



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, AUGUST 8, 2016**

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

City Manager Scott Wingerson  
City Counselor Chris Williams  
City Clerk Ruth Bocchino

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

**Mayor Moore** opened the Regular City Council Meeting Monday, August 8, 2016, at 7:46 PM in the Gladstone City Council Chambers. All Councilmembers were present.

**Item 3. On the Agenda.      PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.**

**Mayor Moore** asked everyone to please rise and join in the pledge of allegiance to the flag of the United States of America.

**Item 4. On the Agenda.** Approval of Agenda.

The agenda was approved as presented.

**Item 5. On the Agenda.** Approval of Closed July 25, 2016, City Council meeting minutes.

**Mayor Pro Tem Mallams** moved to approve the minutes of the July 25, 2016, Closed City Council meeting as presented. **Councilman Garnos** seconded. The Vote: All "aye" – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

**Item No. 6. On the Agenda.** Approval of Regular July 25, 2016, City Council meeting minutes.

**Councilman Hill** moved to approve the minutes of the July 25, 2016, Regular City Council meeting as presented. **Mayor Pro Tem Mallams** seconded. The Vote: All "aye" – Councilman

Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

## **REGULAR AGENDA.**

### **Item No. 7. On the Agenda.** Communications from the audience.

There were no communications from the audience.

### **Item No. 8. On the Agenda.** Communications from the City Council.

**Mayor Moore** had two announcements, things coming up on the calendar that probably the City Manager may mention; August 18 is the Northwest Missouri State University Grand Opening at the Northland Innovation Campus from 4:00 pm to 6:00 pm with the presentation at 5:00 pm. August 21 is the open house and the ribbon cutting for Linden Woods Village at noon. Everyone is welcome and invited to attend those events.

### **Item No. 9. On the Agenda.** Communications from the City Manager.

City Manager Scott Wingerson stated in terms of good news and customer service comes out of Community Development at this meeting. Sometimes in Code Enforcement, language is a barrier and different cultures have different maintenance standards that you find in the Kansas City area that is for sure. Darren Rodman, a long time code enforcement officer and longer time city employee from the Parks Department did a very good job with Mr. Nguyen who lives on Flora, in communicating without using the English language to get the point across. Darren did a fantastic job, and we thank him for that. Shrek was a fantastic event over the weekend. Oak Grove Park was awful busy in the neighborhood of 10,000 people over the course of the three performances so it has to be close to a record so congratulations to all the Theater in the Park people and Director Merkey on a job well done. Linden Square, Friday August 12, 7:00 pm, Hudson Drive; a country band from Kansas City. The Saturday night concert series on the 13 is Liverpool, a Beatles Tribute Band and he is sure everybody would like to see that. Public Works started part of our downtown sidewalk project that he thinks Director Nebergall talked about during the capital budgeting process to upgrade sidewalks and handicapped ramps and things like that in our downtown area. That started today with a crosswalk at 70<sup>th</sup> Street near the City Hall driveway for lack of a better description. A couple of reasons for that, it is part of downtown, also helps facilitate the children walking from the two Oakhill campuses. Thanks to them for starting that project and getting it done ahead of time.

**Item No. 10. On the Agenda.** **RESOLUTION R-16-50** A Resolution authorizing the City Manager to execute an agreement to declare the Prospect Plaza Redevelopment Agreement between the City of Gladstone, Missouri, and Bre Non-Core2 Owner Prospect Plaza, LLC, a Delaware Limited Liability Company, terminated.

**Councilmember Suter** moved approval of **RESOLUTION R-16-50** A Resolution authorizing the City Manager to execute an agreement to declare the Prospect Plaza Redevelopment Agreement between the City of Gladstone, Missouri, and Bre Non-Core2 Owner Prospect Plaza,

LLC, a Delaware Limited Liability Company, terminated. **Councilman Hill** seconded. The Vote: All "aye" – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

**Item No. 11. On the Agenda. PUBLIC HEARING:** An Ordinance approving a Site Plan revision for property at 7112 North Oak Trafficway, commonly known as Sonic Drive In.

Mayor Moore opened the Public Hearing at 7:52 pm.

Building Official Alan Napoli stated: *"Good evening Mayor and City Council. Tonight we are here to talk about Sonic Drive In. They are hoping to demolish the building. The current property is zoned CP2. All the utilities are existing. No new utilities need to come in, no new drive approaches, using the same driveways that are currently there. Actual parking pavement concrete area, that will remain as much as possible, there may be some work where the canopies are secured on and the new ones go, but they are not tearing out the whole parking lot. The building itself at that location will be totally demolished, foundation and all, and a whole new building put in its place, a new prototype. The store will actually be 200 square feet smaller than the building that is currently there based on new technology and what not, the operation of the business. The pole sign that is there, existing, they have agreed to remove it and use a compliant sign. To back up a little bit on the parking stalls, they have plenty of parking, only 15 are required and 38 available. Otherwise there is no other onsite improvements. In your plans if you will look at it you will see that there was a dumpster enclosure and an outbuilding located in the southwest corner; they are to remove that back up to the northwest corner of the property, the plan is not correct and we have been advised that revised plans will show the change. They are going to use all LED lighting outside. The lighting on the plan, they looked at the photometric plan, will meet with requirements within 10 feet beyond the property line of 0.25 foot candles. Everything around it is commercial and no effect on residential properties. All the comments, there are 12 comments, they have agreed to all the comments. The mechanical equipment on the roof will be screened by parapets 12 inches above the mechanical equipment. They are only allowed to have one out building, currently they have two. The materials and colors, there is a sample over here of the materials. The materials basically, the tile is not a full set of stone, it is tile but it will look like stone or slate. The blue color of the metal trim and they've got some yellow color for awnings that is their color for the store that they are currently using. Beyond that I don't have anything else unless Council has any questions."*

**Councilman Hill** stated: *"Trying to determine what the landscaping is going to be. I'm wondering a couple of things, I'm having, which I have lots of problems, but, trying to figure out where the sidewalk shows on the plans, what landscaping is going to be changed, if any."*

Building Official Napoli stated: *"There is additional landscaping, yes, the sidewalk, if you take a look, there is a there is a fine line of grass there it goes just beyond the right-of-way then that falls to the side. All the landscaping will be behind the sidewalk and the sidewalk doesn't show very clearly on that landscaping."*

**Councilman Hill** stated: *"So is the sidewalk what's there now or new?"*

Building Official Napoli stated: *"It's the sidewalk that is there now. They are not doing anything to the city sidewalk."*

**Councilman Hill** stated: *"I'm not, I didn't drive by it tonight, I forgot, is there some green space between the sidewalk and the road or is it sidewalk."*

Building Official Napoli stated: *"There is green space between, there is no green space, the sidewalk is right up to the curb there, there is no green space between the sidewalk."*

**Councilman Hill** stated: *"Where on the site will the new monument sign be located?"*

Building Official Napoli stated: *"Right now I don't have anything specific to where it's at; I'm going to presume it's going to probably be pretty close to where they will have it more towards the street in that grass area, they have not been specific of where they are going to put the sign."*

**Councilman Hill** stated: *"OK my age old question, which most people have never heard of before until I ask it. Does the landscaping and the frontage all comply with the North Oak Streetscape?"*

Building Official Napoli stated: *"Yes, it does."*

**Councilman Hill** stated: *"And then, looking at the landscape plan again, the north, what I'm looking at, it shows all this land up here, is that actually part of the site?"*

Building Official Napoli stated: *"That is part of the site, that is actually, directly to the east of that little nook there is the transmission place directly to the north the signs now so it is kind of tucked behind everything there so you never really see the grassy area back there."*

**Councilman Hill** stated: *"OK but it will be irrigated and maintained along with the rest of the landscaping?"*

Building Official Napoli stated: *"It can be if you would want. At this point in time it's not irrigated and we haven't required it to be irrigated since it is not very visible."*

**Councilman Hill** stated: *"OK I mean that, it's a weed field, that's my concern."*

**Mayor Moore** stated: *"The Planning Commission, if I read the minutes accurately, asked for it to be maintained but not irrigated."*

Building Official Napoli stated: *"To be mowed on a regular basis, more frequently than it has been in the past and that has to do with the developer and we have talked with them about that concern and that has been addressed."*

**Councilman Hill** stated: *"And what about along the area to the west of the parking lot?"*

Building Official Napoli stated: *"That area to the west will be irrigated that is the grassed area managed by the owner."*

**Councilman Hill** stated: *"OK but there won't be any trees or shrubbery planted on it?"*

Building Official Napoli stated: *"Not at this time, no."*

**Mayor Moore** asked if there were other questions for Mr. Napoli.

There were none.

**Mayor Moore** asked for speakers on behalf of the applicant.

Brian Forquer from Ollson & Associates stated: *"Brian Forquer, 1301 Burlington, #100, North Kanas City, MO. Agent for the Gary Simons owners of the Sonic Drive In. The reason for the Site Plan revision and ultimately the resulting building permit tonight is, the building is 29 years old. There are new prototypes, new equipment, new space and more than that over 29 years it's time to start over and restart fresh the site circulation that is why coming before you for this request. Staff has been great and we appreciate that opportunity. I wanted to clarify that there should be only 11 conditions, as number 12 has been taken care of; I just wanted to make sure there were only 11."*

Building Official Napoli stated: *"Yes, the original that went before the Planning Commission had 12 conditions. They have taken care of the twelfth condition so actually the ordinance you have before you only has 11 conditions."*

**Mayor Moore** asked if there were other questions for Mr. Forquer.

There were none.

**Mayor Moore** asked if there was anyone in the audience to speak in favor of the application.

There were none.

**Mayor Moore** asked if there was anyone in the audience to speak in opposition to the application.

There were none.

**Mayor Moore** closed the Public Hearing at 8:01 pm.

**Item No. 12. On the Agenda. FIRST READING BILL NO. 16-32** An Ordinance approving a Site Plan revision for property at 7112 North Oak Trafficway, commonly known as Sonic Drive In.

**Mayor Pro Tem Mallams** moved Bill No. 16-32 be placed on its First Reading. **Councilmember Carol Suter** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

**Mayor Pro Tem Mallams** moved to accept the First Reading of Bill No. 16-32, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Carol Suter** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

**Mayor Pro Tem Mallams** moved to accept the Second and Final Reading of Bill No. 16-32, and enact the Bill as **Ordinance 4.360**. **Councilmember Carol Suter** seconded.

**Councilmember Suter** stated: *“I just wanted to comment and compliment the owner of this business for investing in your business, we appreciate that in Gladstone. We are on a trend where a number of our, especially restaurants, have been doing this. There are a few who need to get on the trend, so I am hoping that your investment continues to pay off by inspiring some others to do the same.”*

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

**Item 13. On the Agenda.** CONSIDER BUILDING PERMIT 7112 North Oak Trafficway, commonly known as Sonic Drive In.

**Councilman Garnos** moved to approve the Building Permit at 7112 North Oak Trafficway, commonly known as Sonic Drive in. **Mayor Pro Tem Mallams** seconded. The Vote: All “aye” – Councilman Bill Garnos, Councilman J. Brian Hill, Councilmember Carol Suter, Mayor Pro Tem R.D. Mallams, Mayor Jean Moore. (5-0).

**Item No. 14. On the Agenda.**

Other Business.

Simon Abela approached the Council and stated: *“Good evening everybody, my name is Simon Abela from Bolling County, Texas, an Austin suburb, and I moved to Kansas City, Gladstone, I live at 1803 NE 60<sup>th</sup> Terrace. I’m very happy being in Gladstone. I see that you guys are pro-business which is very good. I am self-employed so like I said before I was a councilmember in the city of Levan and hopefully maybe in the near future I will make a run here. I enjoy listening to you all regarding improving permits for businesses. I just got a few comments, I want to thank your Chief of Police. I’ve been here before and everybody who works in the city, I think is great. Just a couple of comments, maybe you can tell me now or another time is fine. There is a lack of maintenance as far as I am concerned regarding safety issues in the Meadowbrook Park precisely in the tennis courts and the other one I have a question is who is maintaining the Flora Park? I know I’ve raised some questions regarding the Stormwater drain, I know the workers are busy. But you know I applied for a permit yesterday or the day before to do some changes in*

*my property; but anyway, I'm a little bit concerned and I see the curbs being redone and everything else but it seems to me that this part of town is kind of neglected if I may say, so that's all my comments for right now."*

**Mayor Moore** asked the City Manager to take a look at that.

City Manager Wingerson stated: *"Of course we will. Absolutely. I'd also invite Mr. Abela to participate in Shaping our Future; it is a community conversation that is addressing these types of issues and funding sources now so we will share that information and seek his participation."*

There was no other business to be brought before the Council.

**Item No. 15. On the Agenda.** Questions from the news media.

There were no questions from the news media.


**Item No. 16. On the Agenda.** Adjournment.

**Mayor Moore** adjourned the meeting at 8:06 pm.

Respectfully submitted:



Ruth E. Bocchino, City Clerk

Approved as submitted:  \_\_\_\_\_

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

  
Jean B. Moore, Mayor