



**MINUTES  
CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JULY 14, 2014**

**PRESENT:** Mayor J. Brian Hill  
Mayor Pro Tem Bill Garnos  
Councilmember Carol Suter  
Councilmember Jean Moore  
Councilman R.D. Mallams

City Manager Kirk Davis  
Assistant City Manager Scott Wingerson  
City Counselor Randall Thompson  
City Clerk Ruth Bocchino

**Item 2. on the Agenda.      ROLL CALL.**

Mayor J. Brian Hill opened the Regular July 14, 2014, City Council Meeting at 7:35 PM in the Gladstone City Council Chambers, and noted all City Council members were present.

**Item 3. on the Agenda.      PLEDGE OF ALLEGIANCE.**

Mayor J. Brian Hill asked all to stand and join in the Pledge of Allegiance.

**Item 4. On the Agenda.      APPROVAL OF THE JUNE 23, 2014, REGULAR CITY COUNCIL MEETING MINUTES.**

**Councilmember Jean Moore** moved to approve the June 23, 2014, Regular City Council Meeting Minutes as presented. **Mayor Pro Tem Bill Garnos** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0).

**Item 5. On the Agenda.      PROCLAMATION: A Proclamation Recognizing DELAVAL as the FRIENDS OF THE ATKINS-JOHNSON FARM BEST FRIENDS AWARD WINNER.**

**Mayor J. Brian Hill** read the Proclamation and presented to Helen Van Landingham, Senior Accountant at Delaval.

Ms. Van Landingham stated 130 years ago, Gustaf Delaval was a pioneer in the dairy industry and invented the cream separator. Delaval is very proud to be family oriented and community conscious. On behalf of the President and CEO, Christian Poggensee, thank you very much.

**Mayor J. Brian Hill** thanked Ms. Van Landingham for her efforts.

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

Following the Clerk's reading, **Councilmember Carol Suter** moved to approve the Consent Agenda as listed. **Councilman R. D. Mallams** seconded. The vote: All "aye" –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-40** Adopting changes to the Administration of the City of Gladstone's Flexible Benefits Plan. **Councilman R. D. Mallams** seconded. The vote: All "aye" –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-41** Authorizing the City Manager to execute a contract with the Meadowbrook Village Community Improvement District for Annual Operations. **Councilman R. D. Mallams** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-42** Authorizing the City Manager to negotiate a Development Agreement with CBC Real Estate Group for development of the Northland Innovation Center. **Councilman R. D. Mallams** seconded. The vote: All "aye" –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-43** Authorizing execution of a contract with Fleshman Construction, Incorporated, in the total amount not to exceed \$499,445.00 for the Gladstone 18 at Linden Square Project. **Councilman R. D. Mallams** seconded. The vote: All "aye" –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-44** Authorizing the City Manager to execute an amendment to the Antenna Site Lease with New Cingular Wireless PCS, LLC, for the Antioch Water Tower Site. **Councilman R. D. Mallams** seconded. The vote: All "aye" –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-45** Ratifying and approving the purchase of a tract of land located at 6902 North Locust, Gladstone, Missouri. **Councilman R. D. Mallams** seconded. The vote: All “aye” –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-46** Ratifying and approving the purchase and lease of a tract of land located at 6889 North Oak Trafficway, Gladstone, Missouri. **Councilman R. D. Mallams** seconded. The vote: All “aye” –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-47** Ratifying and approving a Purchase and Sale Agreement, a First Amendment to said Purchase and Sale Agreement, and an Assignment of said Purchase and Sale Agreement for property located at 6417 North Oak Trafficway, Gladstone, Missouri. **Councilman R. D. Mallams** seconded. The vote: All “aye” - Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-48** Authorizing execution of a contract with Superior Bowen Asphalt Company, LLC, in the total amount not to exceed \$560,487.40 for the 2014 Mill and Overlay Program Project, TP1506. **Councilman R. D. Mallams** seconded. The vote: All “aye” –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-49** Authorizing Change Order No. 2 in the amount of \$60,000.00 to the contract with Ace Pipe Cleaning, Incorporated, for the repair of meter pits and the installation of new water meters with Automatic Meter Reading (AMR) technology, as part of the 2013 sewer cleaning and televising project. **Councilman R. D. Mallams** seconded. The vote: All “aye” –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-50** Authorizing Change Order No. 3 in the amount of \$30,000.00 to the contract with Blue Nile Contractors, Incorporated, for the repair of meter pits and the installation of new water meters with Automatic Meter Reading (AMR) technology, as part of the Northeast 58<sup>th</sup> Terrace and North Howard water and sewer improvements project. **Councilman R. D. Mallams** seconded. The vote: All “aye” – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to adopt **RESOLUTION R-14-51** Authorizing acceptance of work under contract with Aguafina Irrigation and Landscape, LLC, for the 6800 Block North Woodland Drainage Improvements; and authorizing final payment in the amount of \$13,146.02. **Councilman R. D. Mallams** seconded. The vote: All “aye” –Councilman R. D. Mallams,

Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

**Councilmember Carol Suter** moved to approve the following **ANNUAL LIQUOR LICENSES**:

- Applebee's Neighborhood Grill & Bar, 6069 North Antioch Road, Liquor by the Drink
- Elks Lodge, 2376, 7010 North Cherry, Liquor by the Drink
- Gasmart USA, 7303 North Oak Trafficway, Package Liquor License
- Gladstone Mart & Liquor, 7020 North Oak Trafficway, Package Liquor License
- Hide Out Bar & Grill, 6948 North Oak Trafficway, Liquor by the Drink
- Kwik Shoppe, 7603 North Oak Trafficway, Package Liquor License
- LMMASC, Inc., d/b/a Tortilla Flats, 5716 NE Antioch Road, Liquor by the Drink
- Los Corrals, LLC, 6024 NE Antioch Road, Liquor by the Drink
- Lost Bar, 7632 North Oak Trafficway, Liquor by the Drink
- Margarita's North, 7013 North Oak Trafficway, Liquor by the Drink
- Mark & Michelle's Bar and Grill, 7102 North Oak Trafficway, Liquor by the Drink
- Quick Trip #237, 6309 Northeast Antioch Road, Package Liquor License
- Quick Trip, #181, 2590 Northeast 72<sup>nd</sup> Street, Package Liquor License
- Save-A-Lot, 6599 North Oak Trafficway, Package Liquor License
- Smokehouse BBQ, Inc., 6304 North Oak Trafficway, Liquor by the Drink
- Trexmart #7, 5810 North Antioch Road, Package Liquor License
- XO Corporation, d/b/a World's Liquor, 6833 North Oak Trafficway, Package Liquor License

**Councilman R. D. Mallams** seconded. The vote: All "aye" –Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

## **REGULAR AGENDA**

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

There were no communications from the audience.

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

**Councilmember Jean Moore** stated she wanted to add her KUDOS to all of the people who had an involvement in Theater in the Park. There were about 9500 attendees over the course of the three nights. Rated as a huge success! Councilmember Moore knows it involves an enormous amount of work on the part of the staff, the talented cast and directors, plus all the supporting teams who work together with the patrons to make this a real gem for the City of Gladstone. The staff especially got involved on the night it rained, and a lot of extra effort had to happen.

Councilmember Moore recognized Sheila Lillis, Director of Parks and Recreation. Councilmember Moore thanked the Mayor.

**Councilman R. D. Mallams** stated several weeks ago he had the opportunity to attend a two day training session with City Counselor Randall Thompson. The training was sponsored by the Missouri Municipal League and the focus of the training was on city government budgets, ordinances, and professional ethics. Councilmember Mallams thanked the City Manager for the opportunity to go through that professional development.

**Councilman R. D. Mallams** extended his appreciation to Sheila Lillis and Susan Blattner and their staff with Parks and Recreation, members of Public Safety, and other city employees who worked on the Fourth of July Celebration. It was a wonderful evening for all of the Gladstone families. Councilman Mallams and his wife attended the Children's Garden Day Saturday at the Atkins-Johnson Farm. It was a wonderful interactive event. Children received garden tours by Frank Newkirk, and he is definitely Gladstone's Master Gardener. Erica White shared stories with children who were on a small blanket on the ground, Erica was seated on hay bales, and Carol Rudi provided the tours for the inside of the homestead. Councilman Mallams said it was a wonderful morning. Councilman Mallams thanked the Mayor.

**Councilmember Suter** stated she would stay on the subject with the Atkins Johnson Farm; in the FYIN Newsletter it stated all of the hard work our volunteers do and this truly could not exist without volunteers. Councilmember Suter sits with the board and she is amazed with all of the hours each volunteer puts in personally, not just in running the organization, but being out there to actually do the events. The result is the Atkins Johnson Farm was voted the number one tourist attraction in the Northland; a well-deserved honor. It is a great site and what makes it great is the people and the programs that are running there. There are great exhibits and also great programming. We have had a very successful year with the garden. It started out as a big hit. Councilmember Suter stated she was not sure if everyone realizes that the produce from the garden does several things; we actually give a piece of produce to people who come to visit the museum, such as a tomato or a cucumber for a remembrance, and Gladstone Hy Vee sells excess produce and we have now started to provide produce to some domestic violence and homeless shelters in the Northland. The work is magnified and ripples out from that site all over the Northland in wonderful ways. It's a tribute to the vision of the folks who are working to create, maintain and grow that wonderful facility.

**Mayor Pro Tem Bill Garnos** stated he wanted to echo the comments of Councilman Mallams to thank city staff for all their work on the Fourth of July evening; as well as Public Safety, Public Works, Parks and Recreation and to all who made it such a nice evening. It is one of his favorite nights of the year, seeing half the town in lawn chairs at Oak Grove Park and listening to patriotic music and great fireworks. Thanks to the city staff for making that happen. Mayor Pro Tem Garnos enjoyed seeing the bike patrols out this year. It is a nice addition to the evening.

**Mayor Pro Tem Bill Garnos** stated he had the opportunity to read a proclamation since the last council meeting for Bill Cowper's retirement, known affectionately as "Water Bill" on July 1, 2014.

**Mayor Pro Tem Bill Garnos** thanked the Mayor.

**Mayor J. Brian Hill** wanted to thank the staff and volunteers for all the good work at both Hairspray and the Fourth of July celebration. Mayor Hill mentioned on Friday night at Linden Square Now and Then is performing beginning at 7:00 pm. On Saturday night, at Linden Square, Silver Bullet is performing with American Fool, beginning at 8:00 pm.

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

**City Manager Kirk Davis** stated KUDOS to staff for all the work on the special events the council has mentioned. Friday night is the movie in the park, Oak Grove Park, showing "The Nut Job". City Manager Davis encouraged the public to come watch the movie and go to the concert, both free events to the public.

**Item 10. on the Agenda. PUBLIC HEARING:** Request for Rezoning from CP2 to CP3, Site Plan Revision and at 6417 North Oak Trafficway.

**Applicant/Owner:** Brent Shaw/Blown Investments, LLC.

**Mayor J. Brian Hill** opened the Public Hearing at 8:18 PM.

Planning Specialist Chris Helmer thanked the Mayor and Council. Mr. Helmer stated: *Quickly I'd like to provide an overview of the application predominantly the evolution of the project, sort of where we were several weeks ago and ultimately where we are tonight. Very quickly I would like to point out the action items of consideration for the Council. Obviously in the staff material and what you will hear from tonight's presentation the rezoning does center on the rezoning from C2 to CP2 and you will hear and probably have heard in some of the historical background from the meeting minutes the basis of this rezoning, and yes, this is largely due to some of the items that have been of a need of concern by the applicant; however, from the staff's perspective and what may not have come up as a topic of discussion with the Planning Commission is whenever there is an opportunity to look at a rezoning opportunity from our older zoning classification of the straight C zoning to CP2, that does provide for some additional oversight in the future, depending 20-30 years out if McDonald's did decide to do something different or if ownership changes, there is that additional public review process or public hearing process that could come into play. Secondly, the Site Development Plan of what you will hear a great deal of information by the applicant, and finally an item that has been withdrawn by the applicant and one that we have worked rather closely with them is that of the final plat; we do expect the Council to see this coming at a future date, hopefully in the near future, nothing alarming with that plat, just due to some technical requirements and fulfillments that need to be taken care of, so tuck that away and we will get that back on your radar as soon as possible.*

*You have heard likely a lot of dialogue and conversation on some resident input on this application and hopefully tonight's presentation will show where we were and where we have been. To quickly high light for the record, some of those items that we have tasked the applicant with providing additional dialogue on as well as to formulate additional items that we are asking for approval on the Site Plan and those are additional landscaping buffer items as far as fencing, as well as natural vegetation. You will see that there has been an additional handicap space that*

was from an additional comment that we received from an area resident identified on the Site Plan as well as some additional exterior lighting. This lighting plan is not new to the Council or to the Planning Commission, however that has been provided and will likely hear and have seen some additional dialogue of how the applicant has gone and met with a particular area resident on this matter. Stormwater impact and mitigation, once again an item that we as staff have tasked the applicant heavily on looking into, you will see an updated memorandum by me that is in addition to the first staff report that came out that outlines some communication by our staff engineer on this particular matter. You will also hear tonight from the applicant's engineer some additional clarification on that matter. Finally, one item that is a little bit more unique to this application and one that is an item that has been attached as an exhibit to your Site Plan Ordinance is that of the consideration by the Council to allow for the existing pylon sign to be incorporated into the overall development plan. That was approved by the Planning Commission at their last meeting. I would also like to point out that the Planning Commission did hold two meetings on this matter so quite a bit of discussion and clarification has taken place since that time.

At this time, Mr. Mayor, I'd be happy to answer any questions that may pertain to staff; otherwise you can see behind me to my left we do have a full McDonald's team here with us this evening that we highly suspect and hope to see a comprehensive overview of the project at hand. Thank you.

There were no questions for Mr. Helmer. Mayor J. Brian Hill thanked Mr. Helmer.

Applicant Jim Wagy approached the bench and stated: I own eight McDonald's here in Kansas City including two in Gladstone, Missouri. I've been in this room many times since 1991. I got my start as an owner/operator and I've been here for outdoor playlands, indoor playlands, relocating buildings and you know, now we are here for something new, zoning and a new building. The problem is you all keep changing on me so I'd like to give a little bit of background on myself and my father. (slides projected on the screen) This is my dad Lee Wagy and he is like a grandson to the City of Gladstone so that makes me a punk next to him, but anyway this is at a ground break we did at Metro North in 1995. Dad opened the first McDonald's here at 7412 North Oak in April of 1970 and I started my start in 1979 working as a crew member and I've held every position in the store including managing 7412 North Oak in 1989 and 1990. In 1991 I became the owner there. So, with that, we employ about 475 employees in my company and we have about 110 that we hire every year in the City of Gladstone. I've also served on the Gladstone Area Chamber of Commerce as Vice President so we have been very active in Gladstone as well as my father. So I couldn't have asked for a better lead in tonight with Mr. Alan Napoli talking about FOG, so we have a great plan here. If this gets approved tonight, we are going to change out a 39 year old grease trap that barely functions and we are going to give you a brand new 1,000 gallon grease trap that you can go in and actually walk in and clean out with a hose just like they were talking about. With that, I'd like to introduce the team I have with me tonight. First of all I'd like to introduce area construction manager John Thompson, from McDonald's Corporation. John is going to do a lot of the presentation tonight on the technical on the building and all that stuff. He will be the one actually managing the contractor that we choose. Next to him is Mindy Monsees, she is a McDonald's Real Estate Coordinator, and then we have Tom Fulton from Olson and Associates,

*a very well respected traffic company and then we have Randy Alewine with Blackstone Environmental who is on the application and he will be able to answer some questions here after we are finished with our presentation. I have Kerry McKelvey helping me operate the PowerPoint because I had so much problems with it a couple of weeks ago; he is my Director of Operations, he works for me and has like 39 years' worth of McDonald's experience so I am blessed to have him on my team. So anyway, with that I'm going to turn it over to John and he is going to talk about the nuts & bolts then I'm going to come up and talk about the pylon sign and give a close to our presentation. Thank you.*

John Thompson approached the bench and stated: (Mr. Thompson's presentation was given with PowerPoint) *Good evening Mr. Mayor and Councilmen. As you look at this PowerPoint on the building on the right is what we are proposing to build at Gladstone. If you look over here we have some renderings as well. This one is also in our presentation. It is a zero grade view so that is what the building is going to look like from the back. This slide here shows we had the opportunity through our two hearings with the Planning Commission to get with the residents and listen to our customer's needs, we have added one handicap parking stall because it was a request from one of the residents in the area that there is not enough so we exceed what the guidelines are for ADA compliance with our parking; added the Skyrocket Junipers, really nice tall pines for the back to obstruct the view of the residents behind the building, to try to make that zero, if possible, and these trees will be mature when we plant them and they will grow to twelve feet. We have also changed the parking on the property that we are using for employee parking, we changed the striping so that the headlights will point towards the bank and we will get into that as well later into the presentation. This slide is our landscape plan, just redefining what we are doing with the new trees here; we have some shrubs here that will actually for the customer's view clean it up and then a buffer right here between our drive in going into the additional parking. Also the handicap stall that we are adding. This is the existing back of the property with the residents we have there, a fence back there, there is eight feet in between the green space that is going to be where the start of the new retaining will be; the retaining wall will come up and we were actually at five feet, or four feet, with the green space, we are adding another foot making it 5'8" so that we can do the plantings for the Skyrocket Junipers and then behind it we are going to add a Trex fence, it's a commercial grade fence, really high quality and durability is great. What we have provided here is for the line of sight for the residents that are behind the building. This is actually what a person would see standing in the middle of the yard and this is to the property furthest to the North, I believe, and they will barely catch the tip of the building with the Skyrocket Junipers and as they get more mature that will go away. The closer you move towards the resident's privacy fence the visibility will be the zero grade, as you see here, again Skyrocket Junipers, Trex fence, and we are actually moving the building, it's going to move one foot which is not a whole lot, but it is moving one foot further towards Antioch. Again, key points into the line of sight from the buffer area, distance from the property owner's fence to the retaining wall, eight feet, the retaining wall is not actually pavers, it is segmental block, and I'll get into the materials here in a minute as well, again we increased the green space, the landscape space for the plantings, at the rear we have the 20 Skyrocket Junipers and we are also adding four in an additional buffer area that I will point out here shortly, and also the Trex fence. We have asked and I believe it has been approved that we can go eight feet high with that fence to further reduce the view for the neighbors. Again, the building will move up a foot. Here is the zero grade view, this is if you are on flat land and looking at the back of*



*the building, this is what you would see. Over here is the segmental block wall, this is what the material is going to be for that retaining wall and constructed by a retaining wall company. This over here, Skyrocket Juniper, you can see how tall they get, good coverage for the neighbors and a good screen to keep them from having to view the back of the building. The Trex fence, once again, eight feet tall, it's a commercial grade fence sustainability, durability, is impeccable, it will withstand high winds and steady winds of 110 miles per hour and also 130 miles per hour wind gusts. Along with that Trex fence we were talking to the neighbors still and we are including another fence along the additional parking area for our employees, we are going to be using the Trex again as well and we are going four feet high. We understand, we went out there and took some photos and the vegetation was really thick but we also understood that in the winter time that vegetation goes away and if cars were going through there the lights would go right into their windows so we are adding a four foot high fence to block the lights and again we are restriping this area right here so that all the headlights when they do park will face towards Antioch Road or face towards the back of the bank. This is our access drive, in this area right here there was some concern of the distance we have from the owner's fence to the back of the curb, it's six feet. To the face of the curb is going to be like six foot six. What we are proposing is to buffer that as well. We have the Skyrocket Junipers in here as well and the fence will actually go down to I think this point. I'm sorry, right here. So we do have good materials to screen that as well and there is just going to be a short section of area that is open. The reason that I wanted to keep it open behind the other fence that is going right here, is so that we can maintain behind it. We want to be able to get back there and clean if we have to. We had some concerns about lighting. Our standard now on all of our buildings is LED lighting. It's a softer light but it is more focused on the footprint of the asphalt or the sidewalks, it doesn't glare, it's more focused on the ground. Mr. Wagy took one of the residents over to his store here in Gladstone that we are proposing to rebuild and then to his newer store on North Oak and gave the resident a good idea of what it would look like and he felt that it looked a little better. With the LED lighting, to change this section right here, we need to relocate this one and are adding one LED light over here. That will provide security for our employees when they are getting into their cars. We want to make sure it's lit up in that area. There are two other lights I believe over here that belong to Tanner's or Cascone's property, I'm not sure if they are working, (Jim, are they on?) – Most of them are not on, the bank's lights are-So we are going to have our two lights and they will be LED over here and focus on our parking area. Then once again I want to hit on the striping so that we insure that all the cars that are parking are facing towards the back of the bank to keep them out of the backyards. At this point, I'll turn it over to Mr. Jim Wagy.*

*Mr. Jim Wagy stated: I'm here to talk about the historic pole sign. We propose keeping the historic pole sign as it has been sitting and standing since 1975. You know people have been coming to this Antioch McDonald's for a long time, almost, you know, 40 years and this sign shows where a lot of memories were made, where kids played in our playground, it reminds them of special occasions that have happened, birthday parties that happened, all kinds of things that have happened here at this Gladstone McDonalds. Removing this would hurt our identity. Also, the topography of Antioch Road as we know is a huge challenge, there are many hills, and up and down, kind of like North Oak, the sign comes in and out of focus lots of times, so you know it's really a major paramount importance for our visibility. This sign is our brand and our identity. Also I would like to point out about a monument sign. If we went to a monument sign, I really feel like this would be a safety concern. You know because there's such an incredible*

problem turning left out on Antioch Road right now. It's very similar to North Oak. These streets don't have easy turn lanes and you have got to get out there when you can and visibility is tough and you know when you look at that, our traffic backs up quite a bit now and you know we have done a lot of things; we've knocked out a lot of shrubs, we've knocked out a lot of landscaping to try to get people to get out of our building quicker. The other issue of paramount importance is Quick Trip. As Quick Trip is set back, you know when those people are looking to go left or right, they are going to see that monument sign and that is definitely going to block some views and you know I've seen so many wrecks up and down North Oak, I can't count them on two hands. I've seen so many on Antioch Road, you know people turning in left and that sort of thing, so it really is a safety issue and we would propose keeping the historic sign as is and we would re-lamp it and also shine both sides of it, we would polish it up really nice, we would repaint the historic pole, and customer's come to us because of impulse. I'm going to cite a study here, right here, from San Diego, it talks about "almost all of our first time customers are impulse buyers. Our second time repeat customers, 50% of them are impulse buyers". So we are in the impulsive business so you know we need to be visible so people can see us. So that is what I had to say about that, now I have a couple of examples of what we are doing right here as it relates to a new building and keeping the existing pole sign. This is in the City of Blue Springs, OK, so this was just done a couple years ago, this is the same gen sign we have, exactly the same model, and Blue Springs approved the new building with the old historic sign. Another example would be Independence Avenue and Hardesty. This was just approved by their Planning Commission in June so there is the same gen sign, again this site is about the same year of age as mine and they are getting ready to bulldoze this one and do the same exact thing at Independence Avenue and Hardesty and they are going to keep that pole sign. So it's very important to us. So in conclusion I'd like to point out that we have listened to our City leaders, and designed a new state of the art facility and layout to stay in the City of Gladstone. We've listened to our customers by improving our building, our capacity, and our accessibility. You know the accessibility, the ADA things here at Antioch is just terrible. The sidewalks are in the wrong place, the doors are not big enough, the bathrooms are a joke, with the exception of 24 Highway and Hardesty, I think this is the worst McDonald's for ADA requirements in Kansas City. It needs to come down, it needs to get better, our customers have told us they don't have enough parking, they don't like our bathrooms, so this would fix all this stuff and the accessibility on the lot, too. We have listened to our neighbors by providing and improved and upgraded seclusion privacy fence. This is a state of the art fence, it's going to be beautiful, it's going to be eight feet tall, we didn't spare any expense and we have also agreed to add another approximately 100 feet of seclusion fence to separate us from Tanners, and what is going on with our employee lot. We have also listened to our neighbors by adding Skyrocket Junipers and requesting an eight foot privacy fence to minimize noise and increase the buffer zone. We listened to our neighbors by improving our lighting from bright and shiny to soft LED focus lighting. OK so this right here is a current picture of what you see on Antioch today and that is a little bit exaggerated because it was taken with an I-phone so it kind of blows it up a little bit more than it should, OK, I'll be honest, but here next to it is my 6300 North Oak Trafficway which I took Mr. Grant out to see and he agreed that it was better. I mean he doesn't like lights but he did agree that it is much softer and much more focused, OK. So that too is also exaggerated as with the phone it's actually going to be more focused and it's not going to be quite as bright just like this one isn't going to be quite as bright there. So we have listened to our neighbors, we are going to put in nice energy efficient LED lights that are going to knock down,

*you know shine on the lot and not shine into people and that sort of thing. And the last thing I wanted to close with was a little bit of good news. We did here some concern about our delivery truck and the way we do things there. Currently right now our delivery truck pulls up and it parks parallel to the fence so you know all those neighbors, Gaye and everybody back there are going to be, Mrs. Short, everybody is going to hear that truck right there all the time and that is because we have a basement right now in the store and there is only one place to send it down a chute and it's very cumbersome. Our delivery takes anywhere from two-and-one-half to three hours of a truck on our lot right now. In this new building, we are going to be able to go to an assisted delivery, where the actual truck driver comes in, he is going to park the truck in a different spot, so it's actually going to be parked on the side closest to the bank, in between us and the bank, so it's not going to be on the back of this store, but the South side of the building there and with assisted delivery, where they actually come in and unload it without the basement and all that stuff, they just bring it in pallets, drop it in our back door and can be off our lot anywhere from 45 minutes to an hour tops, so we are going to cut that delivery time way down, we are going to cut the noise of the truck way down, and relocate that, so that is some good news that we got brought up to in some of our earlier discussions with our neighbors. So, with that, if you have any questions, we can answer them or whatever you feel is appropriate and I thank you very much for your consideration of this project.*

**Councilmember Carol Suter** asked a question about the façade, is it stone? Mr. Wagy replied *Yes, it's real stone.*

**Councilman R.D. Mallams** asked a question about the Junipers, you will maintain the Junipers, so if one dies or needs to be replaced, doing the trimming, things like that? Mr. Wagy replied *Yes I'll spray them once a year, make sure they are good, and if they come down I'll replace them.*

**Councilmember Carol Suter** stated her grandson wants to know about the new play place because this is his favorite play place they are taking away. Mr. Wagy replied *This will be the finest McDonald's in Kansas City, in the Kansas City area. It will be a brand new kitchen, brand new hallway, it will actually be a training center for a lot of McDonald's to come learn a new operating system and the play place is going to be awesome.*

**Mayor J. Brian Hill** thanked Mr. Wagy.

**Mayor J. Brian Hill** asked if there was anyone in the audience who desired to address the Council in favor of this application. (seeing none).

**Mayor J. Brian Hill** asked if there was anyone in the audience who desired to address the Council in opposition of this application. (seeing none).

**Mayor J. Brian Hill** closed the Public Hearing at 8:20 pm.

**Item 11. on the Agenda. FIRST READING BILL NO. 14-25** An Ordinance 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, commonly known as 6305 Northeast Antioch Road.

**Councilmember Jean Moore** moved to place **Bill No. 14-25** on its First Reading. **Mayor Pro Tem Bill Garnos** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0). The Clerk read the Bill.

**Councilmember Jean Moore** moved to accept the First Reading of **Bill No. 14-25**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Bill Garnos** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0). The Clerk read the Bill.

**Councilmember Jean Moore** moved to accept the Second and Final Reading of **Bill No. 14-25** and enact the Bill as **Ordinance 4.281**. **Mayor Pro Tem Bill Garnos** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0).

**Item 12. on the Agenda. FIRST READING BILL NO. 14-26** An Ordinance approving a Site Plan Revision for property legally described as: All of Lot 1, McDonald's Antioch Road Addition, a Platted Subdivision in Clay County, Missouri, commonly known as 6305 Northeast Antioch Road.

**Councilmember Carol Suter** moved to place **Bill No. 14-26** on its First Reading. **Councilman R.D. Mallams** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0). The Clerk read the Bill.

**Councilmember Carol Suter** moved to accept the First Reading of **Bill No. 14-26**, waive the rule, and place the Bill on its Second and Final Reading. **Councilman R.D. Mallams** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0). The Clerk read the Bill.

**Councilmember Carol Suter** moved to accept the Second and Final Reading of **Bill No. 14-26**, and enact the Bill as **Ordinance 4.282**. **Councilman R.D. Mallams** seconded.

**Councilmember Carol Suter** stated she wanted to express her support for this Bill and her delight and appreciation that business owners in Gladstone are reinvesting in Gladstone and keeping a successful business here and getting it up to date and leading the pack; we really like to have the cutting edge things here in Gladstone and I for one with all the competition there is around I really am appreciative of the investment here.

**Mayor J. Brian Hill** stated he also would like to express his appreciation to Mr. Wagy for bringing his operation to another location in Gladstone from the one on North Oak; the operation on Antioch has from time to time not been the best crown jewel in McDonald's system, and I know Mr. Wagy is an excellent operator and looks forward to him serving the community at that location as well.

All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0).

**Item 13. on the Agenda.** **FIRST READING BILL NO. 14-27** McDonald's Final Plat (withdrawn by the applicant).

**Item 14. on the Agenda.** **FIRST READING BILL NO. 14-28** An Ordinance acknowledging assignment of Natural Gas Franchise from Southern Union Company to the Laclede Group, Incorporated.

**Mayor Pro Tem Bill Garnos** moved to place **Bill No. 14-28** on its First Reading. **Councilmember Jean Moore** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0). The Clerk read the Bill.

**Mayor Pro Tem Bill Garnos** moved to accept the First Reading of **Bill No. 14-28**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Jean Moore** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0). The Clerk read the Bill.

**Mayor Pro Tem Bill Garnos** moved to accept the Second and Final Reading of **Bill No. 14-28** and Enact the Bill as **Ordinance No. 4.283**. **Councilmember Jean Moore** seconded. The vote: All "aye" – Councilman R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0).

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

There was no other business to come before the City Council.

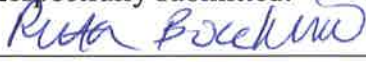
**Item 16. on the Agenda.** **QUESTIONS FROM THE NEWS MEDIA.**

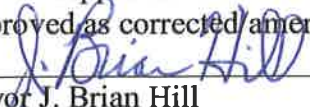
There were no questions from the News Media.

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

Mayor J. Brian Hill adjourned the meeting at 8:35 pm.

Respectfully submitted:

  
Ruth Bocchino, City Clerk

Approved as submitted: ☒  
Approved as corrected/amended: ☐  
  
Mayor J. Brian Hill