



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, APRIL 12, 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 John Mullane

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

**Mayor Moore** opened the Regular City Council Meeting Monday, April 12, 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 March 22, 2021, Closed City Council Meeting Minutes.

**Mayor Pro Tem Mallams** moved to approve the minutes of the March 22, 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 March 22, 2021, Regular City Council Meeting Minutes.

**Mayor Pro Tem Mallams** moved to approve the minutes of the March 22, 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:

**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-21-18** A Resolution authorizing the City Manager to execute a contract with Gunter Construction Company in the total amount not to exceed \$2,558,149.65 for the Northeast 76<sup>th</sup> Street Improvements: North Oak Trafficway to North Brooklyn, Project TE1818. **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-21-19** A Resolution authorizing the City Manager to execute a contract with Site Rite Construction Company in the total amount not to exceed \$224,702.06 for the Northeast 76<sup>th</sup> Street and North Tracy Storm Drainage Improvements, Project CP2131. **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-21-20** A Resolution authorizing the City Manager to execute a contract with Epoxy Coating Specialists, Incorporated, in the total amount not to exceed \$36,060.00 for coating the indoor pool deck, Project CO2057. **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 **SPECIAL EVENT PERMIT:** Gladstone Farmers Market, 602 NE 70<sup>th</sup> Street, Linden Square (East side), May 1, 2021, through October 30, 2021; Saturdays only; 8:00 am – 1:00 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)

**Item No. 8. On the Agenda.** **INTRODUCTION OF PAST MAYORS AND CITY COUNCIL MEMBERS.**

**Mayor Moore** stated: *"I see only my husband in the audience."*

**Item No. 9. On the Agenda. MAYOR'S STATE OF THE CITY ADDRESS.**

**Mayor Moore** stated: *"It has been an interesting, challenging, and unprecedented year to say the least. When the COVID-19 shutdown came in March 2020, much of the world came to a standstill. But we knew as a City that this was not an option for us. Our residents were counting on us; they expected the services of Public Safety, Fire/EMS, Public Works, Water, Parks, Code Enforcement and of course everyone's favorite, snow removal. But there was no roadmap for what to do when COVID hit. We could only guesstimate the impact the shutdown would have on the City's economy, our residents, and our businesses. We had to create new ways to adapt and adjust and deal with a force as deadly as the coronavirus. I cannot even express how proud I am of the professional staff of this City. Led by the masterful direction of City Manager Scott Wingerson, Assistant City Manager Bob Baer, and the entire Leadership Team, our staff put their heads down and went to work. When other cities were canceling City Council meetings, canceling building inspections, and canceling infrastructure projects, we innovated, we forged ahead, and we found ways to keep Gladstone moving forward and to safely do the business of the City. In partnership with Clay County EDC, we provided \$105,000.00 of the CARES funds we received to give grants to small businesses located here in Gladstone. And in partnership with the Northland Assistance Center, we provided \$60,000.00 of CARES funds for relief grants to assist Gladstone needy residents with rent and utilities.*

*In an effort to discuss the State of our City, I would like to offer a summary of projects that we have either completed over the past year, those we are continuing to work on, or those in the pipeline:*

- *We expanded the Shoal Creek Trail eastbound located at Happy Rock Park.*
- *Plans are underway for Phase 2 of the Rock Creek Greenway Trail.*
- *We finished the Old Pike Road Complete Streets project.*
- *We completed over 1.5 miles of water main improvements.*
- *We completed over \$1.5 million of city street maintenance including resurfacing parts of major roadways on 72<sup>nd</sup> Street, N. Oak Trafficway, N. Flora, and N. Troost.*
- *We opened the brand new and very popular disc golf course at Hobby Hill Park (west).*
- *Hy-Vee re-invested and remodeled their grocery store and convenience store.*
- *Gladstone Foods, our hometown taco factory, is significantly expanding.*
- *Woof's Play & Stay, a pet daycare center, has constructed a brand new building on Old Pike Road.*
- *We welcomed a new Wendy's on Antioch Road.*
- *Little Caesar's came back to town and reinvested in an existing building on N. Oak Trafficway.*
- *The decrepit car wash located on 60<sup>th</sup> Street behind Burger King off Antioch Road has been razed and interest has been expressed in re-developing this property.*
- *Construction continues on the brand new \$17 million Fairfield Inn & Suites by Marriott. We are so excited about this addition to our downtown and estimate that this project will be completed in the fall of this year. Councilman Frisby and I, along with City Manager Wingerson, had a tour recently, and I can promise you will not be disappointed.*

- *DaVita Kidney Dialysis Medical Center is under construction at the former Tommy's restaurant site at 6221 N. Chestnut. This facility will go a long way to remove the blight of the former structure and bring renewal to this location along Antioch Road.*
- *White Chapel Funeral Home razed their former building and is in midst of constructing a brand-new structure on the site at 6600 NE Antioch Road.*
- *Olympic Car Wash on N. Oak Trafficway is expanding and renovating to include one new tunnel wash bay and one new touchless drive-through wash bay.*
- *Demolition has been completed on the blighted former BP Amoco Gas Station at NE 58<sup>th</sup> Street and North Oak Trafficway.*
- *The long-awaited NE 76<sup>th</sup> Street project is finally approved for construction to begin this summer. This project will include new curbs, sidewalks, stormwater improvements, a new water main, street re-surfacing, bicycle lanes, decorative street lighting, and landscaping.*
- *The North Kansas City School District has opened a 121,000 square foot Early Education Center at Prospect Plaza. This is truly a great project for our community as it transforms and brings back to life a large portion of Prospect Plaza that was formerly the home of Hobby Lobby and Price Chopper. We could not be more proud for Gladstone to be the home of this amazing Center which in the fall will provide an incredible learning space for approximately 800 3, 4, and 5 year olds in the District. Congratulations to the School Board, Dr. Clemmons, and his talented leadership team for their vision and creativity with this project. We deeply appreciate and value our ongoing partnership with the NKC School District.*
- *In another example of partnership with the School District, construction is underway on a shared concession stand/restroom facility to be used by Oak Park High School and patrons of Oak Grove Park. This new construction, to be completed later this spring, will provide much-needed improvements for this very busy, popular park.*
- *Exciting plans are in the works for major renovations to our outdoor pool bathhouse, which has not been substantially changed since it was constructed in 1979. Funding is in place, drawings are being finalized, and the bid award is scheduled soon. Construction is scheduled to begin at the close of the outdoor pool season in late August.*
- *Drawings have been submitted for a new Downtown Parking Plan to help beautify the area and provide increased parking spaces.*

*WOW--These are just some of the more visible projects going on in Gladstone. Over the past 12-16 months, we estimate that over \$70 million dollars have been invested in our community. In the midst of a pandemic, that investment is something we can all celebrate and take great pride in. Behind the scenes:*

- *We have completed Phase III of a perception and messaging strategy for the City to communicate Gladstone as HOME.*
- *We have conducted a city-wide citizen satisfaction survey to take the pulse from our residents about what they think we are doing right and wrong in the City and priorities they think should be addressed.*
- *We have initiated a Citizen-Based Task Force to start the process to develop a new Gladstone Comprehensive Plan.*

- *And, we are constantly striving to meet—and most often EXCEED—the yearly goals set by the Council each fall.*

*From a revenue perspective, the City of Gladstone is well-balanced and diversified. I am pleased to report that the City of Gladstone is financially stable and in good standing. Our sales tax revenues have actually increased during these past months. This year, for the 36<sup>th</sup> consecutive year, the City has been awarded the Government Finance Officers Association Distinguished Budget Presentation Award for the 2021 fiscal year budget document. Special thanks to Director of Finance Accurso and the entire budget team for their diligent and financial oversight of city funds and for their creativity and determination to always generate the most from the funds the city has available.*

*On a personal note, I was thrilled that the Mayor's Christmas Tree raised over \$40,000.00 this year. In the midst of all the chaos and uncertainty that everyone has experienced, the residents, business leaders, and faith leaders of this community dug deep to make a significant, positive difference for the families and children served by Feed Northland Kids and the Northland Christmas Store. I was incredibly touched and honored and once again extend my thanks to each of you who contributed so generously.*

*As you know, the most recent Public Safety Sales Tax, initiated as a result of the Shaping Our Future strategic plan (led capably by our own Councilmember, Tina Spallo), was approved by the voters in 2019 by an unheard-of margin of over 80%. City Leadership and City Staff have been working tirelessly on a new Public Safety HQ and the Fire Station #2 Renovation which are key elements of this tax package. I am pleased to report that renovation of Fire Station #2 will begin this summer. I hope that many of you had the opportunity to attend one of the recent public open houses where these plans were unveiled. This is an exciting project for the community and will provide long-awaited and much-needed improvements for our firefighters and EMS teams. In addition, we were able to fund a new pumper truck to be delivered later this year. We are moving full speed ahead on plans for a new Police Headquarters scheduled to be located in the vicinity of City Hall. There are lots of moving pieces, but funding is being set into motion, architects have been hired, and a construction team is in place. We hope to break ground on this construction in early 2022.*

*In the midst of all our achievements, we always have our challenges. After 37 years of remarkable service to the City, our Public Safety Director, Mike Hasty, will retire June 1. The City is making a transition from a combined Public Safety Department to separate departments for Police and Fire. This will no doubt bring challenges as we transition. Assistant City Manager Bob Baer, whose experience is vast in both police and fire, will take the reins of the department until a new Police Chief can be hired. As with all challenges, we must turn our focus to the opportunities this will provide the City as we work to establish departments that are the envy of the metro. The safety and protection of our residents will always be our key priorities.*

*Codes enforcement continues to be a City Council goal each year and a challenge. We are definitely making progress on commercial and residential codes enforcement, but there is much work to be done, and we pledge to continue to push ahead to keep this City safe and beautiful.*

*At our last Council meeting, I was excited when we heard about the 2021 events scheduled for AJ Farm, along with an outline of the programs slated for Linden Square. We actually approved Special Event Permits for Food/Art/Drink, Bluesfest, Fiesta on the Square, Whiskey Fest, Sounds on the Square and other events; actions that we have not been able to take since the pandemic began. For the first time in a long while, it felt like we are starting to make progress toward a 'normal' that we all seek. We can't let our guard down yet, we must get our vaccines, we must wear our masks, but we are at least taking some baby steps to move past the pandemic. It has been a very long and onerous slog as the coronavirus forced us to cancel Gladstone events that are near and dear to our hearts. No festivals, no parades, no concerts at Linden Square, no in-person lighting of the Mayor's Christmas Tree, no Daddy Daughter Dance, no hugs, no handshakes, and on and on. With the delay of last April's municipal election until June, even my time as Mayor was cut short. I honestly felt that I was not serving the City as Mayor like I should be when my calendar was blank and opportunities to be in community with all of you were simply not possible. We have all experienced losses. We have all been challenged to find new ways of working, playing, and living our lives.*

*I want to take this opportunity to express my most sincere thanks to our residents, business owners, and city staff for everything that each of you has done; to continue to do to keep up your spirits and to keep Gladstone safe. Heroes are everywhere among us: our businesses who have had to re-group and re-invent themselves to stay afloat, our teachers who have had to shuffle between in person and virtual learning to serve their students, our health care workers who have made untold sacrifices to deal with sickness and death, our public safety and fire/EMS workers who have been out there every day keeping us safe, our city volunteers, notably Bob Baer, Sean Daugherty, and Shawn Rulon, who have poked vaccines in more arms than any other volunteers for Operation Safe, our public works crews who never missed a flake of snow this winter and have already used seven tons of patch for pot holes, and our water department staff who makes sure every day that we always have clean, safe drinking water.*

*It has been an honor and a privilege to serve as Mayor, and I extend my deepest thanks to the Council for entrusting me with this responsibility. I am so indebted and deeply appreciative to everyone who has worked alongside me, supported me, and given me wise counsel throughout this journey.*

*Remember, we truly are Gladstone Strong! Thank you."*

## **REGULAR AGENDA.**

**Item No. 10. On the Agenda. FIRST READING BILL NO. 21-13** An Ordinance declaring the results of the Gladstone General Municipal Election held on Tuesday, April 6, 2021, as certified by the Clay County Board of Election Commissioners; declaring that candidates R.D. Mallams and Jean B. Moore have been elected to three year terms on the Gladstone City Council.

**Councilman Garnos** moved **Bill No. 21-13** 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. 21-13**, 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. 21-13**, and enact the Bill as **Ordinance 4.551**. **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. 11. On the Agenda.** **CITY COUNCIL OATH OF OFFICE.** R.D. Mallams and Jean B. Moore.

City Clerk Ruth Bocchino administered the Oath of Office to Councilman Elect R.D. Mallams, for the position of Councilman, effective April 6, 2021.

City Clerk Ruth Bocchino administered the Oath of Office to Councilmember Elect Jean B. Moore, for the position of Councilman, effective April 6, 2021.

**Item No. 12. On the Agenda.** **ELECTION OF MAYOR AND OATH OF OFFICE.**

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

**Councilman Garnos** stated: *“It is my honor to nominate R.D. Mallams to serve as the Mayor of Gladstone.”*

**Councilmember Spallo** seconded.

As there were no further nominations for the office of Mayor 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)

City Clerk Ruth Bocchino administered the Oath of Office for the position of Mayor of the City of Gladstone, Missouri, to **Mayor Pro Tem R.D. Mallams**. The audience applauded the newly elected Mayor.

**Item No. 13. On the Agenda.** **ELECTION OF MAYOR PRO TEM.**

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

**Councilmember Moore** stated: *“It is my honor to nominate Councilman Garnos to fill the spot of Mayor Pro Tem.”*

**Councilmember Spallo** seconded.

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

**Councilman Garnos** was voted in as Mayor Pro Tem.

**Item No. 14. On the Agenda.** Communications from the audience.

There were none.

**Item No. 15. On the Agenda.** Communications from the City Council.

**Councilmember Spallo** stated: *"Well, again, congratulations to Jean and R.D., very happy to serve with you again, very excited for the next year. I'd like to encourage everyone, as Jean did in her speech, to get the vaccine. Now that all residents qualify, I think it is very important for us to take advantage of the opportunity and look to the vaccine navigator to get scheduled or other organizations that are offering it and get your vaccines. I'd also like to thank Public Works for their continued filling of potholes. I drive a long way to work every day and I see a lot of potholes so it makes me really take note of the job that you guys are doing, and we really appreciate it. To Justin; congratulations, this past week you had the best weather in the world for Arbor Day on Friday, and the kids from Oak Hill Day School were just fantastic. I absolutely loved their jokes. Then, you had to turn around on Saturday with your staff and you were all out there in the pouring rain offering Walk-N-Wag. Walk-N-Wag has got to be over 20 years old now at this point (20<sup>th</sup>) and it is a great event. It raises money for our Animal Shelter which is greatly needed and they did the best job they could in the conditions; but I really thought it was great having it at the Atkins-Johnson Farm. It contributed to the intimacy of the event, really, and I would encourage that we continue doing that there. Just one other item, looking forward to our third Comp Plan Task meeting this coming Monday, April 19; shout out to Austin Greer for your leadership; he is guiding this task force. The folks that were chosen to sit on the task force have been very engaged and I think that they are really going to help us make some decisions and I look forward to that meeting and the presentation that is going to be put on by Gould-Evans. Thank you."*

**Councilman Frisby** stated: *"Mayor Mallams, I'm glad you asked. I, too, would like to congratulate my colleagues, once again, former Mayor Moore and once again Mayor Mallams for their victories in the election. I would encourage anyone else, even remotely interested in being involved in politics, or just the operations of the city, to get involved. You just get on a board or a commission when you get the chance. Volunteer at one of the numerous events held each year to get to know people involved and make those connections. Former Mayor Moore, and current Councilmember, I would like to thank you for bringing civility and positivity back to the State of the City Address; for using your pulpit to focus on the positive of the collective and not the negative individual grievances. I look forward to working with this Council, Leadership Team, and staff to continue the positive progress. Finally, I would like to remind these fine*



residents and visitors of Gladstone to please properly dispose of your face coverings. I walk this downtown area every day, several times a day, and I see numerous masks discarded in the gutters and on the sidewalks; so please, I think we are creating an environmental disaster with these things; please try to dispose of them correctly. Thank you."

**Councilman Garnos** stated: "Thank you, Mayor Mallams. I look forward to your upcoming term and our city's return to normalcy. Jean, if my math is correct, you have been on City Council for more than 10 years now, as of February. I believe this is the third time I've had to congratulate you on a successful year as Mayor. The first time, I wrote a really touching speech that talked about your grace, your enthusiasm, and your dedication to the City of Gladstone. The second time I was lazy and just re-read the same speech. This year I wanted to add an acknowledgement about how badly you have been screwed during the pandemic. Instead of welcoming everyone to Bluesfest and the 4<sup>th</sup> of July and Gladfest, you got to watch as everything got shut down and cancelled. Instead of attending ribbon cuttings for new businesses in Gladstone, you got to attend Zoom meetings on COVID restrictions. As you know, normally the life of a Gladstone Mayor is very glamorous, with all the fancy luncheons and banquets and cocktail parties, and riding in the Gladfest parade, which I know is one of your favorite things. I'm sorry you did not get to do all the fun things that come with being Mayor, but I couldn't have been happier that you were there for us and for our city during this past crappy year. Thank you."

**Councilmember Moore** stated: "I want to thank all those individuals who voted for me, supported me with yard signs, financial contributions, phone calls/texts/notes to friends and neighbors; each of you made the election victory possible. I am especially grateful to my husband, Rick, who nearly drove the wheels off the big red truck (in 9 square miles) planting signs, repairing signs, taking down signs, and always being there as my rock and support. I also want to extend special thanks to the Gladstone IAFF and Gladstone Police Officers Association for their endorsements and support. I am grateful for the confidence the residents of Gladstone have shown in me to continue serving on the Council for the next 3 years, and I promise to do my best to continue to achieve great progress that we have made so far."

**Mayor Mallams** stated: "Rick, she didn't thank me. We were partners, shake and bake! M&M! The past election was challenging not only for us but for our spouses. My wife, Toni, oh my gosh, she put up with me, Jeanie put up with me; we are both first born, I mean the world needs us, we believe. To the members of the City Council, I can say very honestly, I'm glad this team is not broken up. We have five wonderful people up here that do so much for this community. To our City Manager, Assistant City Manager, and to the Leadership Team: We are a winning team. We support you. I made a comment Tuesday evening in regard to like the Chiefs, or the Royals, either the Superbowl or the World Series; we are a winning team and people want to be a part of this and it is very indicative to what you do to support our city and our residents. What I'd like to be able to do, then, is finish up by asking our City Manager Wingerson for your comments."

**Item No. 16. On the Agenda.** Communications from the City Manager.

City Manager Wingerson stated: "Thank you, Mayor, and congratulations to Mayor Pro Tem Garnos and thanks to all the partners and spouses of the City Council who help to support you

*and allow you to lead our community. This is the hardest time of the night; any City Manager's night, when a Mayor comes in and when a Mayor leaves. Mayor Moore, former Mayor Moore, I just want to thank you for everything over the last year; for your advice, for your firm hand when necessary, for your calm, for your stability; and for being you more than anything else and above all of that, for caring about our community and being dedicated and selfless as we move forward through some pretty difficult times. A small sample of progress is you are sitting at the podium tonight. That hasn't happened in a year. I heard you talking before the meeting as a Council that Councilman Frisby and Councilmember Spallo have never sat at the podium even though they are duly elected City Councilmembers. Congratulations to everybody with all of that. Really, former Mayor Moore, on behalf of the Leadership Team and all the staff and the community, thank you. Thank you for your service and thank you for being our Mayor during this most difficult times."*

**Item No. 17. On the Agenda.** Other Business.

There was none.

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

**Mayor Mallams** adjourned the April 12, 2021, Regular City Council meeting at 8:08 pm.

Respectfully submitted:



Ruth E. Bocchino, City Clerk

Approved as presented: ☒

Approved as modified: ☐

  
Mayor R.D. Mallams