



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, APRIL 11, 2022**

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 Attorney Chris Williams
City Clerk Kris Keller
Deputy City Clerk Becky Jarrett

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

Mayor Mallams opened the Regular City Council Meeting of Monday, April 11, 2022, at 7:30 pm.

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

Mayor Mallams stated that all Councilmembers were present.

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 March 28, 2022, Closed City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the March 28, 2022, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye",

Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos and Mayor Mallams. (5-0)

Item No. 6. On the Agenda. Approval of the March 28, 2022, Regular City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the March 28, 2022, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos and Mayor Mallams. (5-0)

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

- Mayor Mallams recognized Dave Fricke and Les Smith and thanked them for their attendance tonight.
- Mayor’s State of the City address.

Mayor Mallams presented his wife Toni with flowers and thanked her for her support. He also expressed his thanks to the City Council, City Manager Wingerson, and Assistant City Manager Baer for the support they provided him over the past year.

The Mayor referenced the “Gladstone Way”, a term he had heard City Manager Wingerson use at a prior event and what the phrase meant in terms of service to the residents. The Mayor highlighted each Department Director and encouraged them to set the standard of excellence in their respective departments. He stated that he has been part of the City Council since 2014 and was honored to serve as Mayor this past year. He expressed his belief that that the City will continue to progress from good to great for the citizens in the community, because that’s the “Gladstone Way”.

Gladstone has made progress over the past twelve to eighteen months:

- Fairfield Inn the first hotel in Gladstone opened in December 2021. (New construction)
- North Kansas City School District reenergized Prospect Plaza with the Early Education Center. (Reconstruction)
- Grand Royale Independent Living Facility (Reconstruction)
- Hy-Vee re-invested with store upgrades. (Reconstruction)
- Woof’s Play & Stay (New construction)
- DaVita Dialysis Clinic (New construction)
- White Chapel Funeral Home (Reconstruction)
- Olympic Car Wash (Reconstruction and addition)
- Improvement to downtown Gladstone –improved parking
- Improvements to Gladstone Dodge, Chrysler, Jeep, and Ram. (Reconstruction underway)
- Parkside at Hobby Hill Apartments (New construction underway)
- Shoal Creek Greenway & Rock Creek Trail Extensions
- Sales Tax Election Approved by 80.2% for Police and Fire improvements
- Gladstone Fire Station #2 (Reconstruction and addition underway)

Mayor Mallams highlighted the areas that ARPA Relief Funds will be utilized:

- Community Center
- Parks and Recreation
- Streets and Sidewalks
- City Hall Improvements
- Co-Located Dispatch

Mayor Mallams concluded his State of the City Address.

REGULAR AGENDA

Item No. 8. On the Agenda. **PUBLIC HEARING:** Amending Section 6.110.570, Levying sewer service charges and commodity rate charges in the City.

Mayor Mallams opened and immediately continued the public hearing to Monday, May 9, 2022, at the 7:30 p.m. City Council meeting.

Item No. 9 On the Agenda. **FIRST READING BILL NO. 22-14** An Ordinance declaring the results of the Gladstone General Municipal Election held on Tuesday, April 5, 2022, as certified by the Clay County Board of Election Commissioners; declaring that candidate Bill Garnos has been elected to a three year term on the Gladstone City Council.

Councilmember Moore moved **Bill No. 22-14** to be placed on its First Reading. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilmember Moore, and Mayor Pro Tem Garnos, Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the First Reading of **Bill No. 22-14**, waive the rule and place the Bill on its Second Reading. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilmember Moore, and Mayor Pro Tem Garnos, Mayor Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of **Bill No. 22-14**, and enact the Bill as **Ordinance 4.591**. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilmember Moore, and Mayor Pro Tem Garnos, Mayor Mallams. (5-0).

Item No.10 On the Agenda. **City Council Oath of Office.** **Bill Garnos**

City Clerk Kris Keller administered the Oath of Office to Councilman Elect Bill Garnos, for position of Councilman, effective April 5, 2022.

Item No.11 On the Agenda. **Election of Mayor and Oath of Office**

Mayor Mallams opened nominations for the office of Mayor of the City of Gladstone and nominated Mayor Pro Tem Bill Garnos.

Councilmember Tina Spallo seconded.

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

City Clerk Kris Keller administered the Oath of Office for the position of Mayor of the City of Gladstone, Missouri, to **Mayor Pro Tem Bill Garnos**.

Item No. 12. On the Agenda. Election of Mayor Pro Tem.

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

Councilmember Spallo moved to place a nomination for **Councilmember Jean Moore** in the role of Mayor Pro Tem. **Councilman Frisby** seconded.

As there were no further nominations for the office of Mayor Pro Tem to come before the City Council, **Mayor Garnos** called for a vote. The vote: “aye”- Councilmember Spallo, Councilmember Moore, Councilman Mallams, and Mayor Garnos. (5-0).

Mayor Bill Garnos announced that **Councilmember Jean Moore** had been elected as Mayor Pro Tem.

Item No. 13. On the Agenda. Communications from the Audience.

Jim Oldebeken, 400 NE 76th Terrace, addressed the Council. Mr. Oldebeken congratulated Councilman Garnos on his re-election as Councilman and his election as Mayor. He also thanked former Mayor Mallams for his service this past year. Mr. Oldebeken prepared a report that he shared with each Council member on voter trend. (attached) This information was data reported by the Clay County Board of Election Commissioners and indicated that the City of Gladstone has just over 18,000 registered voters and 1,829 voted in the April 5, 2022 election. Mr. Oldebeken stated the he thinks we can and must do better and it involves citizens being responsible to support our elected officials. He hopes that the Gladstone Comprehensive Plan will include engaging the citizens in the City Council Meetings, Road & Commissions Meetings, and in voting. He discussed the importance of the Oath of Office and thanked the Council for taking it seriously. This led to the mention of the Constitution, Bill of Rights, and Declaration of Independence and how important it is to be knowledgeable of them.

Mayor Garnos thanked Mr. Oldebeken and expressed his appreciation for the efforts Mr. Oldebeken took to enhance voter turnout.

Item No. 14. On the Agenda. Communications from the City Council.

Councilmember Spallo – No comments other than Congratulating Mayor Garnos and that she is looking forward to the year ahead.

Councilman Mallams - Thanked Director Greer for his assistance with the Power Point presentation. He also announced that he received a letter on behalf of the Arbor Day Foundation, that Gladstone earned recognition for the 2021 Tree City USA.

Mayor Pro Tem Moore expressed what a wonderful job former Mayor Mallams did this year. She also commented on what an outstanding job he did at the Arbor Day celebration this month.

Mayor Garnos - Thanked the City Council for their support and confidence for the upcoming year. Mayor Garnos gave thanks to the former City Council members who had a vision of what Gladstone can and should look like. He thanked the past mayors for their inspiring leadership and kindness. He also thanked his wife Lori for her support.

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

City Manager Wingerson expressed his gratitude to Mayor Mallams for his steady and supportive leadership over the past year and especially for his kind and inspirational words this evening. He congratulated newly elected Mayor Pro Tem Jean Moore as well as Mayor Garnos on his re-election and also for being elected as Mayor by his peers.

Mr. Wingerson reiterated the importance of an Oath of Office and that we should all be proud to have the opportunity to take part in the process, because it's not offered in many parts of the world. He stated that we should all be proud to be Gladstonians, Clay-Countians, Missourians and Americans.

Item No. 16. On the Agenda. Other Business

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

Item No. 17. On the Agenda. Adjournment.

Mayor Garnos adjourned the April 11, 2022, Regular City Council meeting at 8:03 pm.

Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: ☒

Approved as modified: ☐



Bill Garnos, Mayor

Why do we work in Gladstone and / or why do we live in Gladstone?

Several years ago - I remember at an employee's luncheon in January – a luncheon to recognize all city staff and especially the employees of the year – our City Manager - Scott talked about the Gladstone Way...

What is the Gladstone Way?

Whether in our one-on-one conversations, or when Scott would speak to the City Council as a whole - or to the city staff – first and foremost - he would always highlight the importance of being customer or service oriented, that we must have personal pride in our city, coupled with each of us being proactive in identifying and solving concerns, and recognizing staff who demonstrated excellence in their position. Many times, as I pass through the north doors into the City Hall, I stop and read the short descriptions recognizing a staff member who took the extra step and who was being recognized by a fellow colleague or division or department leader. The Extraordinary Board.

As Jeanie and I have worked with the Shockey Group to create the new comprehensive plan for Gladstone...the question has been asked of the many community members...why do you live in Gladstone?

First and foremost – their responses being Safety – being able to work in our community and have the feeling of living and raising a family in a safe environment ... this must be priority number one.

When the Chief of Police position opened – I stressed to Scott and Bob – to hire the best. Chief Farris, I do believe we hired the best for our city. For both Sean and Fred, you have difficult jobs – the visibility and actions of each of your staff members are being evaluated by our residents on a daily basis. As leaders – You must insure expectations are understood, that good decisions should be based on common sense and they will be supported, individual and collective training must be on-going, and even attention to small details such as personal appearance and physical fitness are essential for our firefighters, paramedics, and police. Fred and Sean - you set the standard for excellence in your departments.

Director Nebergall, – Tim, you supervise and lead the implementation of the infrastructure master plans: plans for streets, replacement of water mains, quality of water, alleviating damaged caused by stormwater, and improving sidewalks and street lighting are ongoing jobs that receives little attention until a large water main breaks on North Broadway or 72nd Street; or the potholes on M1/North Prospect remind me of driving on tank trails in the Army; or a

resident's truck is broken into at night and his tools are stolen and they ask the question about why their request for a street light at the end of their street had not been installed; or why the water pressure in a home in the Meadowbrook area is not sufficient – could this be a possibly due to the replacement of the water lines. Your crews have a tough job – they face many factors on a daily basis – factors where they have little to no control; such as the weather, the parts to fix a problem, budgetary constraints, and the availability and expertise of the staff assigned to a job. I challenge you to stress with your work crews the following: to listen to the concerns of our residents – to not be judgmental – members of your departments are not paid to be judgmental, to be attentive, to leave on a positive note, and to follow-up to see if the job was done to their satisfaction.

Why do we live in Gladstone? Alan – Enforcement of Code: We have a beautiful city – homes and businesses are maintained for safety and appearance. Do not settle for 2nd best. Again, your crews have a tough job too. They should take pride in their positions – they make a significant impact in maintaining and hopefully improving the property values within our city. Simply stated - their jobs make our city the best. Be respectful, but forceful in explaining the importance of and adherence to established codes.

Why do we live in Gladstone? The survey responses that we received listed – the Community Center, the outdoor swimming pool, and our parks with the walking trails, playgrounds for the kids, soccer and baseball and softball fields, tennis and basketball courts. Maintenance is on-going and essential – can you imagine if the soccer fields were not mowed and the baseball and softball fields were hard, solid clay; the tennis courts and basketball courts and the walking trails – the concrete was cracked and uneven. The exercise equipment at the Community Center was broken and not cleaned and the filters on the swimming, and diving pools did not work.

Again, the hard work and commitment of your crews make our city the best – give them a pat on the back when you recognize a good job being done. Encourage them to smile and to say thank you to the many who use our facilities on a daily basis.

Austin and the entire Leadership Team - economic development and redevelopment of existing businesses is a must. Many of our residents do not understand that our city, 9 square miles, is surrounded by other cities – we have

such limited space for growth, so we all must commit to maintaining and improving what businesses that do exist within our City. Each of us listen to our residents – many times when asking about new businesses -- they are asking for more quality restaurants.

I understand the connection with the developers of Linden Heights Apartments was an accident – an error in publishing or attempting to market the space for development. When I consider our city's vacant green space, such as - the lots on Antioch, or 72nd Street and North Broadway, or North Oak or the land on the North side of Pleasant Valley Road adjacent to the Akins and Johnson Farm - maybe in jest - we should consider making another mistake to attract the developers – again, this is a touch of slight humor, I am not being critical.

Dominic and your staff who are responsible for collections, payment of bills, management of funds --- and to all the city staff who work in City Hall – thank you for your commitment... for those who work directly with business owners and residents- remember first impressions are so important and so lasting. Be friendly, helpful, respectful and kind – sounds like the following are lyrics from a current Tim McGraw song.

In conclusion, I am honored to have served as the Mayor for the past year and a member of the City Council since 2014. I care about our City and together with the members of the City Council, Scott and Bob, and each division or department leader and your teams...we will continue progressing from good to great. Why? Because it is the Gladstone Way.

Gladstone

State of the City

Mayor R.D. Mallams

Thank You's



Toni, Mrs. Gladstone



City Council - Selfless Service

Scott, Bob and the Leadership Team



North Kansas City School District



*Phase 2
Summer 2022!*

Early Education Center

Grand Royale



Independent Living Facility

HyVee Re-Invests in Gladstone



Woofs Play & Stay & DaVita Dialysis Clinic



White Chapel Funeral Home



Improvements to Gladstone Dodge, Chrysler, Jeep, and Ram



Construction is underway!



Improvements to Olympic Carwash



Improvements to Downtown Gladstone



Parkside at Hobby Hill

Construction is underway!





Shoal Creek Greenway

Rock Creek Trail



Sales Tax Election APPROVED by 80.2%!

What is the ½ Cent Sales Tax for?

- Police Station
- Renovation of a Fire Station #2
- Recruit & Retain High Quality Personnel
- Improvements to Outdoor Pool
- Increase and Improve Downtown Parking
- Improvements to City Hall



Completion in Summer 2022!



Addition to Fire Station #2 on Antioch/No. Prospect

Dollar Figure Currently Under Construction City-Wide

- ▶ Approximately \$70 Million

ARPA Relief Funds – Approximately \$5 Million to the Following Categories:

- ▶ Community Center
- ▶ Parks & Recreation
- ▶ Streets & Sidewalks
- ▶ City Hall Improvements
- ▶ Co-Located Dispatch - City of Gladstone & Clay County



The beginning of a new day for Gladstone

GLADSTONE MUNICIPAL ELECTION RESULTS WITH VOTER TURNOUT

YEAR	REGIST. VOTERS	TOTAL VOTES	VOTE FOR #	EST CAST BALLOTS	% REG VOTER TURNOUT	CANDID 1	CANDID 2	CANDID 3	CANDID 4	WRITE-IN
2022	18,553		1	1,829	10%	GARNOS 945	SHERRELL 518	MCELROY 338		28
2021	19,357	2,493	2	1,247	6%	MALLAMS 866	GRAHAM 495	MOORE 1,110		22
2020	18,548	4,777	2	2,389	13%	FRISBY 1,132	SPALLO 1,691	YARBER 853	SUTER 1,087	14
2019	18,440	1,977	1	1,977	11%	GARNOS 1,928				49
2018	17,188	1,410	2	705	4%	MALLAMS 620	MOORE 743			47
2017	17,858	2,462	2	1,231	7%	YARBER 827	HILL 702	SUTER 909		24
2016	18,553	784	1	784	4%	GARNOS 766				18
2015	18,194	1,095	2	548	3%	MOORE 601	MALLAMS 476			18

VOTER TURNOUT - GLADSTONE & CLAY COUNTY

YEAR	GLADSTONE	CLAY COUNTY
AVERAGE	8%	14%
2022	10%	14%
2021	6%	10%
2020	13%	12%
2019	11%	13%
2018	4%	32%
2017	7%	15%
2016	7%	10%
2015	4%	7%



Source: Clay County Board of Election Commissioners

www.claycoelections.com/results