



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JANUARY 26, 2015**

Mayor J. Brian Hill opened the City Council Meeting to adjourn to a Closed Executive Session on January 26, 2015, at 6:30 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 26, 2015, at 7:55 PM in the Gladstone City Council Chambers. The Clerk called Roll; all Councilmembers 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. VFW Post 10906 presented the Colors, and **Mayor Hill** thanked them for their service.

**Item 4. On the Agenda.** Approval of the January 12, 2015, Regular City Council Meeting Minutes.

**Councilmember R.D. Mallams** moved to accept the minutes of the January 12, 2015, 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. PROCLAMATION: RECOGNIZING CAPTAIN KENNY BUCK'S RETIREMENT.**

**Mayor J. Brian Hill** presented the Proclamation to Captain Ken Buck, which was followed by applause. Captain Buck stated the time went like the blink of an eye, and it doesn't seem like that long ago he and Richard (King) were working the midnight shift together; it's been very enjoyable and fulfilling, more than he ever dreamed, and he was certainly glad to do it.

**Item 6. On the Agenda. RECOGNITION OF RETIRING BOARDS AND COMMISSION MEMBERS-PRESENTATION OF PLAQUES.**

**Mayor J. Brian Hill** presented a plaque to Scott Peper for recognition of his service as a member of the Parks and Recreation Advisory Board.

**Mayor J. Brian Hill** presented a plaque to Donna Eisenbarth for recognition of her services as a member of the Environmental Management Advisory Committee.

**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-15-04** A Resolution authorizing the City Manager to execute a Professional Services Contract with National Civic League in the amount of \$17,200.00 for the Phase I Facilitation of an update to the current Citizen-Based Strategic Plan. **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-15-05** A Resolution authorizing the City Manager to execute an Intergovernmental Agreement between the City of Gladstone and the Mid America Regional Council (MARC) Solid Waste Management District for the Regional Household Hazardous Waste Collection Program in the amount of \$26,426.40.

**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 **RESOLUTION R-15-06** A Resolution authorizing acceptance of work under contract with Engineered Systems, LLC, for the 2014 Curb, Gutter and Sidewalk Program; and authorizing final payment in the amount of \$10,602.78.

**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 **RESOLUTION R-15-07** A Resolution declaring certain city property as surplus and authorizing the sale of such property held by the City to the highest bidder via online auction and/or by sealed bid and to donate surplus RADAR/LIDAR speed measuring equipment to a local law enforcement agency. **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 the **CITY OF GLADSTONE FINANCIAL REPORT FOR PERIOD ENDING DECEMBER 31, 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 Jean Moore** stated she wanted to say it was such a great honor to attend the Annual Employee Recognition Luncheon last week (January 23, 2015). It is such an important occasion for the City to recognize and pay tribute to those employees who serve the City in tenure from five years through 35 years. Councilmember Moore is always impressed with these events. They serve to remind them, she thinks, of what a great environment we have in the City for our employees and what a positive difference these hardworking and dedicated individuals make; not only for the City but for all the residents. Councilmember Moore offered her thanks to each of the City employees for their continued dedication and service and also to their department heads because they are the ones who guide them, direct them, give them management and oversight. It is such an honor to go to those events and see the excitement and see what a great staff we have.

**Councilmember R.D. Mallams** stated that was good! Very good! Councilmember Mallams stated he would like to continue with what Councilmember Moore has said to recognize and congratulate Anthony Sands, Terry Allen, and Ryan Collins for being selected as the City’s Employees of the Year. Also to the City Manager Davis and Mayor Hill, the comments that they provided were excellent to all the city employees thanking them for their dedicated and selfless service to the residents and business owners of Gladstone. It was well done.

**Councilmember Carol Suter** stated “hear, hear.” It was great fun to attend the farewell for Director Sheila Lillis. A fitting farewell for her. The moral at both events reminds us of why we

have so many employees who stay for such a long time. It's a good thing all the way around and compliments again to the staff and directors who set this environment for being a congenial and rewarding place to work. Councilmember Suter stated she also had fun this week; Councilmember Moore and she were invited to speak to a professional association of folks who work in the development industry. They wanted to hear about Gladstone and our downtown. On the panel with them were two of the developers. The developers who are developing The Heights and the Northland Innovation Center. It was a great opportunity for them to share some of their excitement but also their know-how on what has been going right in Gladstone. It was just a delight to hear these developers talk about how great it is to work with Gladstone. What they say about our staff, the way they compliment our Community Development staff and our Economic Development staff is just fabulous; legal staff as well. They say things like it's the best city that they have ever worked with and they are national developers who have done projects all over the country. They are really excited about the vision of downtown as if it is their vision; it isn't just our vision but it is their vision, too. People asked a couple of questions like, "wow, you guys really stretched yourselves to participate in this, why?" And the answer was because the vision was so exciting and that working with a place like Gladstone, one of them said they never, ever worked with a city where everyone that you talked to, from the elected officials to the staff, all shared the same vision and actually used the same kind of words to talk about the vision. That kind of unity is so absolutely rare in America to find everybody on the same page. Very complimentary, very exciting, they shared that they were so pleased with their projects already that they both are already looking at projects, two or three, in Gladstone. It was a fun event and it was their pleasure to serve. There was just a buzz in the room by the time it was over. People just wanted to know about Gladstone and come up to Gladstone. Councilmember Suter got cards from people who had ideas for Gladstone, it was a fun event.

**Mayor Pro Tem Garnos** stated he also enjoyed the Employee Recognition Luncheon. Earlier in the luncheon, Mayor Pro Tem Garnos was walking back to the food line (since their table was the last to be served) he pointed out to Councilmember Mallams Ryan Collins and was talking about how this guy can do the work of any ten men he has ever seen. Later in the same luncheon Ryan Collins was awarded as Employee of the Year strictly by coincidence. Mayor Pro Tem shared a story: *"Before I got involved in City government, I had a neighbor's tree fall across a Stormwater creek behind my house and into my property. I didn't know whose responsibility it was to fix this, whether it was the neighbor's because it was his tree, if the City was going to do something about it because it was blocking the Stormwater creek, or whether it was my responsibility since it was in my yard. I sent off an email to Scott and said who is going to take care of this and how? Literally minutes later, Ryan showed up in a pick-up truck, in the rain, with a chainsaw and took care of the problem, ten minutes, and was gone. It was an early example of the difference of what it is like to live in Gladstone vs. trying to get something like that done; if I was in the City of Kansas City, I still wouldn't have an answer to my email, let alone have the problem taken care of. KUDOS to Ryan Collins for his work with the City."*

**Mayor J. Brian Hill** echoed everyone's comments on staff and also point out it was City Manager Davis' choice as to "who went last in the food line."

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

City Manager Kirk Davis stated he agreed with Council. The recognition luncheon is a good time to sit down, eat, and visit with the employees. You get to hear some stories and certainly recognize employees for the work that they do. KUDOS.

**Item 11. On the Agenda.** PUBLIC HEARING Meadowbrook Shopping Center Site Plan Revision.

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

Chris Helmer stated: *"Good evening Mayor and Council. In your packet of material I'd quickly like to go over just a few of the items that you have received. Along with the standard site plan and development packet information that you have received, since the time of the Commission Public Hearing to the time of Council, there has been just a slight change in the plan for the Popeye's, it's not an overall concept change, but slight square footage increase so when I go through my slides I'll point that out in a bit more detail but just didn't want to forget to mention that very quickly to the Council."*

*Going into and prior to having the applicant speak, I'd just like to go through some of these slides very quickly. Once again, this specific request this evening is for a site plan revision to the existing plan that has already been on file with the City. As the Council and the Commission knows, there has been a lot of activity occurring on the site and this will just be another addition to that whole cycle of events. Up on the big screen the Council can see in the highlighted boundary are, that is the full, just shy of seven acre site, for the Meadowbrook Center. I would like to illustrate to the Council that there is a substantial amount of area obviously that does surround the Meadowbrook Center for the residential shopping area. If you had an opportunity to look at some of the exhibits and what I was referring to earlier in the staff report, you can see that this redevelopment does, what I think, play off pretty nicely to some of the previous work that the Council has had staff look at as well as some other key stakeholders within the community of helping identify key nodes along the corridor specifically some of the amendment work that was done to the Comprehensive Plan, and trying to make sure that the redevelopment does hopefully work pretty well in tandem with a lot of the existing properties along the corridor. This is the future land use map that is specifically within the Comprehensive Plan. You will notice by the arrow (PowerPoint presentation) the hash-marked area should not be new to the Council. These were some of the pretty unique areas within the Comprehensive Plan that were identified for either future study or future input by not only business owners but likely residents. Just wanted to point that out as what staff perceives as being a pretty good time frame and commitment, I think, in moving things forward to working with the development community on implementing some of these strategies. Finally, one last exhibit, showing the specific area; this would have been implemented back in 2013 for the Comprehensive Plan, so just one final exhibit for the record."*

*Prior to going into the remainder of these slides and prior to the applicant sharing some information, I want to refer to the slight change in the overall building size for Popeye's, specifically for the record, point out that the original square footage of that was 2268 square feet, that adjustment has been moved to 2695 square feet. At this point in time, staff is*

*comfortable with that change. We are not looking at any substantial footprint changes that would relate to any traffic congestion, Stormwater management, or overall substantial changes in the building elevation. You will notice that revision came in roughly January 14, 2015. Finally the Planning Commission did hear this matter on January 5, 2015, overall a pretty good conversation by the Commission as far as the favorable intent of the redevelopment and the principles that I had shared as far as some of the guiding aspects of the Comprehensive Plan as well as what I would say the Commission seemed to just be generally in favor as far as the associated conditions that have been provided in the site plan revision ordinance. The next slide here is just a specific callout of the Popeye's parcel site. The Dunkin' Donuts will be a complete new site pad development. Popeye's will be very similar in nature to the process of what you all have seen pretty recently in the McDonalds redevelopment. That will be a demolition and then the renewal as far as the corporate branding which is pretty popular by some of our major corporations over the last several years. On the Dunkin' Donuts you will notice that coming into the site the further west drive will be the main entry going into the drive through area for the site looping around to the closest point of North Antioch and then exiting back onto the right onto Antioch Road. Elevation perspective of Popeye's here as well as Dunkin' Donuts so with that said, Mr. Mayor, prior to turning it over to the applicant, we have before you a site plan revision ordinance and I would suggest the Council do consider approval of that ordinance along with the associated conditions. There were several items that were mentioned in closing at the Commission level, items as they related to some of the timing of construction and some of the items as far as screening between the residential areas of those items seem to be moving along very nicely. If you would like any additional detail on that this evening, I'm sure the applicant will be more than happy to provide some of the details on that. Pretty exciting and with that said Mr. Mayor, I'd be happy to answer any questions that the Council may have.*

**Councilmember Carol Suter** stated, a couple of things; one being the reduction in the parking spaces for the Chinese restaurant. Councilmember Suter was curious about, often that parking lot seems to be pretty full as it is, so is 21 spaces left there really adequate for the business of the Chinese restaurant? There are 21 spaces and there used to be like 40 spaces.

Mr. Helmer stated *"The architect and the business owner did work for quite some time on this. They felt pretty comfortable as well as we did with that shared use of the parking and should be adequate for the business as well as if you did have an opportunity to notice in the traffic analysis portion that I put in your staff report, and I'm sure that the owner can help elaborate a little bit further on this is that we do have some staggered timing as far as how the businesses operate and so that is also another school of thought that would help in the parking situation with Dunkin' Donuts."*

**Councilmember Carol Suter** stated so the Chinese restaurant is OK with the reduction? Her other question was how delightful is "Delightful Golden?" It looks a little electric. Councilmember Suter wondered about the color for Popeye's; it says Delightful Golden and it's a little electric and she thought of what Kentucky Fried did with their red and the thrift place that had the neon green, and wondered how delightful the golden is.

Mr. Helmer stated he would have the owner comment on the color.

**Councilmember Carol Suter** stated it is awfully bright and our guidelines are that we don't do really bright and neon. Councilmember Suter wondered if the color was an accurate representation or if it really will be little darker than that, just wondering how bright this color will be.

Assistant City Manager Scott Wingerson stated to Councilmember Suter he thought the owner was here and can confirm that the digital image is much brighter than it will be in real life so it will be slightly muted and we will ask him to talk about that when he gets up to the microphone.

**Councilmember R.D. Mallams** stated to Mr. Helmer, in the site plan approval, it is approved subject to the terms and conditions set with them and there are 12 conditions. If we go back to the Planning Commission, when they had the public hearing, there was a resident that voiced concern about the fencing that is on the west side of the property and a small retaining wall. Does this need to be included as one of the terms and conditions or is that understood that those will be repaired.

Mr. Helmer stated, *"Yes, I won't elaborate too much on that because I spent quite a bit of time with the owner this afternoon, that was an item that he is comfortable to talk about and so it is also yes that did come up during the public hearing portion but it is also, it's already been an established agreement with the owner on some of the previous work that has been done and so I'll let him talk about the timing a little bit more and hopefully that addresses your concern."*

**Mayor J. Brian Hill** asked the applicant to step to the podium and state his name and address.

Andrew Osman, part of ARO Real Estate, address is 9121 Bond, Overland Park, KS, 66214.

Mr. Osman addressed the Mayor, Councilmembers, staff, and residents and stated: *"I wanted to thank you for the opportunity tonight to present to you just a second portion and we hope to be in front of you later this summer for some new exciting things. We were here before you approximately a year ago and I worked with you on the first phase of this. What we found very clearly was this project took some time; not only from a planning standpoint, but to work with our tenants, which was the most important thing. They have been very patient with us; we have worked with them every step of the way to explain exactly what is going on and why or why not certain things have happened. Approximately eight months ago, I heard from a couple different national companies that they were looking at expanding into the Kansas City marketplace. I proceeded to call them, immediately, one being Dunkin' Donuts, and the other actually was just acquired, the Eddies of Popeye's, approximately a year ago sold their operation here locally to a corporation out of Indiana. They have the rights for all the Popeye's in Kansas City and will be expanding. With both entities, they were looking at two other locations outside of the Gladstone area. This was very concerning to us. We immediately met with them, discussed what options there were, especially at this location, and I think the selling point, quite candidly, was not this project, was not our shopping center, but to meet with staff and the responsiveness of staff. That set over the edge what was a wheel in motion for the past eight months. I wish I could say we had a response in ten minutes, but one hour from start to finish to get a response for either a question on Popeye's or Dunkin' Donuts, they were absolutely impressed before we had any contracts, before we had any drawings, staff went above and beyond to get hypothetical situations that we*

could lay things out appropriately. They scrapped two other sites outside of Gladstone to specifically locate back to this area. We then talked to the residents, we talked to the retailers, and we wanted to confidentially tell them what was going on so that we said these are the things that we promise but we can't do certain things right now because there is a timeline that is involved. Things like we plan on doing the parking lot, adding lighting, doing some exciting things but when we have to rip up two parking lots at Popeye's and Dunkin' Donuts we also have to run conduit and new light fixtures to the main parking lot, that's going to be done at the same time. Both companies are exceptionally pleased, so much so that Popeye's, their first location that they are building, or actually redoing, is 63<sup>rd</sup> and Troost, in Kansas City, Missouri, the building is going to be almost the exact prototype of this location. From the décor, the colors and everything; when I sat down with Popeye's a couple of weeks ago they said time out, we have a little issue, which is we are getting such a positive response on the number of items that we can give to our consumers, that we are going to have to increase our footprint, not the actual square footage of the parking lot or change anything, but just mere five or six feet for a dining area which is 400 square feet which gives them more opportunities to get more diners in and they see between 25% to 30% increase in sales and they anticipate it at this location. Dunkin' Donuts are exceptionally excited because it gives them an option to get an outside patio, and they tell us that approximately 75% of their business comes before 9:00 am. We met with the Chinese Restaurant, they were over the top because it's just a synergistic thing on restaurants, knowing that we only lose a couple of parking spots at the bottom there where Dunkin' Donuts and the Chinese Restaurant is, but we actually gain parking spots in some of the Popeye's area and we are going to be parking employee cars on the back side of the parking lot. From a parking standpoint, this is actually going to be synergistic for both retailers because the Chinese Restaurant, some is during lunch but a predominant business is dinner time. I'm going to stray back and forth for a minute to try to address some of the questions that you have. The golden coloring on the building, just like Council, I'm very cognizant of the fact that we don't want anything splashy, standing out, because that is a detriment for the rest of the shopping center because if you have someone on the front side, people on the back side are not going to lease because of that. We felt comfortable based off of the color schemes that we have seen and the color schemes in the Popeye's inside at other locations that we have toured that this golden color is more like a muted golden color, not a bright standoff color. Obviously I'm not a representative of Popeye's and I don't have the exact palette but I would be as concerned as you all would at the color scheme there. From a point of the residents behind and some of the issues with the fencing, I'm going to make a commitment tonight to say absolutely, not only was that part of the original agreement that we have but we plan on finishing just a portion of that, of the fencing, to get that up before these permits are even pulled for this location. There is some concrete work, asphalt things that we have to slope away that will be done in conjunction when the two buildings are actually done, but that will be in a couple of months. The actual esthetics of the fence will be done in the next two weeks. We hope to come before you a third time with some exciting news in the next couple of months with some new restaurants and new retailers from other parts of the city relocating, but we felt that it was important to at least get these two up in front of you tonight. Our intention is to start middle of March, where we would blockade off both parcels and have an entrance in to the rest of the shopping center, work on both projects at the exact same time with the same contractor so they could supervise two buildings at the same time and turn over both spaces mid-July for opening at the end of July to the beginning of August. That is all hopeful based off of weather and time related but those are the goals, those are the



*terms that we have in our agreement with both Popeye's and Dunkin' Donuts. With that, we are very excited and happy to answer any questions you might have."*

**Mayor Pro Tem Bill Garnos** stated he appreciated all Mr. Osman's comments and the work that is going on over there, he has heard lots of compliments from many people on the work that has been done to date. Mayor Pro Tem Garnos did want to follow up on three different areas that he knows Mr. Osman discussed with the Planning Commission, since he had the privilege of reading through 30 pages of Planning Commission transcripts. Mayor Pro Tem Garnos wanted to follow up on a couple of items. The first being, obviously, Hawaiian Ice. Mayor Pro Tem Garnos understands that it is going to be displaced but that Mr. Osman is going to be working to try to find something hopefully suitable elsewhere for them.

Mr. Osman stated *"We have worked with this gentleman for close to 15 years of our tenure. We actually don't want to dispose of them to another location. Last year when we knew this was coming up on the horizon, we gave them an agreement because we didn't know when this was going to happen, with the understanding that we were going to work with them for this season and the coming future so that if they wanted a location on this site, and the residents wanted to support this location, and staff wants it, we would work with them at the site."*

**Mayor Pro Tem Garnos** stated obviously it's not his primary concern over all of this and maybe as a developer it's not theirs, but he has had a couple of young people talk to him about this being their concern and you know in the summer months it's a very popular spot for kids to see and be seen and would hate to lose any wholesome safe place for kids in Gladstone that means something to them including his daughter, it was her primary concern about what is going to happen to Hawaiian Ice. Being the youngest member of City Council Mayor Pro Tem Garnos wanted to make sure that he represented the concerns of the youth of the City. The second issue was he wanted to make sure Mr. Osman and his traffic engineers are doing everything possible at that entrance to make sure it is as safe as possible. That is a terrible little knot right there at the entrance off of Antioch, he knows from doing drive-through at Popeye's now it's tricky to get in and out of there safely when we have cars coming off of Antioch from both directions. It's the main entrance to the site and now we are going to be adding the Dunkin' Donuts, even though he understands most of their business is in the morning but just make sure that whatever is done gives as much consideration to that because that is sort of a tricky and can be dangerous little spot for traffic coming on and off the property.

Mr. Osman stated *"You have brought up an excellent point because we went through forty some-odd revisions to both site plans to incorporate these elements and a lot of the concerns that you brought up. If you look here (PowerPoint) some of the things that are different between what is there now to what will be in the next couple of months, anything from the access point here-we purposely took out this median which we felt was a hindrance and we are actually going to be blockading this off into green space so when you see the old drive-through going North/South, that is not the case anymore. We are going to have two entrances so that you could have a jumping in and out of point back here and the flow, most of the time, is going to come out through here or the backside. Because my architect is the one that has extensively done all the traffic studies and worked with Popeye's and Dunkin' Donuts, he is at another planning commission tonight so I'm kind of hopefully rehashing what he would say. On this location,*

*which is the Dunkin' Donuts, it is a one way in and out; once you are in line here, you have the opportunity to come out over here off of the 59<sup>th</sup> Street exit or whatever this little side street is, this area is more of a convenience factor in the event that there is no cars in this traffic area, someone could be able to have the opportunity to go into the lot and then pull out. If not then you have the opportunity to go through the parking stalls and come out back in there. We also gave both sites patios or the option for a patio if need be so that people we want to encourage people to eat, walk, and have options so that people could sit outside and that is what our intent is at this location. We did anything strategically to place the dumpsters not only in the lease conspicuous area as possible but cognizant of the fact that when Deffenbaugh comes in, where do they come in head on to create the least amount of traffic impact on these two sites.*

**Mayor Pro Tem Bill Garnos** stated thanks, and he doesn't have any other suggestions, he is hoping this will work. He knows traffic engineers work this stuff out. He knows it is a tricky little spot now and we are adding traffic to it in part because of that weird little median that is there, and he has probably even driven over it himself at one point trying to figure out what to do. Mayor Pro Tem Garnos stated the only other comment that he had is he knows the Planning Commission brought up the issue of pedestrian access from the sidewalks on Antioch and he knows that was something Mr. Osman was going to be accommodating and in the drawings we received in the packets it still doesn't show anything for pedestrian access from the sidewalks on Antioch but he is assuming that will be taken care of.

Mr. Osman stated: *"We actually have a new site plan that shows the sidewalk areas. Ironically, staff did email us about three hours ago; I immediately called our architect and he absolutely said that yes we plan on working with staff on creating the necessary walking paths area, sidewalk area, between the two sites."*

**Mayor Pro Tem Garnos** stated he sees the sidewalks, if you were coming up and down the sidewalks on Antioch to access either Popeye's or Dunkin' Donuts without walking in the street, you said you would accommodate that and Mayor Pro Tem Garnos appreciates that. Mayor Pro Tem Garnos stated please make sure it is handicap accessible and that is all the concerns he has.

**Councilmember Carol Suter** stated she had a question about signage. The site plans show the signs for Dunkin' Donuts and for Popeye's and is there a sign for the shopping center.

Mr. Osman stated *"The signage for the shopping center right now is on this corner right there which is not part of the Dunkin' Donuts site. It is its own sliver. We are currently working, once we get the two other tenants, we are working with on the backside, we have a new signage package that we are going to come in with and revise everything and then look at redoing the sign right there in conjunction with some potential things in the parking lot that we would be recreating."*

**Councilmember Carol Suter** stated the drawing shows the little Dunkin' Donuts monument sign and that is what indicated there, right?

Mr. Osman: yes.

**Councilmember Suter** stated at least we won't have the minivan parked there anymore with the sign for ...

Mr. Osman stated: *"We, as, it is a learning process over the past 20 years doing real estate, you always add new things to leases after the fact, so that as a landlord you can enforce certain things that were previously not enforceable. So we work with staff and we are going to work with city codes to enforce as best we can these options as a landlord we don't like the appearance of having."*

**Councilmember R.D. Mallams** stated he commends Mr. Osman on his vision. He thinks Mr. Osman has done a really good job. Also, Councilmember Mallams commended Mr. Osman on having the green space and the landscaping that will really let the shopping center stand out away from the others, and Mr. Osman has done a good job.

Mr. Osman stated: *"Thank you very much, and I say this again, you have the opportunity to talk to a bunch of developers here in the past week, unfortunately, I did have it on my schedule; I am a developer, I'm also part of another municipality, and I understand, unfortunately I had a previous commitment, there are other cities that are specifically talking about Gladstone. The vision that you have, the buildings that people were not aware of in the development community are coming to fruition and they are definitely, there is a lot of positive buzz in the community now. You should all be proud of that; anything from greenspace to new building materials, to synergy between developers, community, residents, those are all things that we want to bring. Sometimes it's harder to take an older shopping center and bring it up to vs. having a complete blank slate and building from scratch, but there are so many great opportunities in the future over the next couple of years for the City of Gladstone on different corridors to work with developers. I encourage you, staff, there are other cities, the cities of no, you are the City of yes. You should all be commended."*

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

There were none.

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

There were none.

**Mayor J. Brian Hill** closed the Public Hearing at 8:48 pm.

**Item 12. On the Agenda. FIRST READING BILL NO. 15-03** An Ordinance approving a Site Plan revision for property described as: All that part of Lot 13, Block 1, Meadowbrook Estates, a subdivision of land in the City of Gladstone, Clay County, Missouri.

**Councilmember Jean Moore** moved **Bill No. 15-03** be placed on its First Reading. **Councilmember Carol Suter** 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. 15-03**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Carol Suter** 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. 15-03**, and enact the Bill as **Ordinance 4.295**. **Councilmember Carol Suter** seconded.

**Mayor J. Brian Hill** stated he wanted to thank Mr. Osman for working with City Staff and looks forward to seeing the next phase of the rebirth of the shopping center. It is much needed and 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 13. On the Agenda. FIRST READING BILL NO. 15-04**, calling a General Election for the election of two positions to the Gladstone City Council on Tuesday, April 7, 2015; describing the form of the ballot and directing the City Clerk to submit certification of such election to the Clay County Board of Election Commissioners pursuant to RSMO 115.125.

**Mayor Pro Tem Bill Garnos** moved **Bill No. 15-04** be placed on its First Reading. **Councilmember Carol Suter** 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.

**Mayor Pro Tem Bill Garnos** moved to accept the First Reading of **Bill No. 15-04**, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Carol Suter** 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.

**Mayor Pro Tem Bill Garnos** moved to accept the Second and Final Reading of **Bill No. 15-04**, and enact the Bill as **Ordinance 4.296**. **Councilmember Carol Suter** 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 14. On the Agenda. Other Business.**

There was no other business to come before the Council.

**Item 15. On the Agenda. Questions from the News Media.**

**Mayor J. Brian Hill** recognized Kyle Yarber.

Mr. Yarber stated he is enjoying his new Google Fiber.


**Item 16. On the Agenda.** Adjournment.

Mayor J. Brian Hill adjourned the meeting at 8:54 pm.

Respectfully submitted:



Ruth E. Bocchino, City Clerk

Approved as submitted: 

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

  
\_\_\_\_\_  
Mayor J. Brian Hill