



**MINUTES
CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MARCH 11, 2013**

Mayor Carol Suter opened the City Council Meeting to adjourn to a Closed Executive Session on March 11, 2013, at 6:00 PM. Mayor Pro Tem Jean Moore made a motion 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. Councilman Brian Hill seconded.

Roll Call Vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (4-0).

Councilman Barry McCullough was also present at the Closed Executive Session.

Mayor Carol Suter adjourned the Closed Executive Session.

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

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

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

Item 2. on the Agenda. ROLL CALL.

Mayor Carol Suter opened the Regular March 11, 2013, City Council Meeting at 7:30 PM in the Gladstone City Council Chambers, and noted that all City Council members were present. Mayor Suter welcomed everyone in the audience, and also those people joining the meeting live, on-line. Mayor Suter said the City Council appreciates everyone's interest in City government.

Item 3. on the Agenda. PLEDGE OF ALLEGIANCE.

Mayor Suter introduced Boy Scout David Stewart, and invited him to tell the audience about himself and his Troop.

Mr. Stewart stated his rank was 2nd Class, and he is a Scout with Troop 357.

Following Mayor Suter's invitation, Mr. Stewart led the Pledge of Allegiance, in which all joined.

Mayor Suter introduced Ms. Amy Stewart, the mother of Boy Scout David Stewart, and stated that Mr. Stewart was working on the Citizenship in the Community merit badge.

Item 4. on the Agenda. APPROVAL OF THE FEBRUARY 25, 2013, REGULAR CITY COUNCIL MEETING MINUTES.

Councilman Barry McCullough moved to approve the **FEBRUARY 25, 2013, REGULAR CITY COUNCIL MEETING MINUTES** as presented. Councilman Brian Hill seconded. The vote: All "aye" – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

REGULAR AGENDA

Item 5. on the Agenda. COMMUNICATIONS FROM THE AUDIENCE.

John Garner, 111 North Heatherton Court, stated he wished to compliment the Street Department on the great snow removal. Mr. Garner asked if there were any consideration being made about handicap accessibility at Linden Square, where a person in a wheel chair might be wheeled into the area and could sit by a person at a certain spot, or a scooter would have access. Mr. Garner stated he did not mean an entire family, but at least for two people to be accommodated.

Mayor Suter replied that the area is open grassland.

Mr. Garner stated that some of the area is in a tiered area, and it is difficult to navigate in a wheel chair – perhaps if an area were made available to the side of the stage on the concrete.

Mayor Suter said she was certain that Parks and Recreation Director Sheila Lillis was making notes regarding this request.

Mr. Garner said the reason he mentioned this, was because there are many people who are handicapped who would appreciate accommodations of this sort.

Mayor Suter thanked Mr. Garner for his suggestion.

Item 6. on the Agenda. COMMUNICATIONS FROM THE CITY COUNCIL.

Councilman Bill Garnos reported that the last City Council meeting was between the snow events, and he withheld congratulating Public Works, because we were about to be dumped on a second time, but he wished to compliment Public Works on the terrific job they did with the snow removal. The City had to reschedule the 76 Street ribbon cutting due to the weather. Councilman Garnos thanked the Public Works Department for their great work with the snow removal.

Councilman Brian Hill stated he wished to echo the appreciation of Councilman Garnos to Public Works for the tremendous job they did in removing the snow. Even though it snowed over the weekend, most of the snow is off of the sidewalks, so even Kansas City would be happy with the job they did.

Councilman Hill reported that he would be out of town for the next City Council meeting.

Councilman Barry McCullough stated that he was a Rotarian, as are several staff members, and they were having their annual pancake breakfast the upcoming Saturday. The breakfast benefits several of the local scholarships for high school students. Councilman McCullough invited everyone to come out before the Snake Saturday Parade and join them for breakfast. Councilman McCullough encouraged anyone with questions to please see him.

Mayor Pro Tem Jean Moore reported on Saturday, she was at Starbucks when she heard sirens, which were responding to a fire in the Carriage Hill neighborhood. Although, she did not get close to it, she did see that fire was going out of a roof. Mayor Pro Tem Moore said our City's departments were there immediately. It was just amazing, and she was very proud to be in Gladstone and to see what a great job the Fire Department was doing, as well as all of Public Safety.

Mayor Carol Suter stated she wished to echo all these remarks, and said it seemed to her that from time to time, it is appropriate to give a special thank you to staff and all the work they do. We have been involved in a number of major projects the last few months, the last few weeks, and the last few days. Those people who were present for the Open Study Session heard a lot of what Parks and Recreation is working on, but in every department, it seems we are on a crescendo these days, and she wants staff to always know how much the Council appreciates the work that they do. They always well equip the Council to be able to make the decisions that they have to make. Mayor Suter said she knows the staff puts in a lot of extra time and energy in exploring new territories.

Mayor Suter said she sat in on the Planning Commission meeting. She had not attended one for a long time, and she was so proud of our volunteer citizens who give up their time in the evenings, and do such a professional job. Everyone was so attentive to details, had done their homework, and processed the application very appropriately and professionally. Mayor Suter thanked the Planning Commission members for their good work.

Item 7. on the Agenda. **COMMUNICATIONS FROM THE CITY MANAGER.**

City Manager Kirk Davis invited everyone to put on their calendar that April 5, 2013, is the opening date for Linden Square, weather permitting, with Liverpool performing. Ida McBeth will be performing on April 6, 2013, and there will be a whole summer of scheduled events at Linden Square.

Item 8. on the Agenda. **RESOLUTION R-13-12**, authorizing execution of a contract with Westland Construction, Incorporated, in the total amount not to exceed \$249,003.70 for the 2013 Water Meter Pit Upgrades Project.

Councilman Barry McCullough moved to adopt **RESOLUTION R-13-12**, authorizing execution of a contract with Westland Construction, Incorporated, in the total amount not to exceed \$249,003.70 for the 2013 Water Meter Pit Upgrades Project. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item 9. on the Agenda. **APPROVAL OF LIMITED ONE-DAY LIQUOR BY THE DRINK LICENSE** for St. Charles Borromeo Church, 804 Shady Lane Drive, for a fundraising event on May 4, 2013.

Hours: 6:00 PM – 11:00 PM. Managing Officer: Lori Creek.

Councilman Brian Hill moved to approve a **LIMITED ONE-DAY LIQUOR BY THE DRINK LICENSE** for St. Charles Borromeo Church, 804 Shady Lane Drive, for a fundraising event on May 4, 2013. Hours: 6:00 PM – 11:00 PM. Managing Officer: Lori Creek. Councilman Bill Garnos seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item 10. on the Agenda. **PUBLIC HEARING:** for consideration of a Development Plan and Zoning Change for property commonly known as 500 Northeast 69th Street, 7100 North Locust Street, 6909 North Locust Street, 6913 North Cherry Street and 605 Northeast 70th Street. Applicant: Flaherty & Collins Properties. Owner: City of Gladstone. File No. 1377.

Mayor Suter opened the Public Hearing, and stated comments would first be heard from staff and then from the applicant, and finally, from anyone who wished to speak in favor or in opposition to the application.

Comments from Staff

Planning Specialist Chris Helmer said he would begin by going back in time to give a history of this project. The City Council, in 2004, endorsed the Gladstone on the Move proposal. This project began at that time, when it was discussed as to what this community could be, specifically in the Village Center. There was a lot of dialogue at that time about a community gathering place, infrastructure improvements, and all those great things that are occurring each and every year in Gladstone. With that came a very ambitious goal by the City of a Downtown Village Center Master Plan. Another project that helped to shape the path of this vision was the need to update some of the City's policies and future guidelines for land use. There has been a lot of discussion of what that should look like, and the hopes of what that would look like in the Village Center. It doesn't stop there; there have been a lot of discussions regarding the entire City.

Mr. Helmer stated a lot of these principles, design elements, and future aspects of where the City was heading were brought forward, such as the Future Leaders Academy, and some great discussions have been held. During the economic down turn, staff was able to put before the Council and a lot of Boards and Commissions things like the amendments to the Comprehensive Plan and regulations for Mixed Use Zoning, that allowed our City to be in a good position as people came knocking on the door, who wanted to begin a partnership with the City in this particular area. A lot of good things from the Planning arena have been conveyed to the City Council.

Mr. Helmer reported that he provided more detail regarding the exhibits displayed this evening at the Planning Commission meeting a week ago. The Council has received this information in a number of different ways, and has participated with this process. Information received included how there has been a great deal of dialogue with the community and surrounding neighborhoods on appropriate density, special requirements and areas of focus within the redevelopment area. A prime example of that is what is happening right now with the Pollina Building in Linden Square. All of these great things are now becoming a reality. In addition, the Planning Commission was provided with the Resolution that was endorsed by the City Council to proceed with the vacation to make the development parcel what it needs to be, in order for this project to continue to move forward.

Mr. Helmer reported that the ATA has moved with the Notice to Proceed on the project for the transit shelters at 70th and North Oak Trafficway. This was before the City Council multiple times over the course of the last couple of years. The emphasis of that project was to show that what is happening in the redevelopment area would continue to hopefully, justify the need for increased density in the area, high quality development, and really being a participant in what's happening regionally and locally with transportation.

Mr. Helmer concluded by saying the development team was present this evening to provide a plethora of detail for the City Council's consideration.

Comments from the Applicant

Ryan Cronk, Flaherty & Collins Properties, said with him were David Parrish, RDL Architects; Jess Fisher, Flaherty & Collins, who heads up the internal architecture and engineering for the company; and Darren Lazan, who is the planner, civil engineer, and landscape architect for this project.

While showing a Power Point presentation, Mr. Cronk stated that the Heights at Linden Square is a 222 residential units, mixed use project, with 10,000 square feet of retail space. Mr. Cronk pointed out on the Power Point the location of various aspects of the project. Of the 222 units, 11 will be studio units, 113 will be one-bedroom units, and 40 units will be two-level town home units. Those units would be on the entire perimeter, with walkouts to the front of those units. There will be an additional 58 two-bedroom units. There are a total of 387 parking spaces in the project, which is inclusive of 272 internal spaces, specifically for the apartments. Eighty of those are “tuck under” parking spaces, underneath the town homes, so there are 40 garage spaces for the town homes, and 40 additional spaces for the residents. Public parking is being provided in the perimeter of the project.

Mr. Cronk continued by saying that on 70th Street, there are 6,000 square feet of amenities space. That includes the sales office, the fitness area, which offers 24-hour access to a treadmill and weights. There is an area with a resort style salt water pool. There is a pool deck, and an aqua lounge where people can hang out in an indoor and outdoor space by the pool. It has garage type doors where people can sit indoors or outdoors. There will be stainless steel appliances, wood style flooring going throughout the kitchen and living areas, granite counter tops, carpet in the bedrooms, and the bathrooms all have tile. Mr. Cronk said when they open, they are confident they will be the best apartment complex in the North Metro area.

Mr. Cronk introduced David Parrish, who would provide an overview of the building architecture, and then Darren Lazan would provide an overview of the civil engineering.

David Parrish, RDL Architects, said they were very excited to be here and part of all the energy, which can be felt when coming into this town. While continuing with the Power Point presentation, Mr. Parrish said it was great to see all the fruits of the labor starting to come into play. Mr. Parrish said Mr. Cronk provided a great opener, and he would try to provide a taste of the architectural components. The building is two “C” shaped buildings that are separated to the south, by a pool, and to the north, the amenities center. The perimeter is two story apartment town house type units, and the commercial space is on the corner. All of Gladstone has significant topography, but the site from a low point on 69th Street, goes up about 30 feet to the high point at the clock tower. The units are wrapped around in various combinations of ones and twos and studios, as it makes sense, as the project is configured.

Mr. Parrish said looking from 69th Street, the center of the building would be the pool, and one would be looking at a wall and a nice attractive railing where the pool will be. To the left and right would be the apartment building. To the north, the entrance to the amenities center would be in line to the clock tower. It will be a one-story structure, with a very tall ceiling, with a lot of glass. The apartment building will be to the left and to the right. The apartment

building to the left is a little bit taller than the building to the right, because they would be building into the hillside, as they slope from low to high. The apartments would wrap around the commercial space. Mr. Parrish pointed out the greenways on the Power Point slide.

Mr. Parrish continued by saying that from a material standpoint, they are trying to keep it very simple. The building happens to be very long, so it is important to change the materials periodically and to change some of the color. Mr. Parrish pointed out the display board, which showed a range of colors, which would be placed strategically in the building. Starting at the bottom would be a cultured stone material, which is similar to what is used in the Community Center. Above that would be different colors of brick, depending on where one was in the perimeter of the building – colors range from beige to a red to a gray. Above that would be a cement board panel, which comes in lots of different colors, from a cream color, to beige, to tan, and maybe a nice tone of brown. Scattered throughout the project would be accent materials, including the possible use of corrugated metal paneling just in strategic locations throughout the elevation. A laminate rain screen panel would be used at the front door of the amenities center. Mr. Parrish showed a photo of what the exterior stairs would look like along the greenway.

Mr. Parrish said on the rendering, they had to draw in the office building under construction, as well as the Community Center. They took them off of *Google Earth*, and he checked their work when he showed up last week, and they were right on the money. Mr. Parrish introduced Darren Lazan, the Civil Engineer.

Darren Lazan, Landform Professional Services, said he represented Flaherty & Collins, the applicant. Mr. Lazan said this is about a five-acre site with a fair amount of topography that presented a fair amount of challenge. From a site design perspective, they tried to accommodate all of the components of the Downtown Village Center Master Plan, with a very urban street front, while providing a more traditional courtyard, and providing surface and garage parking. With 387 stalls on site, 272 of those are surface stalls, and 40 of those are “tuck under” and covered parking stalls under the building, and about 40 more individual garages are for the town home-style units. The street front on all four sides are two story town home style units, with their own front door. It will be a very urban product on the outside.

Mr. Lazan reported that part of the project includes redevelopment of portions of City streets. On 70th Street, they would build in parallel parking along the entire edge, and dedicate some additional right-of-way, as well. The project includes the redevelopment of North Locust, including parking on the east side. Mr. Lazan said they were working with staff on redeveloping Northeast 69th Street, to configure the north edge of 69th Street to include more parking. The interior of the site is accessed from three points - through the building or under the building. First and second floors are open, so one could drive through those portions of the building into the center courtyard. There is access for some of the loading facilities for the commercial space. Mr. Lazan continued to point out on the Power Point elements of the topography.

Mr. Lazan stated that details regarding utility service were included in the Council's meeting packet. Stormwater in general is collected internally through a piping system. Roof drains are drained internally to that same stormwater system, and is outletted to the south. Mr. Lazan said they have been working with Assistant City Manager Scott Wingerson to collectively quantify the stormwater requirements for this project, and to work with staff to contribute to the improvement on the south side of 69th Street – the regional detention system. There was not a lot of space left to landscape – this is a very urban site, but they did manage to get about 200 trees, 350 shrubs, and 700 native grasses in the project, which is 85 percent impervious. There will be a fair amount of shade trees in the center to reduce the reflective heat that comes off the pavement.

Mr. Lazan said their request includes a Final Plat, as well as rezoning everything to MXD, which is conducive with the Downtown Master Plan. Part of the request tonight is to vacate portions of right-of-way on Cherry Street. The westerly half is proposed to be part of this project. Mr. Lazan again pointed out the parking areas.

Mayor Suter asked Mr. Wingerson to bring the Council up to date on any issues that arose from the Planning Commission.

Mr. Wingerson pointed out that there were 18 separate conditions in the Staff Report for this project. Condition Number 2. is that the parking area in front of 70th Street and the leasing office will be reduced to allow larger configuration of the round-about around the clock tower. That will create in front of the leasing office an amenity space that is a more public space for the community to gather around the clock tower, that signifies the center of the Village Center. Entry points to the building will be secured 24 hours per day, 7 days per week. A fire sprinkler system will be installed in the building, and the landscaped areas will be irrigated and maintained in perpetuity, which is an important part to this project.

Mr. Wingerson reported that at the Planning Commission Public Hearing, a representative of the building owner to the east of the project, the Gladstone Office Building, presented testimony to the Planning Commission that Cherry Lane had been previously vacated. At the time it was thought it might have been in the 1950's. The Planning Commission forwarded their recommendation for approval subject to these issues being resolved. As it turns out, with the help of the adjoining land owner and their representatives, Cherry Lane had been vacated; so the eastern half of the right-of-way, where the walking trail is located, is owned by the Gladstone Office Building property owner, while the western half is transferred to the other adjoining owner, which is the City of Gladstone. There is still some work to be done in that respect. Staff is very sure that what he has said is accurate; that is that the right-of-way has been split between the two property owners, Gladstone and Vision Investment/Gladstone Office Building; however, there are some documents that need to catch up, and there has not been the time to allow that to happen before the Council takes final action.

Mr. Wingerson said the staff's recommendation to the City Council this evening, if they chose to move forward, was to take every action except the final action, which is the final vote on the three separate applications. That will allow the documents to catch up, and the City Council could take their final action in two weeks. There are three things for the Council to

consider; the first is the vacation of Cherry Street. Several weeks ago the City Council passed a Resolution authorizing the City to move forward with vacating Cherry Street and Cherry Lane. Cherry Lane has been completely removed from that request, and is not now a part of Council's consideration tonight. The second action, which builds on the vacation of Cherry Street, is the Plat. We cannot have the Plat, until we vacate Cherry Street. The final item is the zoning change and the Development Plan, which together are one item, which builds on the Plat, which builds on the vacation. Staff is requesting a couple of more weeks to tie up a couple of loose ends and move forward accordingly.

Mr. Lazan thanked the City staff for their work on this project. They were a delightful group with whom to work, very energetic, and tremendously helpful in moving this project through so quickly. Mr. Lazan said they reviewed the staff recommendations that were outlined, and they have accommodated all of those components, and they have no outstanding issues of which he is aware.

Comments from those in Favor of the Application

Amy Harlin stated she represented the Gladstone Area Chamber of Commerce at 6913 North Cherry Street. Ms. Harlin said on behalf of the Gladstone Area Chamber Board of Directors, she came before the City Council fully in support of the Heights at Linden Square development. They are excited about the project, and look forward to seeing it come to fruition for a number of different reasons; a few of which include the simple density. There will be many residents within that attraction, who will shop, drink, use entertainment venues, and support the businesses within the area. This will not only help local businesses, but also add to the tax revenues. This will also provide a broader base of employees. Simple math shows that the residents would allow our local businesses to have other employees to choose from when they are hiring. It is also hopeful that by building such an attractive development in the area, some of the other businesses in the area would be encouraged to maintain and upgrade their properties, so they do maintain a competitive edge.

Ms. Harlin concluded by saying there is a retail and commercial component of the Heights that provides options for businesses looking to move into the area - competitive, attractive, cutting edge new locations into which businesses might consider moving their businesses. Ms. Harlin said for these reasons, the Gladstone Area Chamber of Commerce is fully in support of the Heights, and they certainly commend the City Council and the City staff for their vision in this project.

Carol Rudi, 6709 North Agnes, said she wished to congratulate the City Council and staff on this project. It is something we have been working towards for more than 10 years, and it is very exciting to see it come into fruition, and she is excited about being able to welcome this organization and these people to our community.

Mayor Suter informed the audience that Ms. Rudi is a former Mayor, and part of those visionaries who saw the need for this project.

Comments from those in Opposition to the Application

Kevin Rotert, attorney in Gladstone, whose client is Gladstone Food Products, said he was not present to speak against this application. Gladstone Food Products has the manufacturing plant immediately to the south of this proposal on 69th Street. Mr. Rotert said one of the things that they see as a potential problem is being able to get the semi trucks that do deliveries in on 69th Street on a regular basis. Mr. Rotert said he has had meetings with Mr. Wingerson, but there is a potential problem if people park on 69th Street. Trucks will not be able to back into the loading docks. Mr. Rotert said they do not know yet if this would be a problem, but they do have a problem now with the Community Center. When they have large programs, people are parking on 69th Street. At some point they may be asking that there be “no parking” or certain “no parking” allowed in certain areas of that part of 69th Street, so that they can have trucks get in and out on a daily basis. This is one of the major concerns. The other concern they have is potentially people coming on to their property, with that many people living across the street. Mr. Wingerson has been talking to the developer about possibly putting up fencing or some type of decorative fence to keep them off of the property. Mr. Rotert said they are not against this project, but wished to voice their concerns about potential impact on their business.

Mayor Suter thanked Mr. Rotert for bringing these concerns to the Council’s attention, and said she knows they will be taken into consideration by staff, and the Council members trust that all of the neighborhood would be able to be accommodated.

Mayor Suter closed the Public Hearing.

Item 11. on the Agenda. **FIRST READING BILL NO. 13-10**, vacating that section of North Cherry Street from Northeast 70th Street on the north, to Northeast 69th Street to the south, located in Gladstone, Clay County, Missouri.

Councilman Barry McCullough moved to place **BILL NO. 13-10** on its First Reading. Mayor Pro Tem Jean Moore seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Barry McCullough moved to accept the First Reading of **BILL NO. 13-10**, 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 Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Brian Hill moved to postpone the final vote on this matter until the regularly scheduled March 25, 2013, City Council meeting, at 7:30 PM, to allow the paperwork to catch up as was mentioned by Mr. Wingerson. Councilman Bill Garnos seconded.

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

Item 12. on the Agenda. **FIRST READING BILL NO. 13-11**, approving the Final Plat of The Heights at Linden Square, Lot 1, Gladstone, Clay County, Missouri, and directing the appropriate officials to affix their signatures to said Plat for recording. Applicant: Flaherty & Collins Properties. Owner: City of Gladstone. File No. 1378.

Mayor Pro Tem Jean Moore moved to place **BILL NO. 13-11** on its First Reading. Councilman Brian Hill seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Mayor Pro Tem Jean Moore moved to accept the First Reading of **BILL NO. 13-11**, 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, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Brian Hill moved to postpone the final vote on this matter until the regularly scheduled March 25, 2013, City Council meeting, at 7:30 PM, to allow the paperwork to be finalized. Councilman Bill Garnos seconded.

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

Item 13. on the Agenda. **FIRST READING BILL NO. 13-12**, amending Ordinance No. 3.973 and being an Ordinance and Final Development Plan relating to Zoning Ordinance regulations and the establishment of Use Districts within the City of Gladstone, Missouri, for property located in the area commonly known as The Downtown Village Center. Applicant: Flaherty & Collins Properties. Owner: City of Gladstone. File No. 1377.

Councilman Brian Hill moved to place **BILL NO. 13-12** on its First Reading. Councilman Barry McCullough seconded. The vote: All “aye” – Councilman Bill Garnos, Councilman Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Brian Hill moved to accept the First Reading of **BILL NO. 13-12**, 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 Brian Hill, Councilman Barry McCullough, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Brian Hill moved to postpone the final vote on this matter until the regularly scheduled March 25, 2013, City Council meeting, at 7:30 PM, to allow the paperwork to be finalized. Councilman Bill Garnos seconded.

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

Item 14. on the Agenda. OTHER BUSINESS.

There was no other business.

Item 15. on the Agenda. QUESTIONS FROM THE NEWS MEDIA.

There were no questions from the News Media.

Item 16. on the Agenda. ADJOURNMENT.

There being no further business to come before the March 11, 2013, Gladstone Regular City Council Meeting, Mayor Carol Suter adjourned the meeting.

Respectfully submitted:

Cathy Swenson, City Clerk

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

Mayor Carol Suter