



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, FEBRUARY 9, 2015**

Mayor J. Brian Hill opened the City Council Meeting to adjourn to a Closed Executive Session on February 9, 2015, at 6:45 pm. Councilmember R.D. Mallams 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 Jean Moore 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 not present at the Closed Executive Session.

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

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

**ABSENT:** Councilmember Carol Suter

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

**Mayor J. Brian Hill** opened the Regular City Council Meeting February 9, 2015, at 7:53 PM in the Gladstone City Council Chambers. Councilmembers present: Mayor J. Brian Hill, Mayor Pro Tem Bill Garnos, Councilmember Jean Moore, and Councilmember R.D. Mallams. Absent: Councilmember Carol Suter.

**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 January 26, 2015, Regular City Council Meeting Minutes.

**Councilmember R.D. Mallams** moved to accept the minutes of the January 26, 2015, Regular City Council meeting as presented. **Councilmember Jean Moore** seconded. The Vote: All "aye" - Councilmember R. D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos, Mayor J. Brian Hill. (4-0).

**Item 5. On the Agenda. PRESENTATION OF THE MAYOR'S CHRISTMAS TREE FUND CHECKS**

**Mayor J. Brian Hill** thanked everyone for their generosity in participating in the Mayor's Christmas Tree Fund and to all those who made donations. The total raised was \$14,113.85. Part of this money had already been dispersed to the Northland Christmas Store and that amount was \$5,042.60. This money was dispersed during the Christmas season.

**Mayor Hill** presented the first check to the "Get Kids Connected Scholarship Fund" in the amount of \$3,131.75. Interim Director Justin Merkey of the Parks and Recreation Department accepted the check. Mayor Hill explained the "Get Kids Connected Scholarship Fund" helps children who otherwise couldn't participate in Parks and Recreation activities; it pays the entry fees for them and does a lot of good in our community.

**Mayor Hill** presented the next check to "Gladstone Neighbors Helping Neighbors", and former Mayor Art Hammen received the check in the amount of \$2,781.75. "Gladstone Neighbors Helping Neighbors" is a group that helps residents who are in need of repairs to their homes.

**Mayor Hill** presented the next check to the "Gladstone Animal Shelter" in the amount of \$2,831.75. Officer Angie Deras received the check. These monies help with the needs of the animals in the Animal Shelter.

**Item 6. On the Agenda. PROCLAMATION:** Recognizing Wednesday, February 11, 2015, as United Way 2-1-1 Day.

**Mayor J. Brian Hill** presented the Proclamation to Carlos Salazar, and read the Proclamation.

Carlos Salazar spoke to the audience and stated: *"First of all I want to thank the City of Gladstone, the Mayor and Councilmembers. Thanks to Councilmember Jean Moore for your ability to get this done for us. United Way 2-1-1 is a service that we provide at our expense at United Way of Greater Kansas City and we found that it has been one of the most impactful things that we can do for our citizens. You, as a city, are impacting your citizens on the basic needs that they get with their tax dollars, but there are people out there who need more assistance beyond that and at United Way 2-1-1 we are there to help and support our citizens of Gladstone as well as the Northland. As you said, we cover 23 counties. I'm going to leave you with some material that will show you the impact that we are making in the two counties in the Northland, Platte and Clay as well as we can narrow it down to zip code and show the impact that we are making here in this zip code for Gladstone as well. We want to thank you for your support, without your support we wouldn't be able to do the things we do."*

**Councilmember Jean Moore** stated it is her pleasure and honor to serve on the Northland Citizens' Advisory Committee for United Way. Councilmember Moore has had her eyes opened wide for all the good and all the wonderful programs that United Way has and 2-1-1 has many different facets of its program. The one she asked the Public Safety Department about was a specific division of 2-1-1; firefighters can call 2-1-1 when they are making visits to homes and since so many of the visits by Public Safety to homes are non-emergent, this gives firefighters a way to connect with individuals who are making these non-emergent calls and to try to help them in ways that they have not been helped so that possibly the 911 system is not overloaded by those kind of non-emergent calls. Councilmember Moore stated it is a pleasure and an honor for her to serve on this committee and she finds more and more ways that United Way is helping. KUDOS for all the good work.

**Item 7. On the Agenda. CONSENT AGENDA.**

Following the Clerk's reading, **Councilmember R.D. Mallams** moved to approve the Consent Agenda as published. **Councilmember Jean Moore** seconded. The vote: All "aye" – Councilmember R. D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0).

**Councilmember R.D. Mallams** moved approval of **RESOLUTION R-15-08** A Resolution amending or adopting the 2015 General Fund, Special Park and Playground Fund, Community Center Park Tax Fund, Public Safety Sales Tax Fund, Capital Improvement Sales Tax Fund, Transportation Improvement Sales Tax Fund, and Capital Equipment Replacement Fund, for the City of Gladstone, Missouri, and authorizing expenditures of funds. **Councilmember Jean Moore** seconded. The vote: All "aye" – Councilmember R. D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0).

**Councilmember R.D. Mallams** moved approval of **RESOLUTION R-15-09** A Resolution authorizing acceptance of work under contract with Fleshman Construction, Incorporated, for the 76<sup>th</sup> and North Oak intersection improvements; and authorizing final pay in the amount of \$4,100.00. **Councilmember Jean Moore** seconded. The vote: All "aye" – Councilmember R. D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0).

**Councilmember R.D. Mallams** moved approval of **RESOLUTION R-15-10** A Resolution supporting House Bill No. 714 regarding funding of 911 Emergency Communications Services. **Councilmember Jean Moore** seconded. The vote: All "aye" – Councilmember R. D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0).

**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 congratulations on the funds Mayor J. Brian Hill raised for the Mayor's Christmas Tree Fund, and having been there herself, she knows it is a huge chore for very deserving organizations. Councilmember Moore thanked all for their efforts.

**Mayor Pro Tem Garnos** stated he wanted to note one thing they saw in the last meeting in the Open Study about the mid-year budget reviews, and note again the sales tax revenues for Gladstone were up 3% higher than what had been originally projected and are at their highest levels in the last eight years. As far as statistical indicators go for how things are looking in Gladstone, that really gives him a lot of confidence that we may not be out of the woods economically yet but we have done a good job of surviving and it's a great indication of things looking up for the City. Mayor Pro Tem Garnos also said he wanted to report on some of the fun he has had in the last couple of weeks. Last Monday he sat through a thrilling Board of Zoning Adjustment meeting, where the board approved a ladies' request to build a porch onto the front of her house and a wheelchair ramp and then sat through the inaugural meeting of the Liquor Control Review Board. Mayor Pro Tem Garnos stated he attended the ribbon cutting on Thursday of last week for Snow & Company at Gladstone 18. It was nice and nice to see it up and running. On Friday Mayor Pro Tem Garnos attended the Northland Neighborhoods Incorporated Governmental Affairs luncheon and heard comments from new Clay County Presiding Commissioner Jerry Nolte and a few comments from Congressman Cleaver. Mayor Pro Tem Garnos noted the Building Commission meeting for this week has been cancelled.

**Mayor J. Brian Hill** recognized Richard King for having won the Gladstone Chamber of Commerce Chairman's Choice award.

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

There were no communications from the City Manager.

**Item 11. On the Agenda.** **FIRST READING BILL NO. 15-05** An Ordinance to opt out of the state imposed sales tax holiday between August 7<sup>th</sup> and 9<sup>th</sup>, 2015.

**Councilmember Jean Moore** moved **Bill No. 15-05** be placed on its First Reading. **Mayor Pro Tem Garnos** seconded. The vote: All "nay" – Councilmember R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (0-4). The Bill Failed.

**Item 12. On the Agenda.** **FIRST READING BILL NO. 15-06** An Ordinance allowing the "Show Me Green Sales Tax Holiday" to apply to the local sales taxes of the City of Gladstone between April 19<sup>th</sup> and April 25<sup>th</sup>, 2015.

**Councilmember Jean Moore** moved **Bill No. 15-06** be placed on its First Reading. **Mayor Pro Tem Garnos** seconded. The vote: All "aye" – Councilmember R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0). The Clerk read the Bill.

**Councilmember Jean Moore** moved to accept the First Reading of **Bill No. 15-06**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** seconded. The vote: All “aye” – Councilmember R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0). The Clerk read the Bill.

**Councilmember Jean Moore** explained this particular Bill, (15-06) for the benefit of the audience, allows a sales tax for items that are considered energy efficient, such as refrigerators, freezers, TV’s etc. for the period of time April 19 to April 25, 2015, so there will be no sales tax in the City of Gladstone for those items during that period of time.

**Councilmember Jean Moore** stated the first Bill, however, (Bill 15-05). . .

**Mayor J. Brian Hill** intervened and stated the first Bill (Bill 15-05), the school sales tax holiday is for back to school items and it applies but we opt out if we approve the Ordinance. We did not approve the Ordinance so we did not opt out so the sales tax holiday applies for back to school items. This (Bill 15-06) is just the opposite; it is not a double negative, so by approving and voting for this Ordinance, it will, if enacted, exempt the green energy efficient items from sales tax during the period April 19 to April 25, 2015. So basically the first one (Bill 15-05) eliminates sales tax on back to school items between August 7 and August 9, and the second one (Bill 15-06) Show Me Green Sales Tax Holiday exempts certain green energy efficient items from sales tax.

**Councilmember Jean Moore** moved to accept the Second and Final Reading of **Bill No. 15-06**, and enact the Bill as **Ordinance 4.297**. **Mayor Pro Tem Garnos** seconded. The vote: All “aye” – Councilmember R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0).

**Item No. 13. On the Agenda. PUBLIC HEARING** Special Use Permit for in home nail salon; Joyce Vogt.

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

Chris Helmer stated: *“Good evening, Mr. Mayor and members of the Council. You will notice that this Special Use Permit goes back a couple of permit durations, first the initial one year permit then moving on to a five year permit renewal. Also attached with the packet of material the applicant has submitted correspondence to me with the request to transfer from a five-year permit to that of a ten-year permanent approval. Pretty consistent with what we have done with other similar Special Use Permits. The Planning Commission did vote in favor of this transition to the ten-year permit. Tonight staff is suggesting that the Council consider the same approval of the ten-year duration on the permit. Thank you.”*

**Mayor J. Brian Hill** asked if there was anyone who desired to address the Council on behalf of the applicant.

There were none.

**Mayor J. Brian Hill** asked if there was anyone who desired 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 of the application.

There were none.

**Mayor J. Brian Hill** closed the Public Hearing at 8:18 pm.

**Item 14. On the Agenda. FIRST READING BILL NO. 15-07** An Ordinance granting a Special Use Permit subject to certain conditions to Joyce Vogt for operation of nail salon on property at 2201 Northeast 56<sup>th</sup> Terrace.

**Councilmember R.D. Mallams** moved **Bill No. 15-07** be placed on its First Reading. **Mayor Pro Tem Garnos** seconded. The vote: All "aye" – Councilmember R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0). The Clerk read the Bill.

**Councilmember R.D. Mallams** moved to accept the First Reading of **Bill No. 15-07**, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** seconded. The vote: All "aye" – Councilmember R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0). The Clerk read the Bill.

**Councilmember R.D. Mallams** moved to accept the Second and Final Reading of **Bill No. 15-07**, and enact the Bill as **Ordinance 4.298**. **Mayor Pro Tem Garnos** seconded. The vote: All "aye" – Councilmember R.D. Mallams, Councilmember Jean Moore, Mayor Pro Tem Bill Garnos and Mayor J. Brian Hill. (4-0).

**Item 15. On the Agenda. PUBLIC HEARING** Site Plan Revision for property located at 5810 Northeast Antioch Road, Gladstone, Clay County, Missouri.

**Mayor J. Brian Hill** opened the Public Hearing at 8:20 pm and welcomed Chris Helmer to the podium.

Chris Helmer stated: *"Thank you, Mayor. I'm going to take you through a number of slides very quickly to hopefully give a better idea of what the applicant is asking for as it relates to the Site Plan revision. You will see that right here is just a general side street view of the station itself from Antioch Road and then of course our notification boundary just showing the diversity in the zoning classifications but more importantly that like many of these properties on Antioch Road through the Comprehensive Plan Amendment Study, close proximity to residential area and so taking that into consideration with the plan. The next few slides will be the general site plan as well as the renderings to basically show that this redevelopment is essentially a new branding of*

*the store. I know that the applicant can provide a little bit more detail as far as the internal reasoning behind that but this is at least a pretty good idea of what that transition is going to look like. This is an aerial view where if you will notice in the yellow area I've just simply taken a highlighter within Adobe Pro to add conceptually generally where the improvement is going to be which is to the North or behind the existing gas station just to the East, that is the existing car wash so it will connect all those areas together so looking at about 1,444 square foot addition to what is currently just shy of 1,000 square feet of building structure. This is the Site Plan looking for approval. The next couple of slides, Council, I'm going to provide some of the recommendations that staff had through the process. You will see some of those things within the Site Plan condition ordinance to hopefully get the site to a position of some safety factors as well as some streetscape elements that kind of go back and dovetail with some of the philosophy of the Comprehensive Plan Amendment. Down along the southern area of the site, if you had an opportunity to go by the location, there are some existing bollards that do block the western drive; we have recommended to the applicant to get that drive closed, meet the City standards of closing that area with curb and sidewalk. The owner is agreeable to that and we are satisfied with that approach. Down in the bottom right, when we initially got started I had asked the architect to give a little better idea of what the addition is going to look like in relation to the existing building. You will see in the darker hash mark area that is the area that is the improvement as it relates to the existing structure. Also in this elevation, if you did have a chance to pick up on this, the western side that actually connects to the car wash, actually a darker shade to illustrate where that improvement is going to be just to give an idea of the overall expansion of the proposed revision. You have seen this before, this is just a conceptual exhibit of the redevelopment area and some of the recommendations that we heard through the Comprehensive Plan. More importantly, we had, through the Planning Commission process, after this was heard, mostly some pretty general support of the area residents but of course we did receive some phone calls in general, hey, what's going on? Most people understood that with the redevelopment the improvements felt pretty comfortable it was going to be good for the residential area. You will notice that on this exhibit that I did provide in your staff packet, just conceptually highlighted the area that is going to be the driveway that is closed off, in addition to that at the corner of Antioch and the residential roadway, in the clouded area I've highlighted that due to this Site Plan revision the substantial nature of it and how this applies to our Municipal Code, the existing large pylon, or pole sign, will be removed. That will meet our new standards of monument style landscaping, natural building materials, which is also some of the discussion that many of you had when we were doing the Antioch Road analysis. One other area that was added since the Planning Commission Public Hearing is some additional screening from the residential area. You will notice that what would be just south of 2305 Northeast 58<sup>th</sup> or 59<sup>th</sup>, that particular property owner had contacted us, just had a little bit of concern in some of the visibility and noise of the car wash and you can see that there is a pretty direct correlation there. I was able to talk to the property owner and the architect and they have been agreeable to add to that additional screening so what we are asking the Council to consider along with the general conditions of approval is that one addition to the ordinance since the Planning Commission, that states that upon approval, if this is to be approved, that would be constructed as part of the overall development. Finally providing a little different perspective as far as the site down on the lower corner, that being the existing area of the sign, that will be renovated into the monument sign, the closure of the existing driveway with the bollards, and then of course giving you a little better conceptual idea of how the property does relate to the residential area.*

*Staff's conclusion of this, you didn't notice at the Planning Commission, had a rather brief meeting on this, there weren't a lot of questions, but appeared to be some strong support in the redevelopment. The Commission did vote in favor of this request and staff is suggesting that the Council consider approval of the conditions with the Site Plan ordinance to allow the redevelopment to take place. With that said, Mr. Mayor and Council, I'd be happy to take any questions that you may have. Otherwise we do have the architect on behalf of the owner and the owner himself with us this evening. Thank you.*

**Councilmember Jean Moore** stated she would like Mr. Helmer to explain what gets closed off because there is still a way in and a way out and you still can leave or enter from 58<sup>th</sup> Terrace, it's just that little spot up there that you have in red where the bollards are now that will be closed?

Mr. Helmer stated *"That is correct. The other ingress/egress will remain (from 58<sup>th</sup> Terrace), correct."*

**Mayor J. Brian Hill** stated Mr. Helmer, a couple of questions. The application as it stands has the one entrance off of 58<sup>th</sup> Terrace closed off and the pole sign removed. That is as it is presented to us. Mayor Hill wanted to be sure since it wasn't on the Site Plan that they got in their packet. It shows the existing sign and that entrance still with the blockade and he wanted to make sure what they were voting on. Mayor Hill asked about the additional screenings that would be an amendment to that ordinance and asked what the nature of that screening that has to do with the car wash; he couldn't really tell what it was.

Mr. Helmer stated *"All I have done is if you see where, in the clouded area where I have included a new six foot privacy fence just below that is the red, that is showing the general area of where the privacy fence will be on the southern property boundary of the residential home. So currently the existing residential homes all have privacy fence, this particular residential home does not. The owner has been agreeable to constructing that for some additional screening."*

**Mayor Hill** asked if the proposed ordinance included a requirement that everything be irrigated.

Mr. Helmer stated *"On this particular application, I don't believe that we do. I believe the general statement..."*

**Mayor Hill** stated that is a requirement isn't it?

Mr. Helmer stated *"If the Council feels that should be a condition of approval we certainly could add that as some additional language to item number six."*

**Mayor Hill** asked if there was any additional landscaping being proposed.

Mr. Helmer stated *"Additional landscaping that will come about will be from when the actual pole sign is removed. Under our existing monument sign standards when there is a new development, if you recall on some of those it is rather substantial area around the sign that has to be incorporated with natural plantings as well as natural building material incorporated into*



*the monument sign. So at this point in time that is the general amount of landscaping that has been proposed by the applicant."*

City Manager Kirk Davis stated the first couple of questions are addressed in items two, three, and 10 as conditions for the Site Plan approval. Two and three having to do with the monument sign and the west entry and number 10 having to do with the six-foot tall wooden privacy fence. City Manager Davis said those are covered. The irrigation is the remaining question.

**Mayor Hill** stated the screening is already in there, the additional screening, but it was mentioned it would be added.

Mr. Helmer stated *"Yes, that was the final condition that was added since the Planning Commission."*

**Mayor Hill** said it would just be the irrigation.

(unintelligible comment from the owner)

**Mayor J. Brian Hill** asked if there was anyone who desired to address the Council on behalf of the applicant.

Mr. Gurcharan Singh, the applicant, approached the podium and asked what is the reason behind removing the pole sign?

**Mayor J. Brian Hill** responded it was the current ordinance and it's bringing the property into conformity with our general design standards in the community.

Mr. Singh commented all the properties along Antioch have pole signs like Quik Trip, Midas, Popeyes, all along, and they all have those. (pole signs)

**Mayor J. Brian Hill** responded that some of those do have them, yes, but they are grandfathered in much as Mr. Singh's has been until this time. The City policy is that when there is substantial renovation to a site, the entire site comes into compliance with City ordinances and current City codes and so it includes the pole sign requirement as well.

Mr. Singh stated he understands that but they are agreeing to everything else except that sign. They spent \$10,000.00 on that sign about two months ago, they got an LED sign put in there and before it was the old number sign where they changed the numbers everyday but now they have the LED sign.

**Mayor J. Brian Hill** stated are you saying that you are not willing to accept that ...

Mr. Singh replied he is just asking, if ...

**Mayor J. Brian Hill** stated Mr. Singh needs to deal with staff but that is the general requirement and that is what is in the draft ordinance that they are voting on tonight is to remove the pole sign.

Mr. Singh stated so it has to be removed in order to ...

**Mayor J. Brian Hill** stated we have not voted yet but if the draft ordinance is approved then it would be a requirement that it be removed as part of the remodeling and expansion.

Mr. Singh stated they are closing out the entrance on the 58<sup>th</sup> side with the bollards on them, not the actual entrance, because there are two entrances to the property there and one is just closed up by the bollards by the diesel pump.

**Mayor J. Brian Hill** stated yes, the one closest to Antioch Road would stay open.

Mr. Singh responded the other one also on 58<sup>th</sup>.

**Mayor J. Brian Hill** stated the one on Antioch Road and the one on 58<sup>th</sup> closest to Antioch Road.

Mr. Singh responded they are basically putting a curb where the bollards are right now. Mr. Singh wanted to clarify.

**Mayor J. Brian Hill** agreed, it wouldn't change the traffic flow in any of the property and asked Mr. Singh if he did have an irrigation system that they maintain now.

Mr. Singh replied yes, they have that connected by the car wash.

**Councilmember Jean Moore** asked Mr. Singh if this was something that he would wish that the Council delay because of the issue with the sign.

Mr. Singh replied they are really trying to make it happen before the summer really comes through so they are trying to get it done now with all the construction and everything so they can be ready for the summertime, that is their busiest time; they are trying to get it done before that.

Riad Baghdadi, 10107 West 105<sup>th</sup> Street, Overland Park, Kansas, stepped to the podium. Mr. Baghdadi stated it would be beneficial to the owner if they can delay the construction of the sign for a couple of years to give them a time period, a couple of years, two or three years, in order to comply with the ordinance of the sign, just regarding the sign. Since, you know, probably during that period the owner can recuperate the expenses he expended on the sign.

**Mayor J. Brian Hill** stated he is not familiar with that having been done in the past so he would defer to staff.

Assistant City Manager Scott Wingerson stated he thinks the proper way to have that discussion would be to remand the issue back to the Planning Commission; this would require a re-notice and come back to Council in probably 45-60 days.

**Mayor J. Brian Hill** stated to do that we would be talking probably a two-month delay.

Riad Baghdadi said on the other hand, as they explained, they are trying to move the project along and trying to get the construction done before the summer season, so they only have practically two to three months to complete the project. If that is not possible, then it is up to the owners, the wishes regarding the sign.

Mr. Singh stated he would have to talk to his family, too, so he is not the only one who has to make the decision.

**Mayor J. Brian Hill** asked if the applicant would like for the Council to table the matter for this evening and Mr. Singh can talk to his family before the Council moves forward.

Mr. Singh stated he did not want the Council to deny their whole plan just because of that reason, but...

**Mayor Pro Tem Bill Garnos** suggested to the Mayor this matter could be revisited in a couple of weeks.

**Mayor J. Brian Hill** stated the Council could finish the Public Hearing and then come back to it. That seems to be what the consensus is, complete the Public Hearing and come back to the ordinance at the next meeting. In that interim period of time, Mr. Singh can check with his family and talk to staff.

**Mayor Pro Tem Bill Garnos** stated in the material they received, he did not recall seeing any drawings of the monument sign that is proposed for the corner. It is noted on the plan but there is no drawing of the monument sign that is to replace the pole sign.

Mr. Singh replied, right, correct.

**Mayor Pro Tem Bill Garnos** asked if this issue came up on the Planning Commission deliberations.

Riad Baghdadi stated it didn't come up in the deliberations but the staff informed them that this was one of the issues.

**Mayor Pro Tem Bill Garnos** asked if there was any way to incorporate the LED portion of the improvements into the monument sign.

Mr. Singh responded that is what we would have to talk about, because that sign is a lot larger, the one that actually sits on the ground is a little smaller than the one they have right now,

because that one is a little bigger one. That has to be figured out, whether it fits that same design on the monument sign.

**Mayor Pro Tem Garnos** stated he remembers they have all kinds of regulations regarding both monument signs and the LED electronic signs too, so that will have to be looked at carefully to see if Mr. Singh can take those improvements that he has already invested in and fit them into the highly regulated monument sign and electronic sign. Mayor Pro Tem Garnos stated he remembers dealing with this issue in Planning Commission several years ago, with the (current) Mayor. The Council could revisit this in two weeks and hopefully not delay the project significantly.

Assistant City Manager Scott Wingerson stated if the Council, after the close of the Public Hearing, chooses to table the matter, he asks that the Council table it generally so they can take as much time, or as little time as necessary to address the concern.

**Mayor J. Brian Hill** thanked the applicant(s).

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

**Mayor J. Brian Hill** closed the Public Hearing at 8:42 pm.

**Mayor J. Brian Hill** asked if he needed a motion to table the ordinance.

City Counselor Randall Thompson stated the Mayor could table the ordinance with the consent of the Council.

**Mayor J. Brian Hill** stated with the consent of the Council, he will table Bill No. **15-08** An Ordinance approving a Site Plan Revision for property legally described as Englewood Replat Lot 1, Block 1, Tract A, commonly known as 5810 Northeast Antioch Road, a subdivision of land in the City of Gladstone, Clay County, Missouri, until the staff and the applicant are ready to bring it back.

**Item 17. On the Agenda.** Other Business.

There was no other business to come before the Council.

**Item 18. On the Agenda.** Questions from the News Media.

Mr. Kyle Yarber asked for the name of the organization benefitting from the Mayor's Christmas Tree Fund.

**Mayor J. Brian Hill** responded "The Christmas Store."

Mr. Kyle Yarber asked how long the Mayor's Christmas Tree Fund has been in existence.

City Manager Kirk Davis responded "a long time."


**Mayor J. Brian Hill** asked Richard King if he knew.

Mr. King responded 25 years. There was some discussion about it at least from 1988.

**Item 19. On the Agenda.** Adjournment.


Mayor J. Brian Hill adjourned the meeting at 8:45 pm.

Respectfully submitted:

  
Ruth E. Bocchino, City Clerk

Approved as submitted: 

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

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

