



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, NOVEMBER 10, 2014**

Mayor J. Brian Hill opened the City Council Meeting to adjourn to a Closed Executive Session on November 10, 2014 at 5:45 pm. Councilmember Jean Moore made a motion to adjourn to Closed Executive Session pursuant to Missouri Open Meeting Act Exemptions 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 R.D. Mallams seconded. The Vote: All "aye" – Councilman R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (4-0). Councilmember Carol Suter was also present at the Closed Executive Session.

**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 City Council Meeting November 10, 2014, at 8:18 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 everyone to join and to please rise for the pledge of allegiance.

**REGULAR AGENDA.**

**Item 4. On the Agenda.** Approval of the October 27, 2014, Regular City Council Meeting Minutes.

**Councilman R.D. Mallams** moved to accept the minutes of the October 27, 2014, Regular City Council meeting as presented. **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 5. On the Agenda.** Approval of the November 5, 2014, Special City Council Meeting Minutes.

**Councilmember Jean Moore** moved to accept the minutes of the November 5, 2014, Regular City Council meeting as presented. **Councilman R.D. Mallams seconded.** The Vote: Aye. Councilman R. D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. Abstain: Councilmember Carol Suter (4-0-1).

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

Following the Clerk's reading, **Councilmember Carol Suter** moved to approve the Consent Agenda as published. **Councilmember Jean Moore** 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 approval of **RESOLUTION R-14-77**, A Resolution accepting Permanent Drainage Easements from certain property owners in conjunction with the Northeast 70<sup>th</sup> Terrace and North Holmes Street Storm Drain Improvement Project. **Councilmember Jean Moore** 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 approval of **RESOLUTION R-14-78**, A Resolution accepting Temporary Construction Easements and Sanitary Sewer Easements from certain property owners in conjunction with the Northeast 58<sup>th</sup> Terrace and North Howard Sanitary Sewer Improvement Project. **Councilmember Jean Moore** 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.**

**Councilman R. D. Mallams** recognized past and present veterans for Veterans Day.

**Councilmember Carol Suter** said they heard during the study session an updated report for the Mid America Regional Council on the Regional Economic Prosperity for economic progress in

the metro area, and Mr. Katerndahl referred to the business plan that is being developed. There is also another follow up to that report and study by Brookings and that has to do with the piece on human capital. The Mid America Regional Council has received a grant from the Lumina Foundation and pulled together last week the very first education and workforce summit in Greater Kansas City and so educational institutions got together with the employers and with government agencies last week and Councilmember Suter brought a copy of the basic data report because there is a lot of great information about how Kansas City is doing in terms of human capital. Our Northland CAPS Program of course was one of the participants and one of the programs that was highlighted during this seminar as one of the kinds of answers that we were looking for how to better address the lack of human capital for economic growth in Kansas City.

**Mayor Pro Tem Bill Garnos** thanked Richard King for another great Gladstone magazine that has just come out. If you have not had a chance to look through it yet, it is another fine effort. **Mayor Pro Tem Garnos** also stated he wanted to thank Kyle Yarber for his efforts to report on Gladstone's activities here and in the Planning Commission for those of us who still read newspapers, there have been articles trying to inform folks of what has been going on at the city level and he appreciates Kyle's efforts. **Mayor Pro Tem Garnos** apologized for not being able to attend the Boards and Commissions interviews Tuesday night, but he will be out of town.

**Item 9. On the Agenda. Communications from the City Manager.**

City Manager Kirk Davis stated he wanted to give early notice for November 25 as the Mayor's Holiday Lighting Ceremony and everyone has been very busy working on the details getting that together. Lights are being tested tonight and putting the lights up in the area. The holidays will be upon us before we know it. Again, November 25, Linden Square, for your calendars.

**Item 10. On the Agenda. RESOLUTION R-14-79, A Resolution Authorizing fabrication of the original sculpture design titled "Threshold" by artist Joshua Wiener for installation.**

**Councilmember Jean Moore** moved approval of **RESOLUTION R-14-79, A Resolution Authorizing fabrication of the original sculpture design titled "Threshold" by artist Joshua Wiener for installation.** **Councilmember Carol Suter** seconded.

**Discussion:** **Councilmember Carol Suter** stated she wanted to clarify that this Resolution is in response to some recommendations from the Arts Commission and this Resolution leaves two items or issues yet to be addressed: the Arts Commission will convene again to a: select a color other than red and b: select a location other than Linden Square for the installation of this art.

**Councilmember Jean Moore** stated she had a question, does it preclude Linden Square, it doesn't, does it, it leaves it completely open about where it's going to be? That was her understanding.

**Mayor J. Brian Hill** stated he believes the Resolution leaves it open.

**Councilmember Carol Suter** stated any location.

**Mayor J. Brian Hill** stated correct.

City Manager Kirk Davis stated we put some color options we received from the artist that are attached to the Resolution so it is going back with the idea that any other color, other than what is presented, or just a recommendation on a color other than red.

**Mayor J. Brian Hill** stated the color may be dependent on the location as to what is best and fits in or contrasts with the surroundings, so he doesn't think red was all that popular but it might be more appropriate in another location.

**Councilmember Carol Suter** stated we will be looking for another recommendation from the Arts Commission on color and location, period.

**Mayor J. Brian Hill** stated this would authorize the fabrication.

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).

**Item Number 11. On the Agenda. PUBLIC HEARING:** on a request to rezone property currently zoned as RP-3 (Planned District, Garden Apartment Residential) to CP-2 (Planned District, General Business), Gladstone Senior Apartments Lot 2, Tract 1, and a Site Plan approval. Commonly known as 5703 North Broadway. **Applicant:** Roger L. and Jill R. Buckner Trust.

**Mayor J. Brian Hill** opened the Public Hearing at 8:29 pm.

Chris Helmer stated: *"Good evening Mayor and Council. Quickly I'd like to run you through the structure of tonight's presentation. Staff is going to give a brief presentation of the overall request as well as point out some general highlights that occurred during the public comment portion of the Planning Commission hearing and then as well as some additions and revisions that resulted due to that meeting. After I conclude my presentation then we will quickly have a brief summary or presentation from the owner as well as the architectural and design team. Just quickly for the record, the packet material that you have received, like many of these applications, is quite a bit so for the record so I'd like to point out those items. You received a cover memorandum from me that essentially highlights some of the main outputs or dialogue that occurred from the Commission. I'd quickly like to go through those items and then I'll follow up with some of the other exhibit items. You will see in that memorandum associated with this application is a Site Plan Development Ordinance conditions. You will see that during the course of the Planning Commissions hearing there has been a proposed change to condition number six as it relates to irrigation. I would also like to very quickly point out to the Council when this application first came to the Commission, the ordinance did specifically state that the irrigation would be maintained and handled by a standard irrigation system which is typical for the Commission and Council to hear. You will notice in the revision that you have seen this evening that it states that of a holding tank system which is underground. When you get to the portion of, and if you choose to, of approval of the ordinance tonight, we are simply asking the Council to consider, we will add the additional language that states either a holding tank system*

or irrigation will be utilized for irrigation of the development. Sorry that came up at the last moment this evening. Finally you have a new condition number eight which was a result of some of the dialog that we had heard during the Commission level as far as the overall maintenance and any type of improvements that may need to happen to the storm water detention over time. Very quickly, with the packet of information that you have received outside of the staff packet, I'd quickly like to point out that with the memorandum that I have provided there was this exhibit that showed the proposed pre-finished metal material over to my left against the wall to give you a general reference is that material board. We can provide that and bring that closer to the Council if so needed as well as two cut sheets within your packet that provides some general information of the durability and how that overall product is warranted as well as, and this is not the exact system, but you have received an exhibit that shows in general what an underground holding tank for irrigation could look like so keep that in mind. Very quickly with the staff material that you received, you will notice at the very beginning of the staff packet there is a number of exhibits. You will see now going through the series of slides that I will have is that along with the general reference or aerial reference of this application which is Exhibit A, you have also received Exhibit B which is the comprehensive plan and land use exhibit, Exhibit C which is your two ordinances tonight for consideration; first being your rezone ordinance and secondly the Site Development Plan approval ordinance. The associated site plans with some revisions that have occurred since the last meeting. Storm water analysis Exhibit E and then finally Exhibit F, drive entrance analysis. Very quickly, the request of this particular piece of land is just shy of 2.5 acres. The rezone request is that from the existing RP-3 Residential Zoning Classification to CP-2; CP-2 Zoning category is the lowest commercial zoning category that would be appropriate for this type of development.

The overall project summary of the building, the building is right at 7,000 square feet with the possibility of a small future addition that has been identified on your site plan that could exist in the future if the owner should see the need to do so in addition to the building itself, 20 associated parking stalls and then some general landscaping you will see that is primarily to the north of the building identified on your site plan. Very quickly as it relates to storm water you will see that there is a series of mechanisms that have been done to help mitigate any potential storm water issues that primarily being with the BMP's, or what are the Best Management Practices to sort of give a general reference to the Council of what that is, you have heard quite a bit of dialogue during the development approval stages that of the Senior Housing Project for Maple Woods, so just a general reference there. Conformance with the Comprehensive Plan, and then finally on page four of your staff report just identifying the series of zoning categorizations around the proposed development, primarily being that of general commercial.

Quickly to go through the slides (power point presentation), figure 1 is looking towards the east which is the area of the proposed development. This is just on the crest of the hill on North Broadway, this is just looking generally to the south of the proposed site which is at the corner of North Broadway and Englewood, the intent here is to try to give you a general reference of what some of the architectural elements and building materials are in relation to what is being proposed for the Buckner project. This is looking to the west which is the stripped commercial center which is primarily on the Kansas City side but gives you the general characteristics of the architecture features, and finally this is a view looking to the east above the bluff there is Englewood Vista so that is just a photo actually of me walking a little bit more on the center of

*the side of where the building is proposed to be located. Then the picture on the left, you can see the building limits of Englewood Vista up in the top corner there, the intent of this particular slide is just to show you that in this particular building scenario the storm water detention is in place as opposed to you all looking at a conceptual plan and approving one that would be constructed. Finally the photo on the right is just giving you a general reference looking to the north of roughly where the back end of the Buckner site would be to the existing neighborhood. Trying to give you a general reference of the distance of where the proposed site is to the existing neighborhood. Once again, just showing the zoning categorizations. Exhibit D that I had mentioned in the staff report, this is just the general site layout; I won't go into great amount of detail on that because as I mentioned the applicant will be providing greater detail then I will be on each element but also in your packet you see not only this elevation but in the highlight of my cover memorandum you will see that since the time of the Planning Commission hearing there has been a change in the elevation from this more vertical style building, side building layout to that of the material board that you see here which is generally what looks more like the surrounding architectural styles of the buildings that I had taken pictures of so that's the prefinished, textured material board. That is this slide right here. That has been the change from the Planning Commission that was at a request of the owner to this rendition.*

*Finally, the other main site component change that has occurred is that of just showing a conceptual layout of the storm water holding tank that is identified on the site plan, that is an underground holding tank system that would be utilized not only to capture storm water but could be used for the irrigation of the landscaping or anything on site of that nature. At the request of the owner, if the Council does choose to approve the ordinance, I would suggest that the Council consider either a standard irrigation system or that of the holding tank.*

*The final slides I'll go through them just for notation, but the engineer will go over these in a little greater detail. This relates to the BMP's on the site, giving you some general knowledge of what those are as well as a little greater detail where that system is located. These are just examples conceptually of what that system would look like and obviously these are not the build out scenarios. With that said, very quickly, the Council does have two actions to consider this evening. One is specifically for the rezoning request for the RP-3 to that of CP-2. The second request is for consideration of the Site Development Plan approval with the associated eight conditions as well as the possible revision to what I have suggested on the irrigation. Finally you will notice the Planning Commission has held a Public Hearing on this matter. There has been a great deal of comment by area residents that is primarily centered on storm water concerns. We have tried to include as much information hopefully to the Council as possible. That being said, there is some additional information coming your way after I finish and finally the Planning Commission did unanimously approve these two requests at a vote of 10-0. With that said, Mr. Mayor, I'd be happy to answer any questions the Council may have of staff; otherwise I'll turn it over to the owner and the development team to finish out some of the items I had mentioned they would provide some additional detail on."*

**Mayor Pro Tem Bill Garnos** stated he wanted to clarify the vote of the Planning Commission. One of the memorandums they have said it was 10-0 and in the minutes it appears like it was 10-1 for the Planning Commission vote.

**Councilman R.D. Mallams** stated it was 10-1. Mr. Helmer stated it was his mistake.

**Mayor J. Brian Hill** asked if there was someone here on behalf of the applicant who desires to address the Council.

Roger Buckner, 6140 NW 136<sup>th</sup> Street, Kansas City, Missouri, stated *"We have been a Gladstone business for almost 32 years. We are at the point where we are bulging where we are at and I just happened to go to the auction, not thinking anything about it and nobody would bid on the property so I bid on it and they accepted it. This has started a ball effect so now I'm in the process of asking you to allow me to change the zoning so I can build this building, move my business and just make things better for me and my employees and my customers. So you know I just, thanks for listening to me and I appreciate anything that you do for me. Thanks."*

The Council had questions about the plan and Mr. Buckner stated he has Robert and the architect here also to answer questions.

**Councilman R. D. Mallams** asked if he was in support of the underground irrigation tank. Mr. Buckner said he is, he was just told today how much that was going to cost because he had not checked in to the irrigation system, a normal one, so his builder is finding that out for him so he will probably know that either tomorrow or Wednesday. So that is the only reason he brought it up tonight.

**Councilmember Carol Suter** stated she is looking at two different elevations, this way she assumes is the first one that appeared to have a slanted roof, this appears to be a flat roof. Is that correct? Mr. Buckner stated which one is it, a 2/12 pitch? We decided to go with the lower pitch so it would not be as obstructive or look odd, so you wouldn't see the roof. **Councilmember Suter** stated it looks flat, is it basically flat? Mr. Buckner stated it is ½ inch per foot, so it is almost flat.

**Mayor J. Brian Hill** stated his primary concern with this is with the zoning and we are putting commercial in between, normally the progression would be you would have maybe an office and then something such as what it is approved for now, such as the Garden Apartments or Townhomes or something and then residential. It seems as though this is getting things out of order, that we are going from office to commercial to residential and it is not something that is on the Master Plan, or the Comprehensive Plan, and that concerns the Mayor. That is a fairly major concern to stick something commercial in where there should be something more residential or at least office as opposed to a commercial that is almost an industrial type application because you are going to be doing work in the shop in there.

**Councilman R.D. Mallams** stated directly across the street on the West side, isn't there a business there?

**Mayor J. Brian Hill** stated he believes that is an office.

**Councilman R.D. Mallams** stated it is still commercial.

**Councilmember Jean Moore** asked Mr. Buckner to describe the scope of his business in terms of coming and going with vehicles and how many and what that would look like.

Mr. Buckner stated his guys get to the shop between 7:00 and 7:30 in the morning. There are 18 of them so there are 18 vehicles in the morning. They all leave about 8:00. Most of them do not come back in the evening. Probably four that come back in the evening. During the day they will see maybe five to six vehicles in and out during the day. Mr. Buckner stated he tried to design this to where it would match in with the residential part also because he knew where he was getting into. It was his concern too so he has tried to help with that from what he has told the architect.

**Councilmember Jean Moore** stated coming from the south, then, the view will be these garage doors on the back side, the south facing of the building, so that is what you will be seeing when you drive north? Yes? **Councilmember Moore** asked which side of the building she would see. Mr. Buckner stated only if the leaves are not on the tree and all the scrub brush is down. You cannot, his vision is you cannot see that unless it is in the middle of the wintertime. **Councilmember Moore** stated that property is fairly elevated right now, so is there quite a cut that would have to take place for this property, or this building, to be placed on that property? Mr. Buckner said if he is not mistaken it will be about a one-foot cut. It's going to be a one-foot smoothing of that area.

**Councilman R.D. Mallams** stated he wanted to bring up that there is a tree line that is to the north, and he believes probably not as dense a tree line on the south also, so you have got some vegetation there to provide some coverage. Mr. Buckner stated that is correct.

**Mayor J. Brian Hill** asked if there were any other questions from any other Councilmembers. There were none.

**Mayor J. Brian Hill** asked if there was anyone in the audience who would like to address the Council in favor of the application.

Robert Walquist, 821 North Columbus Street, Lees Summit, Missouri, stated he is the civil engineer on the project and he was asked to address any questions Council has or go over the overall plan of the project. Going back to your question on "can you see that", that backs up to the, he believes that is the highway patrol office, and they have a retaining wall along that side. This will be cut about three or four feet on this side, so it will be a big berm along the south side so if you are going north it's, right now, it's heavy brush and trees so he doesn't believe you will be able to see that until you get right past that and then if you look over you will see that but mostly you will see that front elevation view of the project. Like you said, to the north you have a big grove of trees down to the pond that they are designing to stay, so they are keeping most of that vegetation.

**Councilmember Carol Suter** asked is the elevation at entry from the street at street level or is the driveway going up? Mr. Walquist stated the driveway will be going up. You are probably looking at four or five feet above the street, about where the land lays now except it will just be flattened out in the back. **Councilmember Suter** asked as you drive past, what are you really



looking at, you have to look up to see the buildings. Mr. Walquist stated right, a little bit and you will see a sign and then the front elevation. **Councilmember Suter** stated the main parking lot is between the building and the street, so mainly you are going to see parking and a driveway. Mr. Walquist stated yes, it will be just like across the street, those offices, it will mirror that very similar. **Councilmember Suter** asked if there was any landscaping in front of that so we will not be looking directly at the parking lot? Mr. Walquist stated yes. It doesn't show so **Councilmember Suter** was curious. Mr. Walquist stated that shows the little bit of landscaping up there but it will have a nice sign there, around the sign, and then the irrigation landscaping.

**Mayor J. Brian Hill** asked about signage for the building, is there going to be a sign at the street, a monument sign, and then a sign on the building, or what all is proposed? Mr. Walquist stated right now they have a sign proposed monument sign out by the road, and the sign above the window right next to the awning but not on the other faces of the building.

**Councilmember Carol Suter** asked if the exterior surface is panels so you actually will see some, like what size piece are they, that? (sample of siding brought to the front of the room). So you will see the seaming, it's not going to be flat, (*indecipherable answers*). **Councilmember Suter** asked what is the bottom, some brown stone veneer? (*indecipherable answers*). **Councilmember Suter** asked what the roof line will be. Alex Toye, ATA Architects, 323 East 14<sup>th</sup> Avenue, North Kansas City Missouri, the architect of record for the project. The roof is a galvanized-aluminum dark bronze metal roof system with a dark brown trim that's why you have the darker tones to keep the earth tone finishes in place. The red awning is basically as a significance to identify the entry to come in to the building with that, and our building has met all the requirements to meet the amount of aluminum storefront or glass glazing you guys have been asked for based on your ordinances along with that. As Robert tried to mention, we do have a monument sign that is located roughly on the site plan, on the bottom right hand corner which is item number five. If you take a look when you come up the driveway there, as Robert mentioned, is about four to five feet up to the grade we have landscaping located in front of the parking area to try to help screen that area as well to and the monument sign is located just in front of that. One other question, Mayor, that you did mention, and one of the councilmen brought up, there is commercial across the street, this is a commercial, there is another lot still between here and the independent living facilities next door, there is another lot prior to the road so you still create a little bit of a buffer with the transition depending what type of development will occur in here. As Robert mentioned, the tree line that occurs as you are coming south bound off of Broadway, you are basically covered with trees as Robert tried to mention too the difference between the grade from the old Highway Patrol is to the tree lines and will provide a lot of break and to hide the brown doors that you had mentioned. So he is correct on that, it will be blocked, other than the trees in the wintertime.

**Mayor J. Brian Hill** asked if there will be another retaining wall build at the south edge of the parking? Mr. Toye stated no there is not. It is graded.

**Councilmember Jean Moore** stated help me out just a little bit on the roof line, back to **Councilmember Suter's** question as well. It just looks flat to her, completely flat; so would that be the way it would look, just kind of long, narrow . . . Mr. Toye replied yes it would. The original 2/12 pitch the cost difference between 2/12 vs to have a 12 made a little bit of a

difference in the Buckner's making a decision on the financials to be able to build the project so that was one of the considerations such as we mentioned about the cistern tonight that Roger brought up as well, too.

**Mayor J. Brian Hill** asked where will the mechanical air conditioner, furnace, that sort of thing be, on the roof or on the ground? Mr. Buckner stated the air conditioner will set on the east side right past where the kitchen is to the south. It will be a regular condensing unit that will be a great big tall high efficient one; all darkish gray looking, it's a Trane unit that has the plastic top on it, a really nice looking unit with standard equipment. Mr. Toye stated on this elevation Roger if I'm correct I'm on A-3 on our drawing sheets, we have the door to the right hand side the one with the steps, we are talking between there and the other door? Mr. Buckner stated right behind the door with the steps off towards the back of the building so they won't be in the walkway between the two doors, it will be on the north side of the back door where the steps are. Mr. Toye stated the concerns of the visibility added, that is why we added stone to three sides of that so basically where the public would be seeing that area, we have added stone to those facades.

**Mayor J. Brian Hill** asked where is the trash enclosure going to be, the north, or southeast corner? Mr. Toye stated on this particular drawing it would be on the southeast corner, masonry to match the colors for your building.

**Mayor J. Brian Hill** asked if there was anyone else who desires to address the Council in favor of the application.

There were none.

**Mayor J. Brian Hill** asked if there was anyone who desires to address the Council in opposition to the application.

Brenda DeLauro, 105 NW 59<sup>th</sup> Place stated she has no problems with someone trying to expand their business, she thinks that is great, however the street that she lives on is a bunch of homes that people have lived there, raised their kids there and their kids are a few years older than her now. Her concern is their street goes to North Oak or Broadway. She understands yes there is already some office buildings, but once you pass those, from Broadway all the way to almost the Post Office, it is just woodsy, there are homes, yes, but it's woodsy and pretty and she is really concerned with if something like this is going to be approved, then she thinks all bets are off on other things to come down in the future and she would hate to see that landscape be destroyed. She thinks that maybe before you decide, each of you take that ride and think about it.

**Mayor J. Brian Hill** asked if there was anyone else who desires to address the Council in opposition of the application.

Jill Potenz, 100 NW 59<sup>th</sup> Place, since 1973. They have had issues with this development for a long time. She understands Mr. Buckner's desire to expand his business for his employees. Her main concern has always been the flood problem, part of it, and she is not sure what the underground holding thing is, she needs to know more about that to feel comfortable about it because they have been flooded so much and since the retirement apartments went in and they

built the holding pond, and then that is a large area, they have not had any flooding. She is thinking if this goes in, she is not sure about the drainage issue, but they are all incredibly concerned and the esthetics of that building does not go along with any of the other buildings along that area, the commercial buildings. There is an insurance agency and that is a huge concern. She is worried about Gladstone for a number of reasons and wants to keep it a lovely place and it's a great place to live. She hopes the Council would consider postponing their final decision until they get some more feedback or reassurances maybe about such a flat roof building that just doesn't fit in the esthetics that she would like to see there and the flooding is a huge concern. She needs more information about that and she doesn't want to be flooded again. She lives right on the creek.

**Mayor J. Brian Hill** asked if there was anyone else who desires to address the Council in opposition of the application.

Barbara Heinisch, 58<sup>th</sup> Street, where eventually any water that runs down is going to come into their creek and she just wanted to remind the Council they all are a lot younger than she is, but years ago they had a devastating flood on that block. They were the worst hit area in Kansas City. One woman had to be rescued. The water, it wasn't basement flooding, it was water up over the countertops in the kitchens. It took them a year to clean all that up. Her concern always with everything that goes in is the water runoff and what kind of rains it will take now that may possibly break the camel's back and start flooding them again. Kansas City has made a lot of improvements but still in all she would appreciate that the Council enforce everything as far as water retention is concerned on this project.

**Mayor J. Brian Hill** asked if there was anyone else who desires to address the Council in opposition of the application.

No one else chose to speak in opposition of the project.

**Mayor J. Brian Hill** closed the Public Hearing at 9:03 pm.

**Councilmember Jean Moore** stated she would like to see the Council table this issue in order to obtain some more information prior to voting on the site plan or the zoning change this evening. **Mayor J. Brian Hill** asked if this was a motion, **Councilmember Moore** said yes it was and **Mayor Hill** called for a second. **Councilmember Carol Suter** seconded. **Mayor Hill** asked Counselor Randall Thompson if they needed to set a specific date to table the Ordinances. Counselor Thompson replied that would be helpful. **Councilmember Moore** asked **Mayor Hill** if he would appreciate a real motion. **Mayor Hill** asked staff if these items should be tabled to the next meeting or to December or, ... Assistant City Manager Scott Wingerson asked to clarify that the Council is asking for additional information related to storm water control and building architecture, is that a fair summary of the Council's knowledge base? (yes). Mr. Wingerson stated staff could bring forward issues at the next regular meeting if the City Manager does not have any objections. (The architect said he could address both issues now if storm water is what the issue is, not at microphone). **Mayor Hill** stated it's also architecture...Mr. Wingerson stated he thought staff could provide that detail in writing and it can be ready for the next regular

meeting, he does not know the date. **Mayor Hill** stated it is November 24<sup>th</sup> and asked **Councilmember Moore** to restate her motion.

**Councilmember Jean Moore** moved that Council table the vote and further discussion on the site plan and zoning for this project until the next regular Council meeting November 24. **Councilmember Carol Suter** seconded. The Vote: Aye: Councilmember Jean Moore, Councilmember Carol Suter, Mayor J. Brian Hill. Nay: Councilman R.D. Mallams, Mayor Pro Tem Bill Garnos. (3-2).

**Item No. 12, On the Agenda. FIRST READING BILL NO. 14-34** 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, property commonly known as 5703 North Broadway.

**Councilmember Jean Moore** moved that Council table the vote and further discussion on the site plan and zoning for this project until the next regular Council meeting November 24. **Councilmember Carol Suter** seconded. The Vote: Aye: Councilmember Jean Moore, Councilmember Carol Suter, Mayor J. Brian Hill. Nay: Councilman R.D. Mallams, Mayor Pro Tem Bill Garnos. (3-2).

**Item No. 13. On the Agenda. FIRST READING BILL NO. 14-35** An Ordinance approving a Site Plan for property legally described as Gladstone Senior Apartments, Lot 2, Tract 1, property commonly known as 5703 North Broadway.

**Councilmember Jean Moore** moved that Council table the vote and further discussion on the site plan and zoning for this project until the next regular Council meeting November 24. **Councilmember Carol Suter** seconded. The Vote: Aye: Councilmember Jean Moore, Councilmember Carol Suter, Mayor J. Brian Hill. Nay: Councilman R.D. Mallams, Mayor Pro Tem Bill Garnos. (3-2).

**Item No. 14. On the Agenda. FIRST READING BILL NO. 14-36** An Ordinance approving the Final Plat of Mansfield Addition, Lot 19, Gladstone, Clay County, Missouri, and directing the appropriate officials to affix their signatures to said plat for recording. Commonly known as 801 Northeast 76<sup>th</sup> Street.

**Councilmember Carol Suter** moved to place **Bill No. 14-36** be placed 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 and Mayor J. Brian Hill. (5-0). The Clerk read the Bill.

**Councilmember Carol Suter** moved to accept the First Reading of **Bill No. 14-36**, 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 and 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. 14-36** and enact it as **Ordinance 4.289**. **Councilmember Jean Moore** 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).

**Item No. 15. On the Agenda.** Other Business.

There was no other business to come before the Council.

**Item No. 16. On the Agenda.** Questions from the news media.

There were no questions from the news media.

**Item No. 17. On the Agenda.** Adjournment.

Mayor J. Brian Hill adjourned the meeting at 9:09 pm.

Respectfully submitted:

Ruth E. Bocchino  
Ruth E. Bocchino, City Clerk

Approved as submitted: ✓  
Approved as corrected/amended: \_\_\_\_\_

J. Brian Hill  
Mayor J. Brian Hill