



**MINUTES
SPECIAL CITY COUNCIL MEETING
GLADSTONE, MISSOURI
TUESDAY, APRIL 21, 2015**

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

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

Mayor Bill Garnos opened the City Council Meeting to adjourn to a Closed Executive Session on Tuesday, April 21, 2015, at 3:30 pm. **Councilmember Brian Hill** made a motion to adjourn to Closed Executive Session pursuant to Missouri Open Meeting Act Exemption 610.021(2) for Real Estate Acquisition Discussion. **Councilmember R.D. Mallams** seconded. The Vote: All “aye” – Councilmember R.D. Mallams, Councilmember Brian Hill, Mayor Pro Tem Jean Moore, and Mayor Bill Garnos. (4-0). Councilmember Carol Suter was also present at the Closed Executive Session.

Item 2. On the Agenda. ROLL CALL.

Mayor Bill Garnos opened the Special City Council Meeting Tuesday, April 21, 2015, at 4:38 PM in the Gladstone City Council Chambers. Upon Roll Call by the City Clerk, all Councilmembers were present.

Item 3. On the Agenda. PLEDGE OF ALLEGIANCE.

Mayor Bill Garnos asked everyone to join and to please rise for the pledge of allegiance.

REGULAR AGENDA.

Item 4. On the Agenda. Communications from the Audience.

There were no communications from the audience.

Item 5. On the Agenda. Communications from the City Council.

There were no communications from the City Council.

Item 6. On the Agenda. Communications from the City Manager.

City Manager Davis stated he had two items. First, the City is currently seeking a Financial Advisor and is getting ready to put a request for proposal out on the street and would like a Councilmember to serve on the selection panel, and the balance of that selection panel will basically consist of Debra Daily, Finance Director, Scott Wingerson, Dominic Accurso, and himself. This selection panel will entail receiving some proposals, evaluating those proposals, and probably interviewing two, maybe three, of those proposals that happen to grade the highest and recommending suggestions back to staff and to the Council. City Manager Davis asked if anyone would like to volunteer, he would be happy to hear a name. Mayor Bill Garnos restated it was for a Financial Advisor for the City, and City Manager Davis confirmed, yes, this will help us with a number of things including looking at development incentives, bond issues, anything that might require more in depth financial analyses, possibly even something like looking at the numbers in the consolidated dispatch proposal. There is a number of different uses, but basically we need to bring a Financial Advisor on as opposed to a bond underwriter; two different things. Mayor Garnos asked if there were any volunteers on the Council-Councilmember Carol Suter volunteered, and the Council was unanimous in agreement.

City Manager Davis also stated we are proceeding forward with analyzing the Community Center bonds and any opportunities for any early bond refunding that might become available and actually generate some money that we can use for various public purposes. That analysis is early, it's continuing, and City Manager Davis gave the Council a heads up because over the next 60 days they will hear a presentation and discussion about the merits or issues that are involved in that bond refunding for the Community Center.

Item 7. On the Agenda. **RESOLUTION R-15-22** A Resolution authorizing the City Manager to execute a First Amendment to Development Agreement with Gladstone Cap, LLC.

Councilmember J. Brian Hill moved to adopt **RESOLUTION R-15-22**. **Mayor Pro Tem Jean Moore** seconded.

Assistant City Manager Scott Wingerson stated *"I am available for any questions. Both of the items are related to each other. Both have to do with the Northland Innovation Center. The first is an amendment to the Development Agreement which extends it approximately thirty days and provides the City Manager an additional fourteen days should it be necessary to go through the bond issuance and closing process. As the Council knows, late last week a notice was issued to the taxing jurisdictions about the cost benefit analysis and redevelopment plan hearing that is scheduled for May 11. Assuming that goes well on May 11, it will be a couple of weeks in document production and agreement before the bonds can be issued. What we didn't want to have happen is the development agreement to expire prior to all of those things being accomplished because that would get complicated on all fronts. The second item has to do with access to the site itself. The Council may remember that the developer CBC is under some pretty*

tight time-frames with one of their primary tenants, the North Kansas City School District, to provide access to the building about a year from now, we want to make sure they can comply with their lease requirement as they move forward through the bonding process, so they are asking for permission to do a limited number of activities on the site between now and the issuance and closing of the Chapter 100 Bonds.

Mr. Carr and representative of Carr, Baier, Crandall are here today if you have any questions about what they plan to do and when, but we think it is a good idea to keep things on schedule if we can do that.

Councilmember J. Brian Hill stated he had a question regarding the combination of items seven and eight for discussion; but on the lease, or the temporary access, are we required under statute to have some kind of a payment and performance bond in place if there is actually work being done on the property such as surveying, and will that be a requirement of this lease. Not to throw a wrench in anything, but typically a public improvement has to be bonded.

Assistant City Manager Wingerson stated: *“One of the conditions to the access agreement is that all the permits be in place, so that would be a grading permit, land disturbance permit, erosion control, physical public improvement, curb and gutter, storm water control, etc. during this time period it would be under permitting so it would be under a warranty bond and a performance bond for the first year and in addition they are required to provide general liability insurance as part of the agreement and further indemnify us and hold us harmless if anything bad should happen. It is in place.”*

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

Item 8. On the Agenda. **RESOLUTION R-15-23** A Resolution authorizing the City Manager to execute an access agreement giving Gladstone Cap, LLC temporary access to certain City property.

Councilmember Carol Suter moved to adopt **RESOLUTION R-15-22**. **Councilmember R.D. Mallams** seconded.

Councilmember Carol Suter commented she is delighted to see a developer who wants to keep the schedule, because sometimes it is the other way around and everybody is dragging heels, and she appreciates the concern for North Kansas City’s timetable.

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

Item 12. On the Agenda. Other Business.

There was no other business to come before the Council.

Item 13. On the Agenda. Questions from the news media.

There were no questions from the news media.

Item 14. On the Agenda. Adjournment.

Mayor Bill Garnos adjourned the meeting at 4:46 pm.

Respectfully submitted:



Ruth E. Bocchino, City Clerk

Approved as submitted: X

Approved as corrected/amended: ____



Mayor Bill Garnos