



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 23, 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 23, 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 and thanked VFW Post 10906 for presenting the colors.

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 9, 2023, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the January 9, 2023, 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 January 9, 2023, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the January 9, 2023, 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. Communications from the Audience.

There were no communications from the audience.

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

Councilman Smith announced a "Community Listening Session" on January 24, 2023 6:30-8:00 pm at the Mid-Continent Library Antioch branch location that everyone was invited to attend.

Mayor Pro Tem Jean Moore recognized and congratulated Vanessa Thompson, a second grade teacher at Chapel Hill Elementary School, who had the prestigious honor of receiving the Milken Educator Award that also included a \$25,000 check. The award goes to very few in the country and Ms. Thompson was the only recipient in Missouri.

Mayor Garnos reported that he attended the Parks & Recreation Advisory Board meeting last week and was pleased to find out the concrete trail around Happy Rock Park on the East side was completed. He also announced that the City would receive funds for the replacement of the HVAC system at the Community Center/Natatorium indoor pool from Federal funding that U.S. Representative Cleaver secured in the amount of 3-million dollars.

- Mayor's Christmas Tree Checks Presentations.

The Mayor announced the Mayor's Christmas Tree fund received more than \$10,000 in donations. He then presented the checks in the amount of \$3,423.85 to each organization, to support the work that they do in the Community.

Chris Evans, Executive Director for Feed Northland Kids, accepted the check and expressed thanks and reported the money would help feed school aged children in the Northland. She reported the organization has been around for about fourteen (14) years and it serves Clay and Platte Counties.

Art Hammen, Neighbors Helping Neighbors, accepted the check and graciously thanked the Mayor and all who contributed. He expressed the funds would help a lot of people in Gladstone with maintenance repairs to their homes, especially seniors, veterans, and those in need.

Jennie Richie and Heather Smith, Gladstone Animal Control, accepted the check and thanked the Mayor and reported the donations will go toward the health of the animals at the shelter.

Mayor Garnos recognized several of the groups that generously gave to the Mayor's Christmas Tree Fund. Antioch Bible Baptist Church, Dentistry for Children, Security Bank of Kansas City, and Turner Construction. He thanked everyone who donated and the recipients for all they do for the community.

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

There were no communications from the City Manager.

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

Following the Clerks' reading:

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

Councilman Smith moved to approve **RESOLUTION R-23-01** A Resolution declaring certain City property surplus and authorizing the sale and/or disposal of such property held by the City to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager. **Councilman Mallams** seconded. The Vote: "aye", Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Councilman Smith moved to approve **RESOLUTION R-23-02** A Resolution authorizing acceptance of a proposal from the Kansas City Metropolitan Crime Commission, a Missouri not-for-profit corporation, to operate the "Crime Stoppers" Program and the "Tips Hotline" Program on behalf of the City of Gladstone for an annual fee of \$3,850.00. **Councilman Mallams** seconded. The Vote: "aye", Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Councilman Smith moved to approve Financial Report for 5 Months Ending December 31, 2022. **Councilman Mallams** 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. CONTINUED PUBLIC HEARING: Special Use Permit to A Turning Point for the purpose of operating a social services organization at 1900 and 1904 NE Englewood Road.

Mayor Garnos: Item number 11 and the continued Pubic Hearing we opened at our last meeting, January 9, on a Special Use Permit to A Turning Point for the purpose of operating a social service organization at 1900 and 1904 NE Englewood Road. The Public Hearing is once again open; as you will recall we had a large number of people at our prior meeting giving testimony on both sides of this issue, tonight we are going to go around initial testimony in the hearing; however, we would ask that you limit your comments to anything new or additional information that is relevant to the Special Use Permit application and, like last time, I would ask anyone who thinks they may want to testify tonight to please stand and be sworn to an oath of truthfulness, this doesn't mean that you have to testify, but if you are planning to or thinking about it, if you would stand please. Madam Clerk, please administer the Oath.

City Clerk: Please raise your right hand, do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God? If you agree, please respond with I do.

Audience: I do.

Mayor Garnos: Thank you. Again, in the interest of transparency, I want to mention that most all the Council members have toured A Turning Point facilities and programs. In the Public Hearing at our last meeting, we heard first from City Staff, followed by those in favor of the Special Use Permit and then by those opposed. We are going to use that same format again tonight and start with City Staff, to see if there is any new information or updates since our last meeting. We will then open the

floor for additional testimony in favor of the Special Use Permit and then by those opposed. When we are done with the public testimony, then we will hear from the City Council members regarding these issues or concerns they may have or how we'd like to proceed. Does that sound fair for everyone? If so, we will start with Mr. Greer, have you received any new information or any other updates since our last meeting that we should be aware of?

Director Austin Greer: Good evening Mayor and City Council. City Staff does have two (2) additional items of information.

The first item is a letter from a next door neighbor to the Turning Point property noting support for helping those who are less fortunate but expressing concerns about whether a residential area like this is the right place for it. This neighbor also provided multiple examples of incidents that have occurred at or near the facility in the past.

The second item is a police incident involving the Clay County Sheriff's Department on the Turning Point property on January 11th related to a traffic stop of a driver who stated that his destination was A Turning Point. The stop resulted in an arrest of the driver for outstanding warrants and issuance of citations to both the driver and the passenger for unlawful use of drug paraphernalia based on items found in the vehicle.

Copies of the letter from the next door neighbor and the Clay County Sheriff's Department incident report are included in your packet for this evening's hearing. That is all of the additional information we have for you this evening. Thank you.

Mayor Garnos: Thank you Mr. Greer. Were there any questions for Mr. Greer? Thank you.

We'll move to comments from anyone here that would like to address City Council in favor of the Special Use Permit for A Turning Point and again we are looking particularly for any new or additional information you may have beyond what was presented at our last meeting on January 9th. When it's your turn, if you would like to testify, please come up to the podium, give your name and address for the record and please try to keep your comments as limited as possible.

Unknown Speaker: (inaudible name and reported that he didn't really have an address.) For anybody who has never been homeless your reasons for becoming homeless could be that your family house burning down, a mother and child (section of inaudible content). There's a lot of parents that are out here struggling and I see you guys are making contributions to a lot of these groups that are helping children and other people in need this is currently (section of inaudible content) designated place to be at and go to where they can safely seek services (inaudible content) so I don't see how that can turn out to be a bad thing. I don't see how that could turn out to be a bad thing...there's a lot of those folks who are very much in need these folks don't have anywhere to go, they are going to be in your back yard no matter what. The best way to get them out of your backyard is to provide adequate, dignified services to help those people and that's what the church is trying to do. Is there's concerns about additional risk, there should be logically addressed with police or additional security, there's reasonable measures to be able to help people and still gives them a place to be helped. If you give them nowhere to go their simply still going to be in your backyard. That's all I can say right now.

Speaker (Cathy McIntire): Good evening. You know who I am so I am not going to introduce myself. Thank you for your time, I appreciate it again. I'm not going to go over anything as far as what we do, I know you've seen that, I've talked about that. If you're here tonight to support A Turning Point,

most of you, many of you, I think are standing here, if you'll stand just so that they can get a sense of who is here to, thank you. If you, remain standing if you live in Gladstone, if you do business in Gladstone, if you work in Gladstone, if you exist and shop anything in Gladstone, just so that they can get a sense of Gladstonians too. Thank you guys very much for being here, it's greatly appreciated. I just want to take a minute, if I could, to address some of the points that I know you have in your packet before you tonight. I want to make sure that all assumptions are cleared up or anything like that, misunderstandings. First a note on the later, I don't know what you received exactly from the neighbor, Miss Drew, but there are five things that I think it's important for you to know. One, she writes of a woman hugging and kissing a post and acting strange, that is a little bit disturbing behavior, she herself indicates though in her letter to you, that she doesn't know where this individual even ended up, that she was just walking the streets and so it just seems unfair and wrong to assume that it is something to do with A Turning Point, so I just wanted to make that note. She also speaks of an incident with a knife between two men who are not on ATP property, but there's two men who were on ATP property trying to get them to stop, again, I know nothing of the incident of which she writes about, but I would say it's a little bit unclear whether it really had anything to do with the services or what we were even offering. She mentions the sheriff's department as did Austin, pulling over a vehicle into our parking lot searching it and arresting the driver, it did occur within the last two weeks, no drugs were found in the vehicle, and I just want to be clear that we at A Turning Point have a zero tolerance for illegal drugs on our property, that's not something we stand for. It's an unfortunate event that literally could have and probably does happen, I would say in other parking lots of other businesses, all over Gladstone and Kansas City. We appreciate the Sheriff's Department, and we are on board with trying to keep everything as safe as possible. She mentions two large bull breed dogs being owned by our property manager, our property manager does not now or never has owned dogs, so I'm not sure what that was about, but just to clarify. She questions our resources and our ability to serve our clients. I want to assure her and you, that we have a high capacity trained professional staff, we have partnerships that we work collaboratively with all other kinds of agencies to refer clients as needed. We developed a stringent set of guidelines for all our programs, we have put safety measures and improvements to the property to heighten security; cameras, extra lightening in the buildings and the parking lots. On site manager safety agreements and more. We believe safety is a priority. I know too that there were some photos submitted by Holy Cross's Preschool staff, of a person laying on the sidewalk and folks with grocery carts filled with food that are waiting on our property for someone to pick them up from the pantry. Neither to me seem threatening or a problem, in fact I think you see that same kind of thing in lots of other places in the City. I wanted you to know that since the last Council meeting, I've reached out to Holy Cross's preschool staff and actually met with a group of them attempting to build good relations, to answer questions, clear up any, you know thing that they had in mind and an eagerness to really be a good neighbor, but really to serve and be about doing for the greater good of all. It is our desire to be a community asset to the City of Gladstone. So as you take all of this into consideration and you deliberate about this Special Use Permit for all of our services, I would just sincerely pray that it's a decision that's not based on assumptions that reflects the wellbeing of all the citizens of the community.

Ricki Palmer, Hi, my name is Ricki Palmer. I appreciate the chance to speak with you tonight, I reside at 2009 NE 91st Street, while I don't have the privilege of residing in Gladstone, I am the case manager for A Turning Point Guest House. I've been a licensed clinical social worker for the State of Missouri for ten years and have been practicing social work for over seventeen years across the state. Last year, the Kansas City needs assessment was released, while this assessment is not a

Gladstone specific document, the research concluded that homelessness in the Northland will only be eradicated when it is approached from a housing first stance and wraparound services are provided. This is in agreement with National research and data, the most effective way to serve houseless populations is to provide effective wraparound services that are easy to access and consistent for the client. These wraparound services are exactly what A Turning Point and more specifically the Guest House were to provide. These essential services provide very basic services like food, showers and laundry, and once a client has these basic needs met, they are then able to address the more complex needs that they have to have to end homelessness like employment, housing, and therapy. It is truly how wraparound services are meant to work. People experiencing homelessness is not a new challenge and we are all aware that it exists right here in Gladstone. The Guest House is a gift to the community and the City of Gladstone, as ATP has laid the foundation for wraparound services to be provided to a population that will reside in Gladstone, regardless if the Guest House exists or not. If the Guest House closes, homelessness in Gladstone will not go away, it will likely result in an increase in incidents as people are deprived of the services that position them to end the cycle of homelessness. Financially it makes the most sense to utilize the resources already existing at ATP through the Guest House. It doesn't only make financial sense, but also makes moral sense, it's a moral obligation to provide services to these people who are our neighbors. As someone who works at the Guest House, we are here on this nice evening debating whether or not to provide services who have real names. Real people who have real stories. They're nurses, they're construction workers, they're veterans, they're moms and their dads. Their stories, I get the honor to listen to and not a single one of them have chosen the hardships that they face. From a moral, financial, and humanitarian standpoint it only makes sense to allow ATP and the Guest House to remain a part of the Gladstone community. Thank you for your time.

Ben Baumgart: Hello, my name is Ben Baumgart. I'm homeless, you guys might be surprised to find out that it's actually really fun being homeless sometimes, and it may sound crazy, but it's, it could be an adventure, but anyways at the same time it can be really challenging, it can be really cold outside, you know, you feel like at times you become completely hopeless, a lot of people on the streets just, there comes a point where you are like is this ever going to end, can I ever catch a break, is something going to go my way, it, it really starts to take a toll on your body, on your energy level, and your ability to function and then you'll be begging for change and someone might say get a job, you know and it's like you know, I'm to the point people to say, if you are going to tell me to get a job, then I'm going to take it upon you to help me get one, because when you say that to someone, it's really hurtful, but there's so many things that go along with homeless people getting bumped to the next level, like they don't, they don't get a shower every day. They don't, they might be smelling dirty bad. You know, I've had days where I smell really bad. And you know, things just get tough, you might lose your phone, you're constantly getting stuff stolen out on the street. Well, Turning Point when I showed up there, and they literally saved my lives, my life. And you know, I really thank Cathy, Jen, and Donna and all the rest of the people at that church, I want to give you a thank you from the bottom of my heart, because I was literally on my last leg, it was freezing cold outside last February and they came to my rescue and literally saved my life. So, I really want to, if everyone could give them a round of applause. And besides that, these ladies like go above and beyond what any other place does and the place is cleaner, it doesn't smell in there. They always have a great lunch when you go in there and the atmosphere is great as they come in as you are and you know, you feel at home with them, and being homeless, you get treated really badly a lot, and when I walked in, I was like, okay, what's the routine gonna be, okay, I'm gonna have to say like ten hail Mary's or do

whatever. They didn't ask me to do any of that, they just showed me love and they show everybody else that love. The biggest parts in that whole church, that everybody at that church that the spirit in that church is amazing. It's just exemplifying Christ and who he was and in the love that he had for people. And that's what that church is, and I really love that place and I hope that we can keep coming.

No name or address stated: I don't know what you said before, but when I heard this, my 80-year-old mother and my 78-year-old aunt, they use the food pantry. You know they live on \$1,400 a month and they're not homeless, they're better off than a lot. But they've used that food pantry. It's really sad and a lot of the food pantries are getting, so they don't have enough. They have to make an appointment. Anyway, it would be really sad that this goes down for a wide range of reasons not with homeless people for the ages. It's been used by a lot of different people including my 80-year-old mother.

Mayor Garnos: Thank you.

Eldon Sexton: Hello my name is Eldon Sexton. Prior to two years ago, I never dreamed I was in need of the services of an organization like A Turning Point, you know, things happen and for almost two years now, I have needed their services and I give thanks every day to them there. It's been nothing but a positive for me. In almost two years, I've never seen a single incident that could be described as harassment, or made me wonder what's going on here, or think twice, about coming around or bringing any of my family around. Not a single time. The thing is, what they do and the relationships that are forming, you know, the partnerships, the volunteers that I see there, it's all positive. You know, it's helping people out. I hear a lot about inclusion, and diversity in today's world, sense of self-worth, and in my estimation, they're contributing on the positive side. And I think they would represent the city of Gladstone very well, too. I certainly respect all of the incidents or concerns that have been cited, and you know, that they're all valid. But, I also would offer that in today's world, they're not having any higher rate at A Turning Point, because they're there that they would somewhere else in the world. You know, unfortunately, we live in a world where there's, there's risks, you know, a lot of places to go, I don't think that's increased in the slightest by A Turning Point being there. I see nothing but positives coming out, they treated myself and my family with nothing but respect, the volunteers, relationship, and long term positive relationships that are forming, and promoting, I think, should be looked at as a positive and celebrated. And that's really all I came here to say tonight, is just to thank them and urge you to consider that. And you know, I think it's a real good thing for the city and that's all I have for tonight.

Rachel Parsons: Good evening, Mayor and Councilmembers My name is Rachel Parsons, 4200 Northeast 63rd Terrace, Gladstone, Missouri. I've lived in Gladstone for more than 26 years. In those 26 plus years, I've witnessed a lot of growth and a lot of challenges in Gladstone. I've been a board member of ATP for more than three years. I'm currently serving my second three-year term. And I'd like to address issues here tonight. First, regarding safety. I've been at the Englewood campus at all hours of day, on all days of the week. I've never felt uncomfortable around any of the individuals we serve. A Turning Point has employees or members, volunteers, children, and guests on site every day. On Sunday, church services are heavy morning and afternoon. Safety is one of our priorities. All individuals who come on site and sign in for any services. We have zero tolerance for illegal drug use, or intoxication. Those visiting the Guest House have to submit to a breathalyzer test. We have live in caretakers and the family in the Guest House, we have lights and cameras. The board has received no complaints of inappropriate or threatening behavior, since I've been on the board. The

most rambunctious thing I've seen are the cheers and shouts with the children who are practicing volleyball in our gym. And they can be fairly loud and you can hear them out in the parking lot on Sunday. Second, many in our city are in strong need. There was an award tonight for a teacher at Chapel Hill. I think all the teachers at Chapel Hill would tell you, there are a lot of children in need at Chapel Hill. A Turning Point offers Gladstone an opportunity to help those in need, our board, volunteers and employees are dedicated to our mission of helping those less fortunate or less able to gain the ability to help themselves. We're not planning our presence will eliminate the problems that working for our community thinks, but we can and do offer people opportunities, so they can move forward toward a better, more stable life. They're, we're in this for the long haul. What Cathy McIntire, may be, and often is our spokesperson, she's in no way alone. We have fifteen board members from all walks of life. We all share a passion and a commitment to supporting the mission of A Turning Point. The board, our staff, our volunteers, we've all worked very hard. and will continue to work hard to ensure that A Turning Point has the ability to fully support all of our operations on all main measures, including financially. We're continuously working on development of resources of all types, and on planning for our future. We make long term plans. We know Cathy won't always be our leader, or the running of the facility. But the board has contingency plans and we will continue making those, as you deliberate about the Special Use Permit to allow us to continue to provide services to Gladstone and Northland residents, the Education Academy, the food pantry, the sports facility, clothing wardrobe, social services and the Guest House. I sincerely hope your decision is made based on facts, not fears or speculation. Please base your decision on what will make Gladstone a better place to live. The citizens of Gladstone, allow us to continue helping make Gladstone a better place.

Douglas Martin: Good evening. My name is Douglas Martin. My wife and I have lived in Northland both Gladstone and Kansas City for the past 50 years. We've raised four boys and they all went through the North Kansas City Schools. We have deep roots here. In 2016, I became familiar with A Turning Point. I was volunteering for a church group that was working with the homeless, it was called Family Promise. And I got familiar with Cathy and found out what they were up to, and I began getting more interested in what they were doing. And so I personally took it on to become a volunteer, and donator for funds to them. From the time that I began volunteering with them, I was amazed. And I'll tell you what amazed me, I thought that they only reached out to the homeless. That's a far cry from what they really do. What they really do is that they're there providing services for you and me, and for a lot of others who have never experienced homelessness, who have, by no fault of their own, fallen on hard times, and who have desperate need for services and for food and for clothing and for all kinds of connections that Turning Point can do for them, to help them get a leg up and to get back on their feet. When I was volunteering on Saturday mornings helping those folks with getting food. What struck me was, how many families, how many folks were coming with children, how many different kinds of folks were coming for services and you know, Turning Point gives generously without qualification, without judgment, without any kind of requirement. Other than you have a need, we have a service, welcome, and I find that amazing. I find it truly amazing, because it's our world today was limited funds and so many different kinds of opinions about how things ought to be, Turning Point is one of the very few places that I've ever seen, that loves generously, gives without question. I support A Turning Point one hundred percent and I hope you do as well. Thank you.

Mike Webb: I live at 3262 North Normandy and you all have heard from me before and I spoke at the Planning Commission meeting as well. I did want to add a couple of items for clarity, and then

share a couple of hopes that I have for ATP and the City of Gladstone. One is as a member of Englewood Baptist Church and being on various committees, including building and grounds and then Cabinet Chair for the last eight years, I can attest to the fact that there have always been interesting people walking up and down Englewood. There have always been people who decided to take a seat on the sidewalk with their backpack and have a meal, or wander on to our property or someone else's property, looking for help, looking for food, or looking for a conversation. That is not going to change whether you approve this Special Use Permit or not, it will continue. The two hopes that I'm going to share with you tonight, one, I hope that you'll agree that the seven-year commitment is a good one to make, and that that will last for a lot longer than seven years the relationship between the City of Gladstone and ATP. My second hope is that the fine folks behind us that serve our police or law enforcement community will grow to become familiar enough and trusting enough of the services that ATP offers, then they become a resource for them when they encounter someone in our community who needs help. Thank you.

Lana Benzinger: Good evening Mr. Mayor. (inaudible address and several beginning words) 5705 My concerns about this is me and my family are one of the many clients at A Turning Point and are concerned how our family will carry on without food, clothing, and other services that A Turning Point provides for us. Students like myself, count on A Turning Point for community service hours for school. I hope that, I enjoy being able to give back to the organization that gives so much to so many people. I would be very grateful to find it in your heart to approve this permit for A Turning Point to continue to serve the community.

Christina Cherry: Good evening my name is Christina Cherry. I am a resident of Gladstone have been for the past 11 years. My children go to school here in Gladstone and I work for Synergy Services up here in the Northland. I am a program manager for a domestic violence housing program and I came here tonight in support of A Turning Point with my executive directors blessing, because Turning Point has proven to be an invaluable community partner for Synergy. We use their food pantry almost weekly to help feed the families in our housing program and help feed our aftercare clients who can't quite make ends meet in this tough economy right now. I have referred clients to the Guest House who need to do their laundry and don't have the change to be able to pay for their apartments washer and dryer. I have referred friends, family members who needed the Guest House for various reasons, not just professionally, but personal friends and family members who have needed that help. I find it very interesting actually that I found out about this meeting through my daughter's best friend's parents who volunteer for A Turning Point. One of my staff members is a member of A Turning Point. There's little pinpoints in the community that I'm claiming where A Turning Point has created a web of support that I was unaware of until I started having these conversations with fellow community members who are aware of A Turning Point and the help that they provided and who needs this in our community. I can attest and am sure you've heard the stats on how homeless services can help with an economic impact that can help reduce calls of service from our police department. Synergy services is the only shelter in the Northland. And we only serve victims of domestic violence, we don't serve other houseless folks. And so it is with the support of places like A Turning Point that we're able to offer any other supports for the homeless people up here in the Northland. So you have to understand there's not a homeless shelter north of the river, there's a domestic violence shelter, but not homeless shelter, homeless services are vital. And homelessness is here in the Northland. They are our neighbors; I can attest to that. That's really all I have to say I didn't come with a whole lot of prepared remarks, because I found out about it very last minute, but I did think it was important to

come here and show support just not only as a community member, but as a professional who works in a similar field, and who appreciates the support of A Turning Point. Thank you.

Mariana (no last name or address was stated): Good evening, my name is Mariana and I work at 800 at Gladstone and I can't even remember but, I'm one of the volunteers at ATP, but I feel called to speak for those that really aren't here. And they come to this country in a different way of homelessness, or they move in a new country. In our situation, that probably is not the perfect situation. And they come with just, with luggage and their family. One word that I really think when I can see ATP is self-sufficiency. That's the whole goal. This organization, and I know that there's a matter of maybe we will have this situation people forever. But self-sufficiency is what we look for. And I have seen people that we have helped once or twice in the hardest moments of their lives, when they come to this place, to this City, to this country with nothing on their hands. And I can see them today, with a job, starting and accomplishing their goals. And that extends to somebody lending them a hand. And seeing them make them feel safe, and make them feel welcome. So for all those who probably can't speak tonight, I hope that you can keep that in mind.

Mayor Garnos: Do we have any other people that would like to testify in favor of the Special Use Permit?

Leslie Driver: Hi, I'm Leslie Driver, I live at 6712 North Baltimore. I've only been helping at A Turning Point for a short time. But in that time, I've watched them provide basic needs for our neighbors who have fallen on hard times, our neighbors with homes and those without and regardless if we want to acknowledge it or not homeless humans, are our neighbors, whether A Turning Point is there or not. Turning Point humanizes them and provides them with things that most of us take for granted. In addition to that, they love and care for the people that they provide for, the people A Turning Point serves are no different than any one of us in this room. I've had the privilege of being able to serve at their Guest House and the people I've met have been kind and gracious and helpful and funny. And I've heard all kinds of stories and then I think it's really clear tonight that A Turning Point is willing to do all sorts of things to help with the concerns and everything. And I don't think that the solution is to stop their services. I'm amazed every time that I serve at A Turning Point for all that they do for the community and make the community better and they want to honestly be hurtful to so many if this discontinued and I'm just here to ask you guys to think of the neighbors with homes and without and all that they serve and to just take a moment to really understand and truly see, see the people that they serve and see what a difference Turning Point makes in the community.

Cody McElroy: Good evening, my name is Cody McElroy, I live at 4 Northwest 72nd Street. I am in support of this primarily because there are two things that we like to pretend the children of humanity, which is poverty and want, do not exist. But unless there's a building (inaudible several words), we are all one step closer to being with lack of food security or home security than we are to being secure and wealthy. So these services are vital to help anybody who has a stumble, who has a bad day. And I'm not going to say it looks pretty the only homeless person looks well and decent is usually day one or their last day, they're going to struggle. And it's going to be something we're not used to seeing. If you're not used to seeing destitution. I grew up the country I saw more often than you would think. And I remember the Comprehensive Plan was all about building better community. And if you look at this room I see quite a community, but think it would be a disservice to kick them out. And then to not have any support for those who fall in hard times. There are elderly folks who are on fixed income, there are single mothers, single fathers who are trying to raise their children.

And as we can tell in today's time, inflation is not easy. So I think it is vital that we support them and allow this to occur. Thank you. Have a good night.

Mayor Garnos: Any other testimony in favor? If not, we will move forward with comments from anyone who'd like to address City Council in opposition to the Special Use Permit for A Turning Point. Anyone would like to address City Council? Please state your name and address.

Patrice Johnson: My name is Patrice Johnson and I live in 10107 N. (inaudible street address) and I am a member of Holy Cross Lutheran Church for more than 25 years. I am also a board member for the Early Childhood Center. Thank you for this opportunity to come and share some thoughts and speak with you this evening. I think we can all acknowledge that A Turning Point has wonderful services that they provide. I have every confidence that A Turning Point administration and volunteers have the best intentions when it comes to providing resources for their clients at the Englewood location. As with any new venture, there can be unintended consequences. Unfortunately, it has the unintended, consequences that bring us here. Miss Purl, our director of the Early Childhood Center has provided documented situations and photographs to the Council for your review. Those who seek resources from A Turning Point are not allowed to stay on the property overnight for understandable reasons. When those individuals leave their property, they are often without transportation and are walking within the neighborhood. The Early Childhood Center is directly across Englewood Street, staff and parents with infants and young children are concerned about the unknown individuals approaching them as they are coming to the center in the morning or leaving with their children in the evening. They are also very concerned about unknown individuals attempting to climb the fence to access the property intended for the children to play. The perceived threat and danger are significant for our families and staff. Encounters like these are new in our neighborhood in the last several months, as A Turning Point is experiencing additional volumes of clients. This is certainly an unintended consequence following the opening of A Turning Point at this location. We hope and pray that an encounter does not ever result in a physical harm to anyone. Unfortunately, because of the past encounters with unknown individuals, the families and staff do not feel safe. It has been recommended that we call 911 when an unknown individual is seen on the property of the Early Childhood Center. Due to the city limit, that call is routed to the Kansas City Police Department. If the unknown person is across the street at Turning Point and yelling inappropriate things to parents when their children are present or to staff, we have very few options, possibly calling 911 and requesting Gladstone police to respond. We appreciate and thank our police officers from both cities. These calls, I am sure are also an unintended consequence. The concerns and fears are real and have increased over the past several months. The services that are provided at A Turning Point are very important, but their presence at this location is causing distress to their neighbors. We respectfully ask the City Council to not allow the Special Use Permit in a R-1 single family zoning district. Thank you for your time. Thank you.

Mayor Garnos: Thank you.

Curt Wendt: Good evening, I'm Curt Wendt, 6967 North Woodland. I'm a resident in Gladstone, I've got roots here. My parents bought property here and built a house when I was a young one and I was here before Gladstone was Gladstone, (inaudible words). I also wanted to bring my business into Gladstone and found out some 20 years ago or less, that I didn't have C-3 zoning; C-3 zoning was very scarce back then, count on one hand, I finally bought a building that had C-3 zoning, I said, Good, ready to go? No, I had to put a sidewalk in first, before they would give me a business license,

put up escrow money, not good enough, had a completed sidewalk put in before I get my business license. It kept me out of business for two months. I am also an elder at Holy Cross Lutheran Church, right across the street from Turning Point. My concern is the well-being of our Early Childhood Center; we have babies on up, and their staff, because, as previously said, A Turning Point closes, they gotta be off the property and they're wandering around the neighborhood. We've had some incidents there already and we've lost some people from our childhood center, because of concern for their safety and staff as well. So, I think all the trouble I went through to get the zoning, I think it's only right, these people should be zoned correctly, understand that their residential right now and I don't know what the zoning would be. But I think they need to do that, like the rest of us business owners here in Gladstone. Thank you.

Mayor Garnos: Is there anyone else that would like to address City Council in opposition of a Special Use Permit.

Luther Solonen: I am Luther Solonen, 2003 Englewood. I'm an elder at the Holy Cross Lutheran Church and chairman of the ECC board and I had this come to our attention with the board of all the incidents they have had and you are aware of those because Christy Purl has given those to you, so I just want to reiterate that, you know, it's the safety and the perception, but we did meet with Cathy and talked about what we could do to make things better. But, you know, we still have that issue. So, you know, we'll call the police whenever we need to, that's what Cathy said. Thank you.

Mayor Garnos: Thank you. Any other testimony? If there's no further public testimony and ask our city attorney if there's any exhibits that need to be entered into the record.

City Attorney Chris Williams: Yes Mayor, we have six exhibits to enter the record this evening. Exhibit one is titled Silent Zoning and Land Planning Ordinance of the city code of Ordinances. Exhibit two are the documents included in the City Council packet for the meeting and public hearing on January 9, 2023. Exhibit three is documents included in the City Council packet for the meeting and continued public hearing on January 23, 2023. Exhibit four is the newspaper publication notices and public hearings before the Planning Commission on December 5, 2022 and City Council on January 9, 2023. Exhibit five are the certified mail notices to property owners, within one hundred and eighty-five feet of the property, of public hearings before the Planning Commission on December 5, 2022 and the City Council on January 9, 2023. Exhibit six is the email correspondence that was sent to the Mayor and the City Council members in support of the application, that was received after distribution of the City Council packet for the January 23, 2023 meeting, we ask that these exhibits be entered into the record.

Mayor Garnos: Thank you. Without objection, the exhibits are entered into the record and public hearing. If we are done with the public testimony, I'd now like to open the floor to any City Council members who have any comments, concerns, or suggestions on how we should proceed on this issue. Any Council need any additional information or does Council have any concerns with the proposed ordinance?

Councilman Mallams: As a former school principal for 24 years, I stated at our last City Council meeting, I support the work of A Turning Point. I commend the main volunteers who support the individuals or the families that are either homeless or struggling financially. My younger brother spent over one half of his life as homeless. It was a decision that he made. He may be alive today if he had chosen to be a client of ATP or a similar program; however, over the years while serving on the City

Council, when we would review the request for Special Use Permits for businesses, the precedent has been set to establish a one-year permit. Therefore, I cannot support the seven-year request. In our last meeting, I shared that the staff at A Turning Point must be good neighbors, to the residents and the businesses adjacent to or in proximity to ATP. Again, looking at the precedent that has been established over the past years that I've been on City Council, the proposed businesses requesting the Special Use Permit had received the support of their neighbors, to my colleagues; most recently, if you recall the proposed convenience mart and gas station on Antioch generated opposition from adjacent neighbors, we made the decision to do what was right in our opinion for the city as a whole. Or the several proposals for the use of the Mann property adjacent to QuikTrip. We did not approve the special permit request and the City Staff directed the developers to work with the adjacent property owners to find an agreeable resolution before we would even consider the Special Use Permit. This is the action that I would recommend for the board of ATP. We received many positive letters in support of A Turning Point and we receive concerns related to safety and security of adjacent residents and businesses. I believe you must work to find an agreeable resolution to satisfy the concerns of nearly everyone. I would encourage the board to consider employing a security officer during the hours of operation for the Guest House. As a suggested time nine to three, Monday through Friday. I'm aware that the hours of the operation of the Guest House are from ten to two. I would also encourage the staff to add to the list of requirements for the clients who use the Guest House that the clients fully understand that any verbal communication that could be construed as confrontational with residents, staff of businesses, parents and or children, cannot occur walking to or from ATP, and they should be encouraged to use the North sidewalk along Englewood walking to or from the bus stop on Antioch or otherwise, they will lose the privilege to use the services provided by A Turning Point. I also believe that a member from our police department should meet with the director of ATP on a quarterly basis to share information and or concerns. I believe keeping these lines of communication open and if necessary address concerns related to public safety. This may possibly alleviate large problems. This requirement should be placed into the Special Use Permit as one of the stipulations. As previously noted the board of a turn turning point approved significant improvements to the building's parking lot, the outside grounds of Englewood Baptist, the improvements were made to make prior to seeking the Special Use Permit from the City Council, simply stated the cart was placed before the horse and then prior to receiving the approval of the Special Use Permit, A Turning Point began to provide services to their clients. Again, for the safety of everyone and for the continued success of your program. I believe the following concerns must be addressed for my support of a one-year Special Use Permit Thank you.

Mayor Garnos: Other comments from Council?

Mayor Pro Tem Moore: As of this evening's meeting, I have heard several hours of testimony regarding the Special Use Permit for ATP, both through the Planning Commission and Council meetings. Since Friday of last week, Council members have received at least twenty thoughtful, very passionate letters of support from ATP board members and volunteers. As the Mayor mentioned, the majority of the Council have toured ATP. The stated mission of ATP is to quote, "support families by providing basic needs and education equipping them for self-sufficiency." The Food Pantry, Wardrobe Clothes Closet, and Education Academy clearly support that mission. The services are exemplary, and they provide much needed services and well received programs to assist those in need. There's no dispute of that fact. The Guest House; however, is the one program that causes me pause. In order for the Council to issue a Special Use Permit, it must be demonstrated that no serious injury

is caused to the operation of adjoining properties, the Guest House clearly cannot make that claim. This program has raised unexpected repercussions in ATP's surrounding area. You've heard neighbors who have expressed safety concerns, and specifically, also the day care center at Holy Cross. When parents become alarmed due to safety concerns for their little ones at the day care center and decide to move their child, the Holy Cross center could be forced to close operations. I believe our focus must be on the safety and security of our neighborhoods, our families, our children, and our businesses. It has concerned me on numerous occasions when it has been stated that the patrons of the guesthouse are not ATP's problem when they leave. I dispute that notion. The burden here is on ATP to assure that they are a good neighbor. ATP needs a plan moving forward to address these safety concerns. These are issues that have to be addressed, not dismissed. I support delaying any vote on this Special Use Permit tonight to give the City Staff time to work with the Council and the parties involved to determine if the Guest House program should cease or additional restrictions be agreed upon for that program to ensure the safety of this area. Thank you.

Mayor Garnos: Other comments from Council? Okay, I've got a few comments of my own, although I'm not sure they're gonna be helpful here. I was very impressed with what I saw at A Turning Point I was impressed with their programs, their facilities, the improvements they've made to those facilities and their mission. I went on the tour of A Turning Point with a lot of preconceived notions and found that many of those were gone. I would also note for the record the strong support that's been shown for A Turning Point, we had a large turnout at our last meeting in support of this program. I think we received a ton of emails virtually all in support of the program. I've been on City Council for 11 years now and I don't think I've seen this many people at the Council meetings since the Great Trash War of 2011. In regard to the duration of the Special Use Permit, the application was for seven years, City Staff recommended approval of the application for seven years and the Planning Commission discussed and recommended seven years. I have no problem with the seven-year duration; however, if the majority of Council is more comfortable with and favors a one-year permit, and then they can reapply for a longer permit, I will support that. I think my biggest concern with A Turning Point when I went on the tour was I had a fear that this facility would be used as a homeless shelter. That would have been a problem in my mind given the residential nature of the area. For some reason providing services and programs to people in need during the daytime, in my mind, is very different than housing people overnight; that was my biggest concern. When I found out that this facility is not going to be used for that purpose, I had no problem with locking in that commitment for seven years, but again, I will support the rest of Council with a one-year Special Use Permit and then we can reassess and decide whether a longer permit is appropriate, which is what we normally do with Special Use Permits. Regarding special conditions, I have no problem with adding additional conditions to the Special Use Permit to require a greater level of involvement in addressing and overseeing their clients coming to and leaving from the facility and grounds. I recognize A Turning Point can't be responsible for what their clients do after they've left their property, but I think there are some more things that can be done and some reasonable accommodations that can be made, since we're trying to do this in a residential neighborhood, understand that we have to include these as conditions in the Special Use Permit; I understand we have to do it that way, but it seems A Turning Point is very accommodating and agreeable with the thirteen (13) conditions that have already been placed on them. I thought, if we asked them nicely, they'd be more than happy to try to address this issue, but I guess having written conditions is not going to hurt anything. So the next item on our agenda is the Ordinance to approve the Special Use Permit based on the recommendation we received from the Planning Commission. Is the Council ready to proceed with consideration of that ordinance

as presented, or do we want to provide direction to staff on the new specific changes to the proposed conditions of the Special Use Permit?

Councilman Smith: I don't have any prepared remarks and was doing just great until you mentioned the Trash War. What I'm hearing from the Council is huge support for what A Turning Point is doing; there is no doubt that it's needed. There's no doubt they're providing its services and no doubt they're all first class individuals providing first class operations. I'm also hearing from the Council that there are concerns. My suggestion would be, Mayor, that the Council delay taking action on this evening so that we can perhaps find some solutions to all these problems and have some resolution so that they can go forward and do the good work they're doing. We can all sleep well at night knowing that we did the best for the other constituents that we have to support. That would be my recommendation. I commend Council for the thoughtful comments. I understand where you're coming from and I understand this is really tough for you, very tough. These are good folks up here and they try to do the right thing and they will do the right thing. I'd like to give us a little bit more of an opportunity with some time to find out exactly what the right thing is for everyone.

Mayor Garnos: Thank you. Are there any comments? Are we giving City Staff clear direction to the changes that the proposed Ordinance as written? Including any changes with regard to the duration of the Special Use Permit and any additional proposed conditions?

City Manager Scott Wingerson: Yes Mayor.

Mayor Garnos: We're good? Is there any further discussion from public from City Council? Hearing none, I will declare the public hearing closed.

Public Hearing Closed: 8:52 pm.

Item No. 12. On the Agenda. FIRST READING BILL NO. 23-04 An Ordinance granting a Special Use Permit to A Turning Point for the purpose of operating a social services organization in an R-1 Zoning District at 1900 and 1904 NE Englewood Road.

Action was postponed on the proposed Ordinance to allow City Staff time to make revisions to the duration and conditions as discussed by Council at this meeting. The revised Ordinance will be presented to the City Council for consideration at the next regular meeting on February 13, 2023.

Item No. 13. On the Agenda. FIRST READING BILL NO. 23-05 An Ordinance imposing a Sales Tax at a rate of three percent on all tangible personal property retail sales of non-medical adult use marijuana sold within the City of Gladstone, Missouri, pursuant to Article XIV, Section 2.6(5) of The Missouri Constitution subject to the approval by the voters of the City at the General Municipal Election to be held on April 4, 2023; designating the form of ballot; and directing the City Clerk to provide notice of said election.

Mayor Pro Tem Moore moved **BILL NO. 23-05** 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 Jean Moore moved to accept the First Reading of **BILL NO. 23-05**, 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 Jean Moore moved to accept the Second and Final Reading of **BILL NO. 23-05** and enact the Bill as **Ordinance 4.622**. **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 NO. 23-05** stands enacted as **Ordinance Number 4.622**.

Item No. 14. On the Agenda. FIRST READING BILL NO. 23-06 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.

Councilmember Spallo moved **BILL NO. 23-06** be placed on its First Reading. **Councilman Smith** 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. 23-06**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Smith** 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. 23-06** and enact the Bill as **Ordinance 4.623**. **Councilman Smith** seconded. Roll Call vote: "aye", Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0) Mayor Garnos stated **BILL NO. 23-06** stands enacted as **Ordinance Number 4.623**.

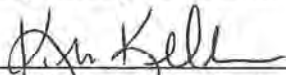
Item No. 15. On the Agenda. Other Business

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

Item No. 16. On the Agenda. Adjournment

Mayor Garnos adjourned the January 23, 2023, Regular City Council meeting at 9:15 pm.

Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: ☒

Approved as modified: ☐



Bill Garnos, Mayor