



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MAY 10, 2021**

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

City Manager Scott Wingerson
Assistant City Manager Bob Baer
Deputy City Clerk Becky Jarrett
City Attorney Chris Williams

ABSENT: City Clerk Ruth Bocchino

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

Mayor Mallams opened the Regular City Council Meeting Monday, May 10, 2021, at 7:30 pm.

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

Deputy City Clerk Becky Jarrett 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 Mallams 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 April 26, 2021, Closed City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the April 26, 2021, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye",

Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 6. On the Agenda. Approval of the April 26, 2021, Regular City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the April 26, 2021, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 7. On the Agenda. **PROCLAMATION:** Emergency Medical Services Week.

Mayor Mallams read the Proclamation and presented it to Trevor Stewart, Kiersten Seago, and Captain Tim Schmuke.

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

Following the Clerk's reading:

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

Councilmember Moore moved to approve **RESOLUTION R-21-25** A Resolution authorizing the City Manager to execute a contract with Parrish and Sons Construction, LLC, in the total amount not to exceed \$199,114.50 for the 2021 Curb, Gutter, Sidewalk, and Trail Program-Phase 1; Project TP2104. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Moore moved to approve **RESOLUTION R-21-26** A Resolution authorizing acceptance of work under contract with Vance Brothers, Incorporated, for the 2019 Intermediate Maintenance Project, and authorizing final payment in the amount of \$7,849.77 for Project TP2003. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Moore moved to approve the following Special Event Permits:

Cello Music Recital, Linden Square, 602 NE 70th Street, Saturday, May 22, 2021, 3:30-5:30 pm.

Flag Retirement Ceremony, Big Shoal Cemetery, 4125 NE 64th Street, Monday, June 14, 2021, 7:00-10:00 pm.

Rock the Block Client Appreciation Picnic, Linden Square, 602 NE 70th Street, Sunday, June 27, 2021, 3:00-6:00 pm.

Community Walk, Happy Rock Park West, 7512 N. Antioch Road, Saturday, September 25, 2021, 8:00 am-12:00 pm.

Councilman Frisby seconded. The Vote: “aye”, Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

REGULAR AGENDA.

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

Paula Coleman, 11 NW 61st Terrace, Bill Draper, 8 NW 61st Street, and Brandon Moore, 100 NW 61st Street, approached Council and spoke about properties located at NW 61st Terrace and NW 61st Street, involving Stormwater issues. *(Please see attached document for detail information. For full audio, please review: <https://www.gladstone.mo.us/CityGovernment/recordings/view-hd.php?dt=2021-05-10&os=0>).*

Richard Conn, 4021 NE 71st Court, approached Council and discussed the disbanding of the Industrial Development Authority established in the fall of 1983. Mr. Conn has been the Treasurer since 1983. High points include:

- At the time of the establishment of the IDA, the prime rate to borrow money was in the teens and low twenties. If a municipal bond was issued, the fixed rate was around 5% or 6%. IDA authorized and issued municipal bonds for the purpose of improving property in Gladstone. Most of the projects were apartment buildings. There are four members on the Commission. Meetings are held annually.
- The IDA has money, no income, some expenses to lawyers, and no projects. There have been a total of 16 projects to date. Projects include a storage unit next door to Gladrents, electrical outlets for Gladfest, support of several bond issues and sales tax issues, and Neighbors Helping Neighbors. The last project has been paid off; Main Street and Englewood. IDA has donated to the Mayors Christmas Tree Fund and the Gladstone magazine. The donated money goes through GEBC. They have come to the conclusion that there is no purpose for the IDA.
- They are not asking for new funds. IDA didn't pay this year's fee to the State, and will be in default. They will have to publicize this information. Lathrop and Gage is working with the IDA for dissolution. There is \$13,140.00~in the fund. Most likely the funds will be given to GEBC and the magazine. *(For full audio, please review: <https://www.gladstone.mo.us/CityGovernment/recordings/view-hd.php?dt=2021-05-10&os=0>).*

Mayor Mallams stated: *"Honestly, from each one of us, thank you for the hours that you have volunteered your services with the Industrial Development Authority and helping with the city's magazine."*

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

Councilmember Spallo stated: *"Just a congratulations to all of our new officers for the Neighborhood Commission. We had a meeting last week and it went very well. Also, another congratulations to all of our graduates here in Gladstone; whether they be kindergarten, high school, or college. It's been a very difficult year as we all know educationally, and I think that it is important to recognize all of those students and their achievements. They have had to work extra hard in the last year. Thank you."*

Councilman Frisby stated: *"I'd just like to recognize McDonalds Great Plains Business Unit, which features Gladstone's very own McDonalds franchise, the owner Jim Wagy; they did a day of donated sales through their drive thru. There were four locations involved and they collected \$10,000.00 on that day and donated it to the Autism Speaks Charity. Good job on that one."*

Mayor Pro Tem Garnos stated: *"Thank you, Mayor. Just a couple of things I noted that we have now completed: Operation Safe here in Clay County and wanted to recognize everybody from Gladstone that volunteered their time either putting shots in arms or coordination with people through that. Almost 100,000 vaccinations were administered. I knew going into this Clay County was going to do well and we proved that right. Again, a lot of staff did a lot of work facilitating that, so thank you to everybody. Second, on Thursday I had the privilege of attending the National Day of Prayer on the steps of City Hall with Mayor Mallams and Councilmember Moore. I wanted to thank Antioch Bible Baptist for their support of our city and all the work that they and the other faith based community does for our city. Thank you, Mayor."*

Mayor Mallams stated: *"The past couple of weekends we have had Spring Beautification; we would like to extend a thank you to the staff out at Public Works and Parks. Director Nebergall, if you will carry this message back to the folks there. It was a wonderful initiative. This past weekend was the brush drop off and the weekend before that was basically just about anything household wise that you would like to drop off at Happy Rock Park. It was a wonderful turnout."*

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

City Manager Scott Wingerson stated: *"Thank you, Mayor. Just two quick things to tag team on Mayor Pro Tem Garnos' comments about Operation Safe. The effort took over 4200 volunteers to do those 100,000 doses so it was an incredible effort by the entire County and region, really, to make it happen. Of course, Gladstone was well represented and we will share those statistics with you when they become available and final. We are very proud of our effort and our people who chose to spend their time serving others. Very impressive. Some of you may know Floyd Jones, some people call him Indiana Jones; he lived at the intersection of 72nd Terrace and North Indiana; a big piece of land behind Tall Timber. Mr. Jones was the owner of Jones Iron and Metal, and a big supporter of the city for a long, long, time. He passed away recently and I*

just wanted to mention that in case you knew him. We are going to miss him as a community supporter. Thank you."

Item No. 12. On the Agenda. FIRST READING: BILL NO. 21-14 An Ordinance of the City of Gladstone, Missouri, to establish a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials pursuant to the State of Missouri Ethics Law.

Councilmember Spallo moved **Bill No. 21-14** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **Bill No. 21-14**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **Bill No. 21-14**, and enact the Bill as **Ordinance 4.552**. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 13. On the Agenda. PUBLIC HEARING: Amending Section 6.110.570, Levying sewer service charges and commodity rate charges in the city.

Mayor Mallams opened the Public Hearing at 8:07 pm.

Dominic Accurso, Finance Director, stated: *"Good evening, Mayor and City Council. We are going to discuss the water and sewer rates. It is actually state law that we do have a Public Hearing on sewer, but not on water. Since we are proposing a change for both, I've put them both in the same arena. One of the things to notice that over time, water consumption has decreased. Right now we are calculating about 25% over the past 15 years. Since 2005 we had a consumption of 800 million gallons; 715 million gallons in 2010, 636 million gallons in 2015, and 590 million gallons in 2020. Water and sewer revenue are kind of a function of consumption times rate. When you have consumption decreasing like that, rates have to increase just to keep the same amount of revenue. Also, with Kansas City, we do pay Kansas City to treat our wastewater and sewage. However, if something happens, like if a sewer line breaks, or we need a new pump station, or we have to repair the pump station, Kansas City does not cover that so we do have to cover that portion of our expenditures. Capital Outlay, things like that. Basically, the bottom line is to maintain the level of Capital Replacement Operations and Services that we give to the citizens, we will have to increase the water and sewer rates, or we are recommending an increase in the sewer rates. Something that may not be known is that we have not changed the water rates since July of 2018. They have been static. If you remember in 2020, there was no change in water or sewer so those rates stayed the same. Here is what we are proposing: currently it's \$4.75 per 1,000 gallons with a \$9.27 service fee per month; and this is just water. What we are proposing is a \$.15 addition to \$4.90 per 1,000 gallons; so basically we calculate*

an average usage of 5,000 gallons of water, and 4,000 gallons of sewage. That calculates out to be about an additional \$.75 per bill per month. We are not proposing a change to the service charge. For sewage, the current usage is \$9.92 per 1,000 with a service charge of \$14.40 per month. The proposed, with the new rates we received from Kansas City, I believe it was March 3, is when the letter was dated, is \$10.85 per 1,000 gallons and \$15.26 per month."

Mayor Mallams stated: *"Those are increases based upon the increases of Kansas City."*

Mr. Accurso stated: "Correct. Whenever we received the letter, we basically do the same proportion of billing from increases from Kansas City. Here is a list of what municipalities are paying right now. (See attachment). Again, we receive the letter dated March 3. There are a lot of cities that are basically going to be doing the same thing right now. A lot of cities do rely on Kansas City to take care of their sewage, stuff like that. You can see where Gladstone was, the current rate, \$87.10, and again this is 5,000 gallons of water and 4,000 gallons of sewer, and the proposed rate will move it up to \$92.44. Again, a lot of the other cities will probably be doing the same thing; this just came out. We have to calculate and make the assumptions and this is where we are at. So, the total increase of the proposed rates would be about \$5.34 per bill or about \$65.00 per year. This is just a slid we put together (see attachment) working on, I believe it was Councilman Frisby that asked us some questions about that. This is a list of those cities in the metropolitan area and who they are relying on, whether it's Kansas City, Little Blue, Platte County, whether they have their own independent sewer plant, along with the estimated payments. With that, I will address any questions you may have."

Councilman Frisby stated: *"Just to be clear, we are solely dependent on Kansas City for our sewage treatment, correct? And also to make it clear, and I do know this now, but a lot of people don't know, 35% of that increase that we keep is to maintain the sewers, the pump stations, like you said, that they do not pay for, correct?"*

Mr. Accurso stated: "Correct. If I go back to this slide here, 100% of the service charge goes directly to Kansas City. There is an infrastructure adjustment on the usage part, but again, if something does happen, we are responsible for that and we do have to pay for that."

Councilman Frisby stated: *"So to be clear, we pass through all the service charge and 35% of the increase of the rate for the usage, for the maintenance."*

Mr. Accurso stated: "Yes, sir."

Mayor Mallams asked if there were any other questions.

Mayor Pro Tem Garnos stated: *"Just a couple of comments. Every year, one of the things that always amazes me is the graphic that you show on the reduction in consumption every five years and I did not realize until these budget hearings, you know, some time ago, that we encourage water consumption, or would encourage water conservation, and that is a good thing, but then we have less water to charge for which affects us so it is kind of helps us and hurts us at the same time. I'm also always impressed to see how our rates stack up, both water and sewer, against other like cities in the metro, and even with all the things, we have very little control over the*

Kansas City sewer numbers, but we are still \$6.00 a month less than Liberty, who pursued their own treatment facility, sewage treatment facility, so they wouldn't be held hostage by KCMO, and yet they are paying more for their sewage treatment than we are. We are still \$26.00 a month than KCMO is paying. I still consider that good news for Gladstone residents comparatively."

Mr. Accurso stated: *"Again, these rates, when we called and did the survey, as we talked with other cities, that was April 1, so things possibly have changed since then."*

Mayor Mallams asked if there was anyone to speak in favor of the proposed changes presented.

There were none.

Mayor Mallams asked if there was anyone to speak in opposition.

There were none.

Mayor Mallams closed the Public Hearing at 8:15 pm.

Item No. 14. On the Agenda. FIRST READING BILL NO. 21-15 An Ordinance amending Section 6.110.570 of the Code of Ordinances of the City of Gladstone, Missouri, levying sewer service charges and commodity rate charges in the city.

Councilman Frisby moved **Bill No. 21-15** be placed on its First Reading. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the First Reading of **Bill No. 21-15**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilman Frisby moved to accept the Second and Final Reading of **Bill No. 21-15**, and enact the Bill as **Ordinance 4.553**. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 15. On the Agenda. FIRST READING BILL NO. 21-16 An Ordinance amending Section 6.110.100 of the Code of Ordinances of the City of Gladstone, Missouri, regarding Water Service Rates in the city.

Mayor Pro Tem Garnos moved **Bill No. 21-16** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Mayor Pro Tem Garnos moved to accept the First Reading of **Bill No. 21-16**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Mayor Pro Tem Garnos moved to accept the Second and Final Reading of **Bill No. 21-16**, and enact the Bill as **Ordinance 4.554**. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 16. On the Agenda. Other Business.

There was none.

Item No. 17. On the Agenda. Adjournment.

Mayor Mallams adjourned the May 10, 2021, Regular City Council meeting at 8:20 pm.

Respectfully submitted:



Ruth E. Bocchino, City Clerk

Approved as presented:  _____

Approved as modified: _____


Mayor R.D. Mallams

11 NW 61st Terrace
Gladstone, MO 64118
816-452-0592
May 10, 2021

Mayor R.D. Mallams
Mayor Pro Tem Bill Garnos
Council Member Tina Spallo
Council Member Jean Moore
Councilman Tim Frisby

Dear Mayor Mallams and City Council Members:

It is difficult to know if addressing you is the right thing to do, but I would like to simply and respectfully call to your attention an ongoing issue concerning four Gladstone residential properties and ask you to consider if there is any role the City Council could play in helping out with it.

There are three points and a request I'd like to put before you regarding the 2009-2010 reconstruction of N.W. 61st Terrace and the ensuing water runoff and soil erosion affecting the following four properties: 8 and 100 NW 61st Street and 11 and 101 NW 61st Terrace.

- 1) My husband and I have lived at 11 NW 61st Terrace for 11 years. Before the reconstruction of NW 61st Terrace, our property had only a very minor issue with water runoff, but nothing that caused the lawn or soil to wash away. Also, the previous owners of 6 years reported no major water runoff issues on their disclosure documents in 1998. BUT, after the street's reconstruction, no matter what my husband and I tried to do to stop it (reseeding, aerating, tree removal), much of our lawn washed away and the soil eroded more and more.
- 2) Starting in 2017, on various occasions through email or in person, the Gladstone City Engineer told my husband and me that the City was planning to "do something" to address our water runoff and erosion issues. The City Engineer mentioned forming berms or providing other landscaping features that would mitigate the runoff and erosion. He even suggested providing us with \$5,000 if we didn't want to wait on the City to do the work and wanted to hire it done instead. BUT, absolutely nothing was done by the City in regard to the runoff and erosion issues on our property.
- 3) The City Engineer recently approached my husband, asking us to cede to the City a portion of the lowest part of our yard (which abuts two properties on NW 61st Street) so the City can install a storm drain. However, given my long history with the City Engineer, I am far from sure this is a good plan, even for the two properties on 61st Street that are supposed to benefit from it. The installation of this drain seems to admit that a great deal of water runoff comes through our yard that didn't in the past, BUT the runoff that affects our property and also affects 101 NW 61st Terrace will in no way be addressed.

What I'm hoping for – and perhaps this is a forlorn hope – is that an independent engineer, such as PST Engineering, would evaluate what has been happening to our four properties and propose a sound and lasting means of mitigating the water runoff and erosion that has caused three basements to repeatedly flood and our yard to constantly erode.

Thank you very much for your consideration.

Sincerely,

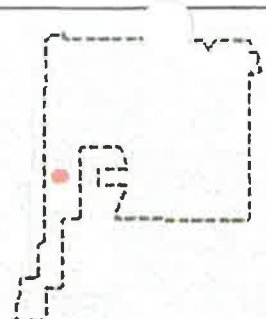
A handwritten signature in blue ink that reads "Paula Coleman". The signature is written in a cursive, flowing style.

Paula Coleman

Attachment



Gladstone, MO



Legend

- Permitted Outfall
- Outfall Structure Over 36in Storm Structure
- Area
- Curb
- Grate
- Manhole
- Assumed
- Culvert
- Water Ways
- Storm Pipes
- Cross Sections
- Bridges
- Ponds
 - Detention Pond
 - Retention Pond
 - Underground Tank
- Storm Basin
- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church

1 in. = 63ft.



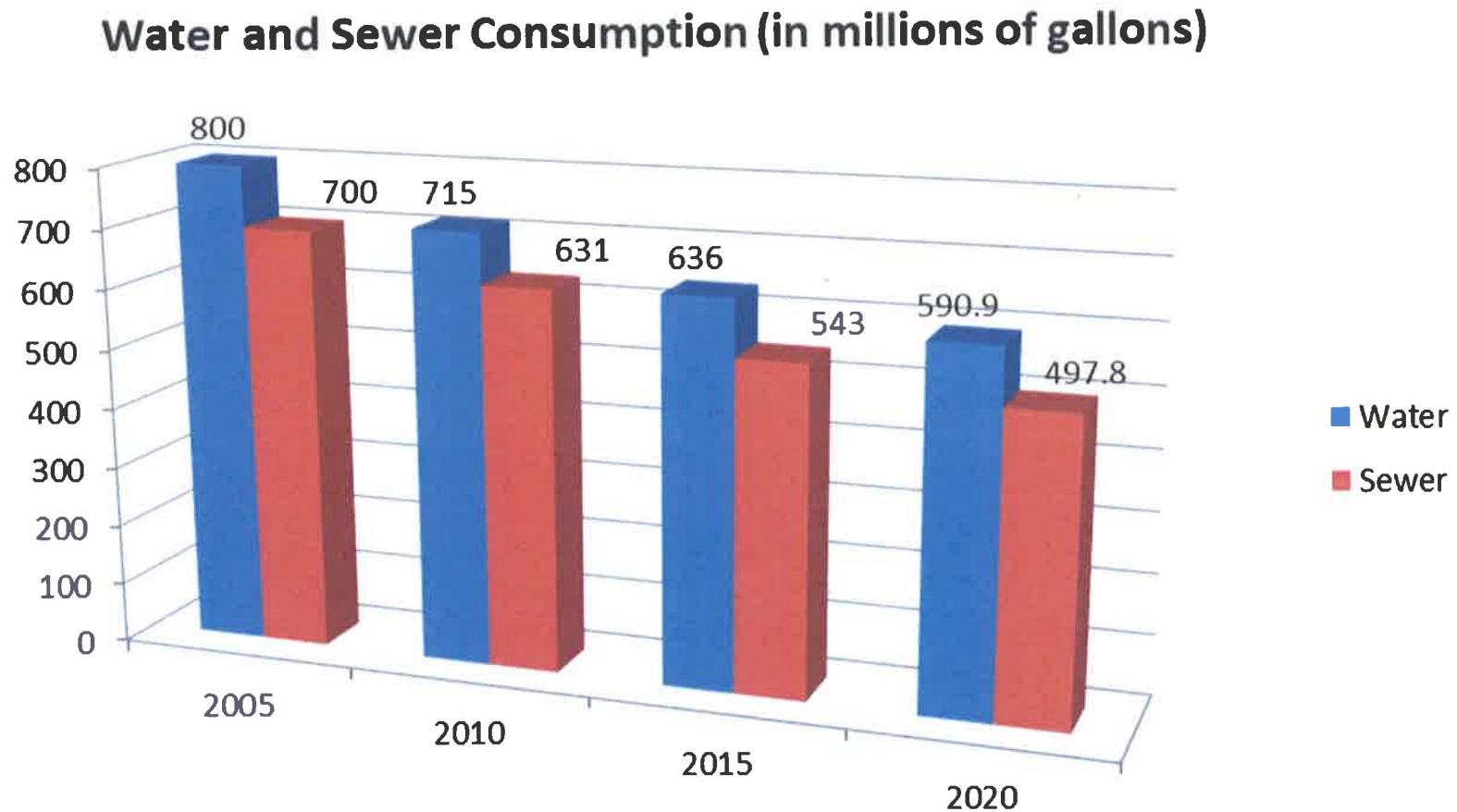
Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Sewer Rate Public Hearing



Water and Sewer Consumption from 2005-2020



Proposed Water & Sewer Charges

- Water
 - Usage
 - Current - \$4.75 per 1,000 gallons
 - Proposed - \$4.90 per 1,000 gallons
 - Service charge
 - Current - \$9.27
 - Proposed - \$9.27
- Sewer
 - Usage
 - Current – \$9.92
 - Proposed - \$10.85
 - Service charge
 - Current - \$14.40
 - Proposed - \$15.26

**Proposed Water & Sewer Rates of Metropolitan Cities
Based on Average Household Usage
As of April 1, 2021**

Assumption: Average water and sewer bill based on
5,000 gallons water and 4,000 sewer monthly

<u>City</u>	<u>Water Amount</u>	<u>Sewer Amount</u>	<u>Total Amount</u>
Kansas City	\$ 46.83	\$ 71.29	\$ 118.12
Liberty	34.31	64.36	98.67
Gladstone (Proposed 7/01/19)	33.78	58.66	92.44
Raytown	43.35	48.71	92.06
Parkville	40.24	50.57	90.81
Gladstone (Current as of 7/01/18)	33.02	54.08	87.10
Grandview	54.91	29.38	84.29
Lee's Summit	34.23	39.24	73.47
Blue Springs	39.30	30.00	69.30
Independence	28.02	36.25	64.27
North Kansas City	16.56	38.04	54.60

Total increase
of \$5.34 per
month

Gladstone Comparison to Average Rate of Metropolitan Cities

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Average Rate as of 4/1/21	\$ 37.08	\$ 46.19	\$ 83.27
\$ Below/ (Above) Average	\$ 3.30	\$ (12.47)	\$ (9.17)
% Below (Above) Average	8.90%	-26.99%	-11.01%
\$ Below/ (Above) Highest	\$ 21.13	\$ 12.63	\$ 25.68

Metropolitan Sewer Systems

	<u>Kansas City</u>	<u>Little Blue</u>	<u>Platte Co</u>	<u>Independent</u>	<u>Estimated Payment</u>
Kansas City	x				118.12
Liberty	x			x #	98.67
Gladstone (Proposed)	x				92.44
Raytown	x	x			92.06
Parkville			x		90.81
Lee's Summit		x			73.47
Independence	x	x			64.27
North Kansas City	x				54.60 *
Blue Springs		x		x	69.30

* Rehabbed and lined entire sewer system

Majority of sewage treated by municipality

Payment based on usage of 5,000 gallons of water and 4,000 gallons of sewage

**Questions or
comments?**

