



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JUNE 8, 2020**

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

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

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

Mayor Suter opened the Regular City Council Meeting Monday, June 8, 2020, at 7:30 pm.

Item No. 2. On the Agenda. ROLL CALL

All Councilmembers were present.

Item No. 3. On the Agenda. Pledge of Allegiance to the Flag of the United States of America.

Mayor Suter 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.

Mayor Pro Tem Moore moved to amend the agenda as proposed. 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)

The Agenda was modified to add Item No. 4a. Comments from the City Manager.

Item No. 4a. On the Agenda. Comments from the City Manager.

City Manager Scott Wingerson stated: *"Mayor and members of the Council, thank you very much. I'd like to take this opportunity to make a brief statement about current events in our community, the nation, and the larger metropolitan area. Gladstone takes pride in being a*

welcoming community regardless of race, orientation, identity, or economic standing. We stand with our community; especially our families, our youth, and our business against any and all forms of injustice, discrimination, and acts of violence. Our residents and visitors are living, working, recreating, learning, and sometimes struggling during this time of pandemic and unrest and we want to continue to do our part in promoting positive interactions. By promoting empathy, listening, and understanding, we have and will continue to build bridges and support healing. What happened in Minneapolis is appalling and has no place in our society. Since this instance, the Director of Public Safety has reviewed policies and has banned the use of chokeholds and similar maneuvers in Gladstone. For almost 20 years, all Law Enforcement policies and the adherence to those policies has been independently reviewed every other year as part of maintaining State and International Accreditation. Very few agencies in the country hold both State and International Certification like Gladstone does. All Law Enforcement personnel have extensive training in implicit bias. This training is a learning tool designed to allow individuals to recognize cultural bias that may exist and provide strategies for how to objectively respond to situations involving people of all backgrounds and circumstances. Since 2016, all Law Enforcement vehicles have been equipped with cameras and all personnel have been equipped with body cameras. This technology has instilled accountability in both Police Officers and the public. We recognize and support the public's right to video Public Safety activity and we investigate all complaints. De-escalation techniques and less lethal forms of police training are provided annually. Additionally, 29 of our 50 Officers are certified in crisis intervention which is another tool to de-escalate the use of force. Use of force is thoroughly investigated and actions taken when warranted. While we acknowledge societal challenges related to race, and none of us are perfect as human beings, Gladstone Law Enforcement, women and men, are caring, highly trained professionals who serve us in a variety of difficult circumstances and I thank them. This isn't the type of work that is ever complete. There won't be a point at which we have arrived. The City of Gladstone, in collaboration with our partners in the business education and not-for-profit communities remains committed to the challenges we may encounter in doing our part to make the world a better place for all. Thank you for this time, Mayor."

Mayor Suter stated: "Thank you, City Manager Wingerson. If you have questions in light of the activities going around the country these days, we have received some letters and requests and emails and so it is appropriate for us to share what our policies are in the city and I'm proud to be able to share. We seem to be miles ahead of a lot of other police departments in this country."

Item No. 5. On the Agenda. Approval of the May 26, 2020, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the May 26, 2020, Closed 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. 6. On the Agenda. Approval of the May 26, 2020, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the May 26, 2020, Regular City Council meeting as presented. **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)

REGULAR AGENDA.

Item No. 7. On the Agenda. RESOLUTION R-20-20 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.

Councilman Mallams moved to approve **RESOLUTION R-20-20** 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. **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. APPROVE SPECIAL EVENT PERMITS: Sounds on the Square addendum: Friday, July 3, 2020; Wine and Paint Night: Saturday, June 20, 2020.

Councilman Mallams moved to **APPROVE SPECIAL EVENT PERMITS:** Sounds on the Square addendum: Friday, July 3, 2020; Wine and Paint Night: Saturday, June 20, 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. 9. On the Agenda. MAYOR'S STATE OF THE CITY ADDRESS.

Mayor Suter stated: *"This is a ceremonial time in the life of the city and as this is my swan song, I'm going to tell you right up front; I'm going to take a look back a little bit farther than one year and also, those of you who know me know I actually wrote the things down so I won't ad-lib. I'll stick to the agenda. You know, from time to time we get what I call the cranky critics sometime in a campaign ad; people saying that we ought to go back to what Gladstone used to be. Well, when I came on Council, this is what the area around City Hall looked like. Vacant buildings, vacant lots, abandoned buildings, run-down housing; that's what Gladstone used to look like. The community had a vision for something a lot better than that. When we competed for the National Distinction of being named an All-American City, which we won, as the team entered the auditorium for that major presentation for the finals, we marched in with a chant: 'Gladstone, Gladstone, Gladstone, Gladstone On The Move! Gladstone, Gladstone, Gladstone, Gladstone On The Move!' Well the community wanted us to move forward and we certainly did because this is what the area around City Hall looks like today. The story of our downtown began with a big community vision. Here in Gladstone, we discovered something that we are really very good at and that is building partnerships. None of this could have been possible all on our own. We've been able to accomplish so much through investing in ourselves, spending money, and creating meaningful and long lasting partnerships. When I think of our great*

partners like the North Kansas City School District, business owners from Dentistry for Children, one of our first risk-takers; the Laughing Place Bakery, Stone Canyon Pizza, iWerx, The Mercantile, Oak Hill Day School, Northwest Missouri State, developers like Flaherty & Collins and CBC; we are well on our way to accomplishing that vision of a City Center. Our goal was to create a place to live, and we have The Heights, one of our first accomplishments. Our goal was to attract young professionals and this project has succeeded beyond our belief, actually. It is full of people under the age of 35; hundreds of new residents to Gladstone who bring some new life to our city. We wanted to be a place to play and of course our big treasure of this city is our Community Center. It's the product of partnerships with the North Kansas City School District for the Natatorium and now we have added in this past year a new partnership with the North Kansas City Hospital who sponsors and staffs the new Community Wellness Center, which was one of the goals from Shaping Our Future citizen engaged planning project. That Wellness Center has proved to be a real asset to the community. We wanted to be a place to work, and so there is Dentistry for Children, the Northland Innovation Center, which is a place for businesses of a number of kinds, and of course, iWerx, entrepreneurs and growing businesses clustered in an exciting environment that is what we wanted; to be pro-business; and to be innovative around education. What we have is this mix in our downtown of a business community that helps to provide state-of-the-art education facilities as well. We wanted to be a place to be entertained. This, to me, has become the heart of Gladstone. Linden Square just grows; I think the architects told us that in the beginning that it would be great for about 350 people in lawn seating and we have put as many as 1300 people in this place. If we have 500 people we think it is a slow night. It's just been amazing to me how it has met this community's desire to be entertained, to be able to gather together, to have that real sense that we are a community and I feel that way when I am sitting there among hundreds and hundreds of residents on a beautiful summer night. People saying 'hi' to people they haven't seen for a while. It is, what I have learned, to call the emotional infrastructure of our city. You know that you are in Gladstone when you are there. We have been increasing the offerings there for things like the Latin Fest, Food, Art, Drink, the Whiskey Festival; that has turned out to be a really popular one; and a First Responders Festival. We wanted it to be a place to be inspired and that is our investment in public art. As our community continues to evolve, we understand the value of artistic expression and how it ties to this overall viability of our community. The city's long-standing commitment to investing in public art is bearing beautiful fruit all across the county. Of course we have art downtown, and now we have art in the median at the corner of Englewood and Broadway, and our newest edition, of course, is the arches at the bottom and that is the new installation at Happy Rock Park. Of course the developments haven't been just downtown. It is great and fun to talk about downtown, but developments have been happening all over the city. This last year or so has just seen a great boom again of businesses reinvesting in their properties in Gladstone. Here are some of the recent ones that are what I call re-faces in redevelopment; Oakhill Day School and their new entrance; the Wash House Laundry which was a renovation and a repurposing of a gas station; Giovanni's put on a new face; Burger King did a remodel, re-face combination of everything. Little Caesar's moved from one location to a new one; they took over the empty Verizon store, and I'll tell you during the Pandemic the lines around that place have been incredible. They opened at exactly the right time. Add to that, Gladstone 18; Stone Canyon Pizza has come back to Gladstone and renovated the space there; and they are also off to a really great start. Northtowne Hyundai, I love their re-facing; it's very sophisticated. And, of course, Hy Vee, we are all completely aware of the ongoing agony of Hy Vee. They are

rebuilding, re-facing, remodeling, expanding, all at the same time. I think it is ironic that they had decided that they really weren't going to invest in Aisles Online, where people would just pull up just to get their online stuff, and then of course the pandemic hit and their whole business was that. Now I think we are back to Aisles Online being a big part of their business. That is exciting stuff. Not on here, of course, is the North Kansas City School project where they are going to be repurposing the Hobby Lobby and Price Chopper into a state-of-the-art Early Childhood Education Center; a really exciting project. They are going to really spruce up that property. We have some new construction: Wendy's came to Gladstone and built a new property and again they got off to a really great start. The Conoco Station, after three times they have come to the City Council with different proposals; the third time is a charm, they better build this one, and they did! Their whole property has been renovated and rebuilt. We have done other things, of course, like there is a new trail at Happy Rock, and in the last year we did the official opening of Hobby Hill and this spring a Disc Golf Course is now open. People were waiting in line the first day to get on that thing. We have a new road at Pleasant Valley; we have a new road at Old Pike; maybe we should start calling it New Pike Road. These projects are all just tangible evidence of how we have transitioned from this huge vision to some reality. Our next big project, of course, is a hotel. I am so delighted, after several delays, to see the ground got moved and we actually got this project underway. It's a 1.6 acre piece of property that is going to turn into a 111 room hotel with up to 90 parking spaces. It will be a Marriott-Fairfield Inn and Suites. MAG Partners are the developers and the Scarlett Hotel Group, a really successful hotel and operators, are going to operate it. I'm really excited to see this one come to fruition. It will probably take about 14 months before they have that finished. It will be a great addition to the downtown. There are more exciting projects in the works and as we all know on Council we hear about things, we know about things that we aren't able to talk about yet but trust me there are going to be some exciting announcements coming in the next year or sooner. The past year wasn't just about these physical improvements to the City of Gladstone because we make progress on a lot of fronts. Last year, the First Suburbs Coalition of the Mid America Regional Council spurred on by the City of Gladstone and the City of Mission, entered a national competition to win an Economic Development Consultation, and we won! We had the opportunity to host the Regional Housing Summit here at our Community Center. The Summit focused on challenges around housing affordability and economic development in first tier suburbs; opportunities to build and maintain workforce housing; best practice solutions for regional implementation. A plan has been developed and the Mid America Regional Council is overseeing its implementation. This opportunity to bring people in, brought people in from around the country, and that exposed Gladstone to some great opportunities and really enhanced our profile. The leaders from the National League of Cities who came in were so impressed, of course, as they came to our Community Center, they saw our downtown and couldn't believe what we had accomplished in such a short time and we were invited to give three presentations at the National NLC Conference last year: one about our downtown, one about this Summit, and the question that they kept asking me was 'how does a city accomplish that, what kind of leadership does it take to do what we have done in such a short amount of time?' I had the opportunity to share Gladstone's style of civic leadership. That was extremely well received. It really raised our profile all around the nation as well as the region. We also last year had a really great opportunity to get a feature in the Business Journal, the Kansas City Business Journal. They did a wonderful article about Gladstone and the excitement going on here. We really, I think, have become so much better known in the region and across the country in this

past year. Then, of course, we can't pass the year without talking about the Sales Tax. We actually put it off a little bit because we were trying to judge the political impact of the election the year before. With the help of some great community leaders and great community committees, we managed to pass an increase in the sales tax with over 80% approval. That is just about unheard of. When we were talking about this at the National League of Cities, people just stopped the presentation to applaud that a city could actually accomplish that. We were off and running; the funds for this will fund all kinds of projects in the city. The three main ones are new Public Safety Headquarters, Fire Station #2 renovation and expansion, and a new Compensation System to recruit and retain high quality front-line personnel. We were able to implement that immediately so it's coming up on a year of having that system in place and it has borne fruit already. We have seen the results of increased stability to recruit, to retain, to allow us to recruit laterally and so we don't always hire just the youngest, newest folks out there; we are able now to attract some experienced people and in Public Safety especially. That is a real asset to be able to do. So we are hoping to get onto the Fire Station as soon as we can and the Police Station takes a lot more consideration going into that proposal. Right now, we are just holding steady because in order to do these things we have to float some bonds and our financial advisor is telling us that this is not a good time for us to try to do that; that we should just wait a little bit until the economy and this whole pandemic sorts out a little bit; so as much as we would really like to get going on some of this stuff, we are going to have to sit on it a little bit. I never underestimate the creativity of our city staff. They may come up with some good ideas here to help move us forward even as we wait. Then of course, it hits. The biggest challenge to ever face this city and probably any city in America. As Mayor and as a member of the Regional Planning Group, I experienced first-hand the enormous complexity and difficulty of dealing with a global health emergency and the resulting economic disaster that it created. Our Gladstone residents really stepped up. They stepped up to meet this crisis and this challenge by practicing Social Distancing, with good hygiene, with limiting their trips to essential activities and buying local. And our businesses, God Bless them, our businesses just really stepped up; some of the smallest ones, too. They are and continue to make huge sacrifices while they are being very creative, not only in how to maintain their businesses but also in serving the community and in finding ways to help others who are in need. We've seen so much generosity. Our Fire and Police staff, and of course all of our city staff have worked altered schedules, took precautions, answered tough questions in an every-changing environment. Communications with the community remained open and informative which led us to being #Gladstrong. It's not over, of course the pandemic is not over. The recession is here, and so there are a lot of challenges ahead as we move forward. But, wow, I have to say what a year to go out on. What a year to go out on! You know, people have been asking me this last week 'aren't you sad, Carol? Aren't you really sad?' And I said, 'well how can I be sad? I have had a great run. I'm not sad for me, but there are a couple of reasons why I'm sad for Gladstone. The first is dirty politics. Some of us, some of you in the room, have worked for many years to move Gladstone past an era when dirty politics seemed to reign. So I was really sorry to see it rear its ugly head again in the Council campaign this year. I have never gone negative in a campaign. I've never smeared a rival, but I have been the victim of smear campaigns, now twice and twice I've lost. I wondered for months why Bob Bateman singled me out for the 'Bad Mayor' signs and why he ran vile, completely false and misleading ads in the Dispatch, and sent out mass mailings attacking my character and my integrity. All a major smear campaign. I don't know Bateman. I've never actually had any dealings with him. Just as one of five members of a City Council who unanimously rejected his ridiculous claims

against the city. But now we know why. Because as it turns out, Mr. Bateman funded a candidate for City Council and so it was all a despicable campaign strategy. It worked. He won, and that is so very sad for Gladstone. The second thing I'm sad about is that with my departure, Gladstone loses its seat on the Mid America Regional Council's Board of Directors and that seat has been so helpful to Gladstone for the last seven years. It will be a very long time before Gladstone has an opportunity again for a seat. It is especially sad this year because this is the year where later this Fall the Board will be approving federal funding allocations for the next two year cycle. That makes me sad for Gladstone. As for me personally, no tears; because I have been so absolutely, enormously, blessed to have served on this Council. So few people in America ever get the opportunity to do this kind of community service. It's been such a privilege to be a part of this amazing revitalization of the city, all those things that we saw on the slides and so many more things in 13 years. What an adventure it has been for me to be part of a creative, innovative process of working to achieve this collective community vision and my life has been enriched. I love to learn and there is just so much to learn about city government and city operations. The first year or two on a City Council are always a bit overwhelming because there is just so much to do. Serving on the MARC Board, the challenge just expanded to learning all about regional, state, and federal government operations. My knowledge, my understanding, my perspectives, my vision, have all expanded in ways that they never could have otherwise; and my life has been enriched. I have worked with some wonderful City Council Members, and some not so wonderful. I've discussed, debated, argued, cajoled, stressed, congratulated, praised, grieved, and celebrated; and my life has been enriched. I've had very special opportunities that we have as Councilmembers, and when it meshes with the collective vision, we each have this opportunity to bring our own ideas, visions, inspirations, to the table and then we actually get to see them become a reality. So whether it's an adult playground, or a Disc Golf Course, or enhanced Code Enforcement, or city beautification, or a new pedestrian crossing, it's so very, very gratifying; and my life has been enriched. I'm reading a book right now by Glennon Doyle and this quote of hers just really struck me. She says, 'each of us is born to bring forth something that has never existed; a way of being, a family, an idea, art, a community. Something brand new. We are here to fully introduce ourselves to impose ourselves and ideas and thoughts and dreams onto the world, leaving it changed forever by who we are and what we bring forth from our depths.' I have brought my time, my talent, my connections, my resources and vision and Gladstone has given me the opportunity to make a positive difference in my community and that is enormously humbling; and my life has been enriched. I have had the absolute fun of working with two of the best City Managers anywhere in this country and an absolutely fabulous staff Leadership Team. I have been in awe and absolutely inspired for 13 years by their class A competence and commitment. They have taught me much. They have enriched my life. Truly the most important asset that this city has is its city staff. So I'd like to say to Scott, and Bob, and Ruth, and Chris, Tim and Charlene, Mike, Justin, Dominic, Austin, Alan and Becky, and to those who came before you; Kirk and Cathy and Pam, Sheila, Deborah, and Melinda, just thank you so much for letting me play. I will miss you. To the incoming Council, Tina I hope your experience on Council is as fun and rewarding as mine has been. And to my continuing colleagues, Jean, R.D., Bill, I wish you well and I know that you will continue to do your very best to make sure that Gladstone is a thriving, vibrant community. I'm not going anywhere, I'm still going to be around. I'm going to take a little R&R, but if I can help in any way in the future, any way that I can contribute, please just give me a call. Enough of that and back to the business for we are getting paid \$100.00 a year."

Item No. 10. On the Agenda. FIRST READING BILL NO. 20-17 An Ordinance declaring the results of the Gladstone General Municipal Election held on Tuesday, June 2, 2020, as certified by the Clay County Board of Election Commissioners; declaring that candidates Tom Frisby and Tina Spallo have been elected to three year terms on the Gladstone City Council.

Councilman Garnos moved Bill No. 20-17 be placed on its First Reading. **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). The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of Bill No. 20-17, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of Bill No. 20-17, and enact the Bill as **Ordinance 4.517**. **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. 11. On the Agenda. CITY COUNCIL COMMENTS: Recognition of Service: Kyle Yarber and Carol Suter.

Mayor Pro Tem Moore stated: *“Thank you, Mayor. At this juncture we are going to receive City Council comments and we will have a recognition of service ceremony as well. I will start with Councilman Yarber.”*

Councilman Yarber stated: *“Thank you. I too made sure that I would keep my comments short and to the point, well, three and a half pages, fairly short. Though my time on Council was short, there are a couple of areas that I feel a special sense of accomplishment. One is oversight of our Public Safety Department. Just prior to my joining Council, there had been an officer involved shooting; I believe I was the only one on Council that reviewed the video of the event. I felt like I had to. I felt it was my responsibility. As it turned out, I was proud of the behavior of our officers. That instance could have gone very wrong, but the two officer’s training and discipline was apparent in what I saw and I attended the ceremony where they received commendations. We are living in a time when the behavior of many officers is being examined and rightfully so, but here in Gladstone we have the kind of department I want us to have. Some officers have been routed out; the military surplus personnel carrier, which I thought sent the wrong message, no longer makes appearances. I like Cops on Bikes. They’re approachable, they engage with the community rather than police it. Earlier this year, I attended two DARE Graduation Ceremonies. I like that kind of outreach with young people. I like that our department increasingly reflects the diversity of our community. I want to salute all our officers but especially Public Safety Chief Mike Hasty who is not in the room, but I will make sure he hears that he has created a department that I as a resident want my city to have; and, it’s his birthday tomorrow, so say something to him about that, too. The second area which I can feel some*

accomplishment about, to borrow a term from the now Mayor Moore, is in the area of constituent services. Something that you are an expert on. For example, an individual came to me and said they wanted to start a small organic farm and sell crops at the Farmer's Market. I was able to say to them, 'let me get Becky Jarrett in contact with you', or unfortunately, on more than one occasion, somebody has told me 'we've got flooding in our backyard', these are the kind of messages that Tim Nebergall hates from me most but always responds to them very quickly. When I was contacted by the speeding problem on a street, with the help of Public Safety and Public Works, we have largely been able to address that problem, or as the now former Mayor, it is hard thinking of that already, mentioned earlier; when I heard about two disabled veterans who had trouble crossing Broadway at 72nd, to my amazement, we were able to reconstruct the intersection so that they could cross safely. One was blind, the other was in a wheelchair. I'm glad that they gave to us and glad that we were able to give back to them. For these and all kinds of other things that I haven't mentioned, I want to salute Public Works Director Tim Nebergall; I'm going to go over a similar list; Justin, Dominic, Charlene, Mike, Becky, Ruth, Chris, Bob, Alan, and especially their leader, City Manager Scott Wingerson. Again and again I would go to these people with something someone had come to me about and many more times than I expected, something got done. That is the kind of city that I've been very happy to be a part of. Lastly in my remarks, I'd like to address the new Council, some of whom are up here, some of whom are about to be sworn in, it's important to remember that being up here isn't about you; this isn't about who voted for you, contributed to your campaign, it's about Gladstone, and Gladstone not as a place but the people of Gladstone. Here is what Council is like: the scene that sometimes you see in an old movie, a building catches fire. There is no Fire Department, so you have a bunch of people line up passing buckets of water. It comes to you, you grab it, you swing with it and you pass it on to the next person. Three years ago, the bucket was passed to me. I grabbed it, I swung with it, and now I pass it on to some other people. What do I see still in that bucket? There are things, that in my opinion, the next Council ought to address. Five things; I'll keep it short. Number 1. Quality drinking water. Yes, Gladstone's water is better than the water of all the surrounding areas, but it still has stuff in it that is not good for people. We drink the water at my house, we serve it at the theater, but we filter it through a process called reverse osmosis filtration. If we cannot address this issue of the carcinogens that is in our drinking water at the city level, at the plant, we should be addressing it household by household. Number 2. The breed specific part of the Dangerous Animal Ordinance is something that we need to re-examine. Chief Hasty presented a very fair report a couple of years ago, I'm sure he still has it. Let's stop punishing people for animals who never did anything wrong. Number 3. A non-discrimination Ordinance. Let's show our LGBTQ friends and neighbors that they are valued, full members of the Gladstone community. It doesn't have to be a Criminal Ordinance; it can be handled on the civil level, but no one should have to worry about losing their job or home over who they love and it's time that we as a city say so. Number 4. A walkable downtown. When redevelopment ideas were first presented to me a decade ago as a newly appointed member of the Planning Commission, I always heard it being about creating a more walkable downtown. Instead, the parking problem that only other cities used to have, we've now created for ourselves. Somewhere along the way, we took our eyes off that goal of a walkable downtown. Number 5. Addressing Climate Change. 10 to 15 years ago, it felt like the City of Gladstone recognized the dangers facing us, and our children and grandchildren, and was beginning to take steps to address this very existential crisis. It's a very real existential crisis; however, in the past three years, during my time on Council, the actions

we've taken have been too little and too often in the wrong direction. I want to see Gladstone do well. I personally invested over \$500,000.00 in downtown Gladstone, so obviously I want it to do well economically. More importantly, I chose Gladstone as the place where my daughter would grow up. I want it to be a safe place, a vibrant place and a sustainable place for all the children growing up here. In every decision you make, it shouldn't be about us, us old people, it should be about them; the children who are growing up here in Gladstone and after them, the children, maybe not even born yet, who we hope will also call Gladstone home. That is the content of the bucket that I now hand to you."

Councilman Mallams stated: *"Thanks, Jean. To Carol and Kyle, tonight is a bittersweet night as we bid farewell to two of our colleagues. Over the years we have spent time together and I'm able to say that you have always had the best interest of the City of Gladstone at heart. Due to your efforts, we have been able to achieve economic successes that have generated growth and many improvements throughout our city. I believe our community is a better place because of your selfless service and we are indebted to each one of you. To Carol: in addition to providing your legal expertise, I've always appreciated your wisdom and knowledge; many times providing us with the historical perspective on issues facing the city; this being gained by your many years, over a decade, serving on City Council. Finally, you have provided personal mentorship as I've developed. In the meetings, through your leadership, you kept us focused on the results and goals of the citizen-based Strategic Plan and the vision of the Master Plan for the city. Working in collaboration with our city staff and members of the City Council, I share several of the economic successes which you have presented in your State of the City Address. Linden Heights Apartments, the Innovation Campus, iWerx, improvements to Old Pike and Pleasant Valley Road; Summit Grill, and now Gladstone's first hotel. Also, Carol, your leadership extended to MARC as you represented our city and ultimately serving as the Chairperson of this regional organization. Again, to both Kyle and Carol, thank you for your years of dedication and service to the residents and businesses of Gladstone. Thank you is also extended to Eugene and Molly. You all will be missed. Thank you, Jean."*

Councilman Garnos stated: *"Thank you, Mayor Pro Tem. Councilman Yarber, I just wanted to say that since you have been on Council you have raised some issues that we have not seriously considered on City Council before. I want to thank you for that and I want you to know that I intend to continue to pursue some of those issues you have outlined with our new City Council. I've appreciated both your personal and professional investment in our city and I want to thank you for that also. Mayor Suter. I know all of us want to thank you for your service and dedication to the City of Gladstone. The things you have been able to accomplish during your time on City Council are too numerous to list or to show in a PowerPoint presentation. One of our goals on City Council has always been for us and our city staff to seek leadership roles on a regional basis and that is something that you have frankly knocked out of the park. Your work on the MARC Board of Directors and your service as its Chair is something we are all proud of and something which has helped to elevate Gladstone's standing in the entire Kansas City Metropolitan area. As you know, we have not always agreed on everything, you and I have served together on Council for almost nine years. Looking back, I can say the only times I think we have ever disagreed were when you were wrong about something. You know you leave here with many lasting legacies. Gladstone is a better place today because of your efforts and you know that; so thank you."*

Mayor Pro Tem Moore stated: *"Thank you. I'll start with Kyle. It's been a pleasure serving with you. I applaud your careful consideration about issues before the Council and your courage to take stands in articulating those views. You have challenged us about matters of importance to you and you have always offered your positions with respect and civility. You have listened to residents as you demonstrated to us tonight in a great way and you have honorably served their needs. Thank you so much for your service. It means a lot. And to Carol. Thank you so much for your dedication to the City of Gladstone. We would be here a really long time if I listed all the accomplishments that you have achieved during your service on the Council and I so appreciate all the things you pointed out in the PowerPoint. That was just great. I think what stands out to me most if I had to pick one thing, is the positive difference you have made in Gladstone's standing in the region. You threw yourself into the service on the MARC Board and during your two-year tenure as MARC Chair, headlong. You made sure that Gladstone had a voice in the region, which we didn't have before and we have been recognized and respected regionally and nationally because of that. It is so exciting to look back and see where the city has come and you pointed that out so beautifully in your presentation. Just take a look at downtown where there wasn't one just a few years ago. You have been a passionate supporter for positive development and re-development projects in the city. You have been a champion for public art and for environmental issues. You should take great pride when you look around and see the contributions you have made to make these dreams become a reality. I have appreciated your leadership, your determination, and your grit to get things done. Thank you for everything you have done for the city."*

Mayor Pro Tem Moore invited the Council to the front for the presentation of the Key to the City plaques to Councilman Kyle Yarber and Mayor Carol Suter and stated: *"The five of us here have been colleagues for as few as three years and as long as nine years. We have a lot of shared memories. It's been an honor for us to serve together and a privilege to serve the city and the residents of this community. It's our honor now to present Carol and Kyle with some thank you gifts in recognition of their service and their dedication to the city. Councilman Garnos, I'll ask you to go first. Councilman Garnos presented the Key to the City plaque to Councilman Yarber. Councilman Mallams read the inscription of the Key to the City to Mayor Suter and presented the plaque. Mayor Pro Tem Moore stated: We have been told by your spouse that these are your favorite flowers (yellow roses for Mayor Suter). Thank you again for everything."*

Mayor Suter stated: *"They are. Yellow roses mean friendship and also were the flowers for my wedding."*

Mayor Pro Tem Moore stated: *"We offer our sincerest wishes to both of you for whatever the future adventures have for you and I'm sure they will be many and great. I would ask all of you to please join all of us in congratulating these two."*

Item No. 12. On the Agenda. CITY COUNCIL OATH OF OFFICE: Tom Frisby and Tina Spallo.

City Clerk Ruth Bocchino administered the Oath of Office to Councilman Elect Tom Frisby, for the position of Councilman, effective June 2, 2020.

City Clerk Ruth Bocchino administered the Oath of Office to Councilmember Elect Tina Spallo, for the position of Councilman, effective June 2, 2020.

Item No. 13. On the Agenda. ELECTION OF MAYOR AND OATH OF OFFICE.

Mayor Pro Tem Moore presided and opened nominations for the office of Mayor of the City of Gladstone.

Councilman Garnos stated: *"It is my distinct honor to nominate you, Jean Moore, to once again serve as the Mayor of Gladstone."*

Councilman Mallams seconded.

As there were no further nominations for the office of Mayor to come before the City Council, **Mayor Pro Tem Moore** called for a vote. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman R.D. Mallams, Councilman Bill Garnos, and Mayor Pro Tem Jean Moore. (5-0)

Following applause from the audience, City Clerk Ruth Bocchino administered the Oath of Office for the position of Mayor of the City of Gladstone, Missouri, to **Mayor Pro Tem Jean Moore**. The audience applauded the newly elected Mayor.

Mayor Moore stated: *"I want to thank each of you for the confidence you have shown in electing me as Mayor. I'm grateful for this opportunity to serve once again in this capacity for the city and I promise to do my best to represent the citizens of the city and to press ahead with the goals and the dreams that we have envisioned. As I have said before, the title Mayor is a singular one but the job is not. Rest assured, I will count on each of you to support, to challenge, and to work together as we achieve the very best for the City of Gladstone. Thanks to each of you."*

Item No. 14. On the Agenda. ELECTION OF MAYOR PRO TEM.

Mayor Pro Tem Moore presided and opened nominations for the office of Mayor Pro Tem of the City of Gladstone.

Councilman Garnos stated: *"It is my honor to nominate Councilman R.D. Mallams to once again serve as our Mayor Pro Tem."*

Mayor Moore seconded.

As there were no further nominations for the office of Mayor Pro Tem to come before the City Council, **Mayor Moore** called for a vote. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 15. On the Agenda. Communications from the audience.

Bob Bateman approached Council and stated: *"My name is Bob Bateman. 100 NW 72nd Street, Gladstone, Missouri. When Mayor Suter came in here, she called me a son-of-a-bitch and I want that to go on the record. As far as, the fact of it is, she lost for a number of reasons. One is that my family has been in business in Gladstone continuously for 46 years. We know a lot of people and they know us and they will listen to us. Also I came to this Council talking about the problem with this cave. Everybody on this Council blew me off. This cave could drown a child over there at Hobby Hill Park. Just a few weeks ago when it rained, that cave flooded and backed up behind all the houses on the North side of the street and the cave was submerged 30 feet and it a whole lot of water drained into the road. I've given you documents regarding studies about flash flooding, you don't listen to it. I'm very concerned about that park next door. A little kid would wander over there, it's just maybe 80 feet away and it's just a terrible situation. As far as the information that I mailed out I took over a year to assemble that information. I looked at every single minutes of meetings of the City Council since Gladstone started and I got educated. I had to do the Sunshine Law requests. I started out asking about property in Linden Square. They wouldn't give me the information because Linden Square was too big. Well everybody knows where Linden Square is. Let's get this straight. Mayor Suter was so desperate to get a sit down restaurant in Linden Square that this Council paid \$1,700,000.00 doing a tenant finish. This Council, and I'm talking about the people over here, has spent millions and millions and millions of dollars, like Hobby Hill Park to renovate that, that was \$2,000,000.00 you know. I don't see Mayor Suter doing anything for the property owners and the businesses along North Oak. This, she had her own favorites and she stuck to that so I'm glad that she's gone and everything that I do doing the research I'm very thorough. I'm not a lawyer but I won two cases in the Missouri Supreme Court. Each one took seven years and in those it lowered the property taxes on land in the entire state 98%, yeah, 98%. That's all."*

Jim Oldebeken approached Council and stated: *"My name is Jim Oldebeken. I live at 7402 North Highland Avenue, Gladstone, Missouri. I'm a citizen and I am here to participate and also to apologize. This is a change of topic with regard to what we were just discussing and I will say I disagree with your tactics. We know each other from basketball where our sons played together and I'm speaking and I don't like to be bullied..."*

City Manager Wingerson stated: *"Mr. Oldebeken please remember to address the Council."*

Mr. Oldebeken stated: *"OK, thank you. So. I don't like bullies and I don't share the predecessor's viewpoints but I do appreciate his involvement and I respect you for that. I'm not here for that issue. I'm here for the passion of my life which is our country, our country's democracy and what I observe as unquestionable decline and I saw it first hand in a non-profit board room and I see it around me, I see it in the community, especially I see it in myself and at 63 years old I look at my country, I just had my first grandson, I didn't have it, my son did, in New York City, and I just wonder how it is all going to turn out but I know that this, under my generation, I'm 63, democracy, according to the democracy index produced by the economists out of London, we have declined from 15 in the world as a nation to 25 in ten years. How many of us knew that? I'm glad I had my experiences, I have suffered for my standing up for what I thought, what I understood was democracy, what a citizen should do and I keep, I'm reminded*

that my net contribution to my county isn't adequate. I have taken and wasted more than I should have. I have not given enough back. I have not stood up for what was right until very late in my life and I don't know that it is in time for any of us to make a big difference in democracy but nevertheless I'll conclude by saying I can't control the world; I can't control anybody, I can only control myself. Democracy represents government by citizens that's all I am and all I can do. I am here today, I just wanted to let you know, why I dress this way. In that board room where I saw bullies, corporate bullies, I saw some things that I felt were offensive to democracy and around the table were all representatives; the public sector, the civic sector, the private sector. It's not important to who we are today. I wore a Nordstrom suit and tie and then I also wore that, probably a similar suit to Topeka, to have some face to face with some people when I realized how much the changes have taken place but nevertheless I'm not that person. I've tried. I want to make a difference and you can't fix the system. I think you are doing a wonderful job, the best you can, and we can always get better but you can't fix us and so my pledge is to be a better citizen and to be one that matters in my community and hopefully a good influence and so you will see me wearing the attire of the people that gave us democracy and if you want to learn about more that matters to Gladstone, that way, in Faubion Cemetery, right in the middle, the first one there, and that's who I re-enact, his name is on my arm and I will do this until the 250th Anniversary of the Declaration and I am ready to help in any way I can with anything related to citizens, education, students, in preparing in a meaningful way to where we will have something to celebrate on the 250th. Thank you for listening."

Item No. 16. On the Agenda. Communications from the City Council. Welcome of newly Elected Officials.

Councilmember Tina Spallo stated: *"Thank you very much, Mayor. I'm very excited for this opportunity to, once again, serve the citizens of Gladstone. For 19 years I served as an employee and it was probably some of the best years of my life so far. To be able to come back in and serve as a Councilman is very exciting and I feel very honored to be sitting here with all of you and I just want to thank all of our citizens for this opportunity."*

Councilman Tom Frisby stated: *"Thank you, Mayor. I, too, am honored to be sitting here. I had never run for public office before so it is a new experience for me and I look for guidance from the more experienced. I do want to thank the brains behind the operation, my wife Laura; without her I wouldn't be here and that's about all."*

Councilman Garnos stated: *"I just wanted to welcome Tina and Tom to the City Council. You have both shown your dedication and positive support for many years for the City of Gladstone and I want to thank you for that. You will be briefed on the secret handshake during our traditional hazing ritual for new members which has been rescheduled due to the pandemic. As most of you know, we are really just in it for the money. Since I've been on Council I've gotten to keep a shovel after one of the groundbreaking ceremonies and I got to keep a pair of scissors after one of our ribbon cuttings so if you are lucky you may have that to look forward to. These are exciting times and challenging times for the city and for elected officials. Welcome to the fray."*

Mayor Pro Tem Mallams stated: *"I'd like to extend my welcome to Tina and Tom."*

Mayor Moore stated: *"I want to say it is with great anticipation that we welcome both of you to the Council. We look forward to working together to meet the city's goals and challenges and enlisting new ideas and perspectives from each of you, so welcome aboard."*

Item No. 17. On the Agenda. Communications from the City Manager.

City Manager Scott Wingerson stated: *"Thank you, Mayor, and members of the Council. Welcome and it is great to see everybody tonight. I have three more pages of notes but I promise it will go very quickly. First, a shout out to Jim Oldebeken who coined the term "Gladstrong, #Gladstrong". We picked that up early in the pandemic crisis and used it over and over again. I think it says a lot about our community and thank you to Jim for suggesting that. The City of Gladstone has won the Distinguished Budget Award for the 35th year in a row. The Government Finance Officers Association uses this award to honor organizations that meet the highest principles of government budgeting. So congratulations to everybody involved, especially our folks in the Finance Department. The Community Center has been welcoming back members on the fitness floor. Pools have been painted and water is in the competition pool and dive well and has been open for lap lane swimming since June 1. Atkins-Johnson Farm and Museum reopened on Wednesday, June 3, Curb and gutter replacements will begin on June 15 for parts of Northeast and Northwest 72nd Street. We are making plans to try and open the outdoor pool on June 29 if we are allowed to under whatever requirements are in place at that time. We are planning to open Sounds of the Square at Linden Square; it kicks off July 3 with Petty Theft and Silver Bullet which I am guessing is a Tom Petty, Bob Seger cover band, but I'm not 100% sure on that. Unfortunately, this city's Independence Day Celebration at Oak Grove Park has been cancelled for the year. Given the number of spectators we have historically seen at Oak Grove Park each year we did not feel it would be wise to provide a catalyst to bring a crowd together. Hopefully in September we can plan another event that will be just as special and maybe make up for some of the things we are missing due to COVID-19. The rescheduled Beautification Event was just decided today. It will be September 18, 19, 20 in Happy Rock Park West. We will get some public information out on that right away so we are excited to see that move forward. A couple of thank you's and congratulations and then I'll be done, Madam Mayor. First to Kyle Yarber, I've enjoyed getting to know you better over the last three years. Your contributions on the City Council related to the environment and water quality will serve us well into the future and I appreciate you bringing those issues forward. To Carol Suter, your efforts over the years have made Gladstone a better and more respected community. Your efforts to make Gladstone a regional leader have been tremendous. You have certainly set the bar high for all of us. On a personal note, I've been fortunate to be the recipient of your experiences, your intellect, and your articulation, sometimes good, sometimes, bad. Every time I left those conversations, I felt challenged to grow and do better. Thank you for your unyielding support and for your tireless service to our community. On behalf of the staff, welcome to Councilmembers Frisby and Spallo, we look forward to working together to continue moving Gladstone forward. Congratulations to Mayor Pro Tem Mallams, congratulations to Mayor Moore. You take the leadership role at a time in our community that is completely unprecedented. No one needs to feel the weight alone. There is a whole staff and a group of colleagues sitting with you tonight that will help you through whatever we have to challenge. And for God's sake, we live in the best country on earth so we will rise to the challenge. Congratulations Mayor and thank you for the chance to speak."*

Mayor Moore stated: *"Thank you, and we know that from the staff and we appreciate it greatly, thank you."*

Item No. 18. On the Agenda. Other Business.

There was none.

Item No. 19. On the Agenda. Adjournment.

Mayor Moore adjourned the June 8, 2020, Regular City Council meeting at 8:41 pm.

Respectfully submitted:

Ruth E. Bocchino

Ruth E. Bocchino, City Clerk

Approved as presented: ✓

Approved as modified:

Jean B. Moore
Jean B. Moore, Mayor



State of the City Address





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 **SITE PLAN**
SCALE: 1"=60'





State of the City Address



Fairfield
BY MARRIOTT
INN & SUITES

GLADSTONE, MO

Prototype Version GEN 4.5.2 2018 10-24
Project No. 04 173 0501



State of the City Address





State of the City Address

Half Cent General City Sales Tax – 80%





State of the City Address

A detailed 3D rendering of a coronavirus particle, showing its characteristic spherical shape with a textured, red, bumpy surface and a grey, porous core. The particle is centered in the background of the slide.

CORONAVIRUS

#GladSTRONG

CDC