



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, FEBRUARY 14, 2022**

PRESENT: Mayor Pro Tem Bill Garnos
Councilmember Jean Moore
Councilman Tom Frisby
Councilmember Tina Spallo

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

ABSENT: Mayor R.D. Mallams

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

Mayor Pro Tem Garnos opened the Regular City Council Meeting of Monday, February 14, 2022, at 7:30 pm.

Item No. 2. On the Agenda. Roll Call.

Mayor Pro Tem Garnos stated that all Councilmembers were present except for Mayor R.D. Mallams.

Item No. 3. On the Agenda. 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 January 24, 2022, Closed City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the January 24, 2022, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0)

Item No. 6. On the Agenda. Approval of the January 24, 2022, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the January 24, 2022, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0)

Item No. 7. On the Agenda. Communications from the Audience.

Bob Bateman, 209 NW 73rd Street, addressed the City Council. Mr. Bateman remarked that years ago this man [pointing to City Manager Wingerson] stole his property. Mr. Bateman said that he has a cave that is very rare and worth a lot of money and this City used this cave over and over and over and still does. He has documents from reputable businesses that talk about all the flooding there and this cave carries the water so that it doesn't overflow. These documents that he has from different companies deal with drainage and they talk about how much money, in 1999, it was going to take to take care of the big problem. It was a huge problem back then- what to do with the stormwater. Mr. Bateman commented as he referred to his notes, "How much are we going to spend on the cave?" It says zero, he stated. He said it's ridiculous. The City needs to pay him, he proclaimed!

Mr. Bateman said that was going to happen is...there was a certain Mayor that is not here anymore- and he's sending out these documents [held in his hand] straight to the people to let them see, with their own eyes, what this man [Wingerson] has done. Mr. Bateman remarked that it's ridiculous that he should be up here 20 years later. He [Wingerson] tried to hide all this. In the documents, by the engineers, it says to put a sign up there...danger, or something like that, but it didn't happen. Mr. Bateman said that he's going to do a mailing and then he will see what the people of this City say about it.

Duane Bartsch, addressed the City Council. Mr. Bartsch said that he is running for North Kansas City School Board. He ran into Councilman Frisby today and decided to stop by the Council meeting tonight and introduce himself.

Jim Oldebeken, 400 NE 76th Terrace, addressed the City Council. Mr. Oldebeken said that his comments tonight deal with Democracy and the roll of the free press, namely a responsible and dependable City-wide news reporting. Mr. Oldebeken referred to the minutes of the May 26, 2020, City Council meeting which included comments from one of the Councilmembers: "I'm really concerned about the future. A democracy cannot exist if people don't have information. You have to have an educated electorate in order to have an effective democracy. Our local newspaper has not covered any of the issues or candidates for the first time ever. I find that very disappointing and very concerning." Those comments were made two years ago and Mr. Oldebeken said that democracy's decline continues unabated as the local newspaper has ceased City-wide delivery.

He provided the highlights of EIU 2021 Democracy Index that was released last week:

- Only 6.4% of the world lives in a “full democracy”
- The USA lost that designation five years ago and are now a “flawed democracy.”
- The USA has only dropped in the ranking from 17th in 2006 to 26th.
- Only 28% of all countries improved; The rest declined or are stagnated.
- Afghanistan, just replaced North Korea in last place.
- Tragically, the Democracy Index, gets very little press coverage in the United States and virtually none in Kansas City. It is covered elsewhere.

Here in Gladstone, we can also track some Democracy indicators, Mr. Oldebeken remarked. He said that one of the best indicators is a meeting like this- announced and public. He thanked them for this honor and for their attention tonight. Voter turnout is also an indicator and in the last two City Council elections voter turnout was less than 10%. Citizen involvement in government is good, but it could be better. For many of these meetings, we average under ten citizens in attendance. Other indicators are: citizen communications with City Hall, citizen applications to serve on Boards/Commissions, and having a trusted news source for our City. The Gladstone Dispatch is no longer viable.

Mr. Oldebeken informed the City Council of an organization called the “American Journalism Project.” This organization provides course altering investments and venture support to civic news organizations. Their slogan is “empowering communities, preserving Democracy, rebuilding local news”. Their mission is to accelerate the sustainable growth of regional news for the long term. He provided a transcript (attached) from the Chief Executive, Sarabeth Berman.

He ended his presentation stating that he would like to keep this conversation going until Gladstone restores local news reporting. Mr. Oldebeken said that he has created a citizen reference entitled, “The Mystery of Mosby Cave”, volumes 1 and 2. This is to help Gladstone residents become aware and informed about Bateman versus City of Gladstone.

Item No. 8. On the Agenda. Communications from the City Council.

Councilmember Spallo congratulated the Community Center staff, specifically Linda Borders, for the organization of the Sweetheart Dance last weekend. Now in its 12th year, it always sells out for both evenings. It’s a great event for dads and their daughters! She also added that Channel 9 news was there and aired a story about it later that evening.

Councilmember Moore said that she also volunteered at the Sweetheart Dance and it is the cutest thing. She loved hearing comments from dads and grandfathers about how excited they were that the event was back this year. She said the Community Center staff does an excellent job.

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

City Manager Wingerson reported that the Comprehensive Plan process is underway and is now entering the public engagement phase. Item #10 on the agenda tonight is a Special Event Permit for some of the promotion that will take place across the community. In order to get involved, the public can go to the City’s website and find more information.

The next Coffee with a Cop is scheduled for Thursday, February 24th at 8:30 am at Dunkin Donuts on Antioch Road.

Mr. Wingerson congratulated former Mayor/Councilmember Carol Suter, who was awarded the Northlander of the Year Award at the Northland Regional Chamber's Annual Banquet last weekend.

Regular Agenda

Item No. 10. On the Agenda. Consider Special Event Permit: Comprehensive Plan Promotion.

Councilmember Moore moved to approve the Special Event Permit for the Comprehensive Plan Promotion. **Councilmember Spallo** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0)

Item No. 11. On the Agenda.

Councilmember Spallo moved to approve **RESOLUTION R-22-06** A Resolution authorizing acceptance of work under contract with Blue Moon Hauling, LLC, for the 2021 Water Main Replacements- Phase I Project, and authorizing Final Payment in the amount of \$55,587.65 for Project WP2186. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0)

Item No. 12. On the Agenda.

Councilmember Spallo moved to approve **RESOLUTION R-22-07** A Resolution encouraging Gladstone residents to become informed on the North Kansas City School District Bond and Levy Transfer ballot measure and to exercise their right to vote on April 5, 2022. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0)

Item No. 13. On the Agenda. Public Hearing on a request for a Site Plan Revision at 7000 North Oak Trafficway.

Mayor Pro Tem Garnos opened the public hearing.

Community Development Director Greer presented the staff report. The applicants, Chris and Amanda Surber, and the owners, Tom and Mary Ann Simms, are seeking site plan approval for the purpose of adding approximately 1,800 square feet to the building located at 7000 North Oak Trafficway in order to operate their Gladstone based business, Pure Water of Kansas City. Their plan is remodel the interior and exterior of the building and improve the parking lot on the west side (back) of the property. Mr. Simms also plans to install a new stone veneer, approximately four feet tall, on the front side of the building and enhance the landscaping around the monument sign along North Oak Trafficway.

Mr. Greer continued the report by stating that because Mr. Simms will be upgrading the landscaping around the monument sign using more natural plantings which require minimal water, City staff is not requiring underground irrigation. In the stormwater analysis conducted by Kaw Valley Engineering, an extended detention basis is recommended on the west side that will provide reduction in stormwater run-off rate and volume. Northeast 70th Street, which is a dead-end street, is already being utilized by the AT&T maintenance facility, located directly south of 7000 North Oak Trafficway, for large commercial vehicles.

City staff recommends that the following conditions be met if the City Council should approve this application:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
4. The trash dumpster shall be enclosed with materials consistent with the primary building and located on the west side of the property shielded from public view. Specific construction materials and colors shall be submitted and approved as part of the building permit.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. Trash service and deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. Tractor trailers, RV's, and storage containers shall not be parked or stored overnight on the premises.
8. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

Mr. Greer stated that the Planning Commission unanimously approved this project at their last meeting. Tonight, the applicants and the owners are in the audience if the Council has any questions for them.

Councilman Frisby asked if Pure Water anticipates having heavy commercial vehicles coming to the business.

Mr. Greer answered that the applicants do anticipate one or two large commercial vehicles delivering to their location one or two times per week. They will likely be similar in size to what AT&T is using.

There was no one in favor or opposition of the application. Mayor Pro Tem Garnos closed the public hearing.

Item No. 14. On the Agenda. **First Reading Bill No. 22-09** An Ordinance authorizing a Site Plan Revision for property at 7000 North Oak Trafficway.

Councilman Frisby moved **Bill No. 22-09** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0). The Clerk read the Bill.

Councilman Frisby moved **Bill No. 22-09** be placed on its Second Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0). The Clerk read the Bill.

Councilmember Moore said that she is pleased to see the improvements on this property along North Oak. This will be a good investment in the site.

Mayor Pro Tem Garnos said he would echo those comments. Any improvements to buildings on North Oak are very welcome.

Councilman Frisby commented that he hopes this will be a long-term solution for the owners of this property.

Councilman Frisby moved to accept the Second and Final Reading of **Bill No. 22-09**, and enact the Bill as **Ordinance 4.586**. **Councilmember Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0)

Item No. 15. On the Agenda.

First Reading Bill No. 22-10 An Ordinance authorizing the City Manager to enter into an agreement with Southeast Community Collage to provide clinical field training for students in the school’s Paramedic Program.

Councilmember Moore moved **Bill No. 22-10** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0). The Clerk read the Bill.

Councilmember Moore moved **Bill No. 22-10** be placed on its Second Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0). The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of **Bill No. 22-10**, and enact the Bill as **Ordinance 4.587**. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0)

Item No. 16. On the Agenda.

First Reading Bill No. 22-11 An Ordinance authorizing the City to participate in the Missouri Highway Safety Program and receive grant funds, under the terms outlined by the Missouri Department of Transportation, for the purpose of increased enforcement of traffic laws.

Councilman Frisby moved **Bill No. 22-11** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0). The Clerk read the Bill.

Councilman Frisby moved **Bill No. 22-11** be placed on its Second Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0). The Clerk read the Bill.

Councilman Frisby moved to accept the Second and Final Reading of **Bill No. 22-11**, and enact the Bill as **Ordinance 4.588**. **Councilmember Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, and Mayor Pro Tem Garnos. (4-0)

Item No. 17. On the Agenda. Other Business

There was no further business to come before the City Council.

Item No. 18. On the Agenda. Adjournment.


Mayor Pro Tem Garnos adjourned the February 14, 2022, Regular City Council meeting at 8:07 pm.

Respectfully submitted:


Becky Jarrett, Deputy City Clerk

Approved as presented: ☒

Approved as modified: ☐


Mayor Pro Tem Bill Garnos