



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
FEBRUARY 13, 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
Deputy City Clerk Becky Jarrett

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

Mayor Garnos opened the Regular City Council Meeting Monday, February 13, 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 the Agenda.

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the January 23, 2023, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the January 23, 2023, Closed City Council Meeting as presented. **Councilmember Spallo** 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 23, 2023, Regular City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the January 23, 2023, Regular City Council meeting as presented. **Councilmember Spallo** 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 City Council.

Councilmember Spallo thanked the Police and Fire personnel who are always available, no matter what is going on in the world. She expressed her appreciation for their continued services and for keeping the City secure with all the fireworks following the Chief’s game on Sunday.

Mayor Pro Tem Moore thanked and commended Director Justin Merkey and the Parks and Recreation staff for the outstanding job they did putting together and making the 14th Annual Sweetheart Dance a success. She shared that there was a lovely group of little girls and their escorts who participated and had a great time.

Mayor Garnos acknowledged and awarded a certificate of service that will be given to Charles Dobbs who retired following fourteen years of service on the Neighborhood Commission. The Mayor reported that Charlie helped set the example of what could be accomplished when a neighborhood gets organized and the people advocate for their neighborhood. He continued to share that Mr. Dobb’s original efforts in organizing his own neighborhood helped set an example for the founding of the Neighborhood Commission. The Mayor thanked him for his exemplary service and expressed that our community is better due to Mr. Dobbs contributions.

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

City Manager Wingerson announced that City Hall would be closed on Monday, February 20, 2023, in observance of Presidents Day.

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

Following the Clerks’ reading:

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

Mayor Pro Tem Moore moved to approve the Special Event Permit, Good Shepherd Church hosting Professional Disc Golf Association (PDGA) Flex Start Tournament, Hobby Hill Park, Sunday, April 16, 2023, 12:00 pm to 5:00 pm. **Councilman Smith** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Mayor Pro Tem Moore moved to approve the Special Event Permit, Gladstone Summertime Bluesfest, Linden Square, Friday, May 19, 2023, 5:00 pm to 10:00 pm, Saturday, May 20, 2023, 4:00 pm to 10:00 pm. **Councilman Smith** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Mayor Pro Tem Moore moved to approve the Special Event Permit, Good Shepherd Church hosting Professional Disc Golf Association (PDGA) Flex Start Tournament, Hobby Hill Park, Saturday, October 7, 2023, 9:00 am to 5:00 pm. **Councilman Smith** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Mayor Pro Tem Moore moved to approve **RESOLUTION 23-03** A Resolution authorizing the City Manager to execute a Professional Engineering Services Agreement with WSP USA, Incorporated, in the total amount not to exceed \$75,000.00 for the Downtown Gladstone North Oak Complete Streets Design – Phase One, Project TP2371. **Councilman Smith** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Mayor Pro Tem Moore moved to approve the **SEMI-ANNUAL FINANCIAL STATEMENT**. **Councilman Smith** seconded. The Vote: “aye”, Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Regular Agenda

Item No. 11. On the Agenda. FIRST READING BILL NO. 23-07 An Ordinance authorizing the City Manager to enter into a Cooperative Agreement with the Clay County Sheriff’s Office to provide law enforcement resources to the Special Tactics and Response (Star) Team.

Councilman Mallams moved **BILL NO. 23-07** 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.

Councilman Mallams moved to accept the First Reading of **BILL NO. 23-07**, 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.

Councilman Mallams moved to accept the Second and Final Reading of **BILL NO. 23-07** and enact the Bill as **Ordinance 4.625**. **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. 23-07** stood enacted as **Ordinance Number 4.625**.

Item No. 12. On the Agenda. FIRST READING BILL NO. 23-04 An Ordinance granting a Special Use Permit subject to certain conditions 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.

Mayor Garnos announced that the Public Hearings on January 9, 2023 and January 23, 2023 were well attended and requested that City staff report where they were and what the Council would be voting on that evening.

Director Greer reported that City Staff met with A Turning Point leadership on two separate occasions since the January 23, 2023 City Council meeting. He stated the following points:

- The proposed ordinance was revised to include conditions revolving around enhanced security and record keeping.
- City Staff and the A Turning Point leadership were in agreement with all conditions, as well as the (1) one-year Special Use Permit term.
- He expressed that they had heard from neighbors and property owners who had raised legitimate concerns. One of the primary components of granting a Special Use Permit according to code is that the proposed use will not seriously injure the appropriate uses of neighboring property. City staff believes that communication and documentation of activities that occur in the area related to operations at A Turning Point is key to measuring the actual impact of this operation on the surrounding neighborhood and Gladstone community as a whole.
- These hearings have not been a referendum on the valuable work being done, but rather a discussion about whether single-family neighborhoods within the Englewood Road corridor is the proper place to provide these social services.
- City staff applauds the leadership of A Turning Point and the volunteers who provide the much needed services to those in Gladstone, who are in need of support.
- By providing an annual report, client education, hosting open meetings, providing an emergency plan, on-site greeting system, and developing a rapid communication tool; we believe that every reasonable precaution has been taken to allow A Turning Point to operate at this location.

FIRST READING BILL NO. 23-04 An Ordinance granting a Special Use Permit subject to certain conditions 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.

Councilmember Spallo moved **BILL NO. 23-04** 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. 23-04**, 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. 23-04** and enact the Bill as **Ordinance 4.626**. **Mayor Pro Tem Moore** seconded.

Councilman Smith: stated, it’s been a real educational process for me and I have to admit that when this first came to us, initially I was concerned and kind of realized that it was out of ignorance. Then, as we worked through the process, we heard from people like Ms. Johnson across the street at the church and learned some things along with what Ms. Purl sent to us and learned more there. What I had hoped, is that we could in essence, separate the permits and if the guest house truly is one issue, I thought that Rikki and Cathy did a great job addressing what they do there, then the (1) one-year permit, that's great, but I was hoping we'd give more than that for the pantry, because especially, we had testimony on how Synergy Services really relies on them and it would be good for those folks to be able to plan going forward, as well. That being said, with all the touchdowns and that field goal at the end of the game would get us to overtime isn’t so bad either. So, we'll be supporting this Ordinance because I want you all to do good, do your work, do good and come back. And I'm only speaking for

myself, I want you to hold me accountable, if I'm lucky enough to get through April and be here next year. A Turning Point folks I want you to hold me accountable, I said you do what you say you're going to do and we don't have issues. And I can't commit to anyone but myself and that you deserve the support. On the flip side, the neighborhood, the church, the child learning center, if there are issues that we don't know about, you need to come back in a year and hold me accountable for that also. So with that said, I hope this passes tonight. So at least you have a year to get on with your business. And hopefully we'll catch you next year.

Mayor Garnos: stated, thank you, Councilman Smith, any other comments? I had a couple of disorganized notes here, but there were a couple of things that I wanted to say. As we talked about a little bit in the Public Hearing; normally, when we look at Special Use Permits, we're looking at things like somebody that wants to cut hair in their basement or bake cakes commercially in their garage. We go through the Special Use Permit process very frequently. This is obviously a much different and larger situation, but Special Use Permits are nothing unusual. As you've heard from previous Special Use Public Hearings, we almost always approve them for one year. That has been one of the issues, is this was over something a little bit different. We almost always approve them for one year, and then they come back. And then it's typically three, five, ten or fifteen. If there were any problems, which I can't recall, there have been, so this is a little bit different than the type of thing we normally have to deal with. We have to recognize the level of support that's been shown for the program, but in all the emails that I've gotten on this issue, there are a couple of things I wanted to clarify, because some people had impressions that weren't correct. I had emails like people asking me why is the city trying to take away the permit for the Turning Point? Or, why won't the city grant a Special Use Permit for the Turning Point. And the problem is right now, there isn't one, they don't have a Special Use Permit. They're operating without one, once they lost the church protection. So this property, when it got turned over to A Turning Point, it no longer has the church protection, and it was then subject to establish Zoning Regulations. So, we have never been trying to take away anyone's permit to operate it or trying to deny their ability to operate, we're trying to figure out a way to do it within the Zoning restrictions and with a Special Use Permit. I believe the program will be in a much better place with a Special Use Permit for one year, then to try to operate without one. I look forward to seeing you back in one year, I think your program will continue to grow and thrive, I see nothing but potential there. At the same time, I wanted to mention two things. First of all, I would love for A Turning Point to be a resource for our police officers when they encounter somebody that is appropriate for the types of programs and services you offer. I would love for your program to be a resource for our police officers. At the same time, I'm a little hesitant to have your program become a resource for every police agency in the Northland. You know we don't want your program to become a dumping ground, but we want it to be something positive, that certainly our police can use and others in the area. There's such a lack of services and there's not many options. And the other comment was, I know you had said that you were trying to pursue a residential program of some sort in Kansas City, Missouri. I really hope that you will continue to pursue that and that will be successful. The day after the last Public Hearing, I was going down North Oak and I was at the corner of North Oak and Englewood, and there was a person there who was clearly homeless; very disheveled, looked like they had been sleeping outside for a week. They weren't panhandling and he also was a little disoriented and staggered around a bit. As I drove by, I thought, here we have a terrific program right up Englewood Road that could probably get this guy a shower, probably get him some clean clothes, figure out a way to get some food in his belly, and then probably have to kick him out at two o'clock, with not many places to go or resources. So that was frustrating to me and I hope that when you do pursue a residential facility, it'll be able to provide services for someone like that, which right now, I

don't know what we or a police officer picking them up with do with them. So, I really hope that that other facility works out well for you. Is there any further discussion? Comments, questions? Hearing none, Madam Clerk, please call the roll.

Roll Call vote: "aye", Councilman Smith, Councilmember Spallo, Councilman Mallams, Mayor Pro Tem Moore, and Mayor Garnos. (5-0)

Mayor Garnos stated **BILL NO. 23-04** stands enacted as **Ordinance Number 4.626**

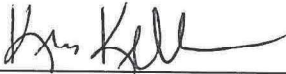
Item No. 13. On the Agenda. Other Business.

There was no other business.

Item No. 14. On the Agenda. Adjournment.

Mayor Garnos adjourned the February 13, 2023, Regular City Council meeting at 7:53 pm.

Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: ☒

Approved as modified: ☐



Bill Garnos, Mayor