



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JANUARY 25, 2021**

**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 Chris Williams

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

**Mayor Moore** opened the Regular City Council Meeting Monday, January 25, 2021, at 7:30 pm.

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

City Clerk Ruth Bocchino called 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.

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

The Agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the January 11, 2021, Closed City Council Meeting Minutes.

**Mayor Pro Tem Mallams** moved to approve the minutes of the January 11, 2021, Closed City Council meeting as presented. **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. 6. On the Agenda.** Approval of the January 11, 2021, Regular City Council Meeting Minutes.

**Mayor Pro Tem Mallams** moved to approve the minutes of the January 11, 2021, Regular City Council meeting as presented. **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. 7. On the Agenda. CONSENT AGENDA.**

Following the Clerk’s reading:

**Councilmember Spallo** 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)

**Councilmember Spallo** moved to approve **RESOLUTION R-21-06** A Resolution authorizing acceptance of a proposal from Mac’s Sportswear, a business located at 8445 North Main Street, Kansas City, Missouri, for uniforms and pro-shop items to assist the Parks, Recreation, and Cultural Arts Department in conducting recreational programming and authorizing the City Manager to sign a contract for such services. **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)

**Councilmember Spallo** moved to approve **RESOLUTION R-21-07** A Resolution authorizing acceptance of a proposal from Central Square and MULES for the purchase of software to provide network and database access for Law Enforcement Systems for the total purchase amount of \$28,000.00. **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)

**Councilmember Spallo** moved to approve **FINANCIAL REPORT FOR 1 MONTH ENDING DECEMBER 31, 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. 8. On the Agenda.** Communications from the audience.

There were none.

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

**Councilmember Spallo** stated: “Thank you, Mayor. I just have a couple of things. Obviously we are all very excited that the Chiefs are in the Super Bowl. I just really want to ask our residents

*to be careful and to be very cautious in their celebrations; to limit their gatherings. Believe me there is no one more excited about this or want to have a big party than I am. I will be refraining from doing that for the safety of my family and myself. Enjoy yourselves but be very cautious in doing so. I had the opportunity to have a Zoom meeting with some members of the Oaks HOA and it was great to sit down and talk to those residents and hear about some of their, really not concerns, but questions that they had. They were very organized and engaged and that is always refreshing to know that your citizens are appreciative of the services that we are providing and wanting to be more educated on what we have to provide them. I want to thank Director Nebergall for the information that he provided to me to be able to conduct that meeting and I look forward to the opportunity to speak to other HOA groups if they so engage my assistance. One last thing, I was reading a Facebook post that my cousin had put out and he had mentioned that his two sons had landed on the Dean's list at MU. I go to the Dean's list and I'm looking through and there are several residents from Gladstone that are on there and I'm very proud of that. One in particular that I think needs to be recognized, and I know he won't be happy about me doing this, but Miss Rachel Wingerson is on the Dean's list for her first semester at MU. So congratulations to Rachel. Thank you."*

**Councilman Garnos** stated: *"I just wanted to mention we had a good Parks and Rec Advisory Board meeting last week where we got updated on our projects and the information you saw here this evening. It was all well received and supported by the Park Board. That's it tonight, thank you."*

**Mayor Moore** stated: *"Well I have the opportunity on Thursday to give the State of the City to the Gladstone Area Chamber of Commerce meeting, so I'm looking forward to that. Every month, after our first meeting, the Mayor is invited to be a part of the Northland Regional Chamber of Commerce Board of Director's meeting. It's all been by Zoom. If there is ever anything that anybody wants to update, for me to update that group, please let me know. The City Manager is always very helpful to give me little tidbits. It's really, really great to be a part of that organization and always Parkville and Riverside and Gladstone are always present and I'm just really pleased that we have a spot on that Board of Directors and I just think it is an important spot for us to have; to be a part of that organization. It is an important organization in the Northland. That's it for me. So now we will go, we usually have you, Mr. Wingerson, before we have this. So now we have a different order here tonight so I will go to Item No. 10."*

**Item No. 10. On the Agenda. Appoint Comprehensive Plan Task Force Members.**

**Mayor Moore** stated: *"You may remember that we decided that with the onset of our new comp plan that oftentimes we do establish a Task Force from the citizenry to help us make decisions on that all important document; all important work that comp plan will represent. We did appoint two people in December to that Board but we now have the rest of our members that we will be appointing; so I will read those individuals."*

**Mayor Moore** read the appointments. See attached.

**Mayor Pro Tem Mallams** moved to approve the names listed for the Comprehensive Plan Task Force membership. **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. 11. On the Agenda.** Communications from the City Manager.

City Manager Scott Wingerson stated: *"Thank you, Mayor, and thank you Councilmember Spallo for acknowledging Rachel and her effort in her studies. She is very proud and we are very proud of her, so thank you for calling that out. COVID-19 update: About 18,000 cases in Clay County; 247 deaths unfortunately; and about 1,411 cases attributed to Gladstone residents. Again, that remains proportionately rational to our population in the County; maybe a little bit less. We want to continue to encourage; there is a lot of information out there about vaccines, timings, and things like that. We want to encourage people during this transition time to continue to mask up; to continue to follow the virus protocols by social distancing and washing their hands frequently. In terms of the vaccine itself, we have received quite a few calls from residents about "when is our turn" question. The simple answer is we don't know; that is extraordinarily frustrating but that is the answer that we have and we have to share at this point. What I can tell you is that we are part of two planning groups with the hospitals on the East and West side of the County to create vaccine centers so as soon as we have any information about where those centers might be, we will share that information with you and then of course the public. More importantly, what people on this side of the state and the Kansas City region are looking for is a reliable supply of the vaccine itself because we can do all of the planning right here down on the grass roots kind of level, where the rubber hits the road kind of level, but if we don't have a vaccine to distribute it's incredibly difficult to plan; so planning is underway. This is an all-out effort; we will be fully committed to this effort probably 12-14 weeks once it starts and we will cooperate with our regional partners. That's the information I have on the vaccine and the vaccine centers. As that evolves, we encourage everyone to keep in touch with our Website and our Social Media pages for updates that can be relied on. Thank you, Mayor."*

**Item No. 12. On the Agenda.** **RESOLUTION R-21-08** A Resolution authorizing the City Manager to enter into a purchasing agreement with Conrad Fire Equipment, 19922 West 162<sup>nd</sup> Street, Olathe, Kansas, for one 2021 Pierce Saber 1500 GPM Pumper Fire Engine and specified fire/rescue equipment, for a total cost of \$532,903.06.

**Councilman Garnos** moved to approve **RESOLUTION R-21-08** A Resolution authorizing the City Manager to enter into a purchasing agreement with Conrad Fire Equipment, 19922 West 162<sup>nd</sup> Street, Olathe, Kansas, for one 2021 Pierce Saber 1500 GPM Pumper Fire Engine and specified fire/rescue equipment, for a total cost of \$532,903.06. **Mayor Pro Tem Mallams** seconded.

**Councilman Garnos** stated: *"Mayor, one comment. Next time we buy a Firetruck, we need to have a picture in the package. It's always exciting to get a new Firetruck, it's hard to get excited about 11 pages of specifications."*

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. PUBLIC HEARING:** Site Plan Revision for 6221 North Chestnut Avenue-DaVita Kidney Dialysis Medical Clinic.

**Mayor Moore** opened the Public Hearing at 7:45 pm.

Austin Greer approached Council and stated: *"Good evening, Mayor and City Council. Mr. Mark Kinney, the Applicant, is seeking site plan approval for the purpose of renovating the building located at 6221 North Chestnut Avenue in order to operate a DaVita Kidney Dialysis Medical Clinic. Their plan is to significantly remodel the interior and exterior of the building, replace the pavement on the property and improve the landscaping. The construction material being used on the exterior of the building will be brick and EIFS. The Applicant is proposing two additions to the existing building:*

- 351 SQ. FT. to the North East side of the building.*
- 1,871 SQ. FT. to the West side of the building.*

*In the BMP analysis conducted by Kaw Valley Engineering, impervious surface will be reduced by 2,760 SQ. FT. and therefore BMPs and detention are not required per APWA standards. However, the developer has agreed to provide BMPs via increased landscaping. Also, the analysis indicates that runoff drains towards the southwest corner of the property. The landscape plan shows additional trees and landscaping being planted on the western side of the property along N. Chestnut Avenue. City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:*

- 1. Any and all disturbed areas shall be sodded.*
- 2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.*
- 3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.*
- 4. Relocate the trash dumpster to the NW corner of the parking lot away from adjacent residential properties to the east.*
- 5. The trash dumpster shall be enclosed with materials consistent with the primary building. Specific construction materials and colors shall be submitted and approved as part of the building permit.*
- 6. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining residential properties.*
- 7. Trash service and medical clinic deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.*
- 8. Tractor trailers, RV's, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.*
- 9. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.*

City Staff recommends that the request be APPROVED contingent upon the conditions listed above. Also, if you don't mind, I would like to enter three documents into the record: No. 1. Documents included in the Council packet for the Public Hearing on January 25, 2021. No. 2. Title VII, Zoning and Planning Ordinance of the City Code. No. 3. Newspaper publication notices of the Public Hearing for January 25, 2021. Tonight we have Mr. Mark Kinney, the applicant, with us tonight and Mr. Tom Watson if you guys have any questions please feel free to ask and we will do our best."

Mr. Mark Kinney approached Council and stated: "Good evening. My name is Mark Kinney. I'm with Genesis KC Development. We are an internal Development Group with DaVita Kidney Care. This site was chosen by our operations team due to some demographics and proximity to current patients and potentially growing population this site was selected. It is working very well for us the way the site lays out. It's been great working with Austin and Alan. Those two have been very encouraging and a lot of feedback which we typically don't get from municipalities where we do permitting of the building and so forth. Again, our primary function is to treat patients and we would like to get this open and treating patients as soon as possible."

**Mayor Moore** stated: "Where is the nearest Dialysis Center that is like this?"

Mr. Kinney stated: "This is what we call a Denovo, it's a new center so it is placed based on the need of patients either travelling by this area or having to pass through this area to get to an existing clinic. I know there is one in the North Kansas City and I know there is one, I think, further North in Liberty. Again, as we grow and our facilities age and so forth, we are always looking for a better location so to speak; anyone that is on dialysis is in a sense on Medicaid/Medicare services so we can kind of tell where those optimum spots are and again we had a choice of this site and a site down on Antioch in front of the mall which I think was in North Kansas City and we preferred this site. We always do appreciate working with city staff on this and look forward to get this started."

**Mayor Moore** stated: "How many typical patients would there be in a given day once you are up and operational and have a full complement of patients?"

Mr. Kinney stated: "This one will have what is called an 'in-center hemo-dialysis', ICHD, that has 16 chairs. An ICHD patient is in the chair approximately 3 ½ to 4 hours."

**Mayor Moore** stated: "You're saying 6-0, 60 chairs?"

Mr. Kinney stated: "16. The patients are in and they typically run 3-4 shifts, so that is 16 x 4; and again, this is a Denovo, so a new center, so that will not be right off the bat. I mean as patients are transferred to this or are given the opportunity to treat here, and they do have some, what they call home-training and peritoneal dialysis training; so people just come in and for a short period of time, go through a training. Home dialysis is becoming more and more popular and it's actually being encouraged by Medicare/Medicaid to treat at home because you are obviously more comfortable as long as you have a caregiver with the ability to take care of you. You don't have to go to a dialysis center three times a week."

**Mayor Moore** asked if there was anyone in the audience that wished to speak in favor of the application.

There were none.

**Mayor Moore** asked if there was anyone in the audience that wished to speak in opposition of the application.

There were none.

**Mayor Moore** closed the Public Hearing at 7:53 pm.

**Item No. 14. On the Agenda. FIRST READING BILL NO. 21-04** An Ordinance approving a Site Plan Revision for property at 6221 North Chestnut Avenue, Gladstone, Missouri.

**Mayor Pro Tem Mallams** moved **Bill No. 21-04** 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.

**Mayor Pro Tem Mallams** moved to accept the First Reading of **Bill No. 21-04**, 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.

**Mayor Pro Tem Mallams** moved to accept the Second and Final Reading of **Bill No. 21-04**, and enact the Bill as **Ordinance 4.542. 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. CONSIDER BUILDING PERMIT:** DaVita Dialysis Center, 6221 North Chestnut Avenue.

**Councilman Garnos** moved to approve the **BUILDING PERMIT:** DaVita Dialysis Center, 6221 North Chestnut Avenue. **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. 16. On the Agenda. FIRST READING BILL NO. 21-05** An Ordinance calling a General Election for the election of two positions to the Gladstone City Council on Tuesday, April 6, 2021; describing the form of the ballot and directing the City Clerk to submit certification of such election to the Clay County Board of Election Commissioners pursuant to RSMo. 115.125.

**Councilmember Spallo** moved **Bill No. 21-05** be placed on its First Reading. **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). The Clerk read the Bill.

**Councilmember Spallo** moved to accept the First Reading of **Bill No. 21-05**, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

**Councilmember Spallo** moved to accept the Second and Final Reading of **Bill No. 21-05**, and enact the Bill as **Ordinance 4.543**. **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. 17. On the Agenda.** Other Business.

There was none.

**Item No. 18. On the Agenda.** Adjournment.

**Mayor Moore** adjourned the January 25, 2021, Regular City Council meeting at 7:59 pm.

Respectfully submitted:

Ruth E. Bocchino  
Ruth E. Bocchino, City Clerk

Approved as presented: ✓

Approved as modified:     

Jean B. Moore  
Jean B. Moore, Mayor



**AGENDA ITEM #10**  
**BOARD & COMMISSION APPOINTMENT RECOMMENDATIONS**  
**FOR CITY COUNCIL ACTION JANUARY 25, 2021**

**COMPREHENSIVE PLAN TASK FORCE**

New Appointment	Mike Ebenroth & Bill Turnage (Planning Commission (2)
New Appointment	Brenda Lowe & Ron Guglielmino (Capital Improvements (2)
New Appointment	Jason Sharpsteen & Jim Olshefski (Parks & Recreation Advisory Board (2)
New Appointment	Dallas Ascencio (Environmental Mgmt. Advisory Committee (1)
New Appointment	D.D. Zimmerman (Neighborhood Commission (1)
New Appointment	Dave Stanley (TIF/CDC (1)
New Appointment	Tina Spallo (Non-voting Council Liaison (1)

*Previously Appointed- December 2020*

*New Appointment      Cameron Nave (At-large)*

*New Appointment      Maitland Mehlhaff (At-large)*