



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MARCH 10, 2025**

PRESENT: Mayor Tina Spallo
Mayor Pro Tem Les Smith
Councilmember Jean Moore
Councilman Bill Garnos
Councilman Spencer Davis

City Manager Bob Baer
Assistant City Manager Austin Greer
City Attorney Chris Williams
Deputy City Clerk Becky Jarrett

ABSENT: City Clerk Kris Keller

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

Mayor Spallo opened the Regular City Council Meeting Monday, March 10, 2025 at 7:37 pm.

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

Mayor Spallo 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 Spallo asked all to stand and 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 February 24, 2025, Closed City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the February 24, 2025, Closed City Council meeting as presented. Mayor Pro Tem Smith seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Item No. 6. On the Agenda. Approval of the February 24, 2025, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the February 24, 2025, Regular City Council meeting as presented. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (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.

There were no communications from the City Council.

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

City Manager Baer made the following announcements:

- Wednesday, March 12th is the last day to register to be able to vote in the upcoming April 8th General Municipal Election. More information can be found at the City’s website.
- The 2025 Linden Square schedule is available and can be found on the City’s website.

Item No. 10. On the Agenda. **CONSENT AGENDA.**

Following the Clerk’s reading:

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

Mayor Pro Tem Smith moved to approve **SPECIAL EVENT PERMITS:**

ATKINS-JOHNSON FARM AND MUSEUM: Sunflower 5K Run/Walk, Saturday, August 23, 2025, 7:00 am to 11:00 am.

Pickin’ on the Front Porch, Saturday, September 6, 2025, 6:00 to 8:00 pm.

Big Shoal Country Fair, Saturday, September 27, 2025, 10:00 am to 4:00 pm.

Happy Rock Park East: Friday Night Fright, Friday, October 17, 2025, 5:00 to 9:00 pm.

Linden Square: Scarecrow 5K Run/Walk, Sunday, October 5, 2025, 5:30 to 9:30 am.

Whiskey Fest, Saturday, October 11, 2025, 4:00 to 10:00 pm.

Councilmember Moore seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Mayor Pro Tem Smith moved to approve **RESOLUTION R-25-16**, A Resolution accepting an easement from Wal-Mart Real Estate Business Trust, a Delaware Statutory Trust in conjunction with the store improvements located at 7207 North Missouri 1 Highway. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Mayor Pro Tem Smith moved to approve **RESOLUTION R-25-17**, A Resolution accepting an easement from a certain property owner in conjunction with the Northeast 76th Terrace Storm Drainage and Parking, Project CP2531. **Councilmember Moore** seconded. The Vote: “aye”,

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

Mayor Pro Tem Smith moved to approve **RESOLUTION R-25-18**, A Resolution adopting the MissionSquare Retirement Governmental 457 Deferred Compensation Plan and Trust, as amended and restated, and designating the Human Resources Administrator as the Plan Administrator. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Mayor Pro Tem Smith moved to approve **SEMI-ANNUAL FINANCIAL STATEMENT FOR THE SIX MONTHS ENDED DECEMBER 31, 2024**. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

REGULAR AGENDA.

Item No. 11. On the Agenda. **PUBLIC HEARING:** Special Use Permit for A Turning Point to continue operating a social services organization at 1900 and 1904 NE Englewood Road.

Mayor Spallo opened the Public Hearing at 7:44 pm.

Assistant City Manager Austin Greer presented the staff report for A Turning Point (ATP) located at 1900 and 1904 NE Englewood Road. He began by explaining that the applicant is seeking an extension of their current Special Use Permit until May 1, 2025, as well as a new three-year Special Use Permit to begin on May 2, 2025. The purpose of the extension is to allow A Turning Point to notify their clients that the on-site Guesthouse services will be discontinued and that the organization will transition to its Guesthouse Outreach program. A Special Use Permit is required for this location due to A Turning Point’s operation of a social services organization in an R-1 Single-Family zoning district. By comparison, Synergy Services and the Northland Shepherd's Center are situated in commercial zoning districts along commercial corridors near North Oak Trafficway and NE Antioch Road.

In both 2023 and 2024, A Turning Point was granted a one (1) year Special Use Permit by the Gladstone City Council. This organization provides the following services: food pantry, wardrobe clothes closet, education academy, job training programs and workforce development, community outreach meals, community meetings, support groups, and a gymnasium/recreation. Mr. Greer noted that more detailed information of their services was provided in the Council’s packet. Also in their packet, he continued, the Council was provided emails, letters, photos, etc. submitted to City Staff from residents, business owners, Holy Cross Lutheran Church, and Village of the Oaks about what they have been experiencing while being located next to or on the route to A Turning Point.

The primary difference in this Special Use Permit application versus the previous Special Use Permits is that the Guesthouse services are being discontinued at this location starting May 2, 2025. The Guesthouse offers space for clients who want and need laundry facilities, showers, hot meals, computer/internet access, and case management services.

Mr. Greer explained that the City has been able to track statistics related to A Turning Point over the last year, and these statistics were provided to the Council in their packets. From March 1, 2024

through January 31, 2025, there have been approximately seventy-seven calls for service. Mr. Greer read a synopsis from the City's Crime Analyst regarding A Turning Point:

"Overall, the call volume at ATP exceeds that of most other businesses within the Gladstone jurisdiction. The majority of these calls involve individuals who appear to be under the influence of narcotics and/or alcohol, raising significant concerns regarding the safety of both the community and law enforcement personnel. When not at ATP, these individuals are often observed frequenting nearby areas and businesses, engaging in suspicious behaviors such as attempting to break into vehicles, walking through private property, lying on sidewalks, and exhibiting other concerning actions. Although only eight arrests have been made in connection with calls at ATP, most incidents involve repeat offenders who are frequent patrons of the establishment. A small number of these calls have involved individuals armed with weapons, presenting potential risks to officers, ATP staff, other individuals at the location, and the broader community."

Mr. Greer expressed that the City believes that A Turning Point provides many social services at a very high level and does a lot of good for the Northland community, but the Guesthouse services, backed by statistics, is having a negative impact on residents, business owners, and other organizations in the region of this commercial operation. Currently, the way the organization is operating, the use is inconsistent with the character of the neighborhood, has created a concentration of negative external impacts in the community that have affected nearby properties, and has utilized a significant amount of City resources.

Mr. Greer said City staff appreciates the passion of those who support A Turning Point and the valuable services they provide. The City believes that the solution provided allows residents, business owners, other organizations and A Turning Point to coexist. Achieving this goal requires cooperation and compromise from all involved parties. He summarized the many negative experiences residents, business owners and other organizations have been facing by reading the following:

From Residents & Business Owners:

- There has been a significant increase in individuals with suitcases wandering the neighborhood and along Englewood Road, appearing intoxicated by drugs or alcohol. Recently, my sister-in-law was chased by an individual wielding a machete in the parking lot of the salon where she works, located at the corner of Antioch Rd. and Englewood Rd.
- A mother with a young child chose to live in the Northridge neighborhood when it was home to a dance school and a church, not A Turning Point. They regularly walked to Englewood Park from their home, but no longer do so due to negative experiences. She feels unsafe for herself and her child, and her family, who resides out of town, has expressed serious concerns, strongly encouraging her to move.
- As the commercial property owner of Antioch 58 Plaza, located near Antioch Rd. and Englewood Rd., we have witnessed a troubling rise in loitering, defecation, urination, sleeping, and the use of our water spigots for bathing in front of the building over the past 18 months. These individuals are not patrons of the businesses on our property, but rather members of the homeless population seeking services from A Turning Point. We have documented evidence of these incidents, and request assistance to address this situation before it leads to further complications or dangerous situations.

- As a concerned business owner in Gladstone, located at the corner of Antioch Rd. and Englewood Rd., I am troubled by the large number of individuals frequenting A Turning Point and loitering outside my business. This situation is directly affecting my operations, resulting in lost clients. There is persistent trash accumulation, individuals setting up tents, and drug use taking place, including overdoses occurring in my parking lot. I am concerned about the safety of my staff, my clients, and the general public. I respectfully request that A Turning Point's Special Use Permit not be renewed, and that the organization relocate to a more appropriate area.
- There has been a noticeable increase in the number of homeless individuals walking along Englewood Road daily to access services from A Turning Point. As this is a residential area, it is inappropriate for a large portion of the homeless population to be trespassing, loitering in yards, and setting up tents. Would it be possible for A Turning Point to relocate to a more commercially zoned area?
- Clothing and trash are regularly discarded on Englewood Road and throughout Gladstone, which I attribute to the clientele of A Turning Point. I am also concerned about the individuals loitering near the daycare and school facilities across the street. Since A Turning Point began its operations, I have observed an increase in crime and a higher number of individuals wandering the area. I strongly urge relocating A Turning Point to a more suitable commercial zone, to minimize the impact on local homeowners and children.

Holy Cross Lutheran Church:

- A parent reported an incident in which a homeless person was soliciting money while another parent was attempting to drop off their child for daycare.
- Clients of A Turning Point have been observed yelling, screaming, and undressing while attempting to enter the daycare facilities.
- Clients of A Turning Point have been involved in physical altercations in the street outside the daycare, with parents witnessing the incidents while attempting to drop off their children.
- An individual receiving services from A Turning Point was observed selling alcohol to other clients utilizing their services.
- Homeless individuals are regularly found sleeping on church property.
- Men are frequently loitering in front of the infant house.
- A woman was seen undressing in the parking lot and soliciting money.
- Parents have expressed ongoing concerns about the presence of unfamiliar individuals near the daycare.

Mr. Greer stated that City and A Turning Point's leadership have been in constant communication over the last year and have been very transparent with one another. At peak levels of when the Guesthouse is being utilized, the program became overwhelming, a challenge to maintain and even dangerous. Moving forward, A Turning Point will pivot and focus on the Guesthouse Outreach

Program and continue to provide the Food Pantry, Wardrobe, Community Meals, and Academy programs on-site.

The leadership of A Turning Point has agreed to all of the conditions:

1. This Special Use Permit is issued to ATP for 1900 and 1904 NE Englewood Road only. If ATP relocates, sells, or leases this location to another tenant, either ATP or the other tenant(s) must reapply for a new permit to continue the uses authorized in this Ordinance. This Special Use Permit is non-transferable to another tenant occupying space at these locations. Expansion of uses not contained in the submitted application or this Ordinance is prohibited.
2. A Turning Point shall apply for and maintain all applicable State, County, and City business and occupational licenses. A 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 7:00 a.m. to 10:00 p.m., Monday – Saturday each week except at otherwise provided herein.
4. This Special Use Permit only allows for the following uses at 1900 & 1904 NE Englewood Road:
 - Food Pantry
 - Wardrobe Clothes Closet
 - Education Academy
 - Site to store, prepare, and load vehicles for the Community Meals outreach program
 - Site to store outreach supplies within campus buildings
 - Community meetings that will continue and take place quarterly
 - Support Groups
 - Community Garden
 - One (1) community garden not exceeding 3,600 sq. ft.
 - Job training programs for skilled trades and workforce development
 - Gymnasium building for youth sports leagues, practices, tournaments, performances, recreation, and educational activities.
5. All building and fire safety requirements shall be complied with and maintained as required.
6. Loitering and/or lingering on the property is prohibited.
7. The six (6) foot privacy fence, as well as the property located north and south of the privacy fence (residential homes to commercial use), shall be maintained in perpetuity by ATP.
8. Signage shall follow all rules and regulations associated with all City of Gladstone sign ordinances. Landscaping approved by the Community Development Department shall be installed and maintained around the monument sign located adjacent to NE Englewood Road.
9. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening shall be approved by the Community Development Department.
10. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
11. Dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be approved by the Community Development Department.
12. Tractor-trailers, storage containers, RVs, campers, and commercial vehicles other than A Turning Point 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.
13. Overnight accommodations of any kind on the property are prohibited. However, this prohibition does not include temporary overnight stays not to exceed five (5) nights at a time of six (6) occasions per year by organizations performing mission work in and around the

- greater Kansas City area. In addition, this condition does not include the on-site manager position and his/her immediate family who reside on the property.
14. ATP shall provide education to all clients concerning appropriate access and use of services including, but not limited to, activities and behavior in and around the area surrounding ATP.
 15. In the spirit of community partnership, ATP shall facilitate and host quarterly meetings inviting the City's Police Department, the Kansas City Police Department, Clay County Sheriff's Department, area residents, property owners, parents, churches, businesses and school district representatives to discuss the overall operation and any concerns related to ATP's use of the property. ATP shall create written minutes of these meetings and submit them to the Community Development Department within seven (7) days of a request.
 16. Continue to operate and improve the existing emergency and security plan.
 17. Continue to operate and improve rapid communication tools that allow area residents to alert ATP of concerns as they arise.
 18. In the event that staff leadership changes with ATP, the new leadership shall schedule a meeting with the City Manager or his/her designee to review the Special Use Permit and discuss performance expectations. If possible, this should occur prior to any transition taking place but in no event shall occur later than thirty (30) days after any transition.
 19. Any false statements in the application submitted by ATP or violation of the conditions stated in this Ordinance or other City Code requirements may, after reasonable notice under the circumstances has been provided to ATP by the City, result in the suspension, modification, revocation, cancellation, or non-renewal of this Special Use Permit.

Mr. Greer said that City staff recommends that both requests be approved. At the Planning Commission, the first Ordinance (extension until May 1, 2025) was recommended for approval unanimously (9-0) and the second Ordinance (approval of 3-year permit) was recommended for approval with a vote of 8-1. Mr. Greer invited Rikki Fulmer, Director of A Turning Point, the podium.

Rikki Fulmer, 2009 NE 91st Street, Kansas City, MO 64155. Ms. Fulmer stated that she has had the honor of working at A Turning Point for the past three years, first as Case Manager and now as the Director. She explained that her background and education is in social work, but at the same time she is very in tune with her own family and she understands the tension that many people here tonight feel. She desires to help those in need while still maintaining safety and security.

Ms. Fulmer feels that A Turning Point is easily misunderstood. While she recognizes that there have been challenges, she could create a very long list of the positive impacts they have had. For example, in 2023, 30% of their clients did not return for services in 2024; which is approximately 650 people. Those people were able to come to the facility, receive support and resources and become self-sufficient. Ms. Fulmer explained that her organization does not just hand out food and send people away. They are not enabling people; they are empowering them. Every person who walks through their doors has a heart worthy of a second chance and tonight Ms. Fulmer said she would welcome anyone present tonight to come see what they do.

Finally, Ms. Fulmer ended by saying that A Turning Point is a vital resource for both housed and unhoused community members. They feed over 55,000 a year off of their campus. Those are housed individuals that attend local daycares, local businesses, local stores, and invest in this community. A Turning Point is committed to continuing to work alongside Gladstone as well as meet the needs of the community even without the Guesthouse.

Mayor Spallo called for those in favor of the application.

Daniel Fowler, 6917 N. Troost, Gladstone, MO 64118. Mr. Fowler stated that he is 100% in favor of renewing the Special Use Permit. It is an absolute necessity that Gladstone have these services in our community. He is saddened that the Guesthouse is unable to work, but he trusts Rikki Fulmer and her staff. They are doing the best job they can to try and serve a very important need in the community, which he fears may increase in the future. Mr. Fowler urged the City Council to keep this community whole, and safe, by having this organization in operation.

Mayor Spallo called for those in opposition of the application.

Monte Stephenson, 700 NE Barnes, Village of Oakwood, MO 64118. Mr. Stephenson said that over the last few years he has noticed the increase in number of people near his neighborhood that appear to be homeless. There has also been a significant increase in foot traffic on Englewood Road. Most recently during the last two snow storms, it has caused people to walk in the street, which is unsafe to them and those who travel in cars. He does acknowledge that A Turning Point provides a need to people, but he doesn't think it's in a good location. Mr. Stephenson also mentioned that with the bus stops so far away on North Oak and Antioch, it seems unfair that the people using the services at A Turning Point are having to walk so far to get there. He's heard that Gladstone asked Kansas City to move their bus stop further down the road into Kansas City. If this is true, he wonders why it's being moved if there are no problems. He was at the Planning Commission meeting and the Gladstone Police Chief said that there were seventy-seven Police calls for the eleven months preceding January. Mr. Stephenson said he reached out to Kansas City for their statistics on calls, but they were unable to retrieve them in time for this meeting. In closing, Mr. Stephenson, encouraged the City Council to consider a one-year renewal rather than a three-year renewal.

Luther Salonen, 2003 NE Englewood Road, Kansas City, MO 64118. Mr. Salonen said he is from Holy Cross Lutheran Church. He said they support what A Turning Point is doing, but it's just in the wrong place.

Pat Enomoto, 520 NE Barnes, Village of Oakwood, 64118. Ms. Enomoto said she has spent countless hours as a volunteer serving the homeless since 1982, so she is not against what A Turning Point is doing; however, they are in the wrong place. She explained that back in 2024 she had an intruder that was apparently on drugs, that caught her house on fire because he was at the wrong house for a drug deal. She is concerned for the safety of the children and the neighborhoods around A Turning Point.

Dawn Stalder, 5530 NE Antioch Road, Kansas City, MO 64119. Ms. Stalder said she owns a salon at this address and over the last year it is unbelievable what her and her staff has had to put up with: indecent exposure, attacking her clients, asking for money, sleeping in the parking lot, loitering, and leaving trash are just a few things. She is not against the services A Turning Point is providing, but she feels it is not in the right place. Curry Real Estate has had to provide security for the shopping center. She has to call security just to walk out at night. Ms. Stalder tearfully acknowledged that it is taking a toll on her, her business, and her clients. She is at her wit's end.

Joanna Sumler, 1533 NE Englewood Road, Kansas City, MO 64118. Ms. Sumler said her neighborhood has been quiet for the thirteen years she has been there until A Turning Point came. It has been a nightmare! She has seen fights, people sleeping all over the area, and she has been chased by a "frequent flyer" who is always in a constant state of rage. Another troublesome thing is that the people watch her, so that makes her fearful. Ms. Sumler said she shouldn't have to move because of A Turning Point.

Brandy Fannan, 5604 N Oak Tree Lane, Oakview, MO 64118. Ms. Fannan began by saying that she actually volunteered for A Turning Point until there was an incident with Fentanyl in which she felt that she didn't want to put herself in a dangerous situation any longer. She believes in the cause; however, as she drives in the area she has seen people defecating in public as well as a woman undressing in the Church parking lot. Ms. Fannan has also had her house broken into and now has a security system. She has also witnessed a homeless person camping in the woods near her backyard.

Janice Stephenson, 700 NE Barnes, Village of Oakwood, MO 64118. Ms. Stephenson wanted to add that she has been a part of the Gladstone community for many years and the residents of this area deserve to be able to walk and feel safe as well as have businesses and feel safe there too. Although she was unable to gather all the information she would have liked from the Kansas City Police Department, Sergeant Drew stated that it was a known problem...at this intersection. Ms. Stephenson said that the seventy-seven calls that Gladstone Police report is just the tip of the iceberg. She doesn't think that taking away the Guesthouse is going to get rid of all these issues. She is not opposed to helping others, she does plenty of volunteer work, but they deserve to live in a safe community.

Hearing no further comments, **Mayor Spallo** closed the public hearing at 8:22 pm.

Item No. 12. On the Agenda. FIRST READING BILL NO. 25-08, An Ordinance granting a Special Use Permit, subject to certain conditions to A Turning Point for the purposes of operating a social services organization in an R-1 Zoning District at 1900 and 1904 NE Englewood Road expiring May 1, 2025.

Councilman Garnos moved **BILL NO. 25-08** be placed on its First Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of **BILL NO. 25-08**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of **BILL NO. 25-08** and enact the Bill as **Ordinance 4.693**. **Councilmember Moore** seconded.

Councilmember Moore made a clarification for the audience that this Bill is allowing A Turning Point to exist as it is now, with the Guesthouse services, until May 1, 2025 only.

Roll Call vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) **Mayor Spallo** stated **BILL NO. 25-08** stands enacted as **Ordinance Number 4.693**.

Item No. 13. On the Agenda. FIRST READING BILL NO. 25-09, An Ordinance granting a Special Use Permit subject to certain conditions to A Turning Point for the purposes of operating a social services organization in an R-1 Zoning District at 1900 and 1904 NE Englewood Road for three (3) years starting May 2, 2025.

Councilman Garnos moved **BILL NO. 25-09** be placed on its First Reading. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of **BILL NO. 25-09**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of **BILL NO. 25-09** and enact the Bill as **Ordinance 4.694**. **Mayor Pro Tem Smith** seconded.

Mayor Pro Tem Smith asked Ms. Fulmer what percentage of her clients that will be using the food pantry will be coming by vehicle versus by foot.

Ms. Fulmer said 90% or above would be using a vehicle because they receive approximately \$300 of food per cart, so that is very hard to transport via bus.

Councilman Davis thanked everyone for being here tonight, on either side of the issue. He knows it's very sentimental to everyone. He stated that he is truly grateful for organizations like A Turning Point and for the many people in the community who give their time and hearts to those who are going through difficult seasons. That type of compassion reflects the best of who we are and he believes it is something we should always encourage and support. At the same time, Councilman Davis said he feels our first responsibility as leaders is to protect the safety and well-being of our residents, especially our women and our children, which are near and dear to him. While he supports A Turning Point continuing its core mission, he believes moving forward without the Guesthouse is the right and responsible choice at this time. The City will absolutely continue to monitor the situation closely, working with both our own Police Department and Kansas City Police, always striving to strike the right balance between compassion and the security of the neighborhoods we service.

Councilmember Moore clarified that this Ordinance allows A Turning Point to continue in its location with a Special Use Permit for three years without the Guesthouse. She believes that with the research that has been done, all the calls for service have been a result of the Guesthouse. As Councilman Davis said, the City will monitor this permit closely in the future.

Mayor Pro Tem Smith said it's also important to know that if this Ordinance passes that it's not a guarantee. There are many conditions that must be met and if they are not met, the Council can pull the permit at any time. He said this is tough one and he understands what these folks feel like. If it's true that 90% of their clients come by vehicle, then the foot traffic will be reduced and hopefully will solve some of the problems. Speaking to Ms. Fulmer, Mayor Pro Tem Smith said that he is looking for May 1st to be a hard stop [for the Guesthouse].

Councilman Garnos opened his comments by saying that he had supported the two one-year Special Use Permits for the Guesthouse program. He thinks both the City of Gladstone and A Turning Point have made good faith efforts to make the day services program successful. Nonetheless, the problems have not only continued, but they have gotten worse. Obviously, the biggest problem is trying to provide this program in the middle of a residential area. No one has been critical of the services the Guesthouse provides. The problem is trying to do it at this location.

Councilman Garnos believes there are two other contributing problems: location on the border of Gladstone and the free bus service provided by KCATA. When Gladstone did not renew their contract with KCATA, due to inflated rates, bus stops were removed from Gladstone; however, KCATA then later came back and asked if they could continue to use *one* bus stop at Englewood and Antioch, that's technically a few feet inside Gladstone. Gladstone agreed and this has been the bus stop casing

problems. He would also like to ask the City Manager to re-assess whether the City wants to continue to allow KCATA to use that stop, particularly since there's a bus transfer station a block further south.

Councilman Garnos thanked City Staff for their efforts over the past two years to try to make this application work, and for their flexibility and innovation in trying to find solutions. He also thanked Chief Farris and the Police Department, who are the ones who have had to actually respond to and deal with the problems there. He thanked the people of Gladstone, as well. During the last two public hearings on this issue, the room was packed with people. People who care, and people who want to help other people. He knows that's the type of people we have here in Gladstone, and that's something we should all be thankful for.

Finally, he thanked Rikki Fulmer and A Turning Point for everything that they have done to try to help the unhoused in our area. He supports the other programs they run, and have been impressed with the food pantry, clothes closet, and educational programs, but trying to provide day services to the homeless, in the middle of a residential area, and across the street from a daycare, is simply not going to work anymore and for that, Councilman Garnos said, he is sorry.

Mayor Spallo reminded the audience that their comments are always welcome anytime and if they are having issues, the City Council is just a phone call away. The City and Council want to work well with everyone, including our neighbors in Kansas City, Oakview, and the businesses in the surrounding areas.

Roll Call vote: "aye", Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. "nay", Councilman Davis (4-1) **Mayor Spallo** stated **BILL NO. 25-09** stands enacted as **Ordinance Number 4.694**.

Item No. 14. On the Agenda. **RESOLUTION R-25-19**, A Resolution authorizing the City Manager to execute a contract with Fleshman Construction, Incorporated, in the total amount not to exceed \$581,682.25 for the Gladstone/KCMO Dog Park, Project CP2459.

Councilmember Moore moved to approve **RESOLUTION R-25-19**, A Resolution authorizing the City Manager to execute a contract with Fleshman Construction, Incorporated, in the total amount not to exceed \$581,682.25 for the Gladstone/KCMO Dog Park, Project CP2459. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Item No. 15. On the Agenda. **RESOLUTION R-25-20**, A Resolution authorizing Change Order No. 3 in the amount of \$208,245.35 to the contract with Metro Asphalt, Incorporated, for the FY25 Mill and Overlay Program, Project TP2506.

Mayor Pro Tem Smith moved to approve **RESOLUTION R-25-20**, A Resolution authorizing Change Order No. 3 in the amount of \$208,245.35 to the contract with Metro Asphalt, Incorporated, for the FY25 Mill and Overlay Program, Project TP2506. **Councilmember Moore** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)


Item No. 16. On the Agenda. Other Business.

There was no other business.

Item No. 17. On the Agenda. Adjournment.

Mayor Spallo adjourned the March 10, 2025, Regular City Council meeting at 8:46 pm.


Respectfully submitted:



Becky Jarrett, Deputy City Clerk

Approved as presented:  _____

Approved as modified: _____



Tina M. Spallo, Mayor