



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 9, 2023**

PRESENT: Mayor Bill Garnos
Mayor Pro Tem Jean Moore
Councilman R.D. Mallams
Councilmember Tina Spallo
Councilman Les Smith

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Attorney Chris Williams
City Clerk Kris Keller

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

Mayor Garnos opened the Regular City Council Meeting of Monday, January 9, 2023, at 7:30 pm.

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

Mayor Garnos stated that all Councilmembers were present and there was a quorum.

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.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the, December 12, 2022, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the December 12 2022, Closed City Council meeting as presented. **Councilman** Smith seconded. The Vote: "aye", Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 6. On the Agenda. Approval of the December 12, 2022, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the December 12, 2022, Regular City Council meeting as presented. Councilman Smith seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

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

Jim Oldebeken, 400 NE 76th Terrace, addressed the Council and shared a new venture, The Gladstone Citizen, a nonprofit and volunteer driven entity that aims to report additional news coverage for the city. He reported that it is presently a Facebook page, specific to Gladstone, and will later host a news website. He announced The Gladstone Citizen was accepted as a North Kanas City School District Career Pathways partner in education. He shared that a Gladstone Voter guide will be published and a candidate forum will be held March 7, 2023 at 6:30 pm at the Mid-Continent Library, Antioch branch. He conveyed that the first listening session for the community will be held January 24, 2023 at 6:30 pm at the Mid-Continent Public Library, Antioch branch. He expressed that everyone in the community will be heard and is welcome to participate.

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

Councilmember Spallo congratulated the Fire/EMS Department for their record number of 4,000 service calls this past year and stated she has faith they will continue their good service.

Mayor Garnos recognized the Board and Commission members that included; Ron Wages, Parks and Recreation Advisory Board, Renee Hill, Capital Improvements Program Committee, Adam Richardson, Environmental Management Committee, Jackie Bradberry, Neighborhood Commission and Robert Campbell-Nixon, Board of Zoning Adjustment. He thanked them for their service, time, and energy to the betterment of the community. Larry Whitton was also recognized and presented a service award as a 20-year member on the Planning Commission. The mayor shared a brief history of Mr. Whitton’s involvement in the City. Mr. Whitton expressed the many good things that were done over the years, which shows the progress of the City. He reported that he was proud of the Council for what has been done.

Councilman Smith reflected on the success of Mr. Whitton and also stated that he had a greater legacy by ending the political acrimony and dissent that had reportedly gone on for years prior to his tenure.

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

City Manager Scott Wingerson announced that it was National Law Enforcement Appreciation Day and he thanked all law enforcement, especially Police Chief Farris and every member of his department for all that they do to keep the city safe.

Item No. 10. On the Agenda. Consent Agenda.

Following the Clerk’s reading:

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

Councilman Mallams moved to approve the Financial Report Month End November 2022. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Item No. 11. On the Agenda. PUBLIC HEARING: Special Use Permit subject to certain conditions to Brighton Learning Center for the purpose of operating a child care facility at 7260 NE Antioch Road.

Mayor Garnos opened the Public Hearing at 7:45 pm and announced the order of the hearing and instructed the audience that anyone who wanted to make a comment during the Public Hearing would be sworn in. He asked those individuals to stand and the Clerk administered the oath.

Community Development Director, Austin Greer presented the staff report for the Brighton Learning Center located at 7260 NE Antioch Road. He reported the applicants, Darron and Alecia Jones, were requesting a Special Use Permit to operate an early education center/day care at that location. He stated the property had been vacant for a couple of years, but was previously Caroline’s House, an early education/children’s day care, but under different owners who operated it under a Special Use Permit. Director Greer proceeded to inform the Council that the applicants have been operating their flagship location in Gladstone at 7227 N Euclid Avenue for over 11 years. He informed the Council that the packet contained the narrative the applicants submitted which further explains their child care facility. Director Greer stated that on December 19, 2022, the Planning Commissioners discussed and unanimously voted in favor of a five (5) year Special Use Permit due to the business owners good standing in the City of Gladstone for well over a decade. City staff agreed and therefore made the necessary changes from proposing a one (1) year Special Use Permit to a five (5) year Special Use Permit in the Ordinance.

City Staff recommends that the following conditions to be considered if the City Council approves this five (5) year Special Use Permit.

1. This Special Use Permit is to be issued to Brighton Learning Center and to be used at the listed location only. If Brighton Learning Center sells or leases this location to another tenant, either Brighton Learning Center or the other tenant(s) must reapply for a new permit. This Special Use Permit is non-transferable to another tenant occupying space at this location.
2. Brighton Learning Center shall apply for and maintain all applicable State, County, and City business and occupational licenses; copy of such business and occupational licenses shall be provided to the Community Development Department.
3. Hours of operation for this location shall be limited to 6:30 a.m. to 10:00 p.m., Monday – Friday.
4. All building and fire safety requirements shall be complied with and maintained as required.
5. Signage shall follow all rules and regulations associated with all City of Gladstone sign Ordinances.

6. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. The dumpster enclosure shall be maintained with materials consistent with the primary building.
8. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles shall not be parked or stored overnight on the premises. Storage containers shall not be stored on-site, unless as part of a valid building permit.
9. Any false statements in the application or violation of these conditions or other City Code requirements may result in the cancellation of this Special Use Permit.

Director Greer reported that the owners of Brighton Learning Center and City Staff have agreed on all conditions and City Staff recommends the request be approved, contingent upon the conditions previously listed. He invited Alecia and Darron to introduce themselves. Alecia shared that they operate two current locations, one in Kansas City and one in Gladstone. She stated they had been operating for almost twelve (12) years at the 7227 N. Euclid location and opened their Kansas City location about three and a half years ago. She explained they decided they wanted to open a third location because there is a long waiting list for their facilities. She expressed the need for quality child care education and stated they could also provide quality jobs in the area.

In favor of the Special Use Permit at 7260 NE Antioch Road:

Kelly Tobin, no address given, one of the former owners of Caroline's House, reported that it previously operated with a Special Use Permit and there were never any problems with the facility or neighbors. He stated that it is a good location and is needed, due to the huge demand and shortage of day care facilities. He concluded that he was speaking in favor of what these good people wanted to do in Gladstone.

Dave Hickman, 7307 N Euclid, wanted to show his support in favor and stated his daughter had attended their day care on Euclid in the past. He shared that the owners, Alecia and Darron Jones were good, hard working people and would do a wonderful job, as well as help the community.

There was no one that reported they were in opposition for the Special Use Permit at 7260 NE Antioch Road.

Mayor Garnos shared that he was on the Planning Commission twelve years ago when Alecia and Darron Jones applied for their first Special Use Permit. He added that he smiles when he passes their facility on Euclid knowing their success. He concluded that he is thrilled to see they are expanding in Gladstone and he thanked and congratulated them.

Mayor Garnos closed the public hearing at 7:55

Item No. 12. On the Agenda. **FIRST READING BILL NO. 23-01** An Ordinance granting a special use permit subject to certain conditions to Brighton Learning Center for the purpose of operating a child care facility at 7260 NE Antioch Road.

Councilmember Spallo moved **BILL NO 23-01** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **BILL NO. 23-01**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill

Councilmember Spallo moved to accept the Second and Final Reading of **BILL NO. 23-01** and enact the Bill as **Ordinance 4.619**. **Mayor Pro Tem Moore** seconded. Roll call vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) Mayor Garnos stated **Bill Number 23-01** stood enacted as **Ordinance Number 4.619**.

Item No. 13. On the Agenda. PUBLIC HEARING: Special Use Permit to A Turning Point for the purposes of operating a social services organization at 1900 and 1904 NE Englewood Road.

See the attached minutes transcribed by NAEGELI Deposition and Trial.

Item No. 14. On the Agenda. FIRST READING BILL NO. 23-02 An Ordinance calling a General Election for the election of two positions to the Gladstone City Council on Tuesday, April 4, 2023; describing the form of the ballot and directing the City Clerk to submit certification of such election to the Clay County Board of Election Commissioners Pursuant to RSMo. 115.125.

Councilman Mallams moved **BILL NO 23-02** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Councilman Mallams moved to accept the First Reading of **BILL NO. 23-02**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of **BILL NO. 23-02** and enact the Bill as **Ordinance 4.620**. **Mayor Pro Tem Moore** seconded. Roll Call vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) Mayor Garnos stated **Bill Number 23-02** stood enacted as **Ordinance Number 4.620**.

Item No. 15. On the Agenda. FIRST READING BILL NO. 23-03 An ordinance authorizing the City Manager to enter into an addendum to the Cooperation and Use Agreement between the North Kansas City School District and the City of Gladstone, Missouri, providing operations for the natatorium component of the Gladstone Community Center.

Mayor Pro Tem Moore moved **BILL NO 23-03** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the First Reading of **BILL NO. 23-03**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the Second and Final Reading of **BILL NO. 23-03** and enact the Bill as **Ordinance 4.620**. **Councilmember Spallo** seconded. Roll Call vote: "aye", Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) Mayor Garnos stated **Bill Number 23-03** stood enacted as **Ordinance Number 4.621**.

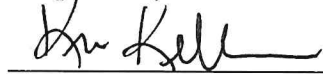
Item No. 16. On the Agenda. Other Business

There was no further business to come before the City Council

Item No. 16. On the Agenda. Adjournment

Mayor Garnos adjourned the January 9, 2023, Regular City Council meeting at 8:41 pm.

Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____



Bill Garnos, Mayor



COURT REPORTING

LEGAL VIDEOGRAPHY

VIDEOCONFERENCING

TRIAL PRESENTATION

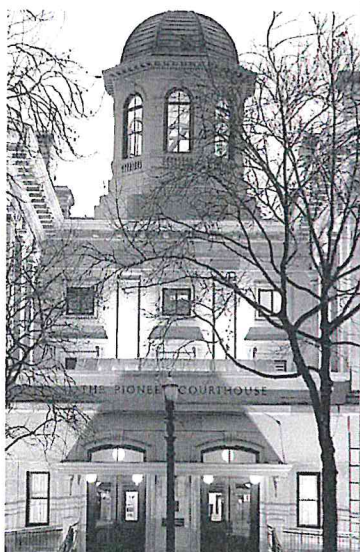
MOCK JURY SERVICES

LEGAL TRANSCRIPTION

COPYING AND SCANNING

LANGUAGE INTERPRETERS

DRAFT



GLADSTONE CITY COUNCIL MEETING

RE: SPECIAL USE PERMIT TO A TURNING POINT

HELD ON
MONDAY, JANUARY 9, 2023

GLADSTONE CITY HALL COUNCIL CHAMBERS
7010 NORTH HOLMES STREET
GLADSTONE, MISSOURI 64118



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DEPOSITION & TRIAL



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<p>1 SPEAKERS</p> <p>2</p> <p>3 COUNCILMEMBERS:</p> <p>4 MAYOR BILL GARNOS</p> <p>5 MAYOR PRO TEM JEAN MOORE</p> <p>6 TINA SPALLO, COUNCILMEMBER</p> <p>7 R.D. MALLAMS, COUNCILMEMBER</p> <p>8 LES SMITH, COUNCILMEMBER</p> <p>9</p> <p>10 CITY STAFF:</p> <p>11 AUSTIN GREER</p> <p>12</p> <p>13 MEMBERS OF THE PUBLIC:</p> <p>14 DAVID HICKMAN</p> <p>15 LARRY LEFEVER</p> <p>16 DAN YOUNG</p> <p>17 MIKE WEBB</p> <p>18 CHRISTY PURL</p> <p>19 LUTHER SALONEN</p> <p>20 ROB LINE</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>2</p> <p>4</p> <p>1 thank the Executive Director Cathy McIntire for her</p> <p>2 time and patience with our many questions.</p> <p>3 So we'll conduct the public hearing</p> <p>4 similar to the last one. We'll hear first from city</p> <p>5 staff, followed by anybody that wants to speak in</p> <p>6 favor of the special use permit, and then by those</p> <p>7 opposed.</p> <p>8 We will start by swearing in anyone who</p> <p>9 thinks they may want to speak on this issue. So if</p> <p>10 you would, if you'd please stand and get sworn in.</p> <p>11 UNIDENTIFIED SPEAKER: Raise your right</p> <p>12 hand (inaudible). Do you swear to tell the truth,</p> <p>13 the whole truth, and nothing but the truth, so help</p> <p>14 you, God?</p> <p>15 (Simultaneous speaking, inaudible.)</p> <p>16 MAYOR GARNOS: Thank you. Let's start</p> <p>17 with the presentation from city staff. Mr. Greer.</p> <p>18 MR. GREER: The applicant is requesting a</p> <p>19 seven-year special use permit to operate a social</p> <p>20 services organization at 1900 and 1904 Northeast</p> <p>21 Englewood Road. The need for a special use permit at</p> <p>22 this location is because A Turning Point is</p> <p>23 operating a social services organization in a zoning</p> <p>24 district that is currently zoned R-1 single family.</p> <p>25 Historically, city staff proposes a one-</p>
<p>3</p> <p>1 GLADSTONE CITY COUNCIL MEETING</p> <p>2 RE: SPECIAL USE PERMIT TO A TURNING POINT</p> <p>3 HELD ON</p> <p>4 MONDAY, JANUARY 9, 2023</p> <p>5</p> <p>6 MAYOR GARNOS: We'll move on to item 13,</p> <p>7 public hearing on a special use permit to A Turning</p> <p>8 Point for the purposes of operating a social</p> <p>9 services organization at 1900 and 1904 Northeast</p> <p>10 Englewood Road. The public hearing is open.</p> <p>11 I'd like to start by trying to manage some</p> <p>12 expectations this evening. We will be conducting a</p> <p>13 full public hearing for the special use permit, but</p> <p>14 we will not be voting on it until our subsequent</p> <p>15 meeting in case issues come up that we need to</p> <p>16 resolve.</p> <p>17 And in the interest of transparency, I</p> <p>18 would also want to mention that four of the members</p> <p>19 of council were able to tour the Turning Point</p> <p>20 facilities and programs last week. I wanted to</p> <p>21 thank Councilman Mallams and Councilmember Spallo</p> <p>22 for their many, many good questions on the tour.</p> <p>23 I believe it was the second site visit for</p> <p>24 Mayor Pro Tem Moore, so thanks to everyone for their</p> <p>25 due diligence on this application. And I wanted to</p>	<p>5</p> <p>1 year special use permit to start. Given the</p> <p>2 investment by the A Turning Point organization of</p> <p>3 hundreds of thousands of dollars into both</p> <p>4 properties, city staff believes that initial seven</p> <p>5 — an initial special use permit at seven years is a</p> <p>6 reasonable request.</p> <p>7 In summary, A Turning Point provides the</p> <p>8 following services: a food pantry, a wardrobe</p> <p>9 clothes closet, education academy, community meals,</p> <p>10 day center services, community meetings, support</p> <p>11 groups, job training programs, and a gymnasium for</p> <p>12 recreation opportunities.</p> <p>13 Cathy McIntire, Executive Director of A</p> <p>14 Turning Point, has submitted a detailed narrative</p> <p>15 further explaining their organization and the</p> <p>16 services that they provide. That document can be</p> <p>17 found in your city council packet.</p> <p>18 Since the planning commission meeting in</p> <p>19 December of last year, new information has been made</p> <p>20 available to city staff by Christy Purl, the</p> <p>21 director of Holy Cross Early Education Center. The</p> <p>22 Holy Cross Early Childhood Center is located across</p> <p>23 the street of Northeast Englewood Road in Kansas</p> <p>24 City, Missouri, and is adjacent to the A Turning</p> <p>25 Point property on the southeast side. In the city</p>

<p>6</p> <p>1 council packet you will find a document sent from 2 Director Purl to city staff.</p> <p>3 City staff recommends that the following 4 conditions be considered if the council chooses to 5 approve the seven-year special use permit. Number 6 one, the special use permit is to be issued to A 7 Turning Point and to be used at these locations 8 only. If A Turning Point relocates, sells, or 9 leases these locations to another tenant, either A 10 Turning Point or the other tenants must reapply for 11 a new permit. This special use permit is 12 nontransferable to another tenant occupying space at 13 these locations.</p> <p>14 Number two, A Turning Point shall apply 15 for and maintain all applicable state, county, and 16 city business and occupational licenses. Copy of 17 such business and occupational licenses shall be 18 provided to the Community Development Department.</p> <p>19 Number three, hours of operation for this 20 location shall be limited to 7 o'clock a.m. to 10 21 o'clock p.m., Monday through Saturday, six days a 22 week.</p> <p>23 Number four, this special use permit 24 allows for the following uses at 1900 and 1904 25 Northeast Englewood Road: A food pantry, wardrobe</p>	<p>8</p> <p>1 Gladstone sign ordinances. Landscaping approved by 2 the Community Development Department shall be 3 installed and maintained around the monument sign 4 located adjacent to Northeast Englewood Road.</p> <p>5 Number eight, all mechanical equipment 6 located on the roof and the ground shall be screened 7 from public view similar in design to the rest of 8 the structure. All screening shall be approved by 9 the Community Development Department.</p> <p>10 Number nine, trash service and commercial 11 deliveries shall occur between the hours of 7 a.m. 12 to 10 pm..</p> <p>13 Number ten, dumpster enclosures shall be 14 constructed with materials consistent with the 15 primary building. Special (sic) colors and 16 materials shall be approved by the Community 17 Development Department.</p> <p>18 Number 11, tractor-trailers, storage 19 containers, RVs, campers, and commercial vehicles 20 other than one A Turning Point box truck shall not 21 be parked or stored overnight on the premises. 22 Storage containers shall not be stored onsite unless 23 as part of a valid building permit.</p> <p>24 Number 12, Overnight accommodations of any 25 kind on the property are prohibited. However, this</p>
<p>7</p> <p>1 clothes closet, education academy, site to store 2 prepare, load vehicles for the community meals 3 outreach program, day center services, otherwise 4 known as the guest house. Services provided shall 5 be shower and laundry facilities, hot meals, 6 computer and internet access, and case management.</p> <p>7 Hours of operation for these services 8 shall be limited to Monday through Friday, from 10 9 o'clock a.m. to 2 o'clock p.m. Community meetings, 10 support groups, a community garden, one community 11 garden not exceeding 3,600 square feet, the 12 institute job training program, and the gymnasium 13 for youth sports leagues, practices, tournaments, 14 performances, recreation, and educational 15 activities.</p> <p>16 Number five, all building and fire safety 17 requirements shall be complied with and maintained 18 as required.</p> <p>19 Number six, the six-foot privacy fence as 20 well as the property located north and south of the 21 privacy fence or the residential homes to the 22 commercial use shall be maintained in perpetuity by 23 the Apple cam.</p> <p>24 Number seven, signage shall follow all 25 rules and regulations associated with all City of</p>	<p>9</p> <p>1 prohibition does not include temporary overnight 2 stays not to exceed five nights at a time of six 3 occasions per year by organizations performing 4 mission work in and around the greater Kansas City 5 area. This condition does not include the onsite 6 manager position and his or her immediate family who 7 reside on campus.</p> <p>8 Number 13, any false statements in the 9 application or violation of these conditions or 10 other city code requirements may result in the 11 cancellation of this special use permit.</p> <p>12 The leadership of A Turning Point and city 13 staff are in agreement on all conditions.</p> <p>14 City staff recommends that the request be 15 approved contingent upon the conditions listed 16 above.</p> <p>17 Thank you, and that is all I have. I 18 would invite Ms. McIntire to come up and introduce 19 herself.</p> <p>20 MS. MCINTIRE: Good evening. Thank you 21 for your time tonight and for coming and taking a 22 tour the other day. I really do appreciate that 23 effort and that time to get to know us.</p> <p>24 I just want to ask if you are here tonight 25 to just support A Turning Point and the work that we</p>

<p style="text-align: right;">10</p> <p>1 do, if you will just stand and show your support. 2 Thank you for being here. Most of -- you can have a 3 seat. 4 These folks that you see here tonight are 5 volunteers, are donors, are somehow connected to A 6 Turning Point and supporting what we do. 7 Austin listed our main programs that we 8 offer. You saw the site and what there is to see 9 there. I just want to reiterate a couple of things 10 real quick that I think are really pertinent to kind 11 of remember in the grand scheme of things. 12 We have over 50 -- almost 5,400 households 13 in our database at some point in the seven years 14 we've been in existence that we've served in some 15 capacity through our programs. 16 How many people that is, I could find that 17 out, but I didn't find that out. You could imagine 18 if 5,400 households. And out of that 5,400 19 households, there are really close, like 1,497 are 20 in the 64118, 64119 zip code. So our Gladstone, you 21 know, residents, for the most part. 22 And so I think that's -- it's just 23 important to remember that we're serving folks right 24 here in our neighborhoods and in our communities who 25 are in need, who are struggling in some capacity,</p>	<p style="text-align: right;">12</p> <p>1 The other thing that I also wanted to 2 mention is I know that there is a lot of unease and 3 concerns about some of the folks that we serve. The 4 folks that we serve come from a wide variety of 5 backgrounds, from a wide gamut of situations of 6 life. 7 About 50 percent of who we serve -- 40 to 8 50 percent of who we serve are what I would call low 9 income, the working poor. They're working multiple 10 jobs in the home but can't make ends meet because of 11 minimum wage, because of their situation. 40 to 50 12 percent of the folks that we serve are on a fixed 13 income of some sort, whether they're retired, 14 whether it's a disability income, whatever it might 15 be and, again, struggle to just make that paycheck 16 go far enough each month. And so our services are 17 really vital. 18 So about 90 to 95 percent of the folks 19 that we serve are in and out of there, using the 20 food pantry, using the wardrobe, our academy, those 21 kinds of services. I think the -- the hairs raised 22 on the neck with the -- the 5 to 10 percent of folks 23 that we serve that utilize our day center, and I 24 understand the concern for that. 25 These folks are coming in and taking a</p>
<p style="text-align: right;">11</p> <p>1 who need our services and our support, so that's one 2 thing I just want to -- I don't think I've 3 highlighted in your narrative, necessarily, so just 4 something for you to know and to remember. 5 The other thing I want to just mention 6 briefly is I don't know how many of you -- I think a 7 couple of you were at the planning committee meeting 8 that we had in December, and there was a gentleman 9 who brought up a concern about safety and the rise 10 of crime that he reported that he noticed happened 11 in Northmoor when we were located in Northmoor. 12 And he approached me about that 13 afterwards, which I was really grateful for. And he 14 showed me the -- the information that he had found 15 when he Googled it, and it actually happened before 16 we even owned the building in Northmoor. And so 17 when I pointed that out, he was quick to say, oh, 18 well, I'm glad you shared that with me. 19 So if you heard that that night, we did 20 talk about it. We did kind of look at it and 21 address it, and that peak happened in 2015, before 22 we even got the building in 2016. That was just 23 something that popped out at the last meeting that I 24 wanted to make sure that we -- I, you know, 25 addressed and talked a little bit about.</p>	<p style="text-align: right;">13</p> <p>1 shower, doing their laundry, receiving case 2 management services, just trying to make and take a 3 step forward in life, and that's what we're there 4 for. And they are there 10 to 2, and then they move 5 on to wherever they move on to. I'm not going to 6 lie; I don't know where all of them go. 7 Some of them have camps around the area, 8 and some of them get in their vehicle and -- and, 9 you know, and take off. I realize there's a high 10 level of concern for that. 11 If you were to come onto our property and 12 be there when these folks are in our day center, I 13 think you would have a whole different picture of 14 who we're dealing with because they are not 15 intimidating, and they're not scary, and they're 16 not, you know -- it doesn't make me feel insecure at 17 all to be in their presence and to be on the 18 property with them any time of day or night. 19 So I just want to address that elephant in 20 the room because I do think that's a concern. And 21 it's a rightful concern, but I think there is a 22 large misnomer of -- of information about who these 23 people are that we're serving, so. 24 If there's questions that you want to 25 answer -- I know I answered a lot of questions the</p>

<p>14</p> <p>1 other day, but I'm happy to answer any more if you 2 have any. 3 MAYOR GARNOS: Thank you. 4 Any comments or questions for city staff 5 for the applicant? Okay. 6 Thank you. 7 Is there anyone who'd like to address city 8 council in favor of the special use permit for A 9 Turning Point? And if you would, please step to the 10 microphone, give your name and address, and limit 11 comments to whatever you can. 12 DAVID HICKMAN: Thank you, city council 13 and for everybody for showing up today. My name 14 again is Dave Hickman. 7307 North Euclid is my 15 address, just down the street here. 16 I actually wrote something I was going to 17 share, but after listening to Cathy, I'm going to 18 sort of wing it. I am the director of community 19 meals. We were previously known as Free Hot Soup. 20 You may have heard that name before. 21 Our goal is to go and reach out to people 22 where they need it. That means going to where we 23 might find them in a park or panhandling on the side 24 of the road, or actually visiting homeless camps. 25 I've dealt directly with that population quite a</p>	<p>16</p> <p>1 south to wherever people are needed. And I -- I 2 could ramble on a long time, but I know there's a 3 lot of people here, so going to keep it to just 4 this. 5 I think this is good for our community. I 6 think it makes financial sense. I think it makes 7 community sense, and I strongly hope you consider 8 and approve it because it's a boon for our 9 community. That's all I have. Thank you. 10 MAYOR GARNOS: Thank you. 11 LARRY LAFEVER: Good evening, Mayor, and 12 Councilpersons. I've got a little sore throat. 13 My name is Larry LaFever, and I'm a long- 14 time business owner in the community. Some of you 15 know some of my businesses, Northtowne Automotive 16 Group, three locations, and a body shop. We employ 17 over a hundred people, and we're here tonight -- I'm 18 here tonight along with dozens of others to speak 19 out in support of A Turning Point. 20 I can tell you I have familiarity with A 21 Turning Point going back to their Northmoor days. I 22 was introduced to them by a mutual friend, and we 23 have made it our company charity point of clothing, 24 food, furniture, other things over the years. 25 Those folks do some good work. And being</p>
<p>15</p> <p>1 little bit, and I understand that there's going to 2 be that certain element that she sort of touched on. 3 Most of those people are completely 4 benign. They are looking just to get by. I've 5 never felt unsafe. My ten-year-old daughter has 6 been visiting us. She doesn't go to the homeless 7 camps, but when we're serving she comes out since 8 she was five years old. She is very at home with 9 that. She knows them quite well. 10 We are looking to -- to help those that 11 need the help. And I think Gladstone is a fantastic 12 place to live. I am very proud to be a citizen of 13 Gladstone, and I'm very proud that A Turning Point 14 has come here because when we merged with them -- 15 and I've been doing this for about five or six years 16 alone with myself. 17 Linda over there -- Linda, where's your 18 hand -- she's another director. Her and I -- that 19 woman is a force to be reckoned with. She has got 20 so much love in her heart. We spent a lot of time 21 finding people and trying to find ways to help them, 22 and A Turning Point has been such a boon to us. 23 We have helped so, so many people all 24 through the north land, not just Gladstone but for 25 everything north of the river and beyond. We go</p>	<p>17</p> <p>1 familiar with some of that community that they serve 2 who really has a genuine need may also take care of 3 other members that have little access to resources. 4 They need this, and we need this in our community 5 going forward. 6 And I'm on record tonight as being in 7 support of this. Thank you. 8 MAYOR GARNOS: Thank you. 9 DAN YOUNMAYOR GARNOS: Good evening, 10 council. My name is Dan Young. I live at 4200 11 Northeast 63rd Terrace in Gladstone. 12 I'm not officially affiliated with A 13 Turning Point, but I know the people who run it, and 14 they're good people. A couple of points I want to 15 address. 16 I'm an attorney. In my line of work, I've 17 dealt with social services by the state, and the 18 people who do that are saintly. They are good 19 people. They are doing the best they can. Those 20 resources are drying up. There is not enough help 21 to go around from the public sector. 22 We also have to accept the fact, and I've 23 lived here 25 years, the homeless problem in 24 Gladstone is growing. The problem of families being 25 put on the street (inaudible) is growing. We have a</p>

<p style="text-align: right;">18</p> <p>1 lot of folks who are not making it paycheck to 2 paycheck anymore. A lot of folks are hanging onto 3 their housing by their fingernails. 4 To be blunt, we have kids going hungry in 5 this community, which we really shouldn't have. A 6 Turning Point is a great start. I think the 7 location is highly suitable. It's a large location. 8 It has good boundaries. And frankly, it was falling 9 apart. Now it's fixed. That's the benefit to the 10 city. 11 The last thing I want to say is as long as 12 we've been here -- and Councilman Smith, I'm sure 13 you remember Gladstone on the move. 14 COUNCILMEMBER SMITH: Absolutely. 15 DAN YOUNMAYOR GARNOS: We have been trying 16 to find our identity and what makes us special, and 17 my experience through two tornadoes and a variety of 18 other things is that we're special because we care 19 about each other, and we're special because it's a 20 nice place, and we're nice people. 21 Sometimes, actions speak louder than 22 words. And I think approving A Turning Point and 23 making them a part of the community and welcoming 24 them with open arms only reinforces something that 25 can't be undervalued, and that's our reputation as a</p>	<p style="text-align: right;">20</p> <p>1 their -- their work on that campus. 2 We believed so strongly as a congregation 3 and what A Turning Point was doing, that our small, 4 struggling church decided to give that property away 5 to them. And many of our members have become either 6 members of the board or part of the ministry of ATP. 7 We still meet on the campus, and we're 8 going to stay involved with ATP. We've provided 9 some of the same services that ATP is doing right 10 now for many, many years. Englewood Baptist Church 11 has been on that site since before 1960 and provided 12 food pantry service, educational services, 13 childcare, open house, the food services, and the 14 laundry services, and the things that are being 15 discussed here tonight. We've been doing many of 16 those things in that same space for a very long 17 time. 18 In the time that I've been with Englewood 19 Baptist, we have not been able to do it as well as 20 we had in the past because our congregation was 21 shrinking. What we were doing is often a band-aid 22 solution to a much larger problem. 23 What ATP does on the property is more of a 24 long-term solution, offers long-term solutions, and 25 they do so with dignity and while they preserve the</p>
<p style="text-align: right;">19</p> <p>1 nice place. That's all I have. Thank you. 2 MAYOR GARNOS: Thank you, Dan. Nice to 3 see you again. 4 DAN YOUNMAYOR GARNOS: Good to see you 5 again. 6 MIKE WEBB: Councilmembers, my name is 7 Mike Webb. I live at 6232 North Normandy in 8 Gladstone. I've been there with my wife. We've 9 raised our kids. We've been here for 23 years. 10 Some of you may remember me. I was one of 11 those folks that volunteered with Gladstone 12 Emergency Management for about 15 years or so. I 13 was out there waving my traffic wand at city events 14 and that kind of thing. 15 I think I -- I think once I denied you a 16 parking opportunity, Mr. Smith. I have to apologize 17 for that. You were very gracious to me about that 18 issue, so -- 19 COUNCILMEMBER SMITH: You did. I mean, 20 for the record, yeah, you did. 21 MIKE WEBB: I did. Wow, I'm that 22 memorable. I had brown hair back then. 23 I've been a member of Englewood Baptist 24 Church also for 25 years. That is the property that 25 was gifted to A Turning Point for them to begin</p>	<p style="text-align: right;">21</p> <p>1 pride and dignity of the clients that come to them. 2 We all know that there are people in need 3 in our community. I can't tell you the number of 4 times that I would be on the church campus, being 5 one of the building and grounds people, repairing 6 something, installing something, and someone would 7 come to me looking for help, needing a gas card, 8 needing a meal, needing a place to stay, needing 9 clothing. We could do some of those things for 10 them, but we could do it on a very limited basis. 11 We all have perceptions of what poverty 12 and houselessness look like. We often think of drug 13 and alcohol addiction, poor life and financial 14 choices or people who are just taking advantage of 15 the system as being the faces of those that are in 16 poverty and homeless. 17 This is not -- simply not the full truth 18 of poverty and housing instability. My inspiration 19 for the work of helping is informed by my spiritual 20 beliefs, but my personal passion for the work was 21 inspired by my own experience of poverty and 22 houselessness as a youth. 23 Due to my father's persistent mental 24 illness, my mother and sister and I experienced 25 housing instability on more than one occasion. We</p>

<p>22</p> <p>1 were lucky enough, fortunate enough that people from 2 our community in Kirkwood, Missouri, and people from 3 our church allowed us to couch surf while we found 4 stable housing and found a place to get our feet 5 back under us again. 6 My mother is here tonight, and I commend 7 her for navigating us through that period of time. 8 This was not an easy way to live. I often wonder 9 what would have become of us had we not had those 10 kinds of services available to us at that time. 11 Poverty and need knows no geographic 12 boundaries. We've heard tonight how many folks in 13 the Gladstone community are experiencing poverty and 14 houselessness, what that number might look like. We 15 know that those boundaries go well beyond the 16 boundaries of our city, and folks travel across this 17 entire north Kansas City area looking for help. ATP 18 is a place where they can get that help. 19 These are folks that are in our own 20 backyards. They're our neighbors and friends. And 21 we could ignore their need, but we would do so at 22 their and our own peril. Mahatma Gandhi once said 23 that the true measure of any society can be found in 24 how it treats its most vulnerable members. 25 I believe it's in the best interest for us</p>	<p>24</p> <p>1 parents, they spoke to me about how they're feeling 2 unsafe because I see a lot of foot traffic, a lot of 3 people walking with backpacks, shopping carts. 4 And then we have encountered a few 5 incidents with people, one for sure when they were 6 trying to get on the deck to get the babies. I 7 mean, we are right across the street. And that was 8 kind of a scary point. We kind of de-escalated the 9 situation, and he kind of went on, but we've had 10 several kind of incidents with them being on the 11 property during our hours. 12 We operate from 6:30 to 6 p.m. It's just 13 you just don't know anymore how stable anybody is. 14 And this is hard when you're seeing people with 15 backpacks constantly walking on both sides of the 16 street. So I'm just here to -- how it's coming off 17 for our families, and I think we have lost several 18 families to come to our center because of it. 19 MAYOR GARNOS: Any comments, questions? 20 Okay. Otherwise, we'll keep going. 21 Thank you. 22 LUTHER SALONEN: Hi. My name is Luther 23 Salonen. I am a member of the Holy Cross Lutheran 24 Church. I am also the chairman of board of elders 25 and the chairman at our early childhood center.</p>
<p>23</p> <p>1 as individuals and for our Gladstone community that 2 we support and affirm the work of organizations like 3 ATP. 4 And I had one more question for Mr. 5 Whitten (phonetic). It sounds like he's a great 6 leader. I wonder if he's ever considered running 7 for the house representatives. I think they could 8 use your help over there. 9 MAYOR GARNOS: Thank you. 10 Is there anyone else who would like to 11 speak in favor of the special use permit? Although, 12 I think we get the general tone. 13 If not, we wanted to give an opportunity 14 to address city council in opposition to the special 15 use permit for A Turning Point. Anyone who would 16 like to address city council in opposition to the 17 application? 18 Yes, please. Can you -- give us just your 19 name and address. Thank you. 20 CHRISTY PURL: Hi. I am Christy Purl. 21 Probably no one is going to like me after this, but 22 we are right across the road from Turning Point. 23 We're 2003 Northeast Englewood Road. We run a 24 daycare/preschool. 25 We've had here, basically, but for my</p>	<p>25</p> <p>1 MAYOR GARNOS: And your address, sir? 2 LUTHER SALONEN: It's 2003 Englewood. 3 And so as Christy has said, because she 4 reports to the early childhood center board, and so 5 I am the chairman of that board, so she has conveyed 6 the things that have happened. 7 One instance is there was one -- a person 8 trying to climb over the fence towards the baby 9 house, so they had to scramble to put the babies in 10 the -- in, you know, in the house, so that, you know 11 -- because we didn't know why they were climbing 12 over the fence or trying to. 13 So you know, we've had those issues of 14 several times, and we just thought that they already 15 had a permit and the licenses because we are a 16 licensed childhood center from the State of 17 Missouri. So we have to do all of the 18 qualifications to make sure that we abide by the 19 State of Missouri with the training and all of the 20 things that we have to do to file permits and 21 everything, so we try very hard to take care of all 22 of our children. 23 We usually have anywhere from 75 to 85 24 kids there at one time. And her -- like Christy 25 said, our concern is what could happen. To go along</p>

<p style="text-align: right;">26</p> <p>1 with that, these people may be very, you know, calm 2 and normal people, but the perception from the 3 general public, which would be our parents of the 4 kids, are seeing these people around, and they're 5 going, I don't know that this is a safe area. 6 And you know, as Christy said, we've lost 7 a couple of families because of that, so you know, 8 our concern is just what the perception and what 9 could happen. So that's what I've got. Thank you. 10 MAYOR GARNOS: Appreciate that. Thank 11 you. 12 Any other comments? Please. 13 ROB LINE: Hi. My name is Rob Line, and I 14 reside on the Missouri side. My wife works at the 15 daycare center, and the stories she tells me, and 16 I've gone up there, too, and I've witnessed it. I 17 go up there and pick up my grandson. 18 And the -- this -- you guys know the 19 facility. There's a drive approach on Alpha 20 Englewood Road that goes into this facility. That 21 drive approach is exactly right across the street 22 from the early childhood center. And they meet 23 there, and they meet there. They yell across the 24 way, yell at the parents, whistle at the parents, 25 you know.</p>	<p style="text-align: right;">28</p> <p>1 permits. 2 Is this a change of occupancy? It used to 3 be a gymnasium -- gymnastics, I believe, and now 4 it's a -- I don't know what the use is when it comes 5 to the building code. I tried to look up in your 6 zoning code if this is even allowed. A group home 7 is what -- 8 I worked for the City of Kansas City. 9 That's what we would call this facility. When they 10 take care of the homeless, shelter, give them the 11 care that they need, and so I just wondered did you 12 go through all the steps to obtain all your building 13 permits. And again, why are they just now doing 14 this? Thank you. 15 MAYOR GARNOS: Appreciate your comments. 16 Thank you. 17 Any other comments in opposition to the 18 special use permit? If not, is there any testimony 19 from any other -- testimony from city staff or 20 anything city council would like to say at this 21 point? 22 COUNCILMEMBER MALLAMS: I do. Thank you, 23 Mayor. 24 For everyone here, and Cathy, most of 25 these comments will be directed to you, as a former</p>
<p style="text-align: right;">27</p> <p>1 You know, one gentleman yelled out, hey, 2 they left my kid, you know. I just want to know -- 3 this -- this facility has been open since spring. 4 Why are we doing this now? Why weren't they 5 notified? Why weren't people on the other side of 6 the state line -- sorry -- city limits notified of 7 the opening of this facility? And what -- is there 8 mental care done here? 9 Is there drug abuse care done here? Is 10 there alcoholism care done here? Supervision. So I 11 just have a lot of questions. What actually goes on 12 there? What kind of people are you bringing in 13 there? A lot of these people are homeless. 14 Turning Point, I -- you know, it's a 15 wonderful thing that you're doing, but what happens 16 on your property -- it's a wonderful thing that 17 you're doing. What happens off your property on the 18 other side of the city limit, I know you -- I don't 19 think you care. 20 That's -- I just want to say, you know, 21 yes, I find people sleeping on the property of the 22 church at 6 o'clock in the morning, waiting for your 23 facility to open. Parents, you know, walking by with 24 their child. So it's just -- just want to know did 25 you go through the city to get all your building</p>	<p style="text-align: right;">29</p> <p>1 educator, I do support A Turning Point. I 2 understand the importance and value for each child 3 to arrive at school each day beginning with a 4 nutritious meal, and I'm aware that without proper 5 clothing or cleanliness, a child's self esteem may 6 be impacted, which results in a decrease in 7 learning. 8 I do support the food pantry, the clothes 9 closet, the facilities for showering, and then doing 10 the laundry, helping your clients complete their 11 education, working with the case manager, possibly 12 to locate employment whereby they do not need your 13 services anymore. And I'm very pleased to hear that 14 the social worker will be brought on. 15 I do have concerns. I shared these with 16 you. I do have a concern for safety for everyone, 17 residents of Gladstone, your clients, and the 18 businesses within our community. 19 A concern exists for the impact A Turning 20 Point will be having on our public safety department 21 and their services that they provide everyone within 22 our city. A concern exists for the children and the 23 staff at the Lutheran Church to A Turning Point. 24 I challenge you, as the director, to work 25 with their director to be a good neighbor and</p>

<p>30</p> <p>1 everyone feels safe. And I thought of this as I 2 listened this evening. I ask you if I could read 3 the guidelines to the guest house. 4 And as a suggestion, the individual that's 5 in charge of the guest house, as your clients come 6 in, either in writing and/or verbally, you should 7 address, do not interfere with what is going on at 8 the daycare and really stress that to maybe some of 9 those situations could be cut back. 10 A concern exists with the homeless 11 beginning to place to answer other some form of 12 temporary home on the property at A Turning Point, 13 and we shared there's got to be immediate action 14 when that occurs. Your staff has to direct them to 15 leave or you call our public safety department. 16 Finally, I have a very serious concern 17 with turnover with your position. I'm also 18 concerned with the changes in board members that 19 possibly do not fully support the requirements of 20 the special use permit. 21 I do believe in your passion for the 22 program and helping those that aren't as fortunate 23 as us. I commend you. I commend the board for 24 getting us to where we are today. It's a job well 25 done. But as I shared with you, we've taken your</p>	<p>32</p> <p>1 MAYOR GARNOS: Thank you. That's all 2 we've got for tonight on that issue. We still have 3 some more ordinances, but thanks to everyone for 4 sharing their input, their concerns, and we'll see 5 if we can work to come to some resolution by the 6 next meeting. 7 (Whereupon, the excerpt of the Gladstone 8 Council Meeting concluded.) 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p>31</p> <p>1 program to a level here that when you leave I worry 2 that the program will decline, and we will have 3 possibly some of those concerns becoming realities. 4 Those are the comments I have, Mayor. 5 MAYOR GARNOS: Thank you. Appreciate 6 that. 7 Any other comments from council? 8 Mr. Greer, if you could remind me of the 9 planning commission voted what on this issue? I 10 can't remember. Was it 8-1, 7-1? 11 MR. GREER: I believe it was 7-1. The one 12 person who voted no, they were in favor of A Turning 13 Point. I think the disagreement came for the amount 14 of years for this special use permit. Does that 15 make sense? 16 MAYOR GARNOS: Yep, yep. Thank you. 17 Any other comments? If not, we're going 18 to continue the public hearing to our next regular 19 meeting on January 23rd, so we are going to be 20 postponing any decision until the date certain, and 21 we will then continue the public hearing and, I 22 assume, take up an ordinance after that at the same 23 meeting, or likely at the same meeting. 24 MR. GREER: Likely at the same meeting, 25 yes, sir.</p>	<p>33</p> <p>1 CERTIFICATE 2 3 I, Jodi Dean, do hereby certify that the proceeding 4 named herein was professionally transcribed on the date set 5 forth in the certificate herein; that I transcribed all 6 testimony adduced and other oral proceedings had in the 7 foregoing matter; and the the foregoing transcript pages 8 constitute a full, true, and correct record of such 9 testimony adduced and oral proceeding had and of the whole 10 thereof. 11 12 IN WITNESS HEREOF, I have hereunto set my hand this 13 18th day of January, 2023. 14 15 16 17 /S/ Jodi Dean 18 19 20 21 22 23 24 25</p>