDDLETON: But it was a higher</p>
<p style="text-align: right;">63</p> <p>1 thinking about the number of hens above six that may</p> <p>2 be acceptable to you guys and if you have a really</p> <p>3 good idea what would that be. I think I'm going to</p> <p>4 discuss it at the December 19 meeting, but</p> <p>5 ultimately, three of the four things don't have to</p> <p>6 be an issue, but the number of hens will be the</p> <p>7 primary issue, or water fowl. I would say the</p> <p>8 combination of chicken, ducks.</p> <p>9 And one other thing, of photos with Santa</p> <p>10 and cookies, they'll be happening at the Atkins-</p> <p>11 Johnson Farm Museum on Saturday the 10th. I will be</p> <p>12 taking my son, so if you're ahead of me in line, it</p> <p>13 will be cool if you'll let me cut. That's all I</p> <p>14 have.</p> <p>15 (Laughter)</p> <p>16 CHAIR EBENROTH: Communications from the</p> <p>17 planning commission members, let's start on the end.</p> <p>18 MR. TURNAGE: Yeah, Mr. President, I'd</p> <p>19 like to say or express my appreciation. Today is</p> <p>20 the first day Northland Christmas store. We will be</p> <p>21 in operation Tuesday and Wednesday, and that will be</p> <p>22 it this week, but there were several, in fact, many</p> <p>23 employees of City of Gladstone, even members of the</p> <p>24 PC who were there working today, and I expect to see</p> <p>25 some more either Tuesday or Wednesday so greatly</p>	<p style="text-align: right;">65</p> <p>1 limitations not lower?</p> <p>2 MR. GREER: That's correct.</p> <p>3 MS. MIDDLETON: Okay. Thank you.</p> <p>4 CHAIR EBENROTH: I broke it.</p> <p>5 MR. MARKENSON: (Indiscernible.)</p> <p>6 MR. GREER: I don't think it technically</p> <p>7 has to, but I think city council would like to.</p> <p>8 MR. DAVIS: Why does it have to?</p> <p>9 MR. GREER: And one more thing to add to</p> <p>10 that, it has 6, but Kansas City allows 15, so there</p> <p>11 might be a number in between that satisfies</p> <p>12 everyone.</p> <p>13 MR. MURCH: The only comment I would have</p> <p>14 is directed at the folks tonight. Remember that we</p> <p>15 have, as a planning commission, have a more limited</p> <p>16 scope than the city council does in terms of making</p> <p>17 a decision, and the city council is actually the</p> <p>18 ones that have the final say on this, so you need to</p> <p>19 make sure that your audience is at that meeting as</p> <p>20 well.</p> <p>21 CHAIR EBENROTH: They need twice as many</p> <p>22 people.</p> <p>23 (Laughter)</p> <p>24 MS. MCINTIRE: Who are we going to put?</p> <p>25 UNIDENTIFIED VOICE: Go get them.</p>

<p style="text-align: right;">66</p> <p>1 MR. MURCH: Mayor Pro Tem. 2 MS. LOWE: I would just like to thank 3 everybody for coming tonight. It is; it's a great 4 democratic experience to have so much community 5 input, and my second comment is concerning the 6 poultry, and I really think it's very serious, and 7 I'll be totally candid on this. I just believe it 8 should be more than us haggling over 6 chickens or 9 15 chickens. 10 I think the ordinance itself should have 11 more of a progressive tilt to it. What are other 12 communities, not just Johnson County or some -- the 13 Missouri Conservation Department, they have 14 recommendations. I could have done a deep dive, but 15 they have recommendations on these sorts of things, 16 and so I would just like to see more research. 17 I'd like to see what somebody else is 18 doing, what some of the scientific stuff is. I'm 19 not asking you to rewrite the world, and I will take 20 on the honors myself to do a little bit more 21 research, but I believe it's just a bigger topic 22 than 6 chickens or 15 chickens, or can people have 23 ducks. I think it's a matter of lifestyle in the 24 community and different neighborhoods and things, so 25 that's my point. I'm going to do more research and</p>	<p style="text-align: right;">68</p> <p>1 CERTIFICATE 2 3 I, Melanie Engle, do hereby certify that I 4 reported all proceedings adduced in the foregoing 5 matter and that the foregoing transcript pages 6 constitutes a full, true and accurate record of said 7 proceedings to the best of my ability. 8 9 I further certify that I am neither related 10 to counsel or any party to the proceedings nor have any 11 interest in the outcome of the proceedings. 12 13 IN WITNESS HEREOF, I have hereunto set my hand this 14 19th day of December, 2022. 15 16 17 18 /S/ Melanie Engle 19 Certified Shorthand Reporter 20 Kansas License No. 1699 21 Expiration Date: June 30, 2023 22 23 24 25</p>
<p style="text-align: right;">67</p> <p>1 bring it to the table at our next discussion also. 2 CHAIR EBENROTH: Once again, I'd like to 3 thank everybody for coming tonight. It was a large 4 crowd, probably the largest we've had, but that is 5 great. 6 That's what it's all about. The one thing 7 that hit me the most is the love and passion you all 8 have for our community. 9 MS. MCINTIRE: We do, so thank you for 10 hearing that and seeing that. We appreciate you. 11 CHAIR EBENROTH: If there's nothing else, 12 I will adjourn the meeting. 13 (TIME NOTED: 8:24 P.M.) 14 15 16 17 18 19 20 21 22 23 24 25</p>	



All-America City



TO: Property Owners Within 185' & Other Interested Parties
FROM: Community Development Department
DATE: November 11th, 2022
SUBJECT: A Turning Point - 1900 & 1904 NE Englewood Rd.

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on December 5th, 2022 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a Special Use Permit at 1900 & 1904 NE Englewood Rd. legally described as 001900 NE ENGLEWOOD RD ENGLEWOOD BAPTIST CHURCH ADDIT ION REPLAT LT 2 LT 2A & 001904 NE ENGLEWOOD RD ENGLEWOOD BAPTIST CHURCH ADDIT ION REPLAT LT 2 LT 2B

Applicant: Cathy McIntire, Executive Director

Owner: A Turning Point

Subsequently, at its regular meeting of January 9th, 2023, at 7:30 PM, the City Council will conduct a public hearing on the same request.

In summary:

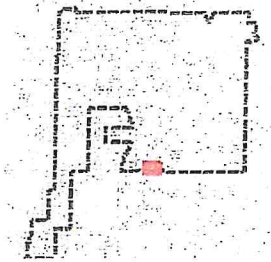
The organization A Turning Point provides the following services:

- Food Pantry
- Wardrobe Clothes Closet
- Education Academy
- Community Meals
- Day Center Services
- Community Meetings
- Support Groups
- Job Training Programs
- Gymnasium for recreation

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant To the City Manager at austing@gladstone.mo.us and/or 816-423-4102.



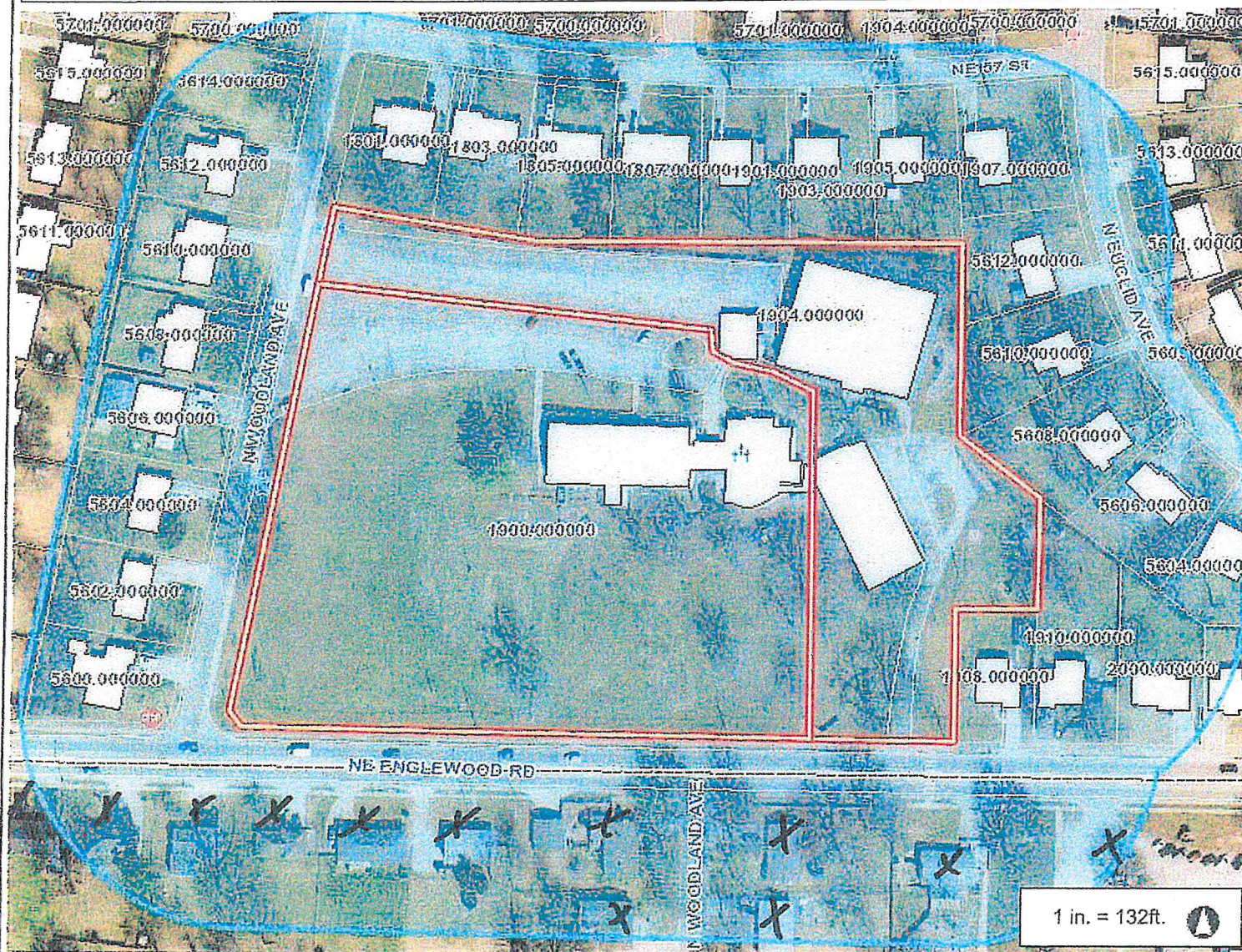
Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Building Footprint
- School Polygon
- City Park
- Villages
- Apartment Polygon

Notes



1 in. = 132ft.



264.8 0 132.41 264.8 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

BILL NO. 23-

ORDINANCE NO.

AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO A TURNING POINT FOR THE PURPOSES OF OPERATING A SOCIAL SERVICES ORGANIZATION IN AN R-1 ZONING DISTRICT AT 1900 AND 1904 NE ENGLEWOOD ROAD.

WHEREAS, pursuant to Section 32-39 of Ordinance No. 2.292, being the Gladstone Zoning Ordinance, public notice was made of a request to grant a Special Use Permit on property located at 1900 and 1904 NE Englewood Road, and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval of such Special Use Permit requesting certain conditions as incorporated herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. SPECIAL USE PERMIT:

THAT, A Turning Point is hereby granted a Special Use Permit for operation of a social services organization on property located at 1900 and 1904 NE Englewood Road, the effective date of which shall be the enactment date of this Ordinance and expiring seven (7) years from this date, all subject to the terms and conditions set forth herein:

1. This Special Use Permit is to be issued to A Turning Point and to be used at this location only. If A Turning Point relocates, sells, or leases this location to another tenant, either A Turning Point or the other tenant(s) must reapply for a new permit. This Special Use Permit is non-transferable to another tenant occupying space at this location.
2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses; copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 7:00 am to 10:00 pm, Monday – Saturday; six days a week.
4. This Special Use Permit allows for the following uses at 1900 NE Englewood Road:
 - Food Pantry
 - Wardrobe Clothes Closet
 - Education Academy
 - Site to store, prepare, and load vehicles for the Community Meals outreach program
 - Day Center Services (Guesthouse)

BILL NO. 23-**ORDINANCE NO.**

- Services provided shall be shower and laundry facilities, hot meals, computer/internet access, and case management.
 - Hours of operation for these services shall be limited to Monday-Friday from 10:00 am to 2:00 pm.
 - Community Meetings
 - Support Groups
 - Community Garden
 - One (1) community garden not exceeding 3,600 sq. ft.
 - The Institute job training program
 - Gymnasium for youth sports leagues, practices, tournaments, performances, recreation, and educational activities.
5. All building and fire safety requirements shall be complied with and maintained as required.
 6. The six (6) foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by the applicant.
 7. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
 8. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
 9. Trash service and commercial deliveries shall occur between the hours of 7:00 am to 10:00 pm.
 10. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.
 11. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than one (1) A Turning Point box truck shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
 12. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. This condition does not include the on-site manager position and his/her immediate family who reside on campus.
 13. Any false statements in the application or violation of these conditions or other City Code requirements may result in the cancellation of this Special Use Permit.

SECTION 2. SEVERABILITY CLAUSE: The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

BILL NO. 23-

ORDINANCE NO.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE
CITY OF GLADSTONE, MISSOURI, this _____ day of _____, 2023.**

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk

1st Reading:

2nd Reading:

File #

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 - Education Academy
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 10. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.
 11. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than one (1) A Turning Point box truck shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site unless as part of a valid building permit.
 12. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the greater Kansas City area. This condition does not include the on-site manager position and his/her immediate family who reside on campus.
 13. Any false statements in the application or violation of these conditions or other City Code requirements may result in the cancellation of this Special Use Permit.

SECTION 2. SEVERABILITY CLAUSE: The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

BILL NO. 23-04

ORDINANCE NO. 4.622

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE
CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF JANUARY, 2023.**

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk

1st Reading: January 23, 2023

2nd Reading: January 23, 2023

File #



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 23-05

ORD ☒ # 4.623

Date: 1/18/2023

Department: General Administration

Meeting Date Requested: 1/23/2023

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Potential Sales Tax on Adult Use (recreational) Marijuana

Background: On November 8, 2022 Missouri voters approved Amendment 3 commonly known as allowing the sale and use of recreational marijuana. Part of this Amendment allows for Gladstone voters to consider an additional 3% sales tax on the sale of adult use (recreational) marijuana. The sales tax on medical marijuana would remain unchanged and regulated by the State of Missouri. At the January 9, 2023 City Council Open Study Session, the City Council heard a presentation from City attorney John Mullane and was given more detailed information on Amendment 3. The City Council came to a consensus to allow staff to place a proposed ordinance on the January 23, 2023 Council agenda. If passed by the voters, the additional sales tax be used to support the provision of emergency services. It is anticipated that the additional 3% sales tax would generate in the neighborhood of \$100,000 annually.

Budget Discussion: Funds are budgeted in the amount of \$0 from the N/A Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$.

Public/Board/Staff Input:

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Scott Wingerson
City Manager

JM
City Attorney

AN ORDINANCE IMPOSING A SALES TAX AT A RATE OF THREE PERCENT ON ALL TANGIBLE PERSONAL PROPERTY RETAIL SALES OF NON-MEDICAL ADULT USE MARIJUANA SOLD WITHIN THE CITY OF GLADSTONE, MISSOURI, PURSUANT TO ARTICLE XIV, SECTION 2.6(5) OF THE MISSOURI CONSTITUTION SUBJECT TO THE APPROVAL BY THE VOTERS OF THE CITY AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON APRIL 4, 2023; DESIGNATING THE FORM OF BALLOT; AND DIRECTING THE CITY CLERK TO PROVIDE NOTICE OF SAID ELECTION.

WHEREAS, on November 8, 2022, the electors of the State of Missouri approved Amendment 3 to the Missouri Constitution enacting Section 2 of the Article XIV of the Missouri Constitution effective December 8, 2022; and

WHEREAS, the newly enacted Article XIV, section 2.6(5) of the Missouri Constitution authorizes the City of Gladstone, Missouri to impose, by ordinance, an additional sales tax in an amount not to exceed three percent on all tangible personal property retail sales of non-medical adult use marijuana sold in such political subdivision subject to approval by voters of the City of Gladstone, Missouri; and

WHEREAS, the City Council finds that it is in the best interests of the citizens of the City of Gladstone, Missouri to impose a sales tax of all tangible personal property retail sales of non-medical adult use marijuana sold in the City of Gladstone, Missouri, and to submit the same to the voters of the City for approval by a majority of those voting at the general municipal election to be held on April 4, 2023; and

WHEREAS, the City desires to impose an additional sales tax to support the provision of emergency services.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI AS FOLLOWS:

SECTION 1- CITY SALES TAX- A sales tax at the rate of three percent on all tangible personal property retail sales of non-medical adult use marijuana sold in the City of Gladstone, Missouri, as authorized by Article XIV, section 2.6(5) of the Missouri Constitution, is hereby imposed.

SECTION 2- EFFECTIVE DATE- The sales tax imposed by this Ordinance shall not be effective unless approved by a majority of the votes cast by the qualified voters voting thereon at the General Municipal Election to be held on April 4, 2023, at which election a proposal to authorize the City Council of the City of Gladstone, Missouri to impose the tax herein provided for shall be submitted to the voters of the City of Gladstone.

SECTION 3- FORM OF BALLOT- The ballot to be used in such election shall contain the following question:

Question 1

Shall the City of Gladstone, Missouri impose a sales tax of three percent on all tangible personal property retail sales of non-medical adult use marijuana sold in the City of Gladstone, Missouri?

☐ Yes

☐ No

SECTION 4- NOTICE OF ELECTION- The City Clerk is hereby directed to notify the ELECTION AUTHORITY of the Clay County, Missouri, of the enactment of this Ordinance no later than 5:00 pm on Tuesday, January 24, 2023, in accordance with the Comprehensive Election Act, Chapter 115 of the Revised Statutes of Missouri, as amended.

SECTION 5- FURTHER AUTHORITY- That the City Manager, City Clerk, and other appropriate City Officials are hereby authorized and directed to take such actions as may be necessary or desirable to cause this matter to be submitted to the qualified voters of the City.

SECTION 6 – EFFECTIVE DATE- That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF JANUARY, 2023.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk

1st Reading: January 23, 2023

2nd Reading: January 23, 2023



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 23-06

ORD # 4.624

Date: 1/12/2023

Department: Police

Meeting Date Requested: 1/23/2023

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: An Ordinance authorizing the City to participate in the Missouri Highway Safety Program and receive grant funds, under the terms outlined by the Missouri Department of Transportation, for the purpose of increased enforcement of traffic laws.

Background: See Attached.

Budget Discussion: Funds are budgeted in the amount of \$0. Ongoing costs are estimated to be \$0 annually. Previous years' funding was \$0.

Public/Board/Staff Input: Staff recommends approval of the proposed Ordinance.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Fred Farris
Chief of Police

JM
City Attorney

SW
City Manager



Gladstone Police Department

Patrol Division - Memorandum

DATE: January 3rd, 2023

TO: Chief Farris

FROM: Captain Bryan Boydston

CC: Bob Baer, Scott Wingerson

RE: 2023-2024 MODOT Highway Safety Division Grant

Chief Farris,

As with years past, our department has applied for the following grants through the Missouri Highway Safety Division:

DUI Enforcement

Hazardous Moving Violation

EUDL (Youth Alcohol Enforcement)

For the past 3 years (per year) we have received between \$6000.00 - \$8000.00 for **DUI Enforcement**; \$8000.00 - \$10,000.00 for **Hazardous Moving enforcement**; and an average of \$5000.00 for the **Youth Alcohol Enforcement** grant.

We are in the process of applying for the 2023-2024 grant period for these same three grants with a requested amount of approximately the same as the above previous 3 years.

DWI Enforcement Projects will consist of one or more officers who will patrol and seek out impaired drivers in high alcohol-related crash areas during the hours and days of peak alcohol usage. Funding will be provided for overtime or full-time manpower, and support personnel such as dispatchers, and may be provided for equipment if the need is demonstrated.

Hazardous Moving Violation (HMV) Enforcement Projects will target high crash locations and areas where consistent HMs occur. Projects will be developed from the analysis of specific traffic problems occurring in your community and the resulting problem identification. Funding will be provided for overtime or full-time manpower, and support personnel such as dispatchers, and may

be provided for equipment if the need is demonstrated. Hazardous violations are DWI/BAC; Improper Turn; Follow to Close; Stop Sign; Traffic Signal; Failure to Yield; Careless Driving; Red Light Running; Speeding; School Bus Stop Arm; etc. HMV projects can also address distracted driving and enforcement projects to specifically reduce bicycle & pedestrian fatalities.

This grant also pays (100% reimbursement) for up to four officers to the annual LETSAC Conference held every year at the Lake of the Ozarks.

Youth Alcohol Enforcement Projects will consist of one or more officers patrolling high alcohol related crash areas during the hours and days of peak alcohol usage. The purpose of the patrol will be to use probable cause to stop and arrest underage (under 21) impaired drivers, check for compliance and other deterrence programs. Funding for this type of project will be for officer overtime; funding can also be used to pay undercover buyers.

***All three of these grants will be paid to the officers at a double time rate and these grants are paid to the City of Gladstone at a 100% reimbursement rate.**

We are asking for the City Council's approval to continue to participate in the fully funded Highway Safety grants as we have been for the past several years.

Thank you,

Captain Bryan Boydston
Patrol Commander

BILL NO. 23-06

ORDINANCE NO. 4.624

AN ORDINANCE AUTHORIZING THE CITY TO PARTICIPATE IN THE MISSOURI HIGHWAY SAFETY PROGRAM AND RECEIVE GRANT FUNDS, UNDER THE TERMS OUTLINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION, FOR THE PURPOSE OF INCREASED ENFORCEMENT OF TRAFFIC LAWS.

WHEREAS, the City of Gladstone and the Missouri Highways Transportation Commission seek to promote safety on the roadways; and

WHEREAS, enforcement of laws governing traffic on roadways creates a safer environment for citizens and visitors to the City of Gladstone; and

WHEREAS, effective enforcement of traffic laws reduces injuries and deaths on the roadway as well as property damage; and

WHEREAS, an agreement with the Missouri Department of Transportation to participate in Missouri's Highway Safety Program is in the best interests of residents of the City of Gladstone.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

THAT, the City of Gladstone agrees to approve the "City Council Authorization" form, requiring the signatures of each member of the City Council, and participate in Missouri's Highway Safety Program for Traffic Enforcement.

FURTHER, THAT, the City of Gladstone authorizes the use of traffic safety grant funds received by the Missouri Department of Transportation to compensate police officers at the maximum rate authorized by the Missouri Department of Transportation's guidelines governing the use of Highway Safety Program grant funds

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF JANUARY, 2023.

Bill Garnos, Mayor

ATTEST:

Kris Keller, City Clerk

1st Reading: January 23, 2023

2nd Reading: January 23, 2023