



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 12, 2015**

Mayor J. Brian Hill opened the City Council Meeting to adjourn to a Closed Executive Session on January 12, 2015, at 6:00 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. Councilmember R.D. Mallams seconded. The Vote: All "aye" – Councilmember 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
Councilmember 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 January 12, 2015, at 7:50 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.

Item 4. On the Agenda. Approval of the December 8, 2014, Regular City Council Meeting Minutes.

Councilmember R.D. Mallams moved to accept the minutes of the December 8, 2014, Regular City Council meeting as presented. **Councilmember Carol Suter** seconded. The Vote: All "aye" - Councilmember 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 December 19, 2014, Special City Council Meeting Minutes.

Councilmember Jean Moore moved to accept the minutes of the December 19, 2014, Special City Council Meeting as presented. **Mayor Pro Tem Bill Garnos** seconded. The Vote: "aye"- Councilmember R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, and Mayor J. Brian Hill. Councilmember Carol Suter abstained as she was not present at the December 19, 2014 Council meeting. (4-1-0).

Item 6. On the Agenda. **PROCLAMATION: RECOGNIZING SHEILA LILLIS' RETIREMENT AND DECLARING JANUARY 15 AS SHEILA LILLIS DAY IN THE CITY OF GLADSTONE, MISSOURI.**

Mayor J. Brian Hill read the Proclamation and presented to Sheila Lillis.

Director Lillis spoke to the audience and stated: *"I've never had a day, and many holidays I even got to work so it's nice to have a day; Thursday will be named after me which will be great, but Sheila Lillis has been very fortunate. This has been a great career and a great opportunity and I have loved Gladstone and I always tell people the third day I ended up at the airport, which is a true story, but most of all what I have liked about it is I didn't know a soul when I came here, and now I can hardly go anywhere that I don't know somebody. So either I've done something wrong or done something right, I haven't decided which. But what I like most is the people. I've always wanted to work with people. Mr. Davis, City Manager, whatever you want to call him, we go back a long way, I always told him he was my boss twice, he hasn't got it right yet, but he and I go round and round but most of all he cares just as much as I do and that is why we do that. But it's been great to work with all the other employees, all the volunteer coaches and people that have just made it happen and it wasn't just one person, it was a team, and I never believe in "I", I just believe in team and I think that is why we have been successful. I thank Gladstone, I thank the Council sitting here today and the Council that in 1987 said 'I think maybe she might be a good fit' they probably might not have thought that now, but Sheila Lillis is very fortunate and I thank Gladstone for that. So, best wishes, and I'll have my day on Thursday."*

City Manager Davis stated *"If I can, Mayor, while you are going back up, I have to say a couple of things in this setting if you don't mind, and I'll be brief. You are right, Sheila has been a special member of our organization for a long time and she started out and really developed the Parks and Recreation Department. The fact of the matter is they had a couple of employees and maybe some ideas and some small programs and they certainly have been organized, they have blossomed under her leadership; she has been a valued member of our Leadership Team, and I'll say some of these things again on Thursday. We are going to miss her an awful lot, and I think more than anything else, once we settled on that direction, Sheila, and we didn't go round and round about which way we were headed, there was no harder worker who wanted to achieve those goals for the community, for the staff, for the City as a whole, certainly this is a large hole in our organization and I just wanted to tell her that we are going to miss her an awful lot, and will miss the leadership; certainly we won't miss hearing about Notre Dame football, but she will understand Nebraska is better eventually. I just wanted to say how much we appreciate*

everything she did and how successful she has been over the course of time. I could ramble on and on and I don't know how small that print was in the proclamation, but there was a lot on there and she certainly earned it, and I congratulate her."

Mayor J. Brian Hill stated, *"While we are on the subject, I want to invite everyone to Sheila's retirement reception which is this Thursday, 'Sheila Lillis Day,' from 4:00 pm to 6:00 pm in the Community Center. I hope you can all be there."*

Item 7. On the Agenda. CONSENT AGENDA.

Following the Clerk's reading, **Councilmember Carol Suter** moved to approve the Consent Agenda as published. **Councilmember R.D. Mallams** seconded. The vote: All "aye" – Councilmember 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-15-01** Authorizing acceptance of a proposal from WatchGuard Video, Allen, Texas, for the purchase of sixteen (16) Body Worn Cameras for Police Officers for the purchase price of \$14,512.00 and equipment to increase capacity for digital storage for the purchase price of \$7,720.00 for the total purchase amount of \$22,232.00. **Councilmember R.D. Mallams** seconded. The vote: All "aye" – Councilmember 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-15-02** Authorizing the City Manager to execute an agreement with Carriage Hill 7-9, in the form of a Sign Use Agreement, for the use of existing street signs within the Carriage Hill 7-9 neighborhood; and authorizing the execution of all necessary requirements by the City of Gladstone to be carried out in conjunction with the Sign Use Agreement. **Councilmember R.D. Mallams** seconded. The vote: All "aye" – Councilmember 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 **CITY OF GLADSTONE FINANCIAL REPORT FOR PERIOD ENDING NOVEMBER 30, 2014**. **Councilmember R.D. Mallams** seconded. The vote: All "aye" – Councilmember R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (5-0).

REGULAR AGENDA.

Item 8. On the Agenda. Communications from the Audience.

There were no communications from the audience.

Item 9. On the Agenda. Communications from the City Council.

Councilmember R.D. Mallams stated he wanted to extend his thank you for dedicated service, selfless service, to Sheila for almost three decades of service to our Gladstone families and residents; and said *"Sheila, retirement is bittersweet, but you know what, you can join Toni and I, and Cathy Swenson back there for Bingo at Hy Vee on Tuesdays."*

Councilmember Carol Suter stated KUDOS to Sheila, and she is glad we have a day. We will need all of it to give all of our appreciation. It's a new year and she was really excited over the holiday to see the installation of the first commissioned public art piece, the sculpture that is across the street, it is a beautiful piece and exciting to see that work get done. Councilmember Suter stated it is going to be an exciting year in Gladstone, it's going to be a challenging year in the Northland. She was at a meeting last week with the Regional MoDOT engineers and got the maps for the 2015 projects for the Northland. Councilmember Suter asked Pam Smitka to distribute copies to the Council. The original engineers did a good job of deciding that bridge repair is going to be the major thing, only they are doing bridge repair from the split of I-29, I-35 up 35, across 435, and back down I-29, so it's like this whole circle around the Northland and then we find out that you have those days where you say, what were they thinking about scheduling things, and it turns out that Jefferson City doesn't always even talk to the region when they decide what is going to happen with MoDOT budget. Jefferson City dropped a project on the region that our regional engineers were not consulted on, and that is that at the split of I-29 and I-35, where Davidson Road and the flyover is, there are six bridges at that split off. They are going to rebuild all six of them this year; in addition to all the other ones that are going around here. Councilmember Suter stated copies would be made for all of the Council for their verification, but MoDOT is saying the traffic congestion in both directions North and South of both I-35 and I-29 is going to be gargantuan. So we are going to have a fun year in the Northland and we are all looking for the escape route. It seems like we will just have to go down 169 right now is the only thing that will be open.

Councilmember Jean Moore stated she wanted to add her congratulations to Sheila, there are not words big enough to say thank you for all that she has done and how much she will be missed and the legacy that she has created in the Parks and Recreation Department. Councilmember Moore thanked Sheila Lillis from the Council and from all the residents of the City. Councilmember Moore stated she joins with Councilmember Suter for Beth Nybeck's sculpture and she hopes everybody has had a chance to see it there at the end of 70th. It is a beautiful sculpture and it is really exciting to see that happen.

Mayor J. Brian Hill stated he again wanted to mention Sheila and thank her for her years of service and she will be missed and he added on former Mayor Moore's comments and Councilmember Suter's comments, we are looking in to lighting for the Nybeck artwork that has been installed. If you drive by it tonight, it is not forever going to be in the dark at night.

Item No. 9a. On the Agenda. Boards and Commissions appointments and reappointments.

Councilmember R.D. Mallams moved to approve the Boards and Commissions appointments and reappointments. **Councilmember Carol Suter** seconded. **Mayor J. Brian Hill** thanked all of those who were interviewed for openings on the Boards and Commissions and congratulated those that were selected and thanked those who serve on our Boards and Commissions, who has

served in the past, and thanked everyone for their interest and the Council looks forward to working with the new appointments in the coming year.

The Vote: All “aye” - Councilmember R. D. Mallams, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (5-0).

Item No. 10. On the Agenda. Communications from the City Manager.

City Manager Kirk Davis stated only one item, City Hall will be closed Monday, January 19, 2015, in recognition of Martin Luther King Holiday, and welcome back to all after the Christmas holiday.

Item No. 11. On the Agenda. APPROVAL OF BUILDING PERMIT FOR LINDEN WOODS VILLAGE.

Councilmember Jean Moore moved approval for the building permit of the Linden Woods Village. **Mayor Pro Tem Garnos** seconded. The Vote: “aye”, Councilmember R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos. Abstain: Councilmember Carol Suter, Mayor J. Brian Hill. (3-2-0).

Item No. 12. On the Agenda. PUBLIC HEARING: Northland Innovation Center.

Mayor J. Brian Hill opened the Public Hearing at 8:15 pm and recognized Chris Helmer to the podium.

THIS PORTION OF THE MEETING WAS TRANSCRIBED BY
COURT REPORTER JIM LEACOCK (see attachment)

Item 13. On the Agenda. FIRST READING BILL NO. 15-01 An Ordinance 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.

Councilmember Carol Suter moved **Bill No. 15-01** be placed on its First Reading. **Councilmember R.D. Mallams** seconded. The vote: All “aye” – Councilmember 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. 15-01**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember R. D. Mallams** seconded. The vote: All “aye” – Councilmember 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. 15-01**, and enact the Bill as **Ordinance 4.293**. **Councilmember R. D. Mallams** seconded.

Councilmember Carol Suter commented what a great way to have our first Bill of the year to be this exciting project. It is so exciting that we qualified for the State recognition and people are going to get tax credits and all kinds of exciting things going into this project. The Council had no idea from their end that this was ever happening as this project all came together. Councilmember Suter really appreciates the ability of the developer and the whole team to listen to the input and make changes and adapt the plan and response to what they heard from us and from others in the community and the staff. This is one really exciting day for Gladstone.

Mayor J. Brian Hill echoed Councilmember Suter and thanked everyone on the team and development team at CBC. This is a tremendous way to start the new year and he realizes that everything is being expedited on this project and it's much appreciated.

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

Item No. 14. On the Agenda. FIRST READING BILL NO. 15-02 An Ordinance approving the Final Plat of the Northland Innovation Campus, Gladstone, Clay County, Missouri, and directing the appropriate officials to affix their signatures to said plat for recording.

Councilmember Jean Moore moved **Bill No. 15-02** be placed on its First Reading. **Mayor Pro Tem Bill Garnos** seconded. The vote: All "aye" – Councilmember 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 Jean Moore moved to accept the First Reading of **Bill No. 15-02**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Bill Garnos** seconded. The vote: All "aye" – Councilmember 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 Jean Moore moved to accept the Second and Final Reading of **Bill No. 15-02**, and enact the Bill as **Ordinance 4.294**. **Mayor Pro Tem Bill Garnos** seconded. The vote: All "aye" – Councilmember 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. APPROVAL OF BUILDING PERMIT FOR NORTHLAND INNOVATION CENTER.

Councilmember R.D. Mallams moved approval of the Building Permit for Northland Innovation Center. **Councilmember Carol Suter** seconded.

Mayor J. Brian Hill stated, I just can't let this pass. I am disappointed that it is not called something like "Jeanie's Ditch Addition." That way everyone would know what we are talking about.

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

Item 16. On the Agenda. RESOLUTION R-15-03 A Resolution adopting a "Position Classification Schedule and Compensation Plan" for the City of Gladstone, Missouri.

Councilmember R.D. Mallams moved to approve **Resolution R-15-03**, A Resolution adopting a "Position Classification Schedule and Compensation Plan" for the City of Gladstone, Missouri. **Councilmember Jean Moore** seconded.

Councilmember Carol Suter expressed her appreciation to staff. This was a big goal of the Council to make sure that Gladstone stays competitive and she knows this provided a real challenge for the staff to figure out how to make this work in an equitable way and to maintain the fiscal stability of the rest of the organization. She appreciates the creativity and diligence that went in to figuring this out and she thinks we have ended up with a really fair plan.

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

Item No. 17. On the Agenda. Other Business.

Mayor Pro Tem Bill Garnos stated he wanted to mention groundbreaking tomorrow for the Linden Woods Village at the Community Center at 2:00 pm. There will be a small reception and celebration for this event.


Item NO. 18. On the Agenda. Questions from the News Media.

There were no questions from the news media.

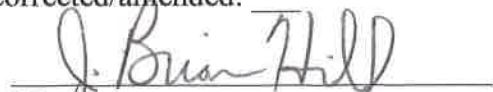
Item No. 19. On the Agenda. Adjournment.

Mayor J. Brian Hill adjourned the meeting at 9:05 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as submitted: ☒
Approved as corrected/amended: ☐


Mayor J. Brian Hill

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CITY OF GLADSTONE, MISSOURI

CITY COUNCIL MEETING

JANUARY 12, 2015

7:30 P.M.

TRANSCRIPT OF PROCEEDINGS

In Re: Public Hearing - Request for approval of
an Ordinance approving the Final Plat of the
Northland Innovation Campus, Gladstone, Clay
County, Missouri.

Held at Gladstone City Hall, 7010 North
Holmes, Gladstone, Missouri.

A P P E A R A N C E S:

Mr. Brian Hill, Mayor
Mr. Bill Garnos, Mayor Pro Tem
Ms. Jean Moore, Council Member
Ms. Carol Suter, Council Member
Mr. R.D. Mallams, Council Member

Mr. Randall Thompson, City Attorney
Mr. Scott Wingerson, Assistant City Manager
Mr. Chris Helmer, Planner
Ms. Ruth Bocchino, City Clerk
Mr. Jim Leacock, Public Stenographer

1 THE MAYOR: The next item on the Agenda is
2 Item Number 12. It is a public hearing on the
3 Northland Innovation Center. And I see Mr. Helmer
4 is ready to talk.

5 MR. HELMER: Good evening, Mayor and
6 Council. I will make it quick this evening and get
7 you on to other things that might be happening
8 tonight. Very quickly.

9 In your packet of material there is quite
10 a bit of information, however Council has seen a
11 wealth of information before as it relates to
12 projects in the downtown redevelopment area. Just
13 quickly, I would like to point out, Assistant City
14 Manager Wingerson did provide a quick overview of
15 some of the project partnerships that we felt was
16 important to provide to the Commission, just to
17 reiterate the importance of these things and how
18 they culminate through many groups and organizations
19 to make them a reality.

20 Although the information that has been
21 provided in the packet may be new, the history and
22 the making of this particular building goes back
23 quite some time. That being through some previous
24 planning studies and commitment that not only
25 previous commissioners have had, but people, past

1 Council members as well as present Council members
2 have participated in. So I think it is safe to say
3 that we are seeing a lot of the input and ideas that
4 have taken place over many different years. Sort of
5 tying in the planning aspect of that, is really
6 looking at what is the appropriate density and types
7 and styling and massings of the buildings. I think
8 that when you look at the material and the approval
9 that is being asked for this evening, you will find
10 that that is very much so the case with this
11 project.

12 Quickly about the project. We are looking
13 at just under 7.5 acres of development. A
14 culmination of three different parcels coming
15 together for one final plat for your consideration.
16 Also in consideration tonight is that of a rezoning
17 to what we refer to as the MXD zoning
18 classification. That zoning classification has been
19 in existence with the City for a couple years now,
20 in order to make the reality of the Village Center
21 complete with development. And finally the Final
22 Development Plan approval with the associated
23 conditions.

24 If you had an opportunity to look at some
25 of the Commission Meeting minutes and dialogue that

1 occurred, at this point in time we have worked very
2 closely with the developer on satisfying those
3 conditions. There will be probably a couple
4 follow-up items that they will share this evening.

5 The Planning Commission vote on this
6 matter was a 12-0 vote, just last week on January
7 the 5th. We are here this evening tonight with a
8 suggestion that the Council consider the three
9 actions of the Final Plat, Rezoning and Site
10 Development Plan approval. With that said,
11 consideration of the Final Plan Approval will be of
12 a two phase project. The first being a 90,000
13 square foot building right at five stories high.
14 The second phase being a 50,000 square foot
15 building.

16 And with that, Mr. Mayor, I will not get
17 into a whole lot more detail, because the developer
18 is here this evening and you are going to see how
19 this sort of all comes into play and how the phasing
20 of the project is going to impact parking and
21 satisfy parking requirements and all those things
22 for the mixed use development that is before us this
23 evening. So with that said, if there are any
24 immediate questions, I will be happy to take them,
25 otherwise I am going to turn it directly over to our

1 project team this evening.

2 MR. THOMPSON: Mr. Mayor, before we take
3 any testimony, I don't think we formally opened the
4 hearing.

5 (The gavel was sounded.)

6 THE MAYOR: Thank you. I thought about
7 that, but I didn't want to interrupt Mr. Helmer.

8 MR. GLASRUD: Thank you, Chris. Good
9 evening Council members. My name is Jason Glasrud,
10 I'm development manager with CBC Real Estate Group,
11 developers of the Northland Innovation Center.

12 We are pleased to be back before you this
13 evening to present a project update and allow you to
14 hear from some of our key team members that have
15 been integral to the process, as you consider our
16 application for the Final Development Plan, Rezoning
17 and Building Permit and Final Plat.

18 Certainly this meeting tonight and the
19 Planning Commission last week represent a big step
20 in the process for the Northland Innovation Center.
21 And our team has put a great deal of energy in
22 refining the design since we last presented to you
23 back in October when we received approval for our
24 development agreement. We certainly look forward to
25 your comments here this evening.

1 As Chris said, you are all familiar with
2 the history and intent of the project, so I won't
3 spend any of your time on that background this
4 evening, but rather turn it over to our architect
5 and civil engineering professionals to provide the
6 technical presentation that you are most interested
7 in here tonight. So first up will be our design
8 partner, Hoefer Wysocki Architects, lead here by
9 Hosam Habib and Nick Lawer. They will offer details
10 on our current plan, shell design parking,
11 circulation plans as well as landscape design. As
12 well as a few of the issues that were brought up by
13 the Planning Commission last week. Also presenting
14 with them will be Brian Roth of Land 3 Design Group.

15 Following that will be Ryan Elam of BHC
16 Rhodes, our civil engineering firm, who will walk
17 you through our work on site specific details, such
18 as grading, stormwater, BMP's and utilities. Also
19 on our team but not in attendance tonight is McCown
20 Gordon Construction, our general contractor who has
21 been very busy pricing this project for us and has
22 been integral in the process. So with that, I will
23 turn it over to Hosam for the design presentation.
24 Thank you.

25 MR. HABIB: Thank you, Jason. My name is

1 Hosam Habib. I a lead designer with Hoefer Wysocki
2 Architects. We are glad to be here in Gladstone
3 again. Today we are not just presenting this
4 project, but actually celebrating a year of work
5 with the City of Gladstone and our team. This has
6 been a very special project for everyone, and
7 especially for me as my past experience as educator.
8 And we know that this project will be heavy
9 education facility.

10 I will start with today's agenda very
11 quick. We are going to have a brief introduction,
12 which Jason did, on the site planning and design,
13 and then we are going to move to landscape and civil
14 planning and building planning and design. We will
15 talk about some of the material designation and some
16 of the masonry and architecture.

17 So again, since the inception of this
18 project, we did not look at it as an office building
19 or two office buildings. We tried to look at the
20 broader picture and macro scale of what really the
21 City of Gladstone tried to achieve and the vision of
22 Gladstone. When you see our site here in the south
23 corner here, it completes the canvass or the idea of
24 live and play and learn. Now pretty much you have
25 the North Kansas City Education Center, you are

1 going to have the CAPS Program, the Sage Program and
2 Northwest Missouri. Across from that you see the
3 Heights Apartments and the Community Center. So
4 really it is going to complete that puzzle, if you
5 want to call it, the corridor, if you can visualize
6 that.

7 When we start looking at some of the site
8 opportunities, I know that everyone is familiar with
9 the site here, so I am not going to go into great
10 details. But really the site, our site has shaped
11 our vision to -- we tried to achieve several things:
12 One of them the sustainability of the site.
13 Preserve as much as we can of the green space, the
14 native plantation. We tried to take advantage of
15 the high visibility of the site through the corner
16 of North Oak and 69. That's how you see the
17 buildings kind of shaped by the site configuration.
18 Then we started looking at the some of the site
19 grading and the challenges we have. Just to give
20 you an idea, there is a difference of grade between
21 the intersection of 69 and North Oak and the
22 entrance of the site of about 24 feet.

23 All these factors pretty much drove how we
24 configured the site. So Phase One, obviously in a
25 prominent location of the intersection of 69 and

1 North Oak Trafficway. The second phase will be east
2 of that, the 50,000 square feet. Behind that there
3 will be the parking. And we intentionally did that
4 as we try here on the site, we tried to conceal the
5 parking and emphasize the urban nature of 69. We
6 tried to also encourage street parking. So in
7 general we will achieve the parking ratio. We will
8 have about 190 parking spaces on site, and an
9 additional 132 around the street around the corner.
10 This will all encourage the idea of urban living and
11 the urban nature of the site.

12 And that's what you see here in Phase One.
13 There is primarily three entrances to the site.
14 There is an entrance, right-in and right-out for the
15 buses, the school buses. We were anticipating about
16 ten buses for the Sage Program, and they will have a
17 lower entrance from that point. And then there will
18 be an entrance for vehicles, for the drop-off,
19 student drop-off will be from that entrance. And we
20 have a secondary entrance as well. This will be our
21 190 surface parking spaces here. So by doing that,
22 we are trying to separate between the bus
23 circulation and the car circulation here. We had
24 several concepts before, where we tried the parking
25 and all the entrances from here, for the buses and

1 the cars. We thought that this would create a lot
2 of traffic. So by doing that, this separation, we
3 really solved the problem very well and activate as
4 well the entrance from North Oak Trafficway.

5 Phase 2 is going to be -- Phase 2,
6 actually, is going to be divided into two phases.
7 So obviously by putting the building 50,000 square
8 feet east of Phase One, we have to demolish the
9 parking that we built in Phase One. So the idea is
10 to build the parking structure first, to meet the
11 parking requirement for Phase One and Two. And once
12 we finish with that parking structure, then Phase
13 2-B, then we will start building on Phase 2. So we
14 try to think about the logistics and the timing, to
15 make sure there is no shortage of parking during the
16 construction.

17 The beauty of that solution as well, is
18 the parking structure will be on the same grade
19 level of the surface parking. So from North Oak
20 Trafficway, you will not perceive that as a parking
21 structure. This is a cross-section to show how our
22 building here, the surface parking, and the parking
23 structure, and then below that there will be a lower
24 parking structure below that.

25 Then the second layer we started looking

1 at, which is very important, and I think everybody
2 will be excited about, is the public part, is
3 creating people places and the public plaza. The
4 entrance from North Oak Trafficway. Creating all
5 these spaces that I think ties the intersection of
6 69 and Locust and create an urban feeling to that
7 site and not just parking and a building. So my
8 colleague, Brian Roth, will talk more about the
9 landscape. Brian.

10 MR. ROTH: Thanks. My name is Brian Roth
11 with Land 3 Studio, the landscape architect on the
12 project. We had basically two primary goals when we
13 were developing this site. One was to really
14 interact with what we call the urban fabric of
15 downtown Gladstone, which is the existing
16 streetscapes, northeast 69th Terrace, and North Oak
17 Trafficway. Really to activate those frontages with
18 usable pedestrian spaces, celebrating public spaces,
19 and taking a lot of that material and fabric that
20 you see throughout the rest of the downtown area and
21 moving that into this frontage.

22 Then safety was another big concern of
23 ours, that we really needed to overcome, and that
24 was the safety elements of circulation from bus
25 drop-off areas of protection to vehicular drop-off

1 areas and parents dropping off children into the
2 facility. And then also general users of the site
3 too. And the rest of the downtown area, people
4 moving along street frontages really to make sure
5 that we have a safe program.

6 There are three primary components that we
7 have to the landscape plan. One is what we call the
8 Public Plaza Entity, which also acts as the main
9 entry to the facility itself. We have, off of North
10 Oak Trafficway, the bus drop-off area for cuing of
11 the buses. And then lastly, which would be what we
12 call the Streetscape Gateway, which offers up
13 gateway opportunities at North Oak Trafficway and
14 69th as potential monumentation opportunities, which
15 you will see in some subsequent slides, some imagery
16 with that. And making sure that we make connections
17 beyond the site to other sidewalk areas, and to
18 allow that pedestrian circulation through the site.

19 The entry park, a quick sketch here. You
20 will see a subsequent slide, a vignette of it.
21 Opportunities for seating. We wanted to have very
22 much of an urban feel to this. Tree canopies,
23 seating areas, potentially an art feature that is
24 integrated into this. We do have an allowance
25 within the project, Phase One, for an art element.

1 That has yet to be determined. It could be a
2 commissioned art piece, anywhere from something that
3 could be a little more interactive potentially than
4 some of these images below. There could be lighted
5 benches that really start to celebrate the site.
6 Not only during the daytime, as useability, but also
7 celebration at nighttime.

8 Views along North Oak Trafficway. This
9 would be looking north into the bus drop-off area.
10 Potential gateway opportunity there. Integrating of
11 some berm elements to help screen some of that lower
12 level parking and bus drop-off, but also for
13 protection, too. One of the comments that came up
14 at last week's Planning Commission meeting was
15 vehicles moving north on North Oak Trafficway, icy
16 conditions, run away car. Protection, in terms of
17 vegetation, walls, and those berms to help to create
18 some of that buffer and that protection.

19 You will see, it is a little difficult --
20 I don't know if you have a blowup or not, but some
21 of those integrated berms in that lower left-hand
22 area to the southwest portion of the site. Also we
23 can use that as really a gateway and also create
24 some usable space within some of those green space
25 areas.

1 This is a view of the entry plaza, the
2 public entry plaza, looking at some integrated
3 features that really celebrates that urban feeling,
4 that you don't feel like it is an entry or drop-off
5 area. It is very much of a usable space for seating
6 opportunities, overhead canopy trees. Integration
7 of some potential art features and very much of an
8 ornamental landscape pallet on top of that. We'll
9 turn it over to Ryan Elam with a civil presentation.

10 MR. ELAM: Good evening. My name is Ryan
11 Elam, I am with BHC Rhodes. We are the civil
12 engineer on the project. So I am going to just go
13 ahead and get started. So what we have here, is
14 this is the existing conditions topographic survey.
15 What this shows here is just the extreme grades that
16 we were dealing with on the site. This area here is
17 considerably higher with the elevations of this
18 vertical curve along 69th Street, compared to the
19 intersection of North Oak and 69th in this location
20 here. As well as this drainage area, this existing
21 natural creek going into the 60-inch RCP and the
22 5-by-3 box that is located in this area and
23 continues on along this way.

24 The other thing that this illustrates, is
25 the existing configuration of the lots and blocks

1 within the property. We will be replatting that.
2 With the replat, we will end up with one lot for
3 Phase One, a second lot for Phase Two, and a common
4 tract to house the parking area.

5 This illustrates the overall utilities on
6 the project. We have a storm sewer extension of
7 that 60-inch RCP that is going to come out here with
8 the drop-off area for the buses, in order to extend
9 that. We've got other minor storm sewer
10 infrastructure that is going to be installed. We
11 will be connecting our sanitary sewer to the south
12 on the existing public main. Our water will be
13 coming from the north off of 69th Street.

14 This map here illustrates the overall
15 drainage area coming to our project. As you can
16 see, there is a pretty significant drainage area
17 coming through the creek in that area. Our site is
18 right here at the release point. So there is
19 approximately 131 acres of developed watershed
20 upstream of our site. We represent about five
21 percent of the overall drainage area going to the
22 release point here.

23 Stormwater was a big concern with our
24 project, with our overall project. And so what this
25 map here is illustrating, is it illustrates the

1 pre-construction conditions, the existing conditions
2 and the water surface elevations that are currently
3 occurring during a 100-year rainfall event.

4 Currently the elevation is getting up to
5 approximately about an elevation of 952, which is
6 about a foot higher than North Oak Trafficway in
7 this area. So during a 100 year storm, North Oak
8 Trafficway has got a possibility of overtopping.

9 With our development, and we are going to
10 be filling a portion of this in and extending that
11 culvert. We will also be raising the grade along
12 this area, so our low point elevation along here is
13 now up at 956. And because we are taking away a
14 little bit of the volume here, our water surface
15 elevation will be increasing. It is increasing to
16 approximately a 954.8. So we have 1.2 feet or so of
17 freeboard currently available with our proposed plan
18 during a 100-year storm event. So that provides an
19 added level of safety.

20 Another thing that we have really tried to
21 do with this project, is tried to work with the
22 existing site as much as possible. Keep that open
23 green space. Keep that natural creek with as
24 minimal disturbance as possible on there. Some of
25 the other things that we will be doing with this

1 project, will be adding some native vegetation in
2 this area to help enhance the stormwater and the
3 water quality for the area.

4 With that, I am going to turn it back
5 over.

6 MR. HABIB: In terms of the building
7 planning and design, I just want to mention
8 something, that the forms and plans and the design
9 you see here wasn't the creation of one person, it
10 was the entire team, including the City and everyone
11 in the development team and engineers and
12 architects. If you are familiar with how we started
13 this project, it is completely different than how we
14 end. That is kind of the nature of the creative
15 process typically.

16 So in just a simple form of the building
17 plans, you will see these two buckets here that kind
18 of the building has shifted to the east and west.
19 The reason for that, is the desire of creating the
20 public plaza and people place and the playground for
21 the children. We know here there will be the K. to
22 5 students most likely here.

23 The form of the building itself, how it is
24 curved along the corner is as a result of the site
25 configuration, site forces to highlight and

1 reenforce the corner of 69th and North Oak.

2 So the form is not just haphazard, it is a
3 result of all these factors. Whether it is site
4 forces or planning or desire from the City in terms
5 of highlighting some of the urban feeling and such.

6 So that's what you see here in the overall
7 development of Phase One, the 90,000 square feet,
8 five story building, and the Phase Two of the
9 50,000. As you see here, this is the public plaza,
10 that is the intersection of Locust and 69th. What
11 you see here is a bus entrance and the students
12 drop-off.

13 On that corner, there is going to be the
14 Sage Program and there will be an opportunity also
15 for outdoor space for them. Most likely on that
16 corner we are anticipating more transparent and
17 glassy, and kind of to make this building iconic and
18 visually perceived from the intersection and from a
19 distance as well.

20 We were very careful of choosing the
21 exterior material in that building. You will notice
22 on that building, is half of the building is more
23 silver and metallic and more technical in nature as
24 you are coming from North Oak. When you turn around
25 the street 69th, we are very cautious about the

1 nature of the function across the street and the
2 Heights Apartments. So there is a residential
3 nature here. So you see more warm finishes. But at
4 the same time, we didn't want to go all traditional
5 in terms of brick and precast. We used a very
6 contemporary material as you see here, the
7 Terracotta, which is very sustainable material. It
8 is more expensive than brick, but we didn't want to
9 go to less expensive, we want to actually make a
10 very nice anesthetic of that corner. So this is a
11 great replacement basically for brick.

12 On the corner here, you are going to see
13 more glass, windows and metal panels, just to
14 highlight the nature and function of that building
15 as a higher education building.

16 On that view, that is a street view from
17 the intersection of 69th and North Oak. We will
18 frame the building with landscape and trees and
19 bushes here. On the street level you see that the
20 building feels almost like a one story building.
21 When you walk by, you don't feel like you are
22 walking by a five story wall. So there is a reason
23 for recessing the building back there. So really,
24 it gives us a sense of scale as you are walking by
25 the building. And then when you zoom out, when you

1 are driving away from the building, then you have
2 received that kind of iconic form of the quarter
3 circle almost of the building. That's what you see
4 here on some of this board.

5 That's a view of the public plaza that
6 Brian was talking about, integrating the public art
7 into the building. And really when we are talking
8 about public art, we are considering the overall
9 design is part of the art. So we are not trying to
10 build a building and then bump into that art. But
11 really you see how we are very careful about the
12 pavement and the color of the material and how it is
13 going to interact with the seating that you see
14 here. And that's a place, to me, for the public.
15 You have lunch time, you want to sit down to look at
16 some public art and look at the building itself. It
17 is a very nice view, creating that kind of more
18 intimate environment as you enter the building.

19 That's a view from -- this would be North
20 Oak Trafficway. So obviously a high speed road, 40
21 mile. There is less concern about warm material for
22 residential. It is more, you are driving almost 40
23 miles. We also want to highlight the technical
24 nature of the building, and so we used a more high
25 technological material, like the curtain wall and

1 the metal cladding that you see here on some of the
2 materials here.

3 This is an elevation showing some of the
4 material designation. These are the Terracotta
5 panels that are going to be applied on the north
6 side. And that's the metal panel that will be
7 applied from the south side of the building.

8 We try to stay away from the monotonous
9 of, we have just window, window, window at each
10 floor. So we try to create that random nature, so
11 it is more visually appealing and attractive.

12 So on the other side of the building, that
13 is the 69th Street. As I mentioned, we were very
14 careful of choosing the material here. So you see
15 here the Terracotta panel and more punched window in
16 nature. And that is the courtyard, and that's the
17 entrance to the -- the main entrance to the building
18 here. This is an image of the metal banner we are
19 proposing to use. And that is an image of the
20 Terracotta panel. And then we have -- at the end of
21 this presentation, we have about a one and a half
22 minute movie that I would like to share with you,
23 just to give an overall visualization of the design.
24 If you have any questions after that, we're happy to
25 answer it. So with that, we can play the movie.

1 (Whereupon a video was played.)

2 MR. HABIB: This is 69th. That is Phase
3 Two. That is the intersection of the plaza, public
4 plaza. That is the parking structure, the public
5 parking structure will be here. North Oak
6 Trafficway. That's the lower entrance of the
7 building. That is a potential lobby, basically,
8 design of the building. With that I will turn it
9 back to Jason.

10 MR. GLASRUDE: Thanks Hosam, and to the
11 team. That is the conclusion of the technical
12 presentation. We are happy to take all your
13 questions.

14 THE MAYOR: Do any members of Council have
15 questions? Council Member Suter.

16 COUNCIL MEMBER SUTER: Could you explain
17 the rest of the materials. I see there is a
18 corrugated part. I see where the Terracotta and the
19 gray slate --

20 MR. HABIB: So a majority of the metal
21 plating will be that system. We will be using
22 these as an accent, just to break the monotony, so
23 you don't have that flatness. So every once in a
24 while we'll be using that, especially at the corner.
25 So we are trying to use a metal plating, not

1 just -- you know, it has its flatness and we are
2 trying to give it that 3-D image of it. We don't
3 want to make the building look industrial either.

4 So the combination between the flat and
5 corrugated is just to give this kind of picture to
6 it, and a third dimension of the finishes. So we
7 will see this in certain parts, not in the entire
8 building. Like some accent here at the spindrall.
9 So it is a nice combination between the flat and the
10 corrugated and then you go flat. That's higher --
11 not the typical corrugated metal that you see in
12 industrial. This is a higher quality, obviously.
13 Much more expensive. But the majority will see the
14 flat metal panel, except certain areas, just enough
15 to make the building finishes more exciting and
16 variety and more contrast.

17 COUNCIL MEMBER SUTER: Thank you.

18 THE MAYOR: Council Member Moore.

19 COUNCIL MEMBER MOORE: Thank you, Mayor.
20 Can you explain on the parking. I see that it is
21 surface, but is it also underneath, too? So it is a
22 two level parking?

23 MR. GLASRUD: For Phase One, that will be
24 all surface parking. The surface parking lot that
25 you see there and on-street parking. Once Phase Two

1 begins construction, a parking garage, a structured
2 parking garage, multi-level parking garage would
3 replace all of the surface parking.

4 COUNCIL MEMBER MOORE: So how many levels
5 would that multi-surface be?

6 MR. GLASRUD: I believe two levels. It is
7 the surface level you see here, and then there will
8 be a speed ramp which takes you to a lower level.

9 COUNCIL MEMBER MOORE: And then I have
10 another question about the water issues. So does
11 that mean -- I'm confused. Does that mean that
12 there will be like a basin, and water will be
13 standing there all the time? Yes?

14 MR. ELAM: No, not all the time. That
15 would be just during extreme storm events. During
16 normal conditions and normal storms, it will be just
17 as it is today with a creek. During periods of
18 heavy, heavy rain, it will back up in there and be
19 released at a slower rate than it would be if it was
20 allowed to free release.

21 COUNCIL MEMBER MOORE: Then planted with
22 like a wetland medium? Because it would be damp,
23 because of the nature of the runoff to that area?

24 MR. ELAM: Yes, there is an existing creek
25 in that area. So we wouldn't be modifying the creek

1 channel for a majority of that area. So along --
2 essentially we'll have a stream buffer, and in those
3 areas outside of the main creek bank, not all the
4 areas, but in certain areas we'll be planting native
5 vegetation, which has a deeper root system to
6 allow -- to promote infiltration.

7 COUNCIL MEMBER MOORE: Thank you.

8 THE MAYOR: Mayor Protem Garnos.

9 MAYOR PROTEM GARNOS: Thank you, Mayor.
10 Just a couple of comments. First of all, terrific
11 drawings, elevations, maps and diagrams. Everything
12 top quality.

13 MR. GLASRUD: Thank you.

14 MAYOR PROTEM GARNOS: I really appreciate
15 the work you-all put into all of the drawings that
16 you've shown us. One question on the turn-off off
17 of North Oak, which I think is a relatively new
18 feature from some of the earlier things that we have
19 seen.

20 MR. GLASRUD: That's correct.

21 MAYOR PROTEM GARNOS: I understand some of
22 the challenges that you are dealing with there. The
23 creek runs right about where that turn-off is. Is
24 that going to be north of where the existing creek
25 is, or are we running right over the top of that?

1 MR. ELAM: We will be filling in a portion
2 of the creek in that area to create that bus
3 drop-off zone. That's what I was mentioning about,
4 how our low point elevation is actually going to be
5 able to be raised during that. It is approximately
6 250 feet of pipe extension that we'll be doing. So
7 we are going to take the existing RCP, reinforced
8 concrete pipe that is there, and extending that
9 through so that outlet will still be -- still
10 maintain there. But we will be filling in a portion
11 of the creek.

12 MAYOR PROTEM GARNOS: I know that has
13 always been one of the challenges of working, not
14 just with the topography, but also with that creek
15 being right in the way of where you are trying to
16 put in that school drop-off.

17 MR. ELAM: Yes, that's why we'll be
18 enclosing that.

19 MAYOR PROTEM GARNOS: Also congratulations
20 for surviving the Planning Commission scrutiny on
21 stormwater management. I know they are brutal. I
22 also wanted to thank the design team for your
23 efforts to try to incorporate and mix in with what
24 is still an evolving urban design. You are not
25 trying to fit this into an existing downtown area,

1 it is something that -- you are trying to fit into
2 something that is still evolving and being created.
3 I think even the corrugated metal panels, I think
4 there is some of that as accent pieces on the
5 Heights. So I know it is a greater challenge to
6 either start from green space or to build into an
7 existing neighborhood. I think you have done a very
8 good job of incorporating some of the urban elements
9 that we were hoping to see through this project. So
10 congratulations to the design team on that.

11 MR. GLASRUD: Thank you.

12 MAYOR PROTEM GARNOS: Then last, since it
13 is something that we have always done here in
14 Gladstone. I am assuming some of the sustainable
15 features of the building and the site are things
16 that will evolve more as we move forward into
17 schematic design and further down the project?

18 MR. GLASRUD: Yes. We'll have our
19 architects talk a little bit about some of the
20 sustainable building materials that are already in
21 this design that you see here.

22 MR. HABIB: This was a major design aspect
23 for us. From even the site design and how about
24 configured preserving the green space as a start for
25 that. We tried to minimize the width obviously on

1 that, and tried to minimize the disruption for the
2 existing site and the creek and all that. Try to
3 keep this for public use.

4 As far as the building design itself, we
5 are using the sustainable material. All the
6 material you see here is a rain screen concept,
7 which keeps the building dry and higher insulation
8 value, obviously, up to the latest energy code.
9 Metal panel, obviously 80 percent of the product
10 comes from recycled sources. So we have so many
11 features from landscape to site design to building
12 design, that it can take the entire night talking
13 about it. But yes, that is -- in short answer, we
14 incorporated all the design, sustainable design
15 aspects into that building.

16 MAYOR PROTEM GARNOS: Thank you. Did a
17 very good job.

18 COUNCIL MEMBER SUTER: One more
19 clarification. The bus you keep referring to as a
20 drop-off. So I assume that means that there will
21 not be any bus parking?

22 MR. GLASRUUD: That is correct. We
23 basically envision this as bus staging. So it will
24 be for loading and loading of students only.

25 COUNCIL MEMBER SUTER: But then there is

1 some parking. You have some actual car parking --

2 MR. HABIB: That will be more like staff
3 parking. They don't have to share the parking with
4 the CAPS Program, it would be more the people that
5 work in the kitchen or in the robotic classroom. We
6 try to give more convenient parking for the staff
7 from the lower entrance.

8 MR. GLASRUD: And secure entry for those
9 Sage students. Dedicated at this location.

10 COUNCIL MEMBER SUTER: A locked facility.

11 MR. HABIB: We didn't talk about that.
12 But when you look at ~~this~~ entry and it looks more
13 academic and educational. You have the stairs and
14 the ramp, so it doesn't feel like the traditional
15 school. That's kind of the direction too that the
16 North Kansas City School District wants to emphasize
17 on this project.

18 THE MAYOR: I've got a few questions. A
19 couple of them have to do with sidewalks. The
20 drawings show the sidewalk along North Oak
21 immediately adjacent to the roadway. We're trying
22 to create a pedestrian environment here. It is
23 somewhat unnerving to walk along a sidewalk right
24 along North Oak.

25 MR. GLASRUD: I have done it, yes.

1 THE MAYOR: Then also as part of creating
2 a pedestrian environment, we were wanting to
3 preserve some sort of pathway that could be
4 constructed in the future to the south. I'm not
5 exactly sure how those two fit together, but would
6 it be possible to move the sidewalk back from the
7 street by creating some sort of a parkway or
8 basically a space between the roadway and the
9 sidewalk so it is more conducive to walking on?

10 MR. GLASRUDE: Actually this is something
11 we have considered in our recent site planning
12 efforts. I don't know if it is possible to get our
13 presentation back up on the screen or not, but we
14 actually have a slide -- our landscape design slide
15 did show that sidewalk. Bear with me here.

16 So we have right here, I believe. Brian,
17 come up here and correct me if I am wrong. But we
18 have contemplated moving the sidewalk from that
19 immediately on North Oak to -- immediately off of
20 North Oak to more internal on this island where the
21 berm is, for security purposes that was discussed
22 earlier, as well as some of the trees that would be
23 planted. So it would be a little more of a serene
24 walking environment as opposed to immediately next
25 to traffic. Brian, is there anything that you would

1 like to add?

2 MR. ROTH: I feel kind of embarrassed,
3 that was one of our goals earlier on in the
4 presentation was safety. Having that separation on
5 North Oak I think would be critical. I know what it
6 is like walking up and down North Oak or Metcalf in
7 Johnson County with the speed of vehicles. I think
8 that separation is very critical, but also to create
9 that parkway feel. But with the open space here
10 that we see as a usable space, the ways of
11 integrating that trail or that walk within that
12 space too is something valuable to embrace.

13 MR. GLASRUDE: If I may, Mayor, while we're
14 on this slide. I would like to point out, we have
15 also included a proposed walking trail for this area
16 that would, at least prior to the parking garage,
17 remain a wooded area along the creek. So again,
18 this is something that we need to discuss with our
19 user groups, in terms of what they want to use this
20 for, and where they would like it to be and some of
21 the amenities that they want to include there. But
22 it is certainly on top of mind of our design team to
23 include this amenity within the property.

24 THE MAYOR: Also I notice on the drawings
25 that you've got lighting on the street that is

1 similar to what we've used in the downtown area.
2 Will that same lighting be consistent throughout the
3 parking area and so forth?

4 MR. GLASRUDE: Yeah. I can't speak to the
5 parking lot itself, but certainly I would imagine,
6 yes, sir. And certainly along our property along
7 69th here, we would want to replicate what has been
8 done throughout the City to make sure that that is
9 uniform.

10 THE MAYOR: One final question. I think
11 this may be more for Mr. Helmer. We've got the
12 stormwater alteration maybe, with some sort of a
13 basin or a barrier that is going to basically change
14 the potential for overflow of North Oak. Is there
15 something in the draft ordinance as to
16 responsibility of the developer for the property
17 owner to maintain that basin, or exactly whatever it
18 is? I just want to make sure that that is covered
19 somehow, because that issue has arisen before.
20 Sorry to put you on the spot, Chris.

21 MR. HELMER: That's okay.

22 MR. WINGERTSON: So Mayor, there is no
23 condition specifically relating to your question
24 about maintenance of stormwater areas. So if the
25 Council would like to move this thing forward, if

1 you as part of your motion would suggest a condition
2 that covers that issue, then we will try to
3 wordsmith it for you right here.

4 THE MAYOR: Are the stormwater areas
5 actually going to be on this site, or is that going
6 to be public property that public works would --

7 MR. WINGERSON: So it is on Tract One of
8 the plat that you saw. And it is primarily where
9 the stormwater occurs. It will be owned by the
10 City, leased to the developer under the Chapter 100
11 scenario. You know how that works. Very likely it
12 would be covered by a public easement, so that we
13 would have access to clean it out and fix it,
14 whatever needs to be done. I think your maintenance
15 concern is very valid, but I think we have it
16 covered by a stormwater easement on top of it. If
17 that makes any sense.

18 THE MAYOR: That's fine. I just wanted to
19 make sure we had addressed that. Any other
20 questions from Council? Okay. I will ask -- thank
21 you.

22 MR. GLASRUD: Thank you very much.

23 THE MAYOR: Is there anyone in the
24 audience who desires to address the City Council in
25 favor of the application?

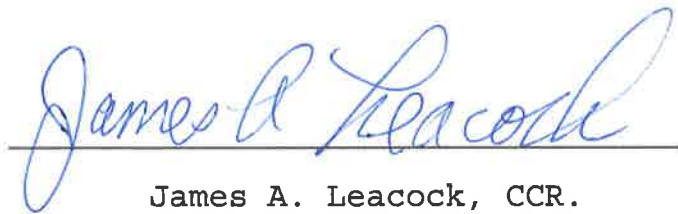
1 Is there anyone in the audience who
2 desires to address the City Council in opposition to
3 the application? I will then close the public
4 hearing.

5 - - -

C E R T I F I C A T E

I, JAMES A. LEACOCK, Certified Court Reporter,
do hereby certify that I appeared at the time and place
hereinbefore set forth; I took down in shorthand the
entire proceedings had at said time and place, and the
foregoing 34 pages constitute a true, correct and
complete transcript of my said shorthand notes.

Certified to this 16th day of January, 2015.



James A. Leacock, CCR.

Certified Court Reporter No. 662 (G)

Notary Public, State of Missouri

