



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, AUGUST 24, 2020**

PRESENT: Mayor Jean Moore
Mayor Pro Tem R.D. Mallams
Councilman Bill Garnos
Councilman Tom Frisby
Councilmember Tina Spallo

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Clerk Ruth Bocchino
City Attorney John Mullane

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

Mayor Moore opened the Regular City Council Meeting Monday, August 24, 2020, at 7:30 pm.

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

City Clerk Ruth Bocchino called the Roll. All Councilmembers were present.

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

Mayor Moore asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked VFW Post 10906: Charlie Cram, Carla Gleaton, Stan Stoner, and Dennis Perkins, for posting the Colors.

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

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the August 10, 2020, Closed City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the August 10, 2020, Closed City Council meeting as presented. **Councilman Frisby** seconded. 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. 6. On the Agenda. Approval of the August 10, 2020, Regular City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the August 10, 2020, Regular City Council meeting as presented. **Councilman Frisby** seconded. 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. 7. On the Agenda. PROCLAMATION: Gladstone Aquatics and Emergency Medical Services Personnel.

Mayor Moore read the Proclamation and presented it to Parks, Recreation, and Cultural Arts Director Justin Merkey and the Community Center Lifeguards.

Item No. 8. On the Agenda. CONSENT AGENDA.

Following the Clerk’s reading:

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

Councilman Frisby moved to approve **SPECIAL EVENT PERMIT:** Trivia Night, 602 NE 70th Street, Linden Square, Friday, August 28, 2020, 7:00-9:30 pm. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilman Frisby moved to approve **SPECIAL EVENT PERMIT:** The Grove Church Worship Night, 602 NE 70th Street, Linden Square, Sunday, August 30, 2020, 5:30-8:00 pm. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilman Frisby moved to approve **SPECIAL EVENT PERMIT:** C3 Kansas City Worship, 602 NE 70th Street, Linden Square, Sunday, September 13, 2020, 6:00-7:00 pm. **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Councilman Frisby moved to approve the **FINANCIAL REPORT MONTH END JULY 2020.** **Mayor Pro Tem Mallams** seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

REGULAR AGENDA.

Item No. 9. On the Agenda. Communications from the audience.

Jim Oldebeken approached Council and stated: "My name is Jim Oldebeken and I live at 7402 North Highland. I attended several of the meetings of the Clay County Constitution Commission and there has been a lot of activity and I want to thank Councilmember Spallo for tipping me off about their meetings. I have some concerns that I think are useful at this point just as to where things are at. As you probably know, today at the Clay County Commissioners meeting this morning, that the recommendations of the Commission were approved. There was no discussion that was brought by two of the individuals. What concerns me, I'm concerned substantially regarding the process involved. The very start of this Constitution for Clay County, all of Gladstone, I guess, is in Clay County, right? I know it is a separate type of government but I think it is very important for us, of course, to know everything that is going on; especially when there are concerns. But it starts out with a quote from our namesake, Henry Clay: 'Government is a trust of the officers of the government; the officers of the government are trustees and both the trust and the trustees are created for the benefit of the people.' The preamble: 'We the people of Clay County, Missouri, enter in order to avail ourselves of the benefits and responsibilities of home rule powers creating county government to serve our present and future needs, increase citizen participation, and provide for responsive and efficient government.' In that regard, this, I consider, in my opinion, this board, this body, did not lead by example process wise with representation. This is Clay County, we have 210,000 citizens; approximately 5%-8% are African American and when this County was formed in Liberty, Missouri, it was formed by a body of Europeans and now, 200 years later, we are back in Liberty, right on the square there, and there are 14 members on this Commission and there is not one representative of a minority; including African American; the descendants of slaves that were part of our community, our County, and our State, at its inception. There was not diversity in the audience, save for one soul. Most of the time the attendance was, to me, like sometimes as a community we hit bottom and keep digging. It averaged between five and ten people as they're discussing a whole new Constitution, the serious problems we have, and yes, I think all of us want a good fix; wherever we are at, we want to get better; but this process, on top of that; failure with the public notices. If you look tonight, you will not see one on the county website, or the court website; despite those very people telling us that's where they would be. Maybe that has an impact on attendance. No minutes or contemporaneous minutes. We asked for them and saw none and still have not seen any. No final drafts; their final decision and vote; they did take a vote at the last meeting; I wasn't aware of any others; and they did a roll call but I wasn't aware of any other call to order; I don't know how you can run a meeting that way. Certainly that's the other end of the factor from this body. Very efficient. We never knew who was talking; 14 people; even after requesting them to introduce themselves, nothing. It goes on but a couple of other things before I conclude. You just get the feeling that somebody feels above the law when you are the Commission; the Constitution Commission, and you're not complying with your Public Health Director's emergency order. There were three occasions, one including over here at the Community Center, where they did not socially distance. The audience did and they were asked about it by the audience on at least two occasions. I hope you will look into that and the only other thing I have is that when it comes to representation, there was a question presented regarding representation, the concept of democracy, and the question was posed, there was

debate going on and a lot of push-back; to consider Clay County a democracy. Is it a democracy. No answer was provided and the, it was just cut off. At some point, I think that would be a great thing to pose to our City Council and, it's something good, I think, to have something to rally around when it comes to, you know, trying to get this work done citizen wise, community wise, that's where it's going to happen. Thank you."

Item No. 10. On the Agenda. Communications from the City Council.

Councilman Garnos stated: "Thank you, Mayor. I just wanted to mention the Parks and Rec Advisory Board had a good meeting last week. In addition to the usual staff reports, we usually gloss over those, but those are an important part of the Advisory Board meeting and something we spend a lot of time looking at. The Board was also updated on the outdoor pool bathhouse renovations, the Hobby Hill Disc Golf Course, the joint concession stand and restrooms for Oak Grove Park and the North Kansas City School District and COVID related cancellations and adjustments being made by the Parks and Rec Department. One of those adjustments involves extending the season for the outdoor pool by a couple of weeks and they still plan to have the very popular Dunkin' Dogs at the end of the pool season on September 19 with online registration and a limit on the number of dogs and the number of humans they are allowed to bring with them. You will also be please to know, Mayor, that this year in your honor, we are adding a special session just for cats. I'll let you know how that goes. Finally, I just wanted to add that the Advisory Board had a lively discussion on the use of e-bikes and e-scooters on the trails. It was the first time they had discussed the issue; there was good discussion. Director Merkey has been working with other Parks and Rec departments throughout the Metro to try to develop some consistency in the rules which makes good sense; so when you are on the trails as you go from Gladstone to Kansas City to Liberty or something, that there are consistent rules regarding that and I believe there is going to be recommendations coming to Council at some point in the future on that. That's an interesting new issue on the trails. That's all I have tonight. Thank you."

Item No. 11. On the Agenda. Communications from the City Manager.

City Manager Scott Wingerson stated: "Thank you, Mayor. Four things tonight. First off City Hall will be closed on September 7 for Labor Day. Spring Beautification rescheduled; very popular Spring Beautification is rescheduled for September 18, 19, and 20 at Happy Rock Park; we are excited to be able to get that in hopefully this year. Two statements I need to read for the record. The first has to do with how we provide renovations to Station #2 and how we build Public Safety Headquarters. We'd like to explore the use of a delivery method called Construction Manager at Risk and that requires a statement in public about the city's intention to consider that. So I'd like to just read that: The city intends to issue a Request for Qualifications for Construction Manager at Risk Services for delivery of the Fire Station #2 and Public Safety Headquarters Projects. Staff will bring forward a recommendation for City Council consideration after evaluation of the submitted qualifications. Thank you for allowing me to do that, that keeps us legal and allows us to move forward. When the recommendation is ready then we will decide if that is the delivery method for us as well as potential Construction Manager at Risk. Finally, we are still under a State of Emergency related to COVID-19. Clay County Public Health extended the mask requirement indefinitely, I think, is the term they used

which is highly definable so we are excited about that but I think the message is we need to continue to be vigilant. Nobody thought in March that we would be having this conversation here tonight at the end of August so remain vigilant, I encourage everybody to wash their hands, and social distance; those are the two best things and then when those things aren't possible be sure to mask up. As long as we keep doing that we will get through this. I just want to be positive that there will be an end, we just don't know when that is and we need to do our part every day. Thank you, Mayor."

Item No. 12. On the Agenda. RESOLUTION R-20-41 A Resolution authorizing the City Manager to execute a professional services contract with Police Facility Design Group Architects in the amount of \$28,365.00 and reimbursable expenses, not to exceed \$1,000.00, for site evaluation services for the new Gladstone Public Safety/Police Headquarters Facility.

Mayor Pro Tem Mallams moved to approve **RESOLUTION R-20-41** A Resolution authorizing the City Manager to execute a professional services contract with Police Facility Design Group Architects in the amount of \$28,365.00 and reimbursable expenses, not to exceed \$1,000.00, for site evaluation services for the new Gladstone Public Safety/Police Headquarters Facility. **Councilman Garnos** seconded. 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. 13. On the Agenda. RESOLUTION R-20-42 A Resolution authorizing the City Manager to execute a professional services contract with Hoefer Wysocki Architects in the amount of 8% of the total construction cost, plus additional services and reimbursable expenses, not to exceed \$1,042,525.00 for architectural design services for the construction of a new Public Safety/Police Headquarters Facility.

Councilmember Spallo moved to approve **RESOLUTION R-20-42** A Resolution authorizing the City Manager to execute a professional services contract with Hoefer Wysocki Architects in the amount of 8% of the total construction cost, plus additional services and reimbursable expenses, not to exceed \$1,042,525.00 for architectural design services for the construction of a new Public Safety/Police Headquarters Facility. **Mayor Pro Tem Mallams** seconded. 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. 14. On the Agenda. FIRST READING BILL NO. 20-27 An Ordinance authorizing the City Manager to enter into an agreement with the Clay County Economic Development Council for the distribution of CARES Act Funds in the form of small business grants to local businesses within Gladstone, Missouri.

Councilman Garnos moved **Bill No. 20-27** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of **Bill No. 20-27**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of **Bill No. 20-27**, and enact the Bill as **Ordinance 4.527**. **Councilmember Spallo** seconded. 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. PUBLIC HEARING: Fixing the annual rate of levy for the 2020 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Moore opened the Public Hearing at 7:57 pm.

Finance Director Dominic Accurso approached Council and stated: *"Good evening, Mayor and City Council. First of all, I want to say I envy everybody that can wear glasses and masks; I have not mastered that yet so I'll be looking on my paper here. We advertised this notice to the public in the paper a couple of weeks ago. We are required to have it seven days before the meeting, with that said, we did not have final numbers before we had to have it advertised. Several of these numbers on the year 2020 valuation were assumptions so you may notice that what I'll show you next, the numbers do not match; they are very close considering it was an educated guess, but it was a guess. This was advertised and we did disclose in the advertisement that says that these numbers are subject to change if we don't have this information from the County or the State Auditor, which we didn't have at that time. We did receive the final valuations about two days after I had this in the paper. The 2019 actual valuation; this is a pro forma, but this just shows the numbers from the pro forma which basically says we've submitted these numbers to the State Auditor and we have gotten them back approved. So, this hasn't been approved by Council; this has been approved by the State Auditor so we have to send in the calculation and have it approved before we can even levy the tax. As you can see, this gives the total valuation of the tax rates on the revenues for both 2019 and 2020. Overall, you do see a slight increase from \$398,000,000.00 to \$400,000,000.00 in valuation. The tax rates did increase a little bit so in 2019 real residential was .865 and in 2020 it will be .867 so a slight increase there. Real Commercial also increased slightly from .867 to .877 so basically what that means in revenue is 2019, these numbers are unaudited; we did actually collect, I'm sorry, we were expected to collect \$3,400,000.00 and 2020 is \$3,500,000.00. What that means in revenue, what we are looking to expect is what we actually collected in 2019 is \$3,279,000.00. These are unaudited so we still have adjustments to make to these numbers. 2020 budgeted numbers; we are expecting \$3,400,000.00. Again, this public hearing is for the tax valuation rate so real residential is going to be levied at .867; real agricultural is .929; real commercial is .877; and personal property will be .929. With that, I will answer any questions you may have."* (Please see presentation documents attached for detail information.)

There were none.

Mayor Moore stated: *"Is there anyone in the audience that wishes to speak in favor of this application?"*

There were none.

Mayor Moore stated: *"Is there anyone in the audience that wishes to speak in opposition to this application?"*

There were none.

Mayor Moore closed the Public Hearing at 8:01 pm.

Item No. 16. On the Agenda. FIRST READING BILL NO. 20-28 An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of levy for the 2020 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Pro Tem Mallams moved **Bill No. 20-28** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Mayor Pro Tem Mallams moved to accept the First Reading of **Bill No. 20-28**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0). The Clerk read the Bill.

Mayor Pro Tem Mallams moved to accept the Second and Final Reading of **Bill No. 20-28**, and enact the Bill as **Ordinance 4.528**. **Councilman Garnos** seconded. 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. Other Business.

There was none.

Item No. 16. On the Agenda. Adjournment.

Mayor Moore adjourned the August 24, 2020, Regular City Council meeting at 8:03 pm.

Respectfully submitted:

Ruth E Bocchino
Ruth E. Bocchino, City Clerk

Approved as presented: ✓

Approved as modified:

Jean B. Moore
Jean B. Moore, Mayor

2020 Property Tax as Advertised

Based on June
preliminary valuation
from Clay County

Final Valuations
received in August

	Tax Year 2020	Tax Year 2012
General Fund		
Real Estate		
Residential	\$ 269,451,950	\$ 268,645,210
Residential (New Construction)	634,220	759,180
Subtotal Residential	270,086,140	269,404,390
Agriculture	30,020	33,970
Commercial	65,773,550	68,699,178
Commercial (New Construction)	478,410	224,000
Subtotal Commercial	66,251,960	68,923,178
Total Real Estate	\$ 336,368,150	\$ 338,361,538
Personal Property	\$ 59,622,2722	\$ 60,541,991
Total	\$ 395,990,392	\$ 398,903,529
The following tax rates are proposed:		
	Estimated Amount 2020 Property Tax	2020 Tax Rate (Per \$100)
General Fund		
Real Estate		
Residential	\$ 2,338,843	0.868
Tax increase due to new construction	\$ 5,505	
% increase due to new construction	0.3%	
Agriculture	\$ 279	0.929
Commercial	\$ 602,486	0.916
Tax increase due to new construction	\$ 4,382	
% increase due to new construction	0.3%	
Personal Property	\$ 553,891	0.929
Total	\$ 3,505,386	

Fiscal Year 2019 and 2020 (Pro forma)

2019 Actual

Real Estate	Valuation	Tax Rate	Revenue
Residential	269,404,390	0.865	2,330,348
Agricultural	33,970	0.929	316
Commercial	68,923,178	0.867	597,564
Personal Property	60,541,991	0.929	562,435
	\$ 398,903,529		\$ 3,490,663

2020 Approved

Real Estate	Valuation	Tax Rate	Revenue
Residential	269,432,490	0.867	2,335,980
Agricultural	30,020	0.929	279
Commercial	68,639,133	0.877	601,965
Personal Property	62,128,358	0.929	577,172
	\$ 400,230,001		\$ 3,515,396

Fiscal Year 2019 and 2020 Collections

	2019 Actual (unaudited)	<u>2020 Budgeted</u>
Real Property	2,727,350	2,800,000
Personal Property	<u>551,943</u>	<u>620,000</u>
	\$ 3,279,293	\$ 3,420,000