



**MINUTES
CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MAY 14, 2012**

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

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

City Manager Kirk Davis
Assistant City Manager Scott Wingerson
City Counselor Randall Thompson
City Clerk Cathy Swenson

ABSENT: Councilman Brian Hill

Item 2. on the Agenda. ROLL CALL.

Mayor Carol Suter opened the Regular May 14, 2012, City Council Meeting at 7:30 PM in the Gladstone City Council Chambers, and noted that all City Council members were present, except for Councilman Brian Hill, who was out of town for this meeting.

Item 3. on the Agenda. PLEDGE OF ALLEGIANCE.

Mayor Carol Suter led the Pledge of Allegiance, in which all joined.

Item 4. on the Agenda. APPROVAL OF THE APRIL 23, 2012, REGULAR CITY COUNCIL MEETING MINUTES.

Councilman Barry McCullough moved to approve the **APRIL 23, 2012, REGULAR CITY COUNCIL MEETING MINUTES** as presented. Mayor Pro Tem Jean Moore seconded.

The vote: All "aye" – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Mayor Suter stated due to the large number of people in attendance, she would like to rearrange the Agenda slightly; whereby items Number 7. and 8. would be renumbered as Items Number 5. and 6., and items Number 5. and 6. would become Items Number 7. and 8.

Item 5. on the Agenda. **PROCLAMATION:** recognizing the week of May 20 - 26, 2012, as **EMERGENCY MEDICAL SERVICES WEEK** in Gladstone, Missouri.

Mayor Carol Suter read and presented the Proclamation to Fire Division Chief Bob Baer, who was accompanied by Captain Brent Friday; Battalion Chief Bret Atkins; Paramedic/Firefighter John Norman; Paramedic/Firefighter Kim Shook; Paramedic/Firefighter Ken Magaha; Paramedic/Firefighter Craig Farley; Firefighter/EMT Matt Frank; Paramedic/Firefighter John Pickard; Paramedic/Firefighter Tim Schmuke; Firefighter/EMT Marc Wachter; and Captain Dave McGee. The presentation was followed by a standing ovation by the audience.

Fire Division Chief Baer said he wished the entire staff could be present, but he was happy these staff members were present, who represent one shift. Fire Division Chief Baer thanked the Mayor and City Council.

Item 6. on the Agenda. **PROCLAMATION:** recognizing the week of May 13 -19, 2012, as **POLICE WEEK**, and May 15, 2012, as **PEACE OFFICERS MEMORIAL DAY** in Gladstone, Missouri.

Mayor Suter read and presented the Proclamation to Fire Division Chief Baer, who was accompanied by Sergeant Brian Boydston and Officer Sabrina Skourtis. The presentation was followed by a standing ovation by the audience.

Fire Chief Division Baer thanked the Mayor and City Council, and said he was very proud of the service of the entire Public Safety Department, who strive very hard to go above and beyond every day for the residents of our community.

Mayor Suter thanked the department for all their hard work and service to our City.

Item 7. on the Agenda. **PROCLAMATION:** recognizing **OUTSTANDING MISSOURIAN RAY BROCK**

Mayor Suter invited Mr. Ray Brock to join her in front of the City Council dais, along with all the City Council members. Mayor Suter said this was such a delight to honor one of the most special people in our community. He cannot claim that he lives here, but he works here, and his business has been here for a long time. Mayor Suter said she thought it was appropriate that we are recognizing the graduates of the Leadership Academy this evening, because Mr. Brock has set the bar. He is the example we all strive for in our lives, and his is truly a life well lived. Mr. Brock has received the highest honor bestowed by the State of Missouri (the Outstanding Missourian Award). Mayor Suter read and presented the Proclamation to Mr. Brock, which was following by a standing ovation from the audience.

Mr. Brock thanked the Mayor and City Council, and said he joined the Gladstone business community over 40 years ago, and they moved their offices to Gladstone a little over 30 years ago. During that length of time he has met and worked with a lot of City Council members, Mayors, City Administrators, and City staff. It has been a wonderful relationship that he has enjoyed and appreciated. Mr. Brock said his company does work all around this area, and quite a

bit in Johnson County, and they have been asked why they do not move their office to Johnson County – why do you want to stay in Gladstone. Mr. Brock jokingly said they sometimes just simply smile and say snob appeal!

Item 8. on the Agenda. RECOGNITION OF LEADERSHIP ACADEMY GRADUATES.

Mayor Suter stated this recognition is a particularly fun event for those on the City Council, because they are all graduates of the Leadership Academy. Mayor Suter said she was in the very first class, and it has been so much fun for her to see some of the people she has served with move into leadership roles, and also to see some of the work her class did in the very first planning charrette for land development. It is so exciting to see that dirt is being moved and some of the ideas are being implemented that came out of that first session. Each class since has worked on the same kinds of things and reinforced some of the same ideas, and added some new ones. Mayor Suter said she knew the students had a good time learning – learning about each other and about the City.

Mayor Suter said tonight the City Council would like to recognize the Leadership Academy graduates' participation by awarding a Certificate of Completion and a City pin. Mayor Suter and the City Council recognized **David Bussinger** and his sister, **Joyce Turner** – Mayor Suter said these two are Gladstone's legacy. These are the children of one of our most esteemed City leaders, Lee Bussinger, who was a many terms Councilman and Mayor of Gladstone. They are continuing the family tradition that many people remember and respect. Mayor Suter said Lee was a neighbor in Tall Timber, so she got to know him at the end of his life, and he served until the very end, and loved Gladstone until the very end. Mayor Suter said the City Council is particularly pleased and proud to have his children in this group, and offered them congratulations.

Mayor Suter stated that **Michael Feedback** also has an interesting relationship with Gladstone, because he is one of our City's prosecutors, so the City Council is very excited that he has taken the opportunity to focus on his volunteer's side as well, and he was offered congratulations from the Mayor and City Council.

Mayor Suter and the City Council recognized and congratulated **Cassandra and Vernon Noland**, and Mayor Suter said that they are already involved in the Northaven Hills subdivision, which is one of the City's newer neighborhood associations.

Mayor Suter and the City Council recognized and congratulated **Freddy and Shari Poindexter**, and Mayor Suter stated that Shari serves on the City's Tax Increment Financing Commission and on the Building Commission, which is a huge new responsibility in our City, and she is one of those wonderfully talented volunteers that we were happy to recruit.

Mayor Suter and the City Council recognized and congratulated **Adam Richardson**, and said the City Council loves all the mature volunteers, but it is particularly exciting to welcome the next generation and to know that they are learning about the City and making themselves available to

serve, so the Council looks forward to lots of years of his service for the City, and hopes that he enjoyed the experience.

Mayor Suter and the City Council recognized and congratulated **Shirley Smith**, and Mayor Suter said she thought that Ms. Smith could write the book about Gladstone, as she is an experienced City leader, and has already served on the City Council, and is also a member of Volunteers in Police Service (VIPS), where she helps Public Safety keep track of all kinds of issues. Ms. Smith jokingly said she had a uniform to wear as a Public Safety volunteer, and when she asked if the hat made her look like a little old woman, someone replied she looked like a little old man!

Mayor Suter and the City Council recognized and congratulated **Debra and David Yazell**, and Mayor Suter said that Debra and David are active in the Northaven 2 subdivision, and are already committed to neighborhood association work, where they also work on the newsletter. Mayor Suter said the City Council is so excited that they are willing to commit to their neighborhood, and they hope that this class inspired them to go on to other things.

Mayor Suter said she hoped these presentations inspired those in the audience to sign up for next year's Leadership Class.

Item 9. on the Agenda. **CONSENT AGENDA**

Councilman Bill Garnos moved to approve the Consent Agenda as presented. Councilman Barry McCullough seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Bill Garnos move to adopt **RESOLUTION R-12-41**, authorizing Change Order No. 1 in the amount of \$29,300.00 to the contract with Linaweaver Construction, Incorporated, for construction of an emergency water interconnection to Kansas City, Missouri, as part of the 24 Inch Water Transmission Upgrades Project. Councilman Barry McCullough seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Bill Garnos moved to adopt **RESOLUTION R-12-42**, accepting a Temporary Construction Easement and a Permanent Aerial Utility Easement in conjunction with the Northeast 69th Street Reconstruction Project. Councilman Barry McCullough seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Bill Garnos moved to adopt **RESOLUTION R-12-43**, accepting Temporary Construction Easements and a Permanent Drainage Easement in conjunction with the Northeast 73rd Terrace Bank Stabilization Project. Councilman Barry McCullough seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Bill Garnos moved to adopt **RESOLUTION R-12-44**, accepting Temporary Construction Easements, a Permanent Drainage Easement, and a Quit-Claim Deed in

conjunction with the Northeast 76th Street Reconstruction Project. Councilman Barry McCullough seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

Councilman Bill Garnos moved to adopt **RESOLUTION R-12-45**, authorizing execution of a restaurant lease between the City of Gladstone, as lessor, and Dina Prime, LLC, dba the Peruvian Rose as lessee, to operate a restaurant at 504 Northeast 70th Street, Gladstone, Missouri. Councilman Barry McCullough seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0)

REGULAR AGENDA

Item 10. on the Agenda. COMMUNICATIONS FROM THE AUDIENCE.

Tammy Witmer, said she has been here before on the dog fence, and she was at a neighborhood meeting last week, and they talked about what a front porch community Gladstone used to be. People did not just pull in, shut the garage door, leave, open the garage door and pull out. Ms. Witmer said she lives in a cul-de-sac and most of the neighbors are out. There are ten kids in the three houses who like to stay out in the front. Ms. Witmer said she has had her fence in for many years, and it is nice when friends come over, and the door is inadvertently opened and the dog bursts out, so they can grab him before the police get him.

Ms. Witmer said if we are looking at doing it (electronic fencing) only in the back yard, you need to consider all the side streets in Gladstone, where the side yard is the back yard, and they are on the curb. Would it not be fair to say that is like a front yard? There is not as many, but it is the same as someone going into a front yard. If you have a sign that says there is a fence there, then you are telling people there is a fence. The surrounding communities of Kansas City, Liberty and Riverside do not ask that you have the fence ten feet back from the curb. It is not only the ten feet you are losing of your yard, but you are also losing the three feet from the curb to the sidewalk, then the three feet of the sidewalk, and then another ten feet back – approximately sixteen feet.

Ms. Witmer asked that the Council consider this. Ms. Witmer said as she pulls out with her riding lawn mower, it is nice when her dog can go right out with her, and she could hit the button and they could go around to the back. Ms. Witmer said she feels a sign is great. That is something the surrounding communities do not have. Ms. Witmer said she feels it is a good idea to register with the City to say my dog is out there, but she would like the City Council to consider allowing an electronic fence in the front yard, so there is the security that the dog will not run out of the front yard.

Item 11. on the Agenda. COMMUNICATIONS FROM THE CITY COUNCIL.

Councilman Bill Garnos had no comments at this time.

Councilman Barry McCullough stated the comments from Shirley Smith reminded him that he had an opportunity to be home at an odd time this past week, and was pleasantly surprised when he saw a couple of people he knows coming out of a van that had “VIPS” written on the side of it, and they were checking on a neighbor’s house, who were out of town; of course he was keeping an eye on the house as well, but they did a much more thorough job, and it was neat to see that we are providing that community service. Councilman McCullough said he was visiting with someone from Overland Park at the time, and they were amazed that Gladstone provided that level of extra service to their citizens.

Mayor Pro Tem Jean Moore had no comments at this time.

Mayor Carol Suter informed the audience that if they read an article in the Gladstone Dispatch about a Coffee with Council this week, that was written in error. There is no Coffee with Council this week, and we are trying to get that information corrected. Mayor Suter reported there would be a Neighborhood Association Summit meeting tomorrow night, which will be a great event, where we have the opportunity to recognize the successes of our neighborhood associations. Mayor Suter said she looks forward to being there, and she knows some other Council members would be there as well.

Item 12. on the Agenda. COMMUNICATIONS FROM THE CITY MANAGER.

City Manager Kirk Davis began by saying the Household Hazardous Waste event would be this Saturday at Happy Rock Park, starting at 8:00 AM. Bluesfest will be held June 8 and 9, at Oak Grove Park. This is always a great event. The Municipal Pool opens Memorial Day weekend, on May 26. The June Tunes program will be held every Tuesday, in Oak Grove Park. These concerts are free to the public. On June 5, the Cherry Bombs will be performing, who are a popular group. The City looks forward to providing these concerts through the month of June.

Item 13. on the Agenda. PUBLIC HEARING: for consideration of a Special Use Permit subject to certain conditions to Laura A. Gerdes for operation of a Montessori School on residential property at 405 Northeast 73rd Terrace. Applicant: Laura Gerdes and Terry Day. Owner: Terry Day. File #1367.

Mayor Suter opened the Public Hearing, and said first comments would be heard from staff, followed by comments from the applicant, and finally from anyone opposed or in favor of the application.

Staff Comments

Planning Specialist Chris Helmer stated tonight’s agenda item is for the renewal of a Special Use Permit. The applicant is not new to this process. The initial permit goes back to 2005. The last permit renewal was for a five year duration, and staff recommended to the Planning Commission to extend this Special Use Permit to a ten year period, which is consistent with what has been done with other applications for this type of operation. Staff asks that the Council consider a ten year permit as well. There have been no apparent issues brought to the City concerning this childcare operation; as a matter of fact, there was nice article in a Northland magazine about the

Montessori School. The Planning Commission voted unanimously in favor of this application, and recommends that the City Council do so as well.

Applicant Comments

Laura Gerdes, 1602 NE 68 Street, stated that her school is the only Montessori School in Gladstone, and they take care of children age 3 through Kindergarten. The staff ratio is one to seven. It is a fantastic program, but there are not a lot of them around, and she loves it.

There were no Comments from anyone in Favor or in Opposition to the Application.

Mayor Suter closed the Public Hearing.

Item 14. on the Agenda. **FIRST READING BILL 12-7**, approving a Special Use Permit subject to certain conditions to Laura A. Gerdes for operation of a Montessori School on residential property at 405 Northeast 73rd Terrace. Applicant: Laura Gerdes and Terry Day. Owner: Terry Day. File #1367.

Councilman Barry McCullough moved to place **Bill 12-7** on its First Reading. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Barry McCullough moved to accept the First Reading of **Bill 12-7**, Waive the Rule and place the Bill on its Second and Final Reading. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Barry McCullough moved to accept the Second and Final Reading of **Bill 12-7**, and to enact the Bill as **Ordinance 4.209**. Mayor Pro Tem Jean Moore seconded.

Roll call vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0).

Item 15. on the Agenda. **PUBLIC HEARING:** for consideration of Rezoning from R-1 (single family) to MXDP (mixed use development planned), and the Final Development Plan for property legally described as Lots 4, 5, 6, 7, 8, 9, 10 and 11, of Block 22, Linden, a platted subdivision in the City of Gladstone, Clay County, Missouri, together with the west half of vacated Oakley Avenue lying east of adjoining said lots. Applicant/Owner: City of Gladstone. File #1369.

Mayor Suter opened the public hearing and said the process for this Public Hearing would be the same as before.

Staff/Applicant Comments

Planning Specialist Chris Helmer began by saying these types of projects are not successful without the type of community support and input that we have for these types of projects. Mr. Helmer said that the overall presentation this evening would be a combination of a brief presentation by him and City staff. Chris Cline of Confluence Landscape Architects was present, as well as Jeff Linmeier of Hollis and Miller, who will be talking about this project in more detail. Mr. Helmer said in this project, there was a lot of good planning occurring during the time of an economic downturn, which was sour for people, but allowed us as a city to get into place the regulatory guidelines to make a project like this a reality. The Council members have all participated in those processes, whether it was from the update or the final adoption of the 2008 Comprehensive Plan, with the subsequent amendments that occurred with that. That really helped to guide this project in what is appropriate in terms of density and how a project like this appeals to someone coming off of North Oak Trafficway onto 70th Street. All of these things are the voices of the City Council and the residents who really said what they wanted to see, and the project speaks loud and clear as to that input.

Mr. Helmer said, as the Council knows, there was an appointed Steering Committee on which Councilman (then Mayor) Barry McCullough participated. There were four intense and productive workshop sessions that were held with the group outside of the hundreds of hours that was spent by Assistant City Manager Scott Wingerson and City Manager Kirk Davis, as well as the design team. The other successful part of this is the civic or outdoor amenities portion that is referred to as Linden Square. This was intended to be the anchor for economic development, which was thought would come in a later phase, but happened to really fall in our laps as the project was underway. This speaks loud and clear to the due diligence that this Council has had, as well as the passion of City Manager Davis for quite some time. The overall site that began as the outdoor amenities, being the pavilion and the synthetic ice skating rink, is really what brought us down this course of getting this project started, and what eventually evolved into that private/public partnership that allowed the opportunity to have real discussions about where we would have restroom facilities, as well as where to provide hot chocolate or ice skates rental that would come with this development.

Mr. Helmer said the Council is aware that the old barn by City Hall is going to come down, which allows an opportunity for Parks and Recreation Director Sheila Lillis to have some state of the art storage capacity to house mechanical equipment and so forth that will be needed with the redevelopment site. Staff had an opportunity a couple of years ago to start looking at the final development plan regulation of making mixed use of a redevelopment area a reality. Staff had brought before the Planning Commission and the City Council the new chapter that is embedded in the City's Zoning Ordinance. In that respect, there is historical significance this evening of what the Council is considering, which speaks loud and clear to what we can do in the future if someone wants to work with the City again. Mr. Helmer said in conclusion, he requests that the City Council consider the rezoning of the old tract of land that is behind City Hall to the Mixed Use Plan Zoning classification. In addition to that, the Council is being asked to consider the Final Development Plan, which would be the approval of the outdoor amenities project, as well as the private building that Dr. Polina is going to construct. Mr. Helmer introduced Mr. Chris Cline.

Chris Cline, Confluence Landscape Architects, said he was representing the design team. Mr. Cline said he has been before the Council before and has shared the progress throughout the planning process, and tonight they were present to share the final plan, and ask for approval for the mixed use zoning for the entire site that allows the site amenities project to move forward as well as the adjacent building. Mr. Cline said this has been an exciting planning process. Mr. Cline began a PowerPoint presentation by sharing pictures of the Steering Committee at work. The Steering Committee began by having conversation as to what they wanted this project to become, to then selecting photos and pictures and giving ideas as to what they wanted the project to look like. Eventually things were painted onto the site, and everyone was walked through the site, so they had a feel as to where everything would be placed, and adjustments were made as a result of that meeting. Mr. Cline said that the Committee has been guiding their pencils and their direction throughout this entire process.

Mr. Cline pointed out a sketch, which showed the orientation of the amenities when the process first began. Public parking is shown along the north side; a small amphitheatre, which will seat 250 to 300 people for an event; and open lawn that turns into an ice skating rink in the winter time; and a pavilion structure on the corner that may be home to numerous events. A future building was shown along North Cherry, with parking in front of it. This was a placeholder at that time. It was discussed that this site would become the heart of the Village Center. What will help that heart is a pulse of programmed events. A number of events occur in this area now, such as Gladfest and others. This will become the centerpiece for those events and festivals. At this time in the planning process, the building was being looked at being placed along North Cherry. A separate facility was being considered for restrooms and concessions, because it was not known when the building would occur, and we needed those amenities to serve the public.

Mr. Cline said through this planning process, the right user for the building was found, and the design has evolved to include an “L” shaped building that addresses the corner. North Cherry and 70th Street is an important corner. There is the clock in the center of the intersection. It was important that the building address that corner well. Jeff Linnmeier will speak a little bit about the building. The restrooms and concessions found a home in the basement of the building. The grade of the site is being used to our advantage. When one parks on North Cherry and in the parking lot, one will come right in on the main floor of the building, and as one works around the building, it is a walkout basement with a plaza space. The plaza and basement elevation is at the same grade. It will provide ease of use for the concession area and the restrooms.

Mr. Cline pointed out terrace seating on the lawn and upper terrace, with opportunities for tents, structures to be placed for events, and for a fence to be placed in the parking lot, all with great views to where the stage will be located. Over time, hard seating may be added for the entire amphitheatre. All of these elements have been incorporated into the bid for the project, and he is looking forward to receiving those bids in the next three to four weeks. The butterfly roof of the pavilion really picks up the architectural features of the Community Center. All the materials being considered are common in park settings and appropriate for this location. Mr. Cline pointed out different views from the site in the plan. Mr. Cline said his staff has worked very diligently with the design team to work out all the details of where the sewer lines need to be run, where the drain lines need to be run and how they will connect with the building. A lot of coordination efforts went into this to be sure everything is covered, and that it will work and

function very well. The top floor of the building has an opportunity for a large deck that opens up over the space. There will be a number of great vantage points looking off over the site.

Mr. Cline said they are getting ready to bid the project in the middle of May, and he is working with staff now to get the finishing touches on the bid package. It is expected to award the project in the middle of June, with completion some time this fall. Mr. Cline said he and his team were honored to be selected to work on this project, and look forward to it being a rousing success. Mr. Cline said he would hand the microphone to Jeff Linnmeier, who will talk about the building.

Jeff Linnmeier, Hollis and Miller Architects, said he was the project architect responsible for the design and collaboration on this project. From an architectural standpoint, Gladstone has done an excellent job in creating this redevelopment concept. This is not seen very often, and for the City Council to understand what the City needs and to be open to doing something like this is really great for the community. Mr. Linnmeier said this was a unique opportunity for his firm to be the cog in this entire development piece. Mr. Linnmeier referred to the PowerPoint presentation as he pointed out the conceptual rendering and how the building tucks into the grade on the site. One of the first things that they saw when looking through the redevelopment concept is the urban feel, and the great image of downtown and brick buildings, and awnings, signage, fountains and landscaping. They wanted the corner to be the beacon from North Oak Trafficway, because this will be seen, as it will be 40 feet in the air. At night, it will be glowing, and it will be right at the corner of Linden Square.

Mr. Linnmeier said they tried very hard to bring a public image with this, so they created a small plaza space in front of the building. It takes a lot from Italian and Roman styles with the nice glowing steps that wrap around landscaping and art, creating a really great cornerstone of the development. Mr. Linnmeier pointed out the view from the building. Mr. Linnmeier pointed out the areas for the dentist, the public area, the concession area, the skate rentals and the restrooms, making a great backdrop for the amphitheatre. The same materials are being used as in the pavilion space, with wood and stone and lots of glass. Mr. Linnmeier shared the architectural model in the PowerPoint presentation that his firm uses as a tool, and said he looks at it all day.

City Manager Davis stated that Chris has done a great job with the amenities project. In the wintertime it is being proposed an ice rink with the synthetic ice, so there are activities in this area 12 months of the year. Public art will be a huge component of our vision, and the fact that we have public spaces that encourage people to get together is a big part of the social plan behind the Village Center project.

Mr. Linnmeier stated that a good feature of the architectural model is that one may see what is actually being built – all the glass and all the brick, which makes it very efficient. Mr. Linnmeier demonstrated, utilizing the architectural model, the various aspects of the building. Mr. Linnmeier pointed out the area in the building to be used by the dentistry for children, and pointed out the upper floor area that he said may be rented by the City.

Mayor Suter thanked the presenters and said the City Council looks forward to the completion of this project.

There was no one to speak in Favor or in Opposition to the application.

Mayor Suter closed the Public Hearing.

Item 16. on the Agenda. **FIRST READING BILL 12-8**, 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. Applicant/Owner: City of Gladstone. File #1369.

Mayor Pro Tem Jean Moore moved to place **Bill 12-8** on its First Reading. Councilman Barry McCullough seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Mayor Pro Tem Jean Moore moved to accept the First Reading of **Bill 12-8**, Waive the Rule and place the Bill on its Second and Final Reading. Councilman Barry McCullough seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Mayor Pro Tem Jean Moore moved to accept the Second and Final Reading of **Bill 12-8**, and to enact the Bill as **Ordinance 4.210**. Councilman Barry McCullough seconded.

Mayor Suter stated that serving in public service this way takes a lot of time, energy, and effort, and the pay is not much, but this is the kind of night that makes it all worth while, when you get to see the dreams of a community become a reality. Mayor Suter said she wished to speak for some folks who were not present by saying that at her first or second meeting as a Councilmember there were conversations about acquiring property in this area in order to make exactly this kind of thing happen. It was talked through long and hard, because the Council was not always unanimously of one mind, but the Council came to one mind about it, and the process was begun that has turned into this wonderful opportunity for the City. It could not have happened without the Council making the investment on behalf of the citizens. Interestingly, the Council may make decisions they will not live to see, because a lot of what is decided is way down the road. Mayor Suter said she was the only continuing member of that Council, and she knows there are people just as excited at home this evening or wherever they are about this project becoming a reality. Mayor Suter said she knows there is one former Councilman looking down from above, who would love to be here to see this all happen. This is an exciting time for Gladstone.

Roll call vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0).

Item 17. on the Agenda. **FIRST READING BILL 12-9**, approving a Final Development Plan for property legally described as; all of lots 4, 5, 6, 7, 8, 9, 10, and 11, of block 22, Linden,

a platted subdivision in the City of Gladstone, Clay County, Missouri, together with the west half of vacated Oakley Avenue lying east of adjoining said lots on property commonly known as Linden Square. Applicant/Owner: City of Gladstone. File #1369.

Councilman Barry McCullough moved to place **Bill 12-9** on its First Reading. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Barry McCullough moved to accept the First Reading of **Bill 12-9**, Waive the Rule and place the Bill on its Second and Final Reading. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0). The Clerk read the Bill.

Councilman Barry McCullough moved to accept the Second and Final Reading of **Bill 12-9**, and to enact the Bill as **Ordinance 4.211**. Mayor Pro Tem Jean Moore seconded.

Councilman McCullough said it had been exciting to serve on this project committee, and Chris with Confluence has been fantastic. City Manager Davis had a pretty aggressive schedule. This came together very quickly, and fortuitously with staff paying attention and thinking on their feet to be able to fit a building in that just happened to coincide so timely with our plan. Councilman McCullough said it makes him think about it so optimistically. You get what you plan for. Councilman McCullough said he hopes this is the first of many more to come, and he is so excited to see this come together; although, he is not most enthused about public planning, but this is been exciting, and the foresight is really coming together for us. Councilman McCullough said he appreciates the foresight and wisdom and wished to thank everyone whose hard work brought this together.

Roll call vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0).

Item 18. on the Agenda. OTHER BUSINESS.

There was no other business.

Item 19. on the Agenda. QUESTIONS FROM THE NEWS MEDIA.

There were no questions from the News Media.

Item 20. on the Agenda. ADJOURNMENT.

There being no further business to come before the May 14, 2012, Gladstone Regular City Council Meeting, Mayor Carol Suter adjourned the Regular meeting, and said as the City Council has some items that need attention in Closed Session, following this adjournment of the

Regular session, the Council would now proceed to a Closed Executive Session, which is closed pursuant to Missouri Open Meeting Act Exemption 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, and 610.021(2) for Real Estate Acquisition Discussion, and 610.021(3) for Personnel Discussion.

Councilman Barry McCullough moved to adjourn to Closed Executive Session pursuant to Missouri Open Meeting Act Exemption 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, and 610.021(2) for Real Estate Acquisition Discussion, and 610.021(3) for Personnel Discussion. Mayor Pro Tem Jean Moore seconded.

Roll call vote: All “aye” – Councilman Bill Garnos, Councilman Barry McCullough, Mayor Pro Tem Jean Moore and Mayor Carol Suter. (4-0).

Respectfully submitted:

Cathy Swenson, City Clerk

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

Mayor Carol Suter