



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JUNE 27, 2022**

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

City Manager Scott Wingerson  
City Attorney Chris Williams  
City Clerk Kris Keller  
Deputy City Clerk Becky Jarrett

**ABSENT:** Assistant City Manager Bob Baer

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

**Mayor Garnos** opened the Regular City Council Meeting Monday, June 27, 2022, at 7:30 pm.

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

**Mayor Garnos** stated that all Councilmember were present.

**Item No. 3. On the Agenda.** Pledge of Allegiance to the Flag of the United States of America.

**Mayor Garnos** asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked VFW Post 10906 for presenting the colors: Dennis Perkins, Jim Zimmerman, Stanley Stoner, Gordon Harris, and Charlie Cram.

**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 13, 2022, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the June 13, 2022, Closed City Council meeting as presented. Councilman Frisby seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore. (4-0) Mayor Garnos abstained from the vote due to being absent at the June 13, 2022, Closed City Council meeting.

**Item No. 6. On the Agenda.** Approval of the June 13, 2022, Regular City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the June 13, 2022, Regular City Council meeting as presented. Councilman Frisby seconded.

**Mayor Pro Tem Moore** moved to amend the June 13, 2022, Regular City Council minutes and remove the sentence on page four (4) that stated the Public Hearing was closed, because it was continued to June 27, 2022, and not closed. Councilman Frisby seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore. (4-0) Mayor Garnos abstained from the vote due to being absent at the June 13, 2022 Regular City Council meeting.

**Item No. 7. On the Agenda.** Proclamation.

**Mayor Garnos** declared July 2022 the National Parks and Recreation Month and presented the Proclamation to Director Justin Merkey.

**Item No. 8. On the Agenda.** Communications from the Audience.

Gabby Glossop 209 NW 73<sup>rd</sup> Street stated she was giving insight as to the harassment she and her husband were dealing with for the past two years from another Gladstone resident. She shared specific events and reported that she felt targeted by this individual. She also stated that she believes this has also caused her and her husband unnecessary issues with the Gladstone Police and Fire Department both at home and at their business. Ms. Glossop reported that she and her husband are currently trying to obtain an ex parte court order to stop the harassment. She stated that she and her husband are Gladstone residents, as they grew up in Gladstone and love it. Ms. Glossop asked the council to discourage the harassing behaviors and intimidation that she and her husband are experiencing from the citizen and anyone else that is involved.

**Mayor Garnos** thanked Ms. Glossop for her comments and informed her that, due to the current litigation, they cannot respond but sharing her perspective and insight was appreciated.

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

**Mayor Garnos** made a motion to appoint Spencer Davis to the Parks and Recreation Advisory Board as a replacement for an existing vacancy, and the appointment would expire in December 2024. **Mayor Pro Tem Moore** nominated Spencer Davis to fill the position on Parks and Recreation Advisory Board that is currently vacant. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Mayor Garnos thanked Mayor Pro Tem Moore for filling in for him the past couple of weeks. He reported that he attended the Parks and Recreation Advisory Board meeting last week and received updates on the parks projects and on the Capital Improvement Plan. He had the privilege of welcoming people to the Blues Fest with Councilman Frisby last week.

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

City Manager Scott Wingerson announced that he hoped everyone will join the Independence Day Celebration at Oak Grove Park, July 4, 2022 at 7:00 pm and reported that City Hall would be closed July 4, 2022.

**Item No. 11. On the Agenda.** Consent Agenda

Following the Clerk's reading:

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

**Councilman Mallams** moved to approve **RESOLUTION R-22-29** A Resolution granting a permanent easement to Evergy to operate and maintain buried electrical lines at 6569 North Prospect Avenue also known as Fire Station Number 2. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Councilman Mallams** moved to approve **RESOLUTION R-22-30** A Resolution authorizing acceptance of a proposal from Paymentus Corporation, a business located at 13024 Ballantyne Corporate Place, Suite 400, Charlotte, North Carolina, 28277, for payment processing services and authorizing the City Manager to sign a contract for such services. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Councilman Mallams** moved to approve Fiscal Report for 11 Months Ending May 31, 2022. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Regular Agenda**

**Item No. 12. On the Agenda.** Public Hearing: Establish Chapter 205: Short Term Stay and adding Section 7.205.010-Hotel, Motel, and Extended Stay regulations to the Gladstone City Code.

Mayor Garnos opened the Public Hearing at 7:53 pm.

Director of Community Development Austin Greer approached Council and reported that on May 16<sup>th</sup>, the Planning Commission discussed and recommended approval for an ordinance adding Chapter 205. – Short Term Stay and adding section 7.205.010 – Hotel, Motel, and Extended Stay regulations to the Gladstone City Code. He proceeded to inform the council that after much discussion, the Planning Commission voted in favor to recommend these regulations to the City Council. Five (5) Planning Commissioners voted in favor of these regulations and

three (3) Planning Commissioners voted against these regulations. He reported that City Staff used the discussion over multiple meetings from the Planning Commission to improve the ordinance in preparation for City Council consideration. He stated that there were two particular points that were discussed during the May 16<sup>th</sup> Planning Commission that he wanted to share.

The first point was defining a hotel/motel by using sixty (60) or more dwelling units and in City staff's conversations with hotel developers and operators, they were advised that most, if not all, reputable hotel brands/flags will only operate a hotel if it has a minimum of sixty rooms. Also, that using sixty (60) or more dwelling units could help the City in regulating the conversion by right of some existing buildings in the City to hotels/motels that may not be of the quality the community expects.

The second point was not being able to occupy the hotel/motel longer than thirty (30) consecutive days. City Staff understood the arguments made by Planning Commissioners, but ultimately decided to keep the number of days that were initially proposed. Thirty (30) consecutive days was a widely used and accepted number throughout many cities in the metropolitan area and the country.

Director Greer stated that in the future, if a smaller boutique hotel was proposed in Gladstone and was a respectable brand/flag, and the development could not meet the sixty (60) or more dwelling unit regulations put forward by this ordinance, the City Council could make an informed decision to consider the smaller project separately. He also reported that over the past two years, city staff had received several inquiries ranging from hotels to residential housing and treatment facilities locating to the City of Gladstone for alcohol, drug addiction, mental illness, behavioral health, transitional housing, and homeless facilities. He expressed that with the recent addition of the brand new Fairfield Inn & Suites by Marriott in Downtown Gladstone, city staff was proposing safeguards to ensure that current and future hotels maintained a certain quality expected by the citizens of Gladstone. It is important that these facilities maintain their approved use, quality, and integrity as these projects age from year one to year fifteen and beyond.

There were no comments either for or against the Establish Chapter 205: Short Term Stay and adding Section 7.205.010-Hotel, Motel, and Extended Stay regulations to the Gladstone City Code.

Mayor Garnos closed the Public Hearing at 7:57 pm.

**Item No. 13. On the Agenda.** **FIRST READING BILL NO. 22-23** An Ordinance establishing Chapter 205: Short Term Stay and adding Sections 7.205.010-Hotel, Motel, and Extended Stay regulations to the Gladstone city code.

**Councilmember Tina Spallo** moved **Bill No. 22-23** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0). The Clerk read the Bill.

**Councilmember Tina Spallo** moved to accept the First Reading of **Bill No. 22-23**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded.

The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0). The Clerk read the Bill.

**Councilmember Tina Spallo** moved to accept the Second and Final Reading of **Bill No. 22-23** and enact the Bill as **Ordinance 4.600**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 14. On the Agenda.** A Resolution 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, 2022, through June 30, 2023.

**Councilman Mallams** moved to approve **RESOLUTION R-22-31** A Resolution 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, 2022, through June 30, 2023. **Councilman Frisby** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 15. On the Agenda.** **FIRST READING BILL NO. 22-24** An Ordinance authorizing the City Manager to execute agreements between the City of Gladstone, Missouri and the Kansas City Area Transportation Authority to provide public transportation services and property management assistance for the period July 1, 2022, through June 30, 2023.

**Councilman Frisby** moved **Bill No. 22-24** be placed on its First Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0). The Clerk read the Bill.

**Councilman Frisby** moved to accept the First Reading of **Bill No. 22-24**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0). The Clerk read the Bill.

**Councilman Frisby** moved to accept the Second and Final Reading of **Bill No. 22-24** and enact the Bill as **Ordinance 4.601**. **Councilman Mallams** seconded. The Vote: “aye”, Councilmember Spallo, Councilman Frisby, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

**Item No. 16. On the Agenda.** Special Presentation to Councilman Tom Frisby.

**Mayor Garnos** presented Councilman Frisby with a plaque and a key to the City for his dedication and outstanding contributions to the City of Gladstone from April 2020 to June 2022.

**Mayor Garnos** thanked Councilman Frisby for his significant accomplishments and valuable input on the design of the Fire Station expansion, Police Headquarters, pay package for the police, firefighters and paramedics, and hiring of the new police chief. He also thanked him for his concept that not everything has to be fixed in a well-run city like Gladstone.



**Councilmember Spallo** shared that it was a pleasure serving with Councilman Frisby and that she appreciated his different perspective on certain items that always made her think. She also reported that he should be recognized for his work outside of the City Council, with the Chamber and the Chairman of BluesFest. She stated that he will be truly missed by all.

**Councilman Mallams** thanked Councilman Frisby for his continued commitment to the Northland beginning as a police officer, business owner of the Winnwood skating rink, working with the Chamber of Commerce in Gladstone and selflessly serving as a member of the City Council. Councilman Mallams sent best wishes, health and happiness to Tom, his wife, and family.

**Mayor Pro Tem Moore** stated that prior to being on the Council, she remembered seeing Councilman Frisby's capable leadership as the Chairman of the Chamber, his service with BluesFest that made it a success and that he was a successful business owner for many years in the community. Mayor Pro Tem Moore shared that she has always respected and admired his point of view, even when they did not always agree. She expressed that she had been impressed with his thoughtful and careful way that he arrived at solutions and decisions and that he always had the best interest of the city throughout all of the council's deliberations. She stated that he would be missed as part of the Gladstone family and wished him, his wife, and daughter the very best in their journey.


**Councilman Frisby** apologized to the residents of Gladstone, the leadership team, and the council members for not completing his term that he had all intentions of doing. He also apologized for the burden it has placed on the council for the vacant seat. Councilman Frisby thanked his wife Laura and shared that the process of being a councilmember was a first time experience and that his wife helped navigate the process. He thanked former City Councilmember and form Mayor Carol Rudi, who encouraged him to run for City Council and had been his mentor through the process. He also thanked City Manager Scott Wingerson for his guidance and for the conversations with City Manager Wingerson and Assistant City Manager Bob Baer. He continued to thank the City Leadership team and former City Clerk, Ruth Buccchino, He expressed his thanks to the City Council Members and stated that had been a pleasure working with them. He thanked Mayor Pro Tem Jean Moore for being a great mentor to him. Councilman Frisby shared that he was pleased to see the progress at the City thus far and he was glad that he was able to play a small part in it. He suggested that everyone keep chasing excellence and recommended that anyone interested in being a member of the City Council, should pursue it.

**Item No. 17. On the Agenda.** Other Business.  
There was no other Business.

**Item No. 18. On the Agenda.** Adjournment.


**Mayor Garnos** adjourned the June 27, 2022, Regular City Council meeting at 8:16 pm.

Respectfully submitted:



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Kris Keller, City Clerk

Approved as presented:  \_\_\_\_\_

Approved as modified: \_\_\_\_\_



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Bill Garnos, Mayor