



**MINUTES
CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 12, 2011**

**REGULAR CITY COUNCIL MEETING
7:30 PM**

PRESENT: Mayor Barry McCullough
Mayor Pro Tem Carol Suter
Councilmember Jean Moore
Councilman Brian Hill
Councilman Bill Garnos

City Manager Kirk Davis
Assistant City Manager Scott Wingerson
City Clerk Cathy Swenson

ABSENT: City Counselor Randall Thompson

Item 2. on the Agenda. ROLL CALL.

Mayor Barry McCullough opened the Regular September 12, 2011, City Council Meeting at 7:30 PM in the Gladstone City Council Chambers, and noted that all Council members were present.

Item 3. on the Agenda. PLEDGE OF ALLEGIANCE.

Mayor Barry McCullough led the Pledge of Allegiance, in which all joined.

Item 4. on the Agenda. APPROVAL OF THE REGULAR AUGUST 22, 2011, CITY COUNCIL MEETING MINUTES.

Mayor Pro Tem Carol Suter moved to approve the **REGULAR AUGUST 22, 2011, CITY COUNCIL MEETING MINUTES** as presented. Councilman Brian Hill seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Item 5. on the Agenda. **PROCLAMATION** Designating September 17-23, 2011, as “**CONSTITUTION WEEK**” in Gladstone, Missouri. Sponsor: William Boydston Chapter of the Daughters of the American Revolution.

Mayor McCullough invited Donna McCann of the William Boydston Chapter of the Daughters of the American Revolution (DAR) to join him at the dais, where he read and presented to her the **PROCLAMATION** Designating September 17-23, 2011, as “**CONSTITUTION WEEK**” in Gladstone, Missouri.

Ms. McCann said on behalf of the William Boydston Chapter of the DAR, she thanked the Mayor and City Council for the recognition and said they appreciated not having the Proclamation in a frame, as they place it in their scrapbook. Ms. McCann reminded everyone to fly their United States flag during the week of September 17-23, in remembrance of Constitution Week.

Mayor McCullough thanked Ms. McCann for being present this evening.

Item 6. on the Agenda. **CONSENT AGENDA**

Councilman Brian Hill moved to accept the Consent Agenda as presented. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Councilman Brian Hill moved to adopt **RESOLUTION R-11-75**, authorizing execution of a Professional Architectural Service Agreement with Clockwork LLC, in an amount not to exceed \$24,000.00 for the Gladstone 18 Consulting Services Project. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Councilman Brian Hill moved to adopt **RESOLUTION R-11-76**, authorizing execution of an amendment to an antenna site lease with New Cingular Wireless PCS, LLC, as successor-in-interest to Kansas City SMSA Limited Partnership, at 6803 Northeast Antioch Road. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Councilman Brian Hill moved to approve a **BUILDING PERMIT** for the addition of three new antennas to the Antioch Water Tower, located at 6803 North Antioch Road, contingent upon staff approval of a structural analysis of the railing and tank. Owner: City of Gladstone. Applicant: Black & Veatch. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Councilman Brian Hill moved to approve a **SIX-DAY RESTAURANT BAR (A-R) LIQUOR BY THE DRINK LICENSE, WITH A SIX MONTH PROBATIONARY PERIOD** for RNB, LLC dba MOJO, 316 Northeast 72nd Street. Managing Officer: Roy Newman. Councilmember

Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Item 7. on the Agenda. **COMMUNICATIONS FROM THE AUDIENCE.**

Wayne Beer, 7413 North Wabash, began by saying he is a two term Councilman, proudly; one term Mayor, proudly; a proud 37-year resident of the City of Gladstone; and a proud 19-year resident of 7413 North Wabash.

Mr. Beer said he had an exciting announcement to make. He became aware of an organization called “Remembering our Fallen”, which has put together traveling exhibitions that pay honor to the fallen of the Global War on Terror. While it is a national effort, it has exhibits that are tailored to the fallen of the individual states. In Missouri, Remembering our Fallen consists primarily of historical display panels honoring the fallen warriors of Missouri, and includes photos of each who died from wounds in a war zone while in uniform in Iraq and Afghanistan.

The exhibit was on display in the Capitol Rotunda in Jefferson City from July 31, and remained on display until August 5. On the closing of the exhibit, it began its tour of the State of Missouri. Mr. Beer said he has committed for it to be on display at Gladstone’s Community Center from September 23 through October 2, 2011. An opening ceremony will be held on Sunday, September 25, at 1:00 PM, at the Community Center. Our most esteemed Mayor Barry McCullough will be making the welcoming remarks. It closes on October 2, which coincides with the closing of Gladfest, so it should enjoy a good audience.

The City of Gladstone is co-sponsoring this event with American Legion Post 626. It is open to the public and Post 626 believes that everyone who can, should attend as a means to honor the 130 fallen warriors of Missouri. There is no charge to attend the exhibit. Mr. Beer invited everyone to attend and to encourage all they know to come by and see the exhibit. The exhibit will be open during the hours of the Community Center.

Mayor McCullough thanked Mr. Beer and said he looked forward to seeing the exhibit.

Item 8. on the Agenda. **COMMUNICATIONS FROM THE CITY COUNCIL.**

Councilman Bill Garnos had no comments at this time.

Councilman Brian Hill had no comments at this time.

Councilmember Jean Moore had no comments at this time.

Mayor Pro Tem Carol Suter stated she was at the Missouri Municipal League Conference today, and sat through a couple of sessions that “made her hair stand on end” around infrastructure, and the huge challenges ahead for our State and for the cities, because it all trickles down in terms of maintaining what we have, for which we apparently barely have any money to do, and with keeping up with all the changes that are being required around the quality of things. Mayor Pro Tem Suter said it reminded her of the big job we have ahead of us, and

also, what a big job there is in Jefferson City, so she also wanted to use this as an opportunity to make it official, because people have heard the rumors, but she is going public this week that she is going to be a candidate for the Missouri House of Representatives next year in the 2012 election for whatever becomes of the 33rd District. Mayor Pro Tem Suter said she wanted everyone to know this, before they read it someplace else.

Mayor Barry McCullough stated that he and Councilman Hill attended the Big Shoal Heritage kick-off this weekend. They had a very nice time, and saw a lot of good folks, and interesting ideas that will develop, and he is sure will get better in the future.

Item 9. on the Agenda. COMMUNICATIONS FROM THE CITY MANAGER.

City Manager Kirk Davis reported that 660 people attended the Country Fair Mayor McCullough mentioned, which packed the parking lot and drive-in. He was very pleased to see that kind of interest. The volunteers worked very hard for long hours that day, and they were very pleased with the public's reaction and the interest in the historic preservation of our community that is epitomized by that particular piece of property. City Manager Davis said he was pleased with the infrastructure leading to the property. It is much safer than coming off of North Jackson. Progress is being made, and this was the kick-off event for the public, and he was very pleased with the attendance.

City Manager Davis reminded everyone that Gladfest would be held September 30-October 2. The event has been realigned and some of the craft tents and things like that will be located on North Holmes instead of North Cherry, and he believes the changes are good. City Manager Davis said he hope everyone gets out and enjoys the festival.

Mayor Pro Tem Suter asked if the new road that goes to the farmstead would have a name at some point? Is it really a private drive, in that it will be closed except when the farm is open?

City Manager Davis said that is correct, for now, but the City Council will recall that the alignment of that road is really the future Pleasant Valley Road alignment. It stops where there is access now to the Big Shoal Heritage area, but ultimately, where the dead end is located, it will continue straight east, and line up with a new Pleasant Valley Road that will take out the curves at the cemetery and at the farm. What is there now, by the time all of that gets done, will probably be the base of the new road, which is essentially the new Pleasant Valley Road alignment where it comes out on Antioch Road.

Mayor Pro Tem Suter asked if until then, would it be identified in some way with a sign or something?

City Manager Davis said yes, there are a lot of different ideas being considered, but the one he likes the best, just speaking for himself and the process that has not happened yet, is some kind of Big Shoal Heritage Area sign similar to what is at the cemetery only bigger, that could be put on Antioch Road, with the idea that when the road does go through, and it becomes Pleasant Valley Road, it can be moved over to the entrance of the parking lot. There is a lot of history there, and it is a lot bigger than the Atkins Johnson Farm. We own several acres surrounding the

farm and connecting the cemetery. When we are done, there have been some people identified in the cemetery who were involved in some very big events in our country's history, and we want to tell that story. When we are done, it will be much bigger than just the house that is seen now, and the parking lot. It is the Big Shoal Heritage area, of which the Atkins Johnson Farm house is part. Ultimately, it is planned to have some permanent signage that is more attractive than what is in place now, but staff is pleased to have the road down, and access off of Antioch Road at this point.

Item 10. on the Agenda. **FIRST READING BILL NO. 11-24**, approving the Final Plat of Pollina Enterprises, First Plat, Gladstone, Clay County, Missouri, commonly known as 7200 North Broadway, and directing the appropriate officials to affix their signatures to said Plat for recording. Applicant: Ryan Dugdale, Olsson Associates. Owner: Louis Pollina (Pollina Enterprises, LLC). File Number: 1360.

Mayor Pro Tem Carol Suter moved to place **Bill 11-24** on its First Reading. Councilmember Jean Moore seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0). The Clerk read the Bill.

Mayor Pro Tem Carol Suter moved to accept the First Reading of **Bill 11-24**, Waive the Rule and place the Bill on its Second and Final Reading. Councilman Brian Hill seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0). The Clerk read the Bill.

Mayor Pro Tem Carol Suter moved to accept the Second and Final Reading of **Bill 11-24**, and to enact the Bill as **Ordinance 4.196**. Councilman Brian Hill seconded.

Roll call vote: All "aye" – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Item 11. on the Agenda. **PUBLIC HEARING:** for consideration of Rezoning and a Site Plan Revision for property legally described as Pollina Enterprises, First Plat, commonly known as 7200 North Broadway. Applicant: Ryan Dugdale, Olsson Associates. Owner: Louis Pollina (Pollina Enterprises, LLC). File Number: 1360.

Mayor McCullough opened the Public Hearing, and stated that first comments would be heard from staff.

Staff Presentation

Planning Specialist Chris Helmer began by saying that at the Planning Commission's last meeting, September 6, 2011, there were a number of items discussed. Mr. Helmer pointed out that in his memo addressed to City Manager Davis, which is in the City Council's packet, there are items that came specifically as a result of the Planning Commission's discussion. The first item addressed, which is in the Staff Report and the Bill being considered this evening, is Condition Number 9, which is a tweaking of the language, without a change in the intent. Since the proposed project is in relatively close proximity to a residential area, there was some

discussion that centered on what the exterior lighting would look like; is there going to be any adverse impacts; would this lighting intrude on the residential character of the proposed development. Like most projects that have come through the Planning Commission and Council, there is a rather extensive review of items. Some of the Council are aware of the City's rather recent outdoor lighting Ordinance, which addresses not only light pollution type issues, but also addresses exterior lighting technology – either LED or Induction type technology. The applicant is going to comply with that technology, and they have confirmed that the manufacturer that they propose does carry the type of technology that would fit into our Ordinance.

Mr. Helmer said, finally, like most new development projects, the Commission and the City Council are highly knowledgeable about storm water mitigation and what that needs to do to reduce the impact environmentally, as well as financially in the future for the City in regard to Capital Improvements expenditures and things of that sort. This project is no different. There has been a rather quick and crude conceptual example of some storm water options for this particular project. There is also language imbedded in the Site Plan Revision Ordinance that states that staff has fully tasked the applicant with continuing to get a more detailed storm water analysis, and they are engaging with Public Works Director Tim Nebergall on that particular issue. In regard to the final exhibit, there was really no “heartburn” by the Commission; it is more FYI, and just shows, conceptually where the proposed drive is for the dentist office on 72nd Street, and how that relates to the Gladstone Post Office. It did not show that well in the original Site Plan.

Mr. Helmer stated that in the storm water exhibit, the retaining wall in the Site Plan has had a slight modification, and he believed that the applicant and Dr. Pollina are trying to get that retaining wall to be less of an impact to the area residents, particularly to the north and to the west. The intent is to get the height down, and make it look as neighborly as possible. If the Council should approve this request, there would be the slight modification in the retaining wall, and it would be relatively close to what is laid out for the storm water detention, whether it is above ground or under ground.

Mr. Helmer stated that the overall building is proposed to be approximately 9,000 square feet. Another important aspect for the Council's consideration is that of the down zoning of the property. Currently the property is zoned CP2, which is a more intense level of zoning than CP1. Staff has felt strongly, and the applicant has been more than willing to heed staff's advice on that down zoning, which will help preserve any future development that could be more intense to the area residents. The down zoning more accurately aligns with Dr. Pollina's intent, as well as what could go into the additional tenant spot that is on the architectural rendering. Possibly something along the line of additional dental services or something along that lower level of intensity for the area. Staff is recommending approval of the rezoning and Site Plan revision, with the modifications with the storm water, as well as compliance with the proposed conditions in the Site Plan Ordinance.

Mayor Pro Tem Suter asked if the parcel lies in both Gladstone and Kansas City.

Mr. Helmer replied yes.

Mayor Pro Tem Suter asked what was zoned in Kansas City.

Mr. Helmer replied he would defer to the applicant, but he believes it is the intent for there to be future development on the Kansas City portion. The slight sliver of development that is in Kansas City for the parking lot does go through a permit approval process with Kansas City. It is not a Public Hearing process that falls under our jurisdiction. Mr. Helmer said to his knowledge they are working with Kansas City more predominantly with storm water permitting and things like that.

Mayor Pro Tem Suter said she assumed because an earlier project was approved, that whatever Kansas City's is, was consistent with our more commercial zone that we want to change.

Mr. Helmer agreed, and said from time to time, if Kansas City's Planning Department had a development that has been even remotely close to Gladstone, they have been pretty good about contacting our City. We from the beginning asked if there had been communication with Kansas City – just being good neighbors, and there has been that communication.

Mayor Pro Tem Suter stated it would be obviously helpful if we eased the zoning on this portion, then something that we don't want on this portion is not built on the other portion, which would be her concern.

Mr. Helmer said if there were something that would not be appealing to our residents, our voice would be part of that process.

Applicant Presentation

Trent Danel, Olsson Associates, said Ryan Dugdale, shown as the applicant, and who he has worked directly with to get the project to this point, was unable to attend this meeting, so he was filling in tonight in his stead.

Darren Ingram, with Luke Draily Construction, introduced himself, and said he was representing the architect, Hollis and Miller, who, unfortunately, could not be here. Mr. Ingram said he was an architect by trade, so he would give it his "best shot" this evening.

Mr. Danel said he had slides to share with the City Council, and began the slide presentation. Mr. Danel stated that his company is the Civil Engineers, site planners, and landscape architects. The first slide was a preliminary view of how the building may appear, when driving west and approaching the intersection of 72nd Street and North Broadway. Mr. Danel stated the parcel is split, almost 50/50, between the Cities of Gladstone and Kansas City, Missouri. A great majority of the project will be in Gladstone; a little less than ½ acre will be straddling Kansas City, and his firm has been coordinating with them in regard to permitting, site layout, and all the things that would go along with a development project such as this.

Mr. Danel pointed out the grading plans, including the grades approaching the north property line, going down to the retaining wall. In some earlier renditions, there was shown a retaining wall a little further to the south. They pushed the retaining wall a little further to the north to

ease the grades out and lower the impact of the wall. Originally, they were looking at a retaining wall that was anywhere from 10 to 12 feet high at its highest point. This is an effort to reduce the height of the wall by increasing the grading across the site, and we are now looking at a retaining wall between 6 to 8 feet tall; about 7 feet at its highest point. Mr. Dansel pointed out an additional storm sewer spur running to the south and the west from what was shown in the original Site Plan. This is a representative of another discussion of design that took place between the Planning Commission meeting and tonight.

Mr. Dansel pointed out the ability of trash trucks to enter and leave the site without impeding internal circulation. This would be done after hours. Mr. Dansel then pointed out the landscaping and landscape screening. The trash enclosure that would house the dumpsters includes full height screening walls that will be of an architectural character that is very similar to the building, and it fits in nicely, so the dumpsters will not be viewed by anyone, and there is landscaping around the dumpsters and the building. There will also be landscaping around the monument sign. Mr. Dansel said he would now turn the presentation over to Mr. Ingram.

Mr. Ingram stated Mr. Pollina wanted the exterior of the building to have a more Mediterranean motif, but be really sensitive to the existing houses around the project. The roof is an asphalt shingle roof, and has more of a residential feel to it. The exterior building materials include a stone base and above that is effis stucco, and all the windows will be aluminum framed and will be non-operational. There will be a curved entry and curved elements. The rendering shows a salon as a tenant, but Dr. Pollina would really like to get another dental professional to come in and partner with them in the future. The roof slopes will be kept lower to maintain the residential contact style with the neighborhood.

Mr. Ingram discussed the floor plan, and pointed out the curved entrance, and the space for the future tenant. There will be a lot of daylight in the building. Dr. Pollina is really sensitive to sustainable design, so the architects will be looking at that in flooring, ceilings, and some of the treatments in the landscaping, using renewable materials as much as possible. There is a basement for his medical equipment. Mr. Ingram pointed out that the roof pitch is more of a residential design, and also pointed out the stone accentuating the columns at the entrances, and it wraps around all sides of the building. Mr. Pollina is also concerned about the exterior building materials being very low maintenance, so as far as the stucco, maintaining its color and the stone as well.

Mr. Ingram said that Mr. Pollina wanted to thank the City Council for the opportunity to build this project in Gladstone. His current practice is located about a block east, and with his clientele and the need for expansion, is what predicated the new building, so he is about doubling in size with this project. Mr. Ingram said, on behalf of Mr. Pollina, he wished to thank the City Council for their time and said Mr. Pollina is very much looking forward to this project.

Mayor Pro Tem Suter inquired into the trees on the north side by the retaining wall, and asked if the trees would be left on the neighbors' side.

Mr. Ingram replied yes, they would be left there. There will also be additional landscaping around the building, and also low growing vegetation. The monument sign will be made of the same building materials as the dental office to tie in architecturally with the building.

Councilman Garnos asked for confirmation, that there have been some changes to the retaining wall since the presentation to the Planning Commission, and some fairly significant changes to the retaining wall – it was mentioned that it no longer wraps around to the back side of the facility, and is now not going to be as high as it was a week ago?

Mr. Dandel said that was correct. They were able to reduce the height of the wall by pushing it to the north. Not only was the linear footprint decreased, but also the vertical footprint by about 50 percent.

Councilman Garnos asked if there is any sort of requirement for fencing along the top of the retaining wall? He was initially concerned when we were looking at a 10 to 12 foot retaining wall, and now it is a 6 to 8 foot retaining wall, and he was not certain if there is a code requiring a fence on top or some sort of railing, but he did not see that in the drawings.

Mr. Dandel said his understanding of the code is that if there is greater than a 36 inch vertical drop immediately to the traveled way, a railing is required, and they do not comply to the requirement because they are not adjacent to the traveled way; although the drop is greater than 36 inches, there will not be a railing at this time. The lower part of the site is north of the wall.

Mayor McCullough asked, to the best of their knowledge, if there is any planned activity for the space directly to the west.

Mr. Dandel replied at this point, there is no planned activity. It is currently zoned B1-1, Kansas City Missouri code. Mr. Dandel said he does not know what that means exactly, but he would report back to staff if the Council would like. Mr. Dandel said the nature of Dr. Pollina's business, Dentistry for Children is the name, makes it in his best interest to find a future buyer or developer on that side that is a good neighbor for his own business, and also for the neighborhood and for the cities of Gladstone and Kansas City.

Mayor McCullough stated that the building has a very long stretch on the back that is uninterrupted, and asked if there was any consideration for some vertical interest to break up that long span, so it is a little more appealing to the future neighbor?

Mr. Ingram replied one of the thoughts is that they could take some of the stone and create pilasters intermittently and break up the back, which is a discussion they have had earlier with Dr. Pollina. That would be easy to do.

Mayor McCullough said that is something along the lines that he would envision to break up that long line.

Mr. Ingram jokingly said Dr. Pollina may wish to have a candy store on the Kansas City side for all the children who go to his practice!

There were no comments from anyone in Favor or in Opposition of the application.

Mayor McCullough closed the Public Hearing.

Item 12. on the Agenda. **FIRST READING BILL NO. 11-25**, amending Ordinance No. 3.973 and being an Ordinance relating to Zoning Ordinance regulations and the establishment of Use Districts within the City of Gladstone, Missouri, for property located at 7200 North Broadway. Applicant: Ryan Dugdale, Olsson Associates. Owner: Louis Pollina (Pollina Enterprises, LLC). File Number: 1360.

Councilmember Jean Moore moved to place **Bill 11-25** on its First Reading. Mayor Pro Tem Carol Suter seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0). The Clerk read the Bill.

Councilmember Jean Moore moved to accept the First Reading of **Bill 11-25**, Waive the Rule and place the Bill on its Second and Final Reading. Mayor Pro Tem Carol Suter seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0). The Clerk read the Bill.

Councilmember Jean Moore moved to accept the Second and Final Reading of **Bill 11-25**, and to enact the Bill as **Ordinance 4.197**. Mayor Pro Tem Carol Suter seconded.

Roll call vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Item 13. on the Agenda. **FIRST READING BILL 11-26**, approving a Site Plan Revision for property legally described as Pollina Enterprises, First Plat, and commonly known as 7200 North Broadway. Applicant: Ryan Dugdale, Olsson Associates. Owner: Louis Pollina (Pollina Enterprises, LLC). File Number: 1360.

Councilman Brian Hill moved to place **Bill 11-26** on its First Reading. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0). The Clerk read the Bill.

Councilman Brian Hill moved to accept the First Reading of **Bill 11-26**, Waive the Rule and place the Bill on its Second and Final Reading. Councilmember Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0). The Clerk read the Bill.

Councilman Brian Hill moved to accept the Second and Final Reading of **Bill 11-26**, and to enact the Bill as **Ordinance 4.198**. Councilmember Jean Moore seconded.

Mayor Pro Tem Suter stated she wished to express her enthusiasm for project like this. It is a delight to see that corner improved. It would be nice in this economy if there were more of these kinds of project.

Mayor McCullough said he agreed completely, and said he wished to commend the members of the Planning Commission who did a very thorough job, and had some wonderful insightful questions that helped this process along.

Roll call vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Item 14. on the Agenda. **RESOLUTION R-11-77**, authorizing execution of an agreement with Clay County for collection of City of Gladstone property taxes for the tax years 2011 to 2014.

Mayor Pro Tem Carol Suter moved to table **RESOLUTION R-11-77** to a later date. Councilman Bill Garnos seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilmember Jean Moore, Mayor Pro Tem Carol Suter, and Mayor Barry McCullough. (5-0).

Item 15. on the Agenda. **OTHER BUSINESS.**

There was no other business.

Item 16. on the Agenda. **QUESTIONS FROM THE NEWS MEDIA.**

There were no questions from the News Media.

Item 17. on the Agenda. **ADJOURNMENT.**

There being no further business to come before the September 12, 2011, Gladstone Regular City Council Meeting, Mayor Barry McCullough adjourned the meeting.

Respectfully submitted:

Cathy Swenson, City Clerk

Approved as submitted: ____
Approved as corrected/amended: ____

Mayor Barry McCullough