



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, APRIL 27, 2020**

**PRESENT:** Mayor Carol Suter  
Mayor Pro Tem Jean Moore  
Councilman Bill Garnos  
Councilman R.D. Mallams  
Councilman Kyle Yarber

***ALL COUNCILMEMBERS ATTENDED VIA ZOOM***

City Manager Scott Wingerson  
Assistant City Manager Bob Baer  
City Clerk Ruth Bocchino  
Attorney Chris Williams-via Zoom

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

**Mayor Suter** opened the Regular City Council Meeting Monday, April 27, 2020, at 7:30 pm.

**Item No. 2. On the Agenda.** ROLL CALL

All Councilmembers were present via Zoom. The City Manager, Scott Wingerson, the Assistant City Manager, Bob Baer, and the City Clerk, Ruth Bocchino, were present at 7010 North Holmes, Gladstone, Missouri.

**Item No. 3. On the Agenda.** Approval of the April 13, 2020, Regular City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the April 13, 2020, Regular City Council meeting as presented. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item No. 4. On the Agenda.** PROCLAMATION: BUILDING SAFETY MONTH

**Mayor Suter** recognized Building Safety Month, and declared May as Building Safety Month.

**REGULAR AGENDA.**

**Item No. 5. On the Agenda.** Communications from the City Council.

**Councilman Garnos** stated: *"Thank you, Mayor. I wanted to thank the City Manager for the update on Council Goals. I appreciated the update. We've got so many projects going on and I know everything is being disrupted so I appreciated the update on all the things, all the irons we've got in the fire, and also the importance of keeping the city's website updated. That seems to be one of the few good sources for up-to-date information on the shut down and the virus. I noticed even in like the Dispatch, the articles in there were out of date by the time they got published and into our driveways. I think the people of Gladstone have our website and it's been great because it's had all of the links to the County Public Health things so when people have asked me a question, I can just refer them to the city website for answers so that has been very helpful and I appreciate keeping that up to date. That's all I've got Mayor, thank you."*

**Mayor Suter** stated: *"I will add in. It seems like from the last meeting to this meeting has been about 30 years instead of just a couple of weeks. I, too, wanted to express my appreciation to City Manager Wingerson for the goals update. It is always helpful to get those kind of questions answered about what is going on; and I also wanted to assure everybody that progress is being made on a number of fronts behind the scenes. There are a lot of activities that are not held during this time of a shut down; construction projects in particular I'm thinking of; so there are still lots of Public Works things that are going on, parks maintenance things, and some other kinds of projects that the City Manager and staff and others are working on. It isn't like everybody is sitting back at their desk with half of the staff gone and their feet up. There is a lot of work going on. I wanted to start by thanking our Clay County Public Health Director Gary Zaborac for doing such an exceptional job during this very, very, difficult time providing leadership for the County. Obviously, it's just a huge amount of pressure around all of this and we are lucky in Clay County to have a Public Health Director who, unlike pretty much all the others around, has worked diligently to keep all of the elected officials in the County in the loop. Before he has made any decision from the beginning of this to today, he communicates with all of the City Mayors and Commission members. He gives us an opportunity to see what he is going to make public before it goes public and that has been very helpful. Of course the most recent thing we are working on is his roll off plan and that has been with the city leaders for two weeks now; getting edits and rethinking. I really appreciate that. He has come under attack of late from folks who don't agree with the May 3<sup>rd</sup> roll off; although almost every single county in the entire region is on May 3<sup>rd</sup> and the whole State of Missouri is on May 3<sup>rd</sup>, the State of Kansas is on May 3<sup>rd</sup>, Colorado has actually just upped theirs to May 1<sup>st</sup>, so there certainly is a huge consensus out there that May 3<sup>rd</sup> is an appropriate time in this region. Some folks have liked to take to the press to make it sound like it is the opposite and the 15<sup>th</sup> is what everybody thinks and there is just a couple of outliers, but it is actually completely the opposite. Gary has had personal attacks and insults and he has really held his own, stayed calm, sticks to the facts, and has done what he has said from the beginning which was to do his analysis of the numbers in Clay County and to abide by what he thought was good decision making, assessing the impact of the virus and then the opportunities for moving forward. We have followed his advice from the beginning and his advice was May 15<sup>th</sup>, when we extended to May 15<sup>th</sup>, May 15<sup>th</sup> or sooner; and that was everyone's agreement in the entire region, even though, again, some people are trying to pitch it a little differently now; it was always with 'or sooner.' I think many folks in that group, especially Gary and some of the other counties that have a more rural population; we*

knew from the beginning that it was not likely we were going to go to the 15<sup>th</sup> because our numbers were so low. Our numbers were significantly below any predictions and so we were sure it was going to be earlier than that. The entire region agreed that the criteria for rolling off this stay at home order would be to get two weeks past a peak in, not just new cases, because the more testing you do you find out more people have it but it doesn't mean they are sick, so it is really about hospitalizations and how much we are using the healthcare system. So, two weeks past the peak and the appearance of more testing. We have accomplished that, and obviously will have easily by the 3<sup>rd</sup>. Testing has popped up. I'm sure you are aware that both Clay County has a drive through site at Pleasant Valley, and we want to thank Wal Mart for being great corporate citizens. We are happy to partner with them to have them do a drive through site here in Gladstone. I don't think either site has been very busy. Most of the testing has been done by healthcare providers, at the hospital, or doctor's offices, or care centers. I've gone by Wal Mart and there hasn't been too much business up there. They are focusing on First Responders as their first priority for the first week but I think it is not a surprise to Gary that it is not an overwhelming number of people lining up because we just aren't having many incidents of people having symptoms. Getting to this stage of rolling off, or easing of restrictions, it feels like a very long road. As I have told you before, going in was pretty easy because the medical opinion was all unanimous; coming out is going to be very different because there are so many different opinions and so many different experts; so many people challenging numbers, the way numbers are counted, and we are not sure that everybody's actually counting things the same. It's much more complicated at this stage. Also getting here, I do want to say on a personal note, I have taken an extraordinary amount of time and energy as Gladstone's Mayor. Countless hours, day and night, seven days a week without stop since the very beginning for the first week of March. There is just so much that goes on behind the scenes regionally; as I said, just to work with Gary and the County and then in the larger region, there have been so many different ways that folks have tried to communicate, share ideas, get information and process. As the County roll out, things get a little bit more political, seems like I was hoping it would get less, but it certainly hasn't at all. I spent this weekend on the phone in meetings. I wanted to raise this today because I really wanted to be on the record about it and that is, three weeks ago already, after being on phone meetings and Zoom meetings and stuff for almost all of this Sunday, to late Sunday afternoon. By the time I got off, my wonderful husband said 'so, how many other people on that call are unpaid volunteers like you?' Well, none. They are all paid staff or paid elected people. He said, 'well when you are in the big meetings, 40-50 people on those big calls, how many of those people are unpaid volunteers like you?' None. I'm the only one. Everybody else in the region receives some form of compensation to participate. This is just my warning to those of you, if I get reelected, come October, I'm going to get on my soapbox again and say we need to seriously think about joining what everybody else is doing and that is some kind of compensation for us. If this thing comes back in the Fall and the Winter, as many are predicting, the next Mayor is going to get caught in this as well and, not only does it take a toll on you as a Councilmember, but whoever is living in your house with you, when you are shut in, has to put up with all this as well and it's really been unrelenting. The good news is that we are reaching a point of easing restrictions and that to me has felt like just a huge weight off my shoulders. Unfortunately we've had some political upheaval here in the last few days which took away some of the fun of feeling like we were getting to the point of hope. I know that most of our constituents are really ready to get to a point of hope. I continue to participate in this regional conversation; it's called the Multi Agency Coordinating group and it has representatives from all the nine

counties in the MARC region, MARC Board Officers, County Commission heads, a few Mayors, and all of the public safety emergency management network folks, all the healthcare emergency management folks; it's quite an interesting group. It's the first time we have ever attempted to have such a region wide communication. The point of it, and again you hear some of this stuff in the media of late, and mostly it's wrong, but the point of it is not to have group decisions because every jurisdiction has its own authority; and it is not even to establish a consensus of any kind about going forward; although we have, from time to time, had consensus, like on what the criteria should be for when we start to ease, but it is really just a forum for communication so that we can understand what other people are thinking, you know, what theories they are relying on, which way they are kind of leaning; especially when you get a heads up before people take action and then that helps that the rest of us are not blind-sided, or that others aren't blind-sided by unilateral decisions and caught unaware. This group is really worked quite well for it. I don't know if you saw the story from the New York Times. The good news was that the reporter did accurately reflect the candor and directness that has been a part of these conversations. The reason that it is so direct and we have such great candor is because it has not been an open meeting. It's not a public meeting. There is nobody there with a quorum from anything and we are just individual elected officials and other professionals who are meeting. Unfortunately, last week somebody in the group took it upon him or herself to include a New York Times reporter without any notice to anyone else in the group. No one knew they were being recorded and that there was anyone else on that call except the people who were invited and intended to be on. So, that, unfortunately, has just thrown a huge monkey wrench into the process and our ability, I think, going forward, to really have candor, because what we decided, again, this is one of those kind of side conversations all weekend at Mid America Regional Council who hosts these things, all of the media, local, have been down our throats and interviewing and having all kinds of conversations about why a New York Times reporter was included and none of them had access. Some of them had asked for access before and were denied. So it's decided that now we are going to have to give the media access to our meetings all the time. So you know when the reporters are sitting there, the candor is gone and that is unfortunate because it really was a unique experience to be able to let your hair down and speak. Nobody knows who did it. There is lots of, you know, stuff going on trying to figure out who brought this person in, the reporter himself won't say who is source is, so it's too bad. We meet again tomorrow morning. We will be talking now about roll off plans. As you can tell, every single day in the news, right, we have one from the Federal Government, we have the State, we have every County, we have every professional association, we have everybody in the world doing their recommendations for your easing program. Again, I don't think there is any magic to the whole region doing exactly the same thing, and clearly we are not all going to do exactly the same thing. We are to the place in Clay County where we have a final draft of the rules, or the guidelines that we are going to be using for the easing. What we are really seeing, of course now, is a whole lot of virus fatigue. Not just here, but you can see it all over the country; Californians who were supposed to be locked down are flocking to the beaches by the tens of thousands. We can see around in this area that, every day that goes by, there is less compliance with the stay at home order. I really appreciate Gary's strategy on this to have the slow and regulated easing, but a fairly simple one with not a lot of technical rules and not a lot of different stages, but something that will help us naturally move forward and I think in my opinion that is what is really going to happen. As I was talking with Mayor Lucas yesterday, when I look around, I said I would really prefer that the public have enough confidence in us to comply with eased restrictions rather than completely

*ignore hard line restrictions. I am glad that Gary is to the point of recognizing that at this point there isn't much point in trying to make everybody not drive around the community, go to the stores; people are not staying home. I think that would make us lose the trust of the public if we try to do things that clearly we don't have public support for. Going forward, this plan has been circulated. I think you all got copies today from the City Manager. It's hopefully the last version. We are not working on anymore edits or anything for the plan. Gary Zaborac plans to make it public on Wednesday because he wants to do some FAQ's, a couple of other kinds of graphs or charts, answers to questions that he wants to publish with it and so he's still working on those. I have asked Scott now to take that from there and give us an update on what is in the plan and how he sees that rolling out in the community and to also update us on the city and how we are easing and how we are going to be ready for this change in status."*

**Item No. 6. On the Agenda.** Communications from the City Manager.

City Manager Scott Wingerson stated: *"Thank you, Mayor. I'm going to divert from the COVID-19 discussion for just a second and tell you in person how pleased we are with MAg Development from Omaha, Nebraska, for contracting with Ronco, also from Omaha, Nebraska, to build a Marriott Fairfield Inn and Suites at the corner of 69<sup>th</sup> and North Oak. That was a project that we thought would be delayed indefinitely because of the crisis in the world basically and they are pushing forward incredibly hard behind the scenes to make all the pieces come together to let that start. We think construction mobilization will happen yet this week and actual activity the following week. We are super excited that is happening. They are projecting a 400 day, approximately, construction schedule and hope to meet that by 100 days or so, something like that. I wanted to share that. I also wanted to thank the Mayor. I can testify to how much time and energy she has taken in the region and with us to provide her leadership and her knowledge in her articulate manner and her perspective that always represents Gladstone extremely well and that has allowed us as staff to be really effective behind the scenes in side conversations throughout Clay County and the region, so thank you, Mayor. As the Mayor said, the Clay County plan was expected to go public at noon on Wednesday. I believe they have changed that to noon tomorrow with FAQ and exhibits being released Wednesday at noon. So a little bit of a change just in the last hour or so. Regardless of the plan that we subscribe to, whether it's the Governor or the national plan or a different county or a city with their own health agency, there is going to be certain things that are consistent and uniform across all of those plans. Those are things like encourage people to wear masks in public; encourage people to strictly social distance; encourage people to avoid large crowds; it makes common sense. Discourage non-essential travel, especially to areas of the country or the world that are dealing with this problem more than others. For sure restrict visits to long term care facilities and encourage high risk individuals just to stay home. That has been the point of this all along. Also, every plan across the country, I'm sure, will include an increase in testing capacity and as an anecdote, there has been over 2,000 people tested in Clay County as of this afternoon so that is very encouraging. With the Pleasant Valley Baptist Church location, the pop-up location at Antioch Mall, used to be called Antioch Mall, and our partnership with Wal Mart is really going to increase that and the key to us moving forward is the testing so that the health professionals can get the right data and advise us properly. Ultimately, this whole thing is about preserving our health care system so as long as we can continue to do that, we continue to move toward recovery. Some of the things that will factor into our recovery are a reduction in the rate of case increases. That's not*

an increase or reduction in the number of cases, that's a reduction in the rate of increase. Clay County Health will want to see that before they move us through the sequenced phasing roll off. We will make sure that the hospital capacity is preserved; we will make sure that every person who has symptoms can be tested in the county and then there is also regional considerations that are really important and the Mayor touched on it because, basically, every county except Jackson County and Kansas City, Missouri, have chosen to start this roll off on May 3<sup>rd</sup>. All that does is show that the region is largely unified, number one, but it also shows that conditions can differ from county to county and region to region, and zip code to zip code, and State to State as the Mayor pointed out. Today, Clay County Health is reporting 162 confirmed cases and two deaths. In Gladstone, that equates to about 13 households being directly affected by COVID-19. I'll pause there for a shout out to our Emergency Health Providers, our Firefighters, Paramedics and EMT's who are being out there and tracking this every day and they never know what they are walking into and in ten times they have walked into it and taken proper procedures and protocols to protect themselves and all of the residents of Gladstone so thank you to them. In terms of how this affects businesses, again this will be announced by Clay County Health Center tomorrow we think at noon, Step 1 starts on May 3<sup>rd</sup> and basically it starts with a strong recommendation to continue social distancing and enhanced hygiene, washing your hands and wiping down high touch surfaces and things like that. A strong recommendation that high-risk individuals should continue to stay home. Those are people with compromised immune system or the elderly. At that point, businesses may open up to 25% occupancy as long as social distancing can be maintained so whatever their building code, fire code, occupancy level is, they will be allowed to have 25% of that in their business, in their restaurant, and hair salon, any of those kind of businesses; retail office, all of that applies but gatherings are limited to 10 people so informal gatherings, weddings, funerals, things like that would be 10 people or less. Each phase is expected to last about four weeks. It could be less if we do really well with all those factors that we just talked about; it could be a little bit longer if we don't do so well or if there is a hot spot in the county somewhere. Step 2 would be to continue social distancing and enhanced hygiene, again, encourage individuals with high risk to stay home. Businesses up to 50% occupancy and 50 people as a mass gathering, so you can see how it is phasing up and upping the bar towards normalcy. Step 3, about four weeks after the start of Step 2, would be to continue social distancing and enhanced hygiene, there is a theme to all of these steps if you haven't got that so far; high risk individuals should continue to stay home, businesses are at 100% occupancy and gatherings are at 100 people or less. Finally, Step 4, which would start about four weeks after the start of Step 3, continue social distancing, etc., businesses may open at 100% occupancy and gatherings are limited to 250. The speed of all of this, how we progress as a county through all of those steps, will be based directly on the things and how we perform as a community. With that said, Gladstone has led, the people of Gladstone, the businesses of Gladstone, have led basically Clay County in their compliance and I'd expect no different in this case, so the quicker and more stringent we can be about the factors that affect everybody, the faster we will move through it and be on to something else; and more exciting traditional city stuff. So, in terms of the city, as the Council is fully aware, the services, most of the services that we provide, are currently available to the public. There are very few exceptions to that. We will compare our draft to the draft of the Clay County plan that was provided to us earlier today and when they make their announcement we will be prepared to sort of mirror their announcement first and then provide a working draft for how we will phase things in. We will make every effort to restore building operations and services and programs as soon as allowed under the Clay

*County Health order and the plan will be on the website shortly after it is announced tomorrow. I stopped short there, but the Mayor covered most of that. With that, I think I'd like to stop and take a breath with the Mayor's permission and ask if the Mayor or City Council have any questions for me about the Clay County plan, if I'd be able to answer them, or the city's approach to restoring normalcy for city operations and our communications with the community itself."*

**Mayor Suter** asked if there were any questions for the City Manager and stated: *"I think it's going to be really important for Councilmembers to understand the plan and to be able answer questions because the questions are just going to be horrendous; we have all been inundated already. I heard an interesting thing yesterday from a business owner that surprised me so I just would like to give people a heads up. She was interpreting the eased restrictions as if they were somehow mandatory and so her thinking was 'well, so I have to open on the fourth.' No, you don't. 'Well what if my mom doesn't want to go out of the house?' Well, you don't have to. There is nothing mandatory about the easing, right? So people need to be assured that they can still stay home if they don't feel safe; if you don't feel like you can give your employees a safe place to work, don't open; if you don't feel like you can give your customers a safe place to do business, don't open; or, again, make your own rules. I've suggested to people if you want everyone who comes into your place of business or your offices to wear a mask, put a sign on the door and require them to do it. There is flexibility in this whole approach which is some of what I like, so people can proceed with their own comfort level of how safe or secure they feel, recognizing their own vulnerabilities or those of their family members or their employees. It just never occurred to me that someone would see this as somehow mandatory. The easing part; they all got that what you can't do but now somehow she was thinking when we were saying what can do that that meant you have to do that. Just as a heads up, in case you run into it, or you get the feeling that people are misunderstanding a little bit what is happening. I also encourage you to call me anytime, or contact me anytime if you want to know anything from behind the scenes stuff. Most of you are probably glad you don't have to deal with it. I would like Scott to talk a little bit about city staffing and how we are coming back and what our expectations are around serving the community."*

City Manager Wingerson stated: *"Yes, so I'm going to be a little bit vague on that point mainly because we don't know about the status of some PPE and some structural enhancements to protect our people and protect our residents. I'm going to be a little vague. We are going to try to open City Hall as close to May 4<sup>th</sup> as we possibly can with some qualifications. Basically, sneeze guards are very difficult to find right now. Justin and Charlene and Dominic have done a masterful job of searching those out around the world. We have them ordered and have had them ordered but they may not be here until the 8<sup>th</sup> or 12<sup>th</sup>. We are looking for work-arounds there. In terms of staffing, the virus is still out there so our critical First Responders need to be protected and so the shift adjustments that are currently in place for Law Enforcement, Fire, EMS, the Water Treatment Plant, and Dispatch will remain basically intact at least through this first phase. Phase 2 will go back to full staffing. For Parks and Public Works Field Crews will go on a three days on, three days off scenario; so Monday, Tuesday, Wednesday for one crew and Thursday, Friday, Saturday for the second crew and then office personnel will go every other day; so Monday, Wednesday, Friday, and Tuesday, Thursday, Saturday. So the split will be uncomfortable but hopefully it will only last about four weeks and we will be on Step 2 and that*

*means full staffing back for all of us in terms of regular full-time and regular part-time employees. Seasonals are a little bit of a different discussion because it will depend on how the programs are offered; primarily in the Parks Department, how that works, and in the Community Center and Parks for issuing programs and large gatherings like Linden Square, etc., will have to be worked out and thought about as we get a little bit closer to that period of time. I don't know if I answered your question, Mayor."*

**Mayor Suter** stated: *"Questions that other Councilmembers might have for him about staff? City events?"*

**Councilman Garnos** stated: *"Mayor, how about the Community Center? Is that going to be opening consistent with City Hall or are we still going to figure it out later this week?"*

City Manager Wingerson stated: *"No, just general ideas. Nothing carved in stone. The Community Center is difficult because of the number of people to make it worthwhile to open, so to speak, so you are probably looking at Step 2 under the County plan which is 50 people in order to allow the fitness floor to open up. Maybe a small Pilates class or Yoga or something like that at the same time as long as that group is kept to 50 people. You are probably looking at Phase 3 or maybe even Phase 4, Step 3 or Step 4 under the County plan before the gymnasium and banquet facility and all of that is fully functioning. So yeah, we are a little ways out but we will be aggressive in that. The Community Center staff has done a great job cleaning the place and we will keep doing that so I think we are very safe to do it but we will have to be consistent with what Clay County is asking us to do."*

**Councilman Garnos** stated *"Thank you."*

**Mayor Suter** asked if there was anything else and stated: *"I think, I hope that we are able to make decisions incrementally so that we don't make a decision early, like to cancel the whole season of something and then we get through these phases much faster than we thought and then you have the community all upset because they don't have the amenities and it didn't turn out to be necessary to keep them all closed or cancelled. I know it's hard with some of the contracts we have with people and with staffing but I guess that would be my hope is that we don't do too many sweeping decisions. It's just like this whole process has not been one of big sweeping decisions and literally things change; as Scott said; I mean we just got done looking at this plan, and I was just talking to Gary by text and then by the time I turned on my machine, it has changed already from Wednesday to Tuesday. That is how this whole thing has been like from day to day, every couple of days, everything just keeps moving and changing and so it is hard on everybody, it would be easier to make big sweeping decisions but I think that we will better serve the community if we can hold back. I also think it is important for the city government to reflect the roll off stages so we were talking about this, we have trouble with the spit-guards, or whatever, for the fourth but I think it would be very hypocritical if the city was saying, well we support businesses opening on the fourth but we aren't going to open City Hall. I think we need to do some work around because I think we really do need to model what we are saying is safe for the rest of the community. I think we need to model it. We certainly have employees, just like the general public, where you have a few people that on one end they are so scared that they don't want to ever come out of their houses for the rest of their lives, and we have some people at*

*the other end who are ready to drop all restrictions and get back to life tomorrow. Most people, of course, are in that big midsection but Scott and Charlene are working through these issues where we have people at the extremes to make sure that they are comfortable to come back to work and that we have made some good accommodations for them. Just like every employer is going to have to do, you know, in the whole country, to figure this stuff out. We appreciate our staff through this process, too."*

**Councilman Garnos** stated: *"I was just going to say I appreciate everything Clay County Public Health has done and these guidelines are going to be very helpful. I don't know about everybody else but I have had calls from business owners asking when can I open and under what conditions. This draft that we got circulated today and that is going to come out is going to be very helpful, but, it's also 13 pages long. Even somebody desperate to know when can I open and under what conditions, like the people that operate the hair salon I go to, to say, OK, here you go, 13 pages of guidelines, I'm guessing I'm going to get a phone call right after that asking the same question as going in. So, great if we can wait until Wednesday and get some graphics and frequently asked questions, but I fully support the plan. I understand it. I don't know about gutting it out for four weeks on each step. That is something we may reassess but I think we are going to have a lot of phone calls from businesses once the guidelines are issued."*

City Manager Wingerson stated: *"Councilman Garnos, I would just suggest that we will try to create a script that's professional and as helpful as possible for our customer service people to start with and then I think we are all focused on trying to answer those questions or if we can't, getting the answer to those questions, kind of like when they closed, the same step in reverse. To the Mayor's comment about events, I agree with not cancelling the whole season. Things like Linden Square, we should be able to get back on track; once we can get it back on track, so to speak, there are two really, really, key decisions that will need to be made probably the first week of May at the latest and that has to do with the outdoor pool. When do we believe that would open on a calendar basis and if that projection is right, when it can open on a calendar basis, is it worthwhile to open it for the short period of time that it would be open. So that decision needs to be made pretty quickly because there are materials and physical preparations that need to be done as well as hiring employees. The second really key decision point that again, we will have to make the first week of May, has to do with the Fourth of July. Probably the event in the park, Northstar Community Band has already withdrawn their participation in the festivities, but the ability to have a gathering of that size in Oak Grove Park and Oak Park High School and the surrounding area, probably a no go for the first week in July so Director Merkey is brainstorming ideas to try and do something linear along North Oak, maybe, something like that where people can line up in their cars in the parking lots around businesses and observe the fireworks or from their front yard or whatever. So, if you have any great ideas along those lines I'd appreciate the input. Both of those are really, really tough sort of community spirit related issues more than the physicality of doing the event itself is not that hard."*

**Mayor Suter** stated: *"I've found the simplest thing for guidelines to answer people's questions when you boil the 13 pages down, remember I said this was a simple plan, other jurisdictions are going to have even more complicated plans, but for me it just has like three main things; that is maintain social distance, wear a face mask, and avoid groups larger than 10. If you are doing*

*your business, if you are going to church, whatever it is, if you keep those three things in mind, they stay constant through the whole process and all that really changes is the size of the groups to avoid so we are pretty much saying wear face masks throughout and keep social distance. Social distance will shrink throughout the phases from six feet to three feet and then as we are comfortable and we get into the summer I think we will get through these phases faster. I think Gary anticipates this as well, given our experience so far; we have been so far below any projections that we probably will, I'd say, two weeks between phases, for sure because we need to have that incubation period of two weeks pass before we make another decision but I'm feeling that probably most of the county will be more in two or two to three weeks stretches and then see how well people cooperate. I wouldn't want to be Kansas City, Missouri, folks the next two weeks who are going to be squawking to their City Councilmembers that all the other businesses in Clay County are opening and they are not. That is their issue; the Northland City Councilmembers of Kansas City are engaged in conversations with the Mayor about trying to negotiate that whether the Clay and Platte County residents could be released with the rest of their counties instead of staying with Kansas City. I think that is a hard sell probably because the Mayor has pretty much nailed himself down to his timetable but at least those conversations are going on so there will be, and you remember, what I always find out too is even our business people are not always sure what city they are in so they will be asking you for advice and then you ask them their address and they are actually are in Kansas City or vice versa, they think they are in Kansas City and they are actually in Gladstone. There is always a little confusion on that but staff has done a great job. This has been a trying time for everybody and pulling everybody back is probably more challenging than it was to let them all go so I wish you all well in this process as you try to respect everybody's needs and still get back to full function. If there is nothing else on that score."*

**Item No. 7. On the Agenda.** APPROVE FINANCIAL REPORT FOR 8 MONTHS ENDING MARCH 31, 2020.

**Councilman Mallams** moved to approve the Financial Report ending March 31, 2020. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item No. 8. On the Agenda.** **RESOLUTION R-20-18** A Resolution authorizing the City Manager to execute a contract with BKM Construction in the total amount not to exceed \$190,645.00 for the Curb, Gutter, Sidewalk, and Trail Project-Phase 1; TP2004.

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-20-18** A Resolution authorizing the City Manager to execute a contract with BKM Construction in the total amount not to exceed \$190,645.00 for the Curb, Gutter, Sidewalk, and Trail Project-Phase 1; TP2004. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

**Item No. 9. On the Agenda.** **FIRST READING BILL NO. 20-12** An Ordinance granting certain temporary and emergency powers to the City Manager related to fees and deadlines for business licenses, development plans, building permits, and liquor licenses.

**Councilman Mallams** moved Bill No. 20-12 be placed on its First Reading. **Councilman Yarber** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Mallams** moved to accept the First Reading of Bill No. 20-12, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Mallams** moved to accept the Second and Final Reading of Bill No. 20-12, and enact the Bill as **Ordinance 4.512**. **Councilman Yarber** seconded.

**Councilman Garnos** stated: *“Mayor, a quick question. On this two-month extension of licenses, the following years licenses will just normally expire on June 30 like normal, right? This is just a two-month extension of the existing year? We are not shifting everything two months?”*

City Manager Wingerson stated: *“No, a two-month extension and then the licenses will come due at the end of the fiscal year as in previous years.”*

**Councilman Garnos** said thank you.

**Mayor Suter** asked if there was any other discussion.

There was none.

The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0).

**Item No. 10. On the Agenda. FIRST READING BILL NO. 20-13** An Ordinance amending Title IX, Chapter 2800, of the Code of Ordinances, City of Gladstone, Missouri, to update its regulations relating to the declaration and abatement of dangerous buildings.

**Councilman Garnos** moved Bill No. 20-13 be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Garnos** moved to accept the First Reading of Bill No. 20-13, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

**Councilman Garnos** moved to accept the Second and Final Reading of Bill No. 20-13, and enact the Bill as **Ordinance 4.513**. **Mayor Pro Tem Moore** seconded.

**Councilman Garnos** stated: *"I had a couple of questions, that's why I didn't want to be the one doing all of the first and second readings. So the Building Commissioner is going to be the City Manager or their designee."*

City Manager Wingerson stated: *"Yes, sir."*

**Councilman Garnos** stated: *"Is it your intention to serve as that in that role or are we talking about having an Administrative Hearing Officer or something else to fill that role?"*

City Manager Wingerson stated: *"It is absolutely not my intention to serve that role and it would be to appoint a Hearing Officer who is familiar with Administrative Law and can protect the process and make sure that there is a fair hearing before we take any action whatsoever."*

**Councilman Garnos** stated: *"OK, great. And then second, we are not going to have any problems for impartiality then if you designate it to somebody like one of those arbitration or mediation people?"*

City Manager Wingerson stated: *"Yeah, that is right. I mean, Chris is here and Chris can comment if he wants to add to it but he has seen this process work in multiple communities and basically it's an objective person to have the hearing and protect the process."*

**Councilman Garnos** stated: *"OK, because if it was in front of you as it says it could be in the statute, I mean that would be, I would think there would be an impartiality issue for a building official to be testifying before their boss."*

City Manager Wingerson stated: *"Right, exactly. It doesn't work out very well that way perception wise."*

**Councilman Garnos** stated: *"The next question is, did I miss it, when reading through it, I think I nodded off, but what is the appeal process? Or is there one?"*

City Attorney Chris Williams stated: *"It's the Circuit Court."*

**Councilman Garnos** stated: *"So there is still an appeal to Circuit Court?"*

City Attorney Williams stated: *"Yes, that didn't change."*

**Councilman Garnos** stated: *"But that is not in the language here, that is someplace else?"*

City Attorney Williams stated: *"I believe it is in there. Really, all that changed is just replacing the Building Commission with a Commissioner, description of the Building Commissioner's duties. Otherwise, the majority of the one section didn't change."*

**Councilman Garnos** stated: *"OK, because I didn't remember seeing anything else on appeal and I remember that was one of the key issues that we were held up with before."*

City Attorney Williams stated: *"It's 9.2800.100."*

**Councilman Garnos** stated: *"OK, then my last question, and it's on page 30 of our packet, or page three of Exhibit A, where they are listing all the different things for how a building can be determined to be dangerous. Item L includes 'a harbor for vagrants, criminals, or immoral persons or to enable persons to resort thereto for the purpose of committing unlawful or immoral acts,' and I thought we were not going to be using language about vagrants and immoral persons and immoral acts anymore. I think the Mayor objected to that once before and said it wasn't the 1950's. But I don't want to put words in your mouth, Mayor. Can we strip that half of the sentence under L, I think we've got enough clout to deal with other stuff without having to throw that kind of language in."*

City Attorney Williams stated: *"If you want to change that, we would have to hold off adopting the Ordinance or we can have a separate Ordinance to take that out if that is a concern. That wasn't anything we changed at this time. Apparently it has been in the Code for a while."*

**Mayor Suter** stated: *"We did say that earlier because we don't do a complete sweep of the entire Code to look for things that the term 'immoral' is such a relative term, there is no agreement on what that is so it seems appropriate to not have it there."*

**Councilman Garnos** stated: *"I don't want to hold up this change but if we ever do clean-up or do anything further, I think this is the second time that language has been singled out. Let's add gypsies in there, too. If they are a harbor for gypsies, you know, then we will tear the place down. I mean it's just, I don't like the language, but that's just me, I'm sorry."*

**Mayor Pro Tem Moore** stated: *"Is there any point of why we don't go ahead and just pause on this and get it fixed rather than pass it and then go back and try to fix it again?"*

City Attorney Williams stated: *"Other than it would hold up if we have any pending dangerous buildings we want to proceed on."*

**Mayor Suter** stated: *"We could pause for two weeks, Scott? Is there anything that..."*

City Manager Wingerson stated: *"Yeah, no, we have three properties we want to analyze if the Council were to pass this but two weeks won't make a difference to it one way or the other."*

**Councilman Mallams** stated: *"I want to make sure that the only word you are questioning, Bill, is the word 'immoral.' Is that correct?"*

**Councilman Garnos** stated: *"No, it's the whole thing; the vagrants, criminals, and immoral persons and then it keeps going on about, or for the purpose of committing unlawful or immoral acts; I mean I know what they are trying to say there but I think we've got it covered under other things that regard just general safety and public safety is in there; unsafe, unsanitary, dangerous conditions, threatening health safety or general welfare; if we've got vagrants, criminals, or immoral persons we can go after them under one of those other provisions. Or gypsies. I seriously do not want to hold it up for even two weeks. I've got no problem with passing it. When*

*I saw that I had to comment. But the places that we all are concerned about for dangerous buildings, I won't hold this up for two weeks, I'd rather get two weeks down the road and get rid of them. That's all I've got."*

**Mayor Suter** asked if there was any other discussion or clarity.

There was none.

The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0).

**Item No. 11. On the Agenda.** Other Business.

There was none.

**Item No. 12. On the Agenda.** Adjournment.

**Mayor Suter** adjourned the April 27, 2020, Regular City Council meeting at 8:24 pm.

Respectfully submitted:

Ruth E Bocchino  
Ruth E. Bocchino, City Clerk

Approved as presented: ✓

Approved as modified:       

Carol J Suter  
Mayor Carol J. Suter