



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, FEBRUARY 22, 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, February 22, 2021, at 7:32 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 February 8, 2021, Closed City Council Meeting Minutes.

**Mayor Pro Tem Mallams** moved to approve the minutes of the February 8, 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 February 8, 2021, Regular City Council Meeting Minutes.

**Mayor Pro Tem Mallams** moved to approve the minutes of the February 8, 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.** MAYOR'S CHRISTMAS TREE FUND PRESENTATION.

**Mayor Moore** stated: *"I have to say that the annual presentation of checks for the Mayor's Christmas Tree is without doubt one of the most fun events for the Mayor. I am pleased and honored to announce that the total raised this year for the Mayor's Christmas Tree was \$40,168.99. Once again, Gladstone has demonstrated what an enormous heart the city has. In the midst of the chaos and uncertainty that each of us have gone through for the past months living with the COVID pandemic, the residents, business leaders, and faith leaders of this community have dug deep to raise a record setting amount for these deserving charities. I hope that each of you received a written thank you from me. Since I believe that there is not enough thank you's in the world, I wanted to take the opportunity in this venue this evening to express my deepest gratitude to the city staff; for their personal contributions; and to the unanimous help from each member of the City Council. The generosity that all of you have shown is deeply humbling to me. I am touched beyond words by your kindness and your generosity. These funds will go such a long way to make a positive difference in the lives of the families and children who need the amazing assistance provided by Feed Northland Kids and the Northland Christmas Store. At this time, I would like to ask Ikey Harris and Chris Evans to come forward."*

**Mayor Moore** presented the checks to Ikey Harris from the Northland Christmas Store and to Chris Evans from Feed Northland Kids.

*"Ikey, Chairman Emeritus, Northland Christmas Store, has been a driving force for the Northland Christmas store for decades. Northland Christmas Store and Ikey are synonymous. Her energy and passion for this organization is unrivaled!"*

*"Chris has served tirelessly in her capacity as Executive Director of Feed Northland Kids for 11 years. In addition to the Backsnack program and the in-school food pantries that Feed Northland Kids supports, when the pandemic hit, she and the Board developed a brand new Community Food Kit that provides shelf stable foods and produce for northland hungry families."*

**Mayor Moore** thanked them for all they do.

**Mayor Moore** stated: *"This year it is my honor to make three special presentations on behalf of the Mayor's Christmas Tree. I'd like to ask Andy Foster, the General Manager of Gladstone Dodge to come forward. When the pandemic made it impossible to gather together for annual holiday celebrations, the employees at Gladstone Dodge were given the opportunity to donate*

*the funds that would have been spent on their party to a charity of their choice. I can hardly express the excitement I felt when Andy emailed me in response to my letter about the Mayor's Christmas Tree. He let me know that the staff had chosen Feed Northland Kids as their charity of choice and they were donating \$7,500.00. This check has been presented separately to Feed Northland Kids. Andy, please accept this plaque in recognition of Gladstone Dodge's long relationship with the City of Gladstone and for this generous donation from your leadership team and employees to the Mayor's Christmas Tree this year."*

**Mayor Moore** read the plaque.

**Mayor Moore** stated: *"This year represents the third year that I have had the opportunity to raise funds for the Mayor's Christmas Tree. I recognize that each and every contribution is important regardless of the amount. It is such a joy to see a positive response to a letter that I sent out as Mayor asking for donations. Tonight, I would like to recognize 2 very special individuals and their organizations they serve who have always been generous supporters of this City and the Mayor's Christmas Tree. At this time I would like to ask Pastor Bob Baier and Ken Hollander to come forward. Bob Baier is the Senior Pastor for Antioch Bible Baptist Church and Mr. Hollander is the Regional President for Security Bank, Kansas City. Whether it's the Mayor's Christmas Tree or something else, Mr. Hollander and Pastor Bob constantly answer the call to give help when the City asks. I tried to go back and track how many years the Church and the Bank have given to the Mayor's Christmas Tree, and quite honestly, it's been so long that I don't think the records even exist. On behalf of the Mayor's Christmas Tree, I would like to present these plaques to each of you."*

**Mayor Moore** presented and read the plaques to Pastor Bob Baier and Ken Hollander.

**Mayor Moore** stated: *"The success of the Mayor's Christmas Tree depends entirely on the support from this great community. Both of you have contributed greatly to this success of the city and we honor and thank you!"*

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

Following the Clerk's reading:

**Mayor Pro Tem Mallams** moved to approve the Consent Agenda as published. **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)

**Mayor Pro Tem Mallams** moved to approve **RESOLUTION R-21-14** A Resolution accepting an easement from a certain property owner in conjunction with the Northeast 76<sup>th</sup> Street Improvements Project from North Oak Trafficway to North Brooklyn, Project TP1818. **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)

**Mayor Pro Tem Mallams** moved to approve **RESOLUTION R-21-15** A Resolution authorizing acceptance of a proposal from Kansas Golf and Turf, for the acquisition of a

Jacobsen HR600 Batwing Mower in the total amount of \$40,000.00. **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)

**Mayor Pro Tem Mallams** moved to approve the **SPECIAL EVENT PERMIT: Flashlight Easter Egg Hunt**, 7600 NE Antioch Road, Happy Rock Park West, Thursday, March 25, 2021, Friday, March 26, 2021, 5:00 pm-9:00 pm. **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)

**Mayor Pro Tem Mallams** moved to approve the **SPECIAL EVENT PERMIT: Good Shepherd Easter Worship**, 7600 N. Troost Avenue, Oak Grove Park, Sunday, April 4, 2021, 9:30-11:00 am. **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)

**Mayor Pro Tem Mallams** moved to approve the **SPECIAL EVENT PERMIT: Walk-N-Wag**, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm Grounds, Saturday, April 10, 2021, 8:00 am-12:00 pm. **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)

**Mayor Pro Tem Mallams** moved to approve the **SPECIAL EVENT PERMIT: Touch-A-Truck**, 7600 NE Antioch Road, Happy Rock Park West, Saturday, May 22, 2021, 10:00 am-12:00 pm. **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)

**Mayor Pro Tem Mallams** moved to approve the **FINANCIAL REPORT MONTH END JANUARY 31, 2021**. **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)

**Mayor Pro Tem Mallams** moved to approve the **SEMI-ANNUAL FINANCIAL STATEMENT**. **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)

## **REGULAR AGENDA.**

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

There were none.

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

**Councilman Garnos** stated: *"I wanted to thank staff for the 211 page packet for us to read this weekend. I also wanted to note that the first Resolution on the Consent Agenda that we passed tonight is the last easement needed for the 76<sup>th</sup> Street Improvements. It's hard to feel like that's a milestone but I think it actually is for us since we have been trying to get that done for I know at least nine years. I'll take the milestone when we can get it. Last, I just wanted to mention that we had a Parks and Rec Advisory Board meeting last week. Tammy McFerran was elected the Chairman of the Advisory Board and Jason Sharpsteen was elected Vice Chairman. Both very active members and they will be great in those roles. We got a brief update on the swim lesson grant that we were briefed on at our last Council meeting. We received an update on the bathhouse renovations from the architect. The Community Center Recovery Plan, which we were also briefed at the last Council meeting, and then the upcoming Spring Recreation Programs and their developments; so a good meeting last week on that."*

**Mayor Moore** stated: *"I just have a couple of items. First of all, KUDOS again to our Public Works staff. Oh, my goodness! What they have dealt with in the temperatures that we have experienced, we can't say enough thank you's; for their unbelievable attention to keeping the city safe with our streets and snow and ice removal. Many thanks to Tim and his crew. I attended a virtual Mayor's Prayer Breakfast this past week. The speaker was Dayton Moore whom some of you remember we had the opportunity to hear him speak before. He had a great speech again. It's with great sadness that I acknowledge that we have now reached the milestone of 500,000 deaths from the COVID Pandemic which doesn't seem possible. I want to thank the residents of this city for their continued diligence in mask wearing, and social distancing so we can finally get on the other side of this."*

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

City Manager Scott Wingerson stated: *"Madam Mayor thank you very much. Just one thing; to let the public know that there is a Fire Station #2 renovation open house to be held at the Community Center for COVID reasons. The first one is February 24 from 6:00-8:00 pm and the second one is Saturday, February 27 from 1:00-3:00 pm. Both at the Community Center if you are looking for input on the plans that you saw two weeks ago from the public. Thank you very much."*

**Item No. 12. On the Agenda.** PUBLIC HEARING: Petition for the creation of the 58 North Oak Community Improvement District.

**Mayor Moore** opened the Public Hearing at 7:52.

City Manager Wingerson stated: *"Mayor, Padraic Corcoran, City Attorney, will make that presentation on behalf of staff tonight."*

Attorney Corcoran stated: *"Mayor and members of Council, right in front of you I already made the joke; I killed a tree and a half printing all this stuff out; I didn't want to kill two so, we are going to do a little bit of sharing. Tonight I'm just going to go through some of the CID formation basics, and explain how the city met all of the requirements the CID Act for the formation of this CID. Before we go through that, let's run through this Exhibit List really*

quickly and then I'll go back and talk about each one and what role it plays. The first thing is Exhibit 1. The Petition to the City of Gladstone, Missouri, for the creation of the 58 North Oak Community Improvement District which was filed on February 4, 2021. We do have representatives of the Petitioner here tonight so if there are any questions specifically related to the Petition, I'd save that for them. They know more about exactly what they have done. The second one is the City Clerk verification stating that the Petition substantially complies with the CID Act. Exhibit 3 is the affidavit of publication of notice of this public hearing. It was published on February 11 and February 18, 2021. Exhibit 4 is the mailed notice to the property owners within the proposed District. Exhibit 1, the Petition for the creation of the CID, is our first foundational document. To form a CID, a certain number of property owners per capita and per assessed value have to submit a Petition to the City Clerk, then, Exhibit 2, the City Clerk, reviews that Petition to ensure that it substantially complies with the CID Act. Once that is done, the City Clerk signs the verification saying that it does comply. Next, Exhibit 3, the City Clerk has a notice that meets the requirements of the CID Act published in the paper for two consecutive weeks, the week before the public hearing. In this case, that would have been February 11 and February 18 and then this week. The final thing is the mailed notice to the property owners within the CID. That is supposed to be sent not less than 15 days prior to the meeting; that was sent on February 5, 17 days before today's date. Those are our first four things and our last formational step is the public hearing that we are having right now. Once this public hearing is complete, the city has completed all of the requirements to form a CID under the CID Act. I'll stand for any questions you might have about any of these steps. Thank you, very much."

Bill Moore approached Council and stated: "My name is Bill Moore, I am an attorney with Rouse Frets White Goss Gentile Rhodes. Our offices are located in the City of Kansas City, Missouri. I'm here this evening on behalf of the applicant and you have the Petition and I thank Padraic for going through the details of the Petition. I do have a Power Point. Without waiting for it, just to orient you to the location, I think you all are aware of where this location is. It is located at 58<sup>th</sup> and Oak. It's where an old abandoned filling station and another building, that you have all declared dangerous, exists. So the idea, again this is the CID boundary and giving you the location. It's a little over an acre right there at the hard corner of 58<sup>th</sup> and Oak. So the idea of the Community Improvement District is to demolish the existing buildings and then once these two buildings are demolished, clear the site and make it ready for future development. That future development is planned to be another gas station with another approximately 5,000 square feet of retail that would be in linear manner and I've got a slide for you that I'll show you here in a minute; a linear manner on the site so it would have a different, little bit different orientation than what you are seeing. I think, as you have already heard, this CID has been requested to help facilitate the investment of \$5,000,000.00 in the redevelopment of this dilapidated site and with that, again, I apologize for the tree. The blight study that has been submitted, in addition to your declaration of dangerous building on the two buildings, more than adequately qualifies that as a blighted area. I'm going to show you for the benefit of the public, and a little bit later, some slides that will be of the existing building, so everyone can see the condition that they are in. We are requesting a CID for a period of 30 years based on our analysis which we anticipate that would generate approximately \$718,000.00 total, so that would be the total amount that my clients could get reimbursed for their investment into the property which includes the demolition and construction and construction of public

improvements. So, this next slide is showing you kind of a black and white of the site plan. As I mentioned earlier, it's going to be a little bit different orientation of what the existing site is, because it has a 10,400 square foot building that will be attached that will run in a linear manner with the fuel fields being out front. In addition, down on the bottom of this, you will see there is a notation that there is going to be like a rain garden that's going to be in there, there is going to be landscaping, and there is going to be enhanced construction of materials that are going to be used when the buildings are completed. This is just, again, kind of another notation of that same site plan with a little bit of detail of the 10,400 square foot building that is going to be constructed. The next page is right out of the Petition that was filed and this would be the required five-year budget, and as you can see, the intent here is to expend all the dollars right up front in order to construct the improvements and get the blight removed and beautify that corner for the entire city. These aren't coming through as nicely as I hoped they would, but these are some elevations of the proposed development. Again, you will see the building and the kind of the front of it and the linear manner, a couple of side views and then the back view of the structure. I've got another slide, maybe it will come through a little bit nicer. Again, this is the architect's rendering of what that site would look like once it's completed. I'm just going to go through quickly some of these slides. These are the, as you all know, these are just the conditions of the building as they currently exist. These are just some of the slides that the consultant did when the blight analysis was prepared. As you can see, there is no question of the bad condition that the property is in and it needs to be demoed. So this next slide is the blight analysis that was done at the time, and I'm just going to make a note here that it has four parcels in there, there is really only 2+ part of a third one, not the entire tract that is in there, just that little 5 acre piece, but the way it was laid out when it was originally developed was in kind of a hap-hazard manner so there is pieces of tracts that are in the whole thing; that is why you've got the number of parcels that you see in this analysis. Initially, there was going to be a larger development, but in discussions with staff, it's been cut down so it is just going to be that hard corner of that five acres. So with that, I will just close to say that we would respectfully request your support for the formation of the CID so that my client can get going. He is ready, willing and able to tear the property down and get started with construction as quickly as possible. Thank you."

**Councilmember Spallo** stated: "Mayor, in regard to the demolition of the site, the owner is prepared to complete that project by March 10?"

Mr. Moore stated: "Yes, ma'am. They are fully aware of their requirements."

**Mayor Moore** stated: "Mr. Moore, how many pumps, is that drawing, is that four? Or is it more than that?"

Mr. Moore stated: "Six. It's not a large Quik-Trip style station. It's a smaller station."

**Mayor Moore** stated: "And the retail behind is 10,000 square feet?"

Mr. Moore stated: "Yes. Again, I should maybe also point out when we are talking, when we did the analysis on the CID and the amount of Sales Tax that would be generated from that; the only thing to keep in mind when you are talking about a Community Improvement District and that \$.01 cent Sales Tax, that Sales Tax does not apply to the sale of gas. So, the only thing that is

*generating any revenue from this development is going to be sales that are inside the convenience store and then whatever my clients are able to put in on the adjacent field."*

**Mayor Moore** stated: *"So the plan is for a convenience store and then in addition to that, the rest of the retail space would be whatever might be in that area?"*

Mr. Moore stated: *"Like a sandwich shop, the coffee shop..."*

**Mayor Moore** stated: *"Any other questions for the applicant?"*

**Councilman Frisby** stated: *"Does your client plan on occupying that whole space or is he going to lease or sub-lease part of that for the sandwich shop or whichever he decides?"*

Mr. Moore stated: *"More than likely, it would have tenants for the one or two spaces next to the convenience store. They would probably not be the owners of that; they would own the building but they would lease it."*

There were no other questions or comments from the Council.

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

There were none.

**Mayor Moore** asked if there was anyone to speak in opposition of the Petition.

There were none.

**Mayor Moore** closed the Public Hearing at 8:05 pm.

**Item No. 13. On the Agenda. FIRST READING BILL NO. 21-09** An Ordinance approving the petition for the creation of the 58 North Oak Community Improvement District.

**Councilmember Spallo** moved **Bill No. 21-09** be placed on its First Reading. **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). The Clerk read the Bill.

**Councilmember Spallo** moved to accept the First Reading of **Bill No. 21-09**, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

**Councilmember Spallo** moved to accept the Second and Final Reading of **Bill No. 21-09**, and enact the Bill as **Ordinance 4.547**. **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. 21-10** An Ordinance authorizing the City Manager to execute agreements between the City of Gladstone, Missouri, and the Kansas City Area Transportation Authority to provide public transportation services and property management assistance for the period of January 1, 2021, through June 30, 2021.

**Councilman Garnos** moved **Bill No. 21-10** 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.

**Councilman Garnos** moved to accept the First Reading of **Bill No. 21-10**, 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.

**Councilman Garnos** moved to accept the Second and Final Reading of **Bill No. 21-10**, and enact the Bill as **Ordinance 4.548**. **Councilman Frisby** seconded.

**Councilman Garnos** stated: "*Mayor Moore, I'd just like to carry on all the things I usually whine about during the KCATA presentation every year.*"

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 February 22, 2021, Regular City Council meeting at 8:10 pm.

Respectfully submitted:

  
Ruth E. Bocchino, City Clerk

Approved as presented: 

Approved as modified: \_\_\_\_\_

  
Jean B. Moore, Mayor