



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JULY 12, 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, July 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 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 June 28, 2021, Closed City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the June 28, 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 28, 2021, Regular City Council Meeting Minutes.

**Mayor Pro Tem Garnos** moved to approve the minutes of the June 28, 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)

## **REGULAR AGENDA.**

**Item No. 7. On the Agenda.** Communications from the audience.

Doug Millison with the American Legion approached Council and stated: *"My name is Douglas Millison. I live at 9131 North Dalton Avenue, Kansas City. I am a prior Gladstone resident and I speak today on behalf of American Legion Post 626 from Gladstone. First, I would like to congratulate the city, both the Council and all of the staff for receiving the ETC Institute's Leading the Way award for this year. That award recognizes local governments for outstanding achievement in the delivery of service to the residents as noted in surveys completed by the residents. As a former resident, I can wholeheartedly agree with that assessment. Keep up the good work. I'm here today to share with the city some of the work that Post 626 does in serving the veteran, the youth, and the larger community as a whole; and this will be my last time. This marks the end of my four years as Commander. Over just this past year, American Legion Post 626 has volunteered over 109 hours and donated \$600.00 to the Kansas City VA Voluntary Services; way down from previous years, but I think we all know what could have interfered there. We made a \$400.00 donation to the Veterans home up in Cameron as well as a \$500.00 specialized walker for one of the residents up there. We conducted Military Funeral Honors for over 100 Veterans families; donating over 1,639 hours for that cause. We sponsored high school students through the American Legion Oratorical Contest; placing second in the State. American Legion baseball and Boys State and Girls State. We recommended two of Gladstone's First Responders to be recognized nationally by the American Legion with Chief Tracey Chaney receiving the Department of Missouri's EMT/Firefighter of the Year award. The third such award in the city's Public Safety Department in the last seven years. We conducted a Flag Day activity in an abbreviated Memorial Day Ceremony. Participated in 100 Miles for Hope, raising money for children's charities and service officer training to assist Veterans with their claims. We participated in Reach Across America to recognize the Veterans who rest at White Chapel to include our namesake, Bennett and Dennis Harrick, and their parents, who are also both Veterans. We distributed 2,500 face masks to the Kansas City VA, Cameron Veterans Home, Veterans Community Project, and local facilities; Synergy Services and A Turning Point. We donated over \$2,425.00 locally and \$450.00 nationally; and donated over 2,350 hours in community service. New this year is a commitment to provide a \$1,000.00 scholarship to a student in the North Kansas City School District who is looking to receive training that leads to a career in Law Enforcement or as an EMT/Firefighter. This account is fully funded and should be operational soon. That is an annual scholarship that the Legion will offer. Also, new this year, is a whole new top tier in our Leadership Team. I would like to introduce the new Commander, Phyllis Rosales, and the First Vice-Commander, Gayla Sullivan. This marks the first time that women have filled these top two positions in the Post and demonstrate that the American Legion*

*believes that a Veteran is a Veteran and all are welcome to serve with us regardless of any identifiers. This team has the Post's full support, as obvious by the attendance of our other Officers and we will continue to work at what we do in the community; what we do best, serving the Veteran, the youth, and the community as a whole. Thank you. If Council has any questions for the America Legion, I'd be happy to answer."*

**Mayor Mallams** stated: *"Thank you for the volunteering that you do; your time, the funds supporting our veterans, supporting the youth and the community. We wish you well with your future chapter in your life."*

Mr. Millison stated: *"It is our duty and we shall continue. Thank you very much."*

Bob Bateman approached Council and stated: *"My name is Bob Bateman, 209 NW 73<sup>rd</sup> Street, Gladstone. I'm here tonight to inform people and educate people about how important the cave is to Gladstone. How very important it is. Gladstone is divided up into different districts and this cave drains at least 60 acres and that's 45 football fields is what this cave drains and it drains about 300 properties, businesses, up and down North Oak. You've got different strip centers; you have up there by 7711 where there are 300 mini storage units; it drains where that motor home park is and all these businesses are adding more water all the time. Like a year ago, up there where they have their motor homes, I counted 42 of them. Now there is 82. This cave is a very, very valuable asset. If you didn't have this cave, I don't think you could have done this Gladstone downtown. That's how valuable it is. I've had a professional look at it and he said it's worth at least over a million dollars. A million eight, he said. I'm here to inform you that I would be interested in a situation where, that won't really, that you could accept, and by that I mean, you know, paying me monthly payments; is what I would be interested in, and I think that it would help Gladstone out, too. But all these places up and down North Oak, up and down, even where I live, I was surprised, I didn't know anything about all these underground pipes that the city has been using this for the last 20 years and has never told me about these underground pipes that they have been using. I didn't know anything about it. Nothing. And Mr. Wingerson sure didn't, he was very active in those days and he didn't tell me one word. So this is a very, Gladstone is very lucky to have this cave in there. It has saved them a lot of money and it will in the future. This cave, we don't know how far back it goes. I hired some professionals to go in there and they went in there 400 feet and it was still going so we don't know. You know, it did belong to one of the founders of Gladstone, and he had a lot of very important property and this cave was one of them and he made sure that he owned that cave; so think of all the properties that this cave benefits and, you know, it's something that, over time, I think, you know, that you can live with and hope that we can come to some resolution on the price because you are going to continue, and continue, and continue, you know, to have more homes, more businesses, you know, and this, you can't do without that cave."*

Jim Oldebeken approached Council and stated: *"Good evening. My name is Jim Oldebeken. I wasn't planning on speaking, and I decided to after hearing this gentleman's comments. I'm a citizen just like Mr. Bateman. I've had concerns about flooding in my neighborhood, like he has. There are 27,500 citizens of this community based on the signs that I see by the side of the road. This man is one of 27,500 people and when I hear comments about demands for payments, monthly payments, because of flooding problems, on a hole in the ground, I have a lot of*

concerns. That isn't available for the public to see. He has no trespassing signs so can we validate what this magnificent cave is? I have recently, very recently, got my hands on the Stormwater plans for the city; I saw a lot of projects on there and this is just one. I want to talk about multiplication. I don't know that the city has had a demand like this over Stormwater. Whether someone wants, a citizen here wants this city, all these citizens to pay him a monthly amount? This property that he is referring to, he invited me to see it, and I took him up on that; is located in the very Northwest corner; it's so hard, it's so small you can't even really see it on a map of the city, unless you really zoom in. It's very small; it's way up in the corner. So, I have a lot of concerns. I have some concerns with statements that are made that I don't consider accurate. One has to do with the location of the cave. Here is a map I received from the city, and that's a small twig of property there that this cave is on. It wouldn't even fit in there, or a hole in the ground. I think it's important for people to remember; let me just cut to the chase. I would like to ask for the city's cooperation; I would like to see the documents that this gentleman is referring to. He quotes documents and studies; I haven't seen them and I would like to. So, this is my request, and I'll follow up in writing: I'd like to request all the documents you have given to him; so I, as a citizen, can see this also. And then finally, I want to say I'm very concerned about the lack of Sunshine on this whole matter and it's really not the fault of the city; I love everything I've gotten from this city regarding my requests, but if we ask the community, our citizens, and please do this, I hope we all ask our neighbors: are you aware of Bateman vs. Gladstone? It's a lawsuit; it's filed in Clay County Court. So I will follow up on my request for information. This is my commitment and my encouragement that we all provide a lot of Sunshine on this because the citizens are the ones who are really responsible, and I'll close with reading Section 1, Article 1, of the Constitution of Missouri; and this is the responsibility of citizens to be able to stand up to this: Section 1: 'The source of political power, origin, basis and --- that all political power is vested in and derived from the people; that all government of right originates from the people, is founded on their will only, and is instituted solely for the good of the whole.' We can't be good citizens and express our First Amendment rights until we have information. Thank you."

**Item No. 8. On the Agenda.** **RESOLUTION R-21-37** A Resolution authorizing acceptance of a proposal from Olathe Ford for the acquisition of two (2) 4X2 dump trucks, one with a snowplow and the other with a spreader and snowplow in the total amount of \$191,874.00.

**Councilmember Moore** moved to approve **RESOLUTION R-21-37** A Resolution authorizing acceptance of a proposal from Olathe Ford for the acquisition of two (2) 4X2 dump trucks, one with a snowplow and the other with a spreader and snowplow in the total amount of \$191,874.00. **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. 9. On the Agenda.** **RESOLUTION R-21-38** A Resolution authorizing acceptance of work under contract with Capital Electric Line Builders, Incorporated, for the replacement of pedestrian signals and painting of existing traffic signal structures at the intersection of North Oak Trafficway and Northeast 72<sup>nd</sup> Street Project, and authorizing final payment in the amount of \$4,782.60 for Project TP2101.

**Councilmember Spallo** moved to approve **RESOLUTION R-21-38** A Resolution authorizing acceptance of work under contract with Capital Electric Line Builders, Incorporated, for the replacement of pedestrian signals and painting of existing traffic signal structures at the intersection of North Oak Trafficway and Northeast 72<sup>nd</sup> Street Project, and authorizing final payment in the amount of \$4,782.60 for Project TP2101. **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. 10. On the Agenda.** **RESOLUTION R-21-39** A Resolution authorizing the City Manager to execute a contract with Linaweaver Construction, Incorporated, in the total amount not to exceed \$581,311.50 for the Gladstone Downtown District parking and street rehabilitation Project TO2011.

**Councilmember Moore** moved to approve **RESOLUTION R-21-39** A Resolution authorizing the City Manager to execute a contract with Linaweaver Construction, Incorporated, in the total amount not to exceed \$581,311.50 for the Gladstone Downtown District parking and street rehabilitation Project TO2011. **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. 11. On the Agenda.** **CONSIDER SPECIAL EVENT PERMIT:** African Gospel Fest, 602 NE 70<sup>th</sup> Street, Linden Square, Saturday, September 11, 2021, 8:00-11:00 am.

*This item should have read: “African Gospel Fest, 602 NE 70<sup>th</sup> Street, Linden Square, Saturday, September 11, 2021, 8:00-11:00 pm.”*

**Councilmember Spallo** moved to approve the Special Event Permit. **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. 12. On the Agenda.** **CONSIDER SPECIAL EVENT PERMIT:** Pickin on the Front Porch Bluegrass Concert, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm, Saturday, September 11, 2021, 7:00-9:00 pm.

**Councilmember Spallo** moved to approve the Special Event Permit. **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. 13. On the Agenda.** **CONSIDER SPECIAL EVENT PERMIT:** Big Shoal Country Fair, 4109 NE Pleasant Valley Road, Atkins-Johnson Farm, Saturday, September 18, 2021, 10:00 am – 5:00 pm.

**Councilmember Spallo** moved to approve the Special Event Permit. **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. 14. On the Agenda.** Communications from the City Council.

**Councilmember Moore** stated: *"Thank you, Mayor. I guess since we were here the last time, we have had July 4<sup>th</sup>, and it was a great event at Oak Grove Park; great music, great fireworks, and so I commend all the city staff that was involved in making all that happen. It was a good event and I think enjoyed by all. Also, I wanted to congratulate Mayor Mallams on an excellent presentation at the Clay County EDC State of the Cities, the luncheon last Thursday. Councilmember Spallo and Mayor Pro Tem Garnos and I had the opportunity along with city staff to attend that event. It is an opportunity every year that all the cities in Clay County get to toot their horn about what accomplishments they have achieved. You made us proud; thank you, thank you very much."*

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

City Manager Scott Wingerson stated: *"I'd like to echo your comments about Doug Millison and the American Legion and their support of our community. They are amazing volunteers and they are just good people and they serve heartlessly and it is just amazing to see and we wish Doug well moving forward and look forward to working with the new American Legion officers. 4<sup>th</sup> of July, I would just like to thank the Chamber of Commerce, the Parks Department, and both Emergency Services Department; Fire and Police. I think it was a great event as Councilmember Moore stated. Theater in the Park, Matilda was this last weekend, about 2,000 people attended over the weekend even though it was soggy. We appreciate them coming out and sitting in the wet grass. Outdoor pool gate revenue is up 90% this summer; so incredible amount from 2019 and season passes are up 5%. That is a good sign coming out of the pandemic. People feel safe at our municipal pool, so we are happy about that. Finally, I just wanted to thank Public Works for their work over the weekend on a few water main breaks. We appreciate them, especially working overtime and on the weekends to get things done and get people back in water. That's all, Mayor. Thank you."*

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

There was no other business.


**Item No. 17. On the Agenda.** Adjournment.

**Mayor Mallams** adjourned the July 12, 2021, Regular City Council meeting at 7:56 pm.

Respectfully submitted:



Ruth E. Bocchino, City Clerk

Approved as presented: 

Approved as modified:

  
Mayor R.D. Mallams



