



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JUNE 28, 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
City Clerk Ruth Bocchino
City Attorney Chris Williams

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

Mayor Mallams opened the Regular City Council Meeting Monday, June 28, 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 Mallams asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked VFW Post 10906: Joe Liles, Stan Stoner, Dennis Perkins, Jim Zimmerman, and Jim Cox for posting the Colors.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the June 14, 2021, Closed City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the June 14, 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 June 14, 2021, Regular City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the June 14, 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: National Parks and Recreation Month.

Mayor Mallams read the Proclamation and presented to Director Justin Merkey.

Mayor Mallams stated that Nathan Sinclair worked Bluesfest and he did an admiral job; one of the members of our parks crew.

REGULAR AGENDA.

Item No. 8. On the Agenda. Communications from the audience.

Bob Bateman approached Council and stated: *"209 NE 73rd Street. Um, in 1999, I was enjoying myself and the property that I have that has a cave on it. But then later, more and more water was draining down there. At first I thought it was just water from the homes around there and, but it wasn't. What I found out was that, um, Black and Veatch was hired to do a master study of Stormwater and in that master study, it's documented and it talks, attention Scott Wingerson. Mr. Wingerson has really upset my life. This man has taken all this water and run it down to this cave that I have and in these documents it should never have happened. In the documents, it says oh, and I have it here, we have, Black and Veatch said, well we are going to run this water down here on Mr. Bateman's property and uh, because it is in Hobby Hill Park. My property is not in Hobby Hill Park. They needed that, they need, this city needed that excuse to pump all this water down on my property and they had to lie about it, and they lied, and they lied, and they lied. I've got the documents right here. All this water, all this water, coming down here, all that water, all the water, and more and more water, because of Mr. Wingerson did not make the correction and say, 'uh oh, this is not Hobby, this is not Hobby Hill Park, this is Mr. Bateman's property.' And here are the documents. It says, 'the portion of Cave Creek Watershed is located in the city and covers 278 acres. It drains in a southwesterly direction until it converges with, uh, into, with Line Creek. The water runs into a cave located in Hobby Hill Park."*

Mayor Mallams stated: *"Bob, have we received these?"*

Mr. Bateman stated *"No."*

Mayor Mallams stated: *"Do you have a copy for our Clerk? We are getting close to the five minutes, Bob."*

Mr. Bateman stated: *"There is a lot more...all I want to say is that the cave is a very, very valuable asset and that cave drains so much, it drains 45 football fields of water. It is a very, very important asset to the City of Gladstone and I'm willing to sell it to you, or I will lease it to you; but I just want to make you aware. Thank you."*

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

Councilmember Spallo stated: *"Congratulations to the Gladstone Area Chamber for Bluesfest, especially to fellow Councilmember Tom Frisby, for all the hard work. Entertainment is always outstanding and some of the changes you guys made and with the addition of the new concession facility through the Parks and Recreation Department, I thought it went very well. I wish I could have spent more time, but I will be back next year. Just a reminder; July 4th holiday coming up, and just a couple of things in regard to that: Obviously we all want to celebrate, but there are a lot of veterans in our city with PTSD, and it is very dangerous to be setting off all the fireworks so early in the week and I just think that we need to have some compassion for these folks that have these issues; and also for a lot of our furry friends that have these issues. Please consider that when you are discharging fireworks illegally in our city. Don't forget to join us on Sunday night, July 4, at Oak Grove Park, at the amphitheater, we will have some wonderful entertainment and obviously we will have fireworks that evening. And then, just a reminder of Gladstone Theater in the Park July 9, 10, and 11, 'Matilda', and I am very excited for that coming up. I had the opportunity to visit the set on Sunday afternoon. I saw the roll top door was open so I stopped by and Patrick Weaver was there painting away, getting those sets ready. The amount of time and effort that goes into these productions is admirable by all the volunteers and staff and obviously the cast. Please take the time out to go to the show either July 9, 10, or 11."*

Councilman Frisby stated: *"Mayor Mallams, thank you, and Councilperson Spallo thanks for the kind words. I do want to extend my thanks to the Parks Department and the Police Department for keeping all of us safe. I just wish you could have cooled it off a little bit. It had to be the two hottest days, I think, of the summer. We had a decent crowd, a decent turnout, but I think more importantly, it just gave the community the thought that we are back; that Bluesfest is back, so it's back on the calendar and we got together and had a little fun. It was a little warm but I thank the city for providing the space and the Chamber for making all the arrangements. Thank you."*

Mayor Pro Tem Garnos stated: *"Thank you, Mayor. I just also wanted to mention when we had Parks and Rec Advisory Board here a couple of weeks ago, a few days before Bluesfest, we got a sneak peek at the new concession stand and restrooms and two days beforehand they were a long way from being ready to go, and two days later they were open for Bluesfest and landscaped around it, so there was an extraordinary final push to make that work and thanks to Public Works and the park staff for everything they did in the final flurry there. It's also another good testament to what we do here in Gladstone with working with the School District to solve problems that benefit both of us. I also wanted to give a shout-out to Councilmember Moore for getting the ball rolling on getting the new restrooms at Oak Grove Park; it's to your credit that we are getting those. I also wanted to thank staff and everybody else for the design charrette, Hoefer Welker, on the open study session that was well done and a lot of time by staff and it was*

very valuable. I wanted to comment on Bluesfest and how exciting it was to see people in lawn chairs at Oak Grove Park again. It was great to be there."

Mayor Mallams stated: *"Also on Friday night, our Police Officers hosted the Bicycle Rodeo at Happy Rock Park. We had support from the Parkville Police Department and Clay County Sheriff's Department members were there. Our own Gladstone Hy Vee had their trailer out there. It was a hot evening but the kids had a great time. Last week, I had the opportunity to take two of my grandsons to the Gladstone outdoor pool. Director Merkey, I please ask that you share with the lifeguard staff, they are very attentive. The cleanliness of the pool and the pool area were immaculate. Today, when I was in the Community Center, I noticed that both the pools had been emptied out and I'm assuming that they are getting ready to be re-painted, which is great; but the outdoor pool, my gosh, this morning at 7:00 am, it looked like there was a swim team practice at 7:00, then swim lessons that start shortly after that; and then in the afternoon when the pool is open. We are very, very fortunate to have that resource here for the city and I hope we never lose it. Again, congratulations. Finally, July 4th, Oak Grove Park, our Independence Day Celebration is going to return. 7:00 pm kick-off with Jillian Riscoe, performer, song-writer, graduate of Oak Park High School, and she will be followed by The Suburban's, a Kansas City Band. Then, the fireworks will begin around 9:45 pm and I hear they are going to be just outstanding. Two years' worth of fireworks given off in one evening. It's going to be a great evening of fun for the entire family."*

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

City Manager Scott Wingerson stated: *"Thank you, Mayor. The Council mentioned most of the things I had on my list. I did want to publicly acknowledge Sean Daugherty and congratulate him on becoming the first Fire Chief in Gladstone's history."*

Item No. 11. On the Agenda. **RESOLUTION R-21-34** A Resolution authorizing the City Manager to enter into an agreement with American Response Vehicles to purchase one (1) 2021 Chevrolet G4500 Ambulance Chassis and to remount an ambulance body/module onto the chassis, with specified equipment for the total of \$152,781.00.

Councilmember Moore moved to approve **RESOLUTION R-21-34** A Resolution authorizing the City Manager to enter into an agreement with American Response Vehicles to purchase one (1) 2021 Chevrolet G4500 Ambulance Chassis and to remount an ambulance body/module onto the chassis, with specified equipment for the total of \$152,781.00. **Councilman Frisby** seconded.

Mayor Pro Tem Garnos stated: *"I just want to comment. I think we have done this once before a few years ago. One of the things we found out from staff was that our ambulances, the truck part of it, takes a lot of wear and tear, but our staff are so good at taking such good care of the box; and ambulances are so expensive brand new, that a few years ago we figured out we could save quite a bit of money by moving the box to a new chassis and virtually have a new ambulance and save a ton of money. It is still an expensive operation to move an ambulance box from one truck bed to another but not nearly as bad as buying a new ambulance. I thought this was a great idea last time and I'm glad we are doing it again."*

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. 12. On the Agenda. RESOLUTION R-21-35 A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2021 Ford Police Interceptor SUV vehicles for the total purchase amount of \$133,972.00.

Councilmember Spallo moved to approve **RESOLUTION R-21-35** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2021 Ford Police Interceptor SUV vehicles for the total purchase amount of \$133,972.00. **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. RESOLUTION R-21-36 A Resolution authorizing acceptance of work under contract with Richards Construction Company, Incorporated, for the disposal of water treatment plant lime sludge project, and authorizing final payment in the amount of \$9,691.38 for Project WP2185.

Councilmember Moore moved to approve **RESOLUTION R-21-36** A Resolution authorizing acceptance of work under contract with Richards Construction Company, Incorporated, for the disposal of water treatment plant lime sludge project, and authorizing final payment in the amount of \$9,691.38 for Project WP2185. **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. 14. On the Agenda. APPROVE FINANCIAL MONTH END MAY 2021.

Councilmember Spallo moved to approve the **FINANCIAL MONTH END MAY 2021**. **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)

Item No. 15. On the Agenda. CONSIDER APPROVAL OF MEADOWBROOK COMMUNITY IMPROVEMENT DISTRICT BUDGET JULY 1, 2021, TO JUNE 30, 2022.

Councilmember Moore moved to approve the **MEADOWBROOK COMMUNITY IMPROVEMENT DISTRICT BUDGET JULY 1, 2021, TO JUNE 30, 2022**. **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. 16. On the Agenda. FIRST READING BILL NO. 21-21 An Ordinance authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri, and Northland Neighborhoods, Incorporated, to provide consulting services to assist in the ongoing

development and revitalization of neighborhoods for the period of July 1, 2021, through June 30, 2022.

Councilman Frisby moved **Bill No. 21-21** 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. 21-21**, 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. 21-21**, and enact the Bill as **Ordinance 4.559**. **Mayor Pro Tem Garnos** seconded.

Councilmember Moore stated: *“Mayor Mallams, I just want to recognize that we have had a long standing relationship with NNI over the years. I’m really pleased to see that we are continuing this. The work that they do, not only in the development of neighborhoods that haven’t been established in our community, but, throughout our community and what we saw from Deb Herman the last time; it’s really heartfelt and moving, the good work that they do in this community. I totally support this Bill and I’m really glad to see that we are continuing our relationship with NNI.”*

Mayor Mallams stated: *“Thank you. And the work that they do includes, heroes in our community; exterior painting, gutters, stair repairs, window replacement, and HVAC repairs and replacement. A very wonderful, worthwhile program.”*

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. 17. On the Agenda. PUBLIC HEARING: Right of Way vacation for property located at 7212 North Prospect/William Mann. *(The application was withdrawn by the applicant. This hearing was opened and immediately closed).*

Mayor Mallams open and immediately closed the Public Hearing at 7:59 pm.

Item No. 18. On the Agenda. Other Business.

There was no other business.

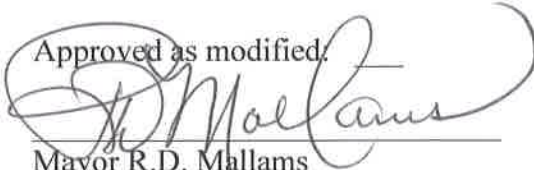
Item No. 19. On the Agenda. Adjournment.

Mayor Mallams adjourned the June 28, 2021, Regular City Council meeting at 7:59 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as presented: ☒

Approved as modified: ☐

Mayor R.D. Mallams

5. Old Maid's and Broadway

The portion of Old Maid's watershed that is located in the City covers approximately 442 acres. Old Maid's Creek flows in a southwesterly direction until it converges with Line Creek. The existing land use is primarily residential, with corridors of commercial property along Oak Street Trafficway.

The Broadway drainage area, which covers approximately 91 acres, is a subwatershed of Old Maid's watershed. The primary drainage channel flows in a westerly direction and converges with Old Maid's Creek on the west side of Highway 169. The existing land use is residential.

6. Cave Creek

The portion of Cave Creek watershed that is located in the City covers approximately 278 acres. It drains in a southwesterly direction until it converges with Line Creek. This area is named Cave Creek because the primary drainage channel drains into a cave located in Hobby Hill Park. The FEMA FIS study refers to this drainage channel as East Fork Creek. The existing land use is a combination of residential development and parks.

7. Oakwood

The Oakwood watershed covers approximately 190 acres of which 45 acres are located in the City. The watershed drains in a southerly direction and eventually empties into the Missouri River in North Kansas City, Missouri. The land use is primarily residential.

B. Climate

The climate of the area is characterized by wide fluctuations in temperature and precipitation, both daily and seasonal. Short duration thunderstorms with high intensity rains generally occur in the spring and summer months, sometimes resulting in flash floods characterized by high peak runoff and high velocities. Most storms last from several minutes to several hours, with a wide fluctuation in intensity. Hourly rainfall in the range of 1 to 1.5 inches is common.

The annual average precipitation in the Kansas City metropolitan area is 37.62 inches. The monthly and seasonal distribution of precipitation is listed in Table II-1. As indicated in the table, 63 percent of the yearly rainfall occurs in the spring and summer months.