



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, NOVEMBER 14, 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, November 14, 2016, at 7:30 PM in the Gladstone City Council Chambers. Mayor Moore welcomed all present and those participating on-line. 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. The Colors were presented by Troop #155. Mayor Moore thanked Eddie Olson, the Scoutmaster, Senior Patrol Leader Niles Hughes, Color Guard Zach Gass, Taylor Stephens, Trey Leeds, Ben Hill, James Mitchum, Akol Ngar, and Brett Benkovich for their presence and presenting the Colors.

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

The agenda was approved as presented.

**Item 5. On the Agenda. Approval of Closed October 24, 2016, City Council meeting minutes.**

**Mayor Pro Tem Mallams** moved to approve the minutes of the October 24, 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 October 24, 2016, City Council meeting minutes.

**Councilmember Suter** moved to approve the minutes of the October 24, 2016, Regular City Council meeting as presented. **Councilmember 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).

## **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.

**Councilman Garnos** stated: *“Thank you, Mayor. I just wanted to mention we had a lively Board of Zoning Adjustment meeting last week. We also had a very good Neighborhood Commission meeting where they took up the issue of the housing strategy that we were presented last week, the draft, and they are going to have a special work session to discuss the draft and prioritize recommendations that were included as next steps for the housing strategy. I also wanted to congratulate City Staff on another excellent Gladstone magazine. Particularly the article on the Shaping our Future, since we are not allowed to participate, it was nice to see what is going on behind the scenes.”*

**Mayor Moore** stated: *“There were several meetings I had the opportunity to attend. I attended the first Kansas City Area Development Council Board meeting last week. Gladstone has a seat at that table. It’s a very, very, large Board. I think it is a good thing that we have a seat at that table. I enjoyed going to Pie with the Police. That seems like a long time ago now but at Linden Baptist Church they hosted that event. Very well attended. It seems like this community policing outreach programs that we have are being really well received by our neighbors and our citizens. I’m really pleased that Public Safety has reached out to do that. Beth Clark and her team have done an amazing job with that. Mayor Pro Tem Mallams and I attended last Friday’s wonderful event that Hy Vee put on for our Veterans to honor Veterans Day. I did have the opportunity to make a few comments at that event and I read a proclamation for Veterans Day. It was amazing to see the turnout with those men and women who served in our military and they seemed to be so grateful and had an amazing time. Hy Vee had enlisted many of our local area elementary schools to make placemats for each of the participants. They were so touching. On every plate, by an elementary school child, there was a hand drawn placement. They were all different with all messages from their hearts to these men and women. That was an excellent thing. I had the opportunity to go to the SAGE Open House and once again saw what the Northland Innovation Center looks like and how it is actually functioning. It is just amazing. The children that are participating in those programs make you pause. They are so smart and they love their space and obviously love to talk about what they are doing there. Last Saturday I had the opportunity to go to the playground rededication at Little Gully Park. For those of you who might not know, Little Gully Park is the tiniest park in our Gladstone Park System, and several*

years ago, when we had done a tour with the Parks Department we were taken back by the disrepair of that playground. We vowed that we wanted to do something to get that fixed. Director Merkey found a wonderful bargain on a beautiful, beautiful, new playground. Saturday we did the rededication for that. I'd like to consider that as a rebirth for that little park. We have given it life again. Although we didn't have a ton of neighbors there, I think that it will grow and the participation will grow. My hope is when we do things like that, when we make a difference, and we give new life to something, that we also instill in that community a sense of loyalty, a sense of pride in their neighborhood. We have seen it over and over, the more we reinvest, we see neighbors reinvest too. My hope is that will be the case in that area of the City. Special thanks to Director Merkey, Rise McGarvey, Matt Hoops, who were there, City Clerk Ruth Bocchino, Melinda Mehaffy, our Economic Development Administrator was there; along with countless Public Safety and Fire EMS. I think they came more than just to have Justin's hot dogs, which I understand were very well received, but I was touched and just in awe of the fact that some of these individuals were actually off duty. They chose to come to the event in their uniform, to show to the neighborhood their support of this playground and of the neighborhood. It's so rewarding to see that kind of commitment from our Public Safety Fire and EMS. I was very pleased even though we didn't have a huge crowd from the neighborhood; we had a lot of support for the Little Gully Park. It was a great event. Lastly, I want to invite everybody to the Mayors Christmas Tree Lighting, which is next Tuesday, November 22. The lighting of that tree will be at 6:00 pm at Linden Square. I hope all of you can be there. It also starts the fundraising campaign for the Mayors Christmas Tree. We have three deserving charities this year that will be the recipient of the funds raised for that holiday fundraising event.

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

City Manager Scott Wingerson stated: "Mayor, thank you very much. Just to tag team on Councilman Garnos' comment about the magazine, it is a great issue. It's also available on our website. It should be in most mailboxes by now. Special surprises for the Mayor's Christmas Tree Lighting. Special thanks to Anthony Sands for what is going to happen. We are excited about that. A little bait there. Skating Rink opens as well. It is a big task to convert Linden Square from a concert venue to an ice skating rink. It is just about done and it looks great. Thanks to Parks and Recreation. City Hall will be closed on November 24 for Thanksgiving and the Friday after for the holiday. Atkins Johnson Farm events: There are cookies and photos with Santa and Mrs. Claus on December 10 from 12:00 to 3:00 and the same day, that evening, from 7:00 to 9:00 Holiday Night with activities for the kids in the Historic Atkins Johnson Farm and Museum. Finally, we have a special guest with us tonight. He is actually not an employee of our City yet but he will be. His name is Nick Pappas. He starts on Wednesday of this week and he will serve as our Community Development Director. This is a good time; there will be plenty of time to tell you all about Nick's background at the next Council meeting. There will be opportunities for that. Not too many more opportunities to thank Alan Napoli for his services as interim. It has been an amazing help to me and he kept the department running and stable and it has been a relief to know that somebody like Alan is there taking care of things. Thank you, Alan."

**Mayor Moore** stated: "Thank you very much. Welcome Nick, we are glad to have you on board."

**Item No. 10. On the Agenda. RESOLUTION R-16-71** A Resolution authorizing acceptance of work under contract with Sterling Construction Company, LLC, for the Municipal Pool Mechanical Room Renovations Project, and authorizing final payment in the amount of \$11,896.10 for Project CO1657.

**Councilman Hill** moved approval of **RESOLUTION R-16-71** A Resolution authorizing acceptance of work under contract with Sterling Construction Company, LLC, for the Municipal Pool Mechanical Room Renovations Project, and authorizing final payment in the amount of \$11,896.10 for Project CO1657. **Councilmember 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).

**Item No. 11. On the Agenda. RESOLUTION R-16-72** A Resolution authorizing acceptance of work under contract with MTS Contracting, Incorporated, for the Water Treatment Plant Lime Tower Masonry Repair Project, and authorizing final payment in the amount of \$3,047.50 for Project WP1785.

**Mayor Pro Tem Mallams** moved approval of **RESOLUTION R-16-72** A Resolution authorizing acceptance of work under contract with MTS Contracting, Incorporated, for the Water Treatment Plant Lime Tower Masonry Repair Project, and authorizing final payment in the amount of \$3,047.50 for Project WP1785. **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. 12. On the Agenda. RESOLUTION R-16-73** A Resolution adopting a Mission Statement and Goals for the City of Gladstone, Missouri, for 2016-2017.

**Councilmember Suter** moved approval of **RESOLUTION R-16-73** A Resolution adopting a Mission Statement and Goals for the City of Gladstone, Missouri, for 2016-2017. **Councilman Hill** seconded.

**Mayor Moore** stated: “*Just for the audience, every year this is something that the Council does to adopt a Mission Statement and our Goals, and this is as a result of an all-day Goal Setting Planning Session that is an annual event for the Council.*”

**Mayor Pro Tem Mallams** stated: “*Mayor, as I went through here, I know that when we had that session, Code Enforcement was a hot item. I was wondering, help me remember, were we going to have a specific goal? No? Is it picked up in one of the other goals?*”

**Councilmember Suter** stated: “*That, and I think we were expecting the Shaping our Future would be bringing that as well.*”

City Manager Wingerson stated: “*Mayor if I may; Mayor Pro Tem, Goal Number 3 has to do with defining and pursuing opportunities for Comprehensive Community Health. One of the sub-*

*bullets there is Perform a Comprehensive Review of Property Maintenance Standards and Processes."*

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. 13. On the Agenda. PUBLIC HEARING:** Special Use Permit 1404 Northeast 66<sup>th</sup> Street; Amy Cole Child Care Facility, Gladstone, Missouri.

**Mayor Moore** opened the Public Hearing at 7:45 pm and stated: *"As usual, we will hear from the staff, the applicant, followed by those in favor and then those opposed to the application."*

Building Official Alan Napoli approached the Council and stated: *"Good evening, Mayor and City Council. Tonight we have a Special Use Permit for a daycare. The daycare will be located at 1404 Northeast 66<sup>th</sup> Street. This is the Northwest corner of 66<sup>th</sup> and Flora. The property is a single family zoned residential and has been since its inception. The applicant has several conditions that were applied. She is agreeable to all of those conditions. Her intentions down the road are to construct a six-foot wood privacy fence. Right now there is a 32-inch chain link which meets the minimum requirements for fencing, but she does plan on enclosing it. Some of it this year, most of it next year when the weather gets a little nicer and the kids are out a little bit more. She does have a background in daycare. When she was in Columbia, she had been running a daycare there and is trying to open one up in the home now. Her intentions are to only do about six to eight children, she is allowed to have up to 10. She will be required to have a license with the State of Missouri. She has had a license with the State of Missouri when she was in Columbia so she is meeting those requirements. Once she is approved by us, the State of Missouri would approve her and then she will give us a copy of her license from the State of Missouri for that address. We are requesting a one year Special Use Permit which is typical for a first time special use. It will be reviewed after that first year. The applicant is here and she can explain her operation and what she plans on doing. I do believe there are one or two residents that were notified that lived within the 185 feet that is required by law to be notified. They were at the Planning Commission meeting and I believe one or two of them are here again tonight. The Planning Commission did approve the applicant's request, 8-1 in favor of the applicant. With that I would be more than happy to answer any questions."*

**Mayor Pro Tem** stated: *"Alan, the privacy fence. Is it going to be on the East side North and West?"*

Building Official Napoli responded: *"The privacy fence will enclose the whole property. Eventually it will be enclosed."*

**Mayor Pro Tem Mallams** stated: *"And that will be something that will be done this Spring."*

Building Official Napoli responded: *"Most of it. I think she intends to do some of it this fall if she can get it in before the weather. If not, it should be all completed, yes, by next Spring."*

**Mayor Pro Tem Mallams** stated: *"For the children to be dropped off, will they be dropped off in the front of the house or will they be using the side drive on the East side?"*

Building Official Napoli responded: *"The intent is to use the drive off of 66<sup>th</sup> because then they can come out and go straight to the front door. The other drive is to the detached garage and therefore they would have to walk. Her intent is that they would drop off on the driveway to the front. She would be using her vehicle parked at the detached so they would have that whole driveway to use and they would come through the front door."*

**Councilmember Suter** stated: *"Mine is just a point of clarification when you said that she will have the fence, she does not own this property."*

Building Official Napoli stated: *"She currently does not own the property. Her intentions, if this is approved, is to purchase the property from the current owner. I don't know the exact date or anything of that nature. She can explain that a little bit better. Her intentions are to purchase the property. In that case, the current owner has given permission for her to have the daycare and we have that on file, too."*

**Councilmember Suter** stated: *"Yes, just the addition of the fence and who is paying for the fence was my question depending on who owned the property."*

**Councilman Hill** stated: *"Is it clear somewhere that the privacy fence that is going to be installed would be wood and not plastic?"*

Building Official Napoli stated: *"No we did not specify. More than likely, we presume it would be wood. It could be a vinyl type fence if she wanted to but a privacy of some type would be by definition wood, not chain link, that is not considered a full privacy fence. Her intentions are to do a wood fence."*

**Councilman Hill** stated: *"OK because I wouldn't want to see another white plastic fence go up."*

Building Official Napoli stated: *"We can make that part of the conditions. I'm sure when the applicant speaks she will let you know she is OK with it being a part of the conditions."*

Applicant Amy Cole approached the Council and stated: *"Good evening. My name is Amy Cole and my address is 1404 Northeast 66<sup>th</sup> Street. I have been doing childcare for 26 years. My home in Columbia was set up for in-home daycare and I love the whole experience, the whole idea of being able to have a very close relationship with all the families. A small group where you can really work on each child's individual needs. I take them typically from infancy all the way to kindergarten where they just have all just thrived. My intention is to purchase the house. That is what I started off doing and wanted to get this process first before the purchase. We have a contract already under works and hope to close by December 15 if all goes well. Also plan to have the first part of the fence in by then if all goes well. Yes it is wood, we have already planned it out with wood panels. It's easier to put them up. We will do the post one weekend and do the panels the next weekend. We have some family that will help us. Our neighbors behind us have*

*actually expressed an interest in that and that would help them as well. Their dogs would be less intrigued. Their dogs are safe, but we don't want any fingers going through any fences and having any kind of an incident. Their dogs would be more at ease. Unless toys would go through, it will protect the children the most. I feel like a privacy fence gives them the added privacy from someone who may not be with good intent."*

**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 of the application.

Douglas Harlan approached the Council and stated: *"My name is Douglas Harlan and I live at 1307 Northeast 66<sup>th</sup> Street. I have lived there for 18 years and I know the traffic on 66<sup>th</sup> Street. When you back out, you have to wait quite a bit to get past the traffic. I have this written up for me and I have a copy if you would like to have it."*

**Mayor Moore** stated: *"That would be great, thank you sir."*

Mr. Harlan stated: *"It is written, hand written, with a few corrections, obviously. There are three pages there, three pages of drawings, that illustrate an area in front of 1404 and 1405 on page one."*

**Mayor Moore** stated: *"You have a lot of drawings, Mr. Harlan."*

Mr. Harlan replied: *"I've generated those myself. They are to scale with accurate dimensions. I made three copies. I didn't know how many you needed."*

**Mayor Moore** thanked Mr. Harlan.

Mr. Harlan stated: *"I only made one copy of the talk."*

**Mayor Moore** stated: *"That's all right. Do you want to go through this, sir, or do you want to put this into the record for this evening?"*

Mr. Harlan replied: *"Whatever is proper. I would like to go through it. And if you have a full schedule, I can give you my conclusions and my recommendations."*

**Mayor Moore** stated: *"That would be excellent. Let's proceed that way."*

Mr. Harlan stated: *"OK you can read my written side here and it deals with the number of parking spots available in front of 1404 which are two. One from the driveway West to the property line which is 17 feet long. I have superimposed a footprint of a four-door Ford Hybrid car which is 16 feet long, so there is one spot right there. The other area is from the East edge of 1404 driveway to the West edge of 1405 driveway. That distance is 27 feet which is insufficient*

*for two cars. One car, and I have it placed in my drawing, I think it is drawing two, with five and a half feet in front and five and a half feet on the back for lack of something better. That sets, illustrates, the possible parking in front of that house. Now, drawing three shows the parking areas and talks about cars trying to park there, and/or lines of traffic trying to drop off their children at the driveway of 1404. The concern there is lines of traffic have no place to park. Except one, and if you are the second driver, he is partly in the sewer and/or hanging out in Flora. With that in mind, why, we will go to drawing three. It shows the possibility if a car is parked in front of 1404 or a line of traffic in front of 1404 and cars parked on the South side in front of 1405 and that area runs from the West edge of 1405 driveway to their property line. So my concern is the congestion associated with people driving and departing with their children. Either it is a line of cars, which I don't know how many it will be, coming from Flora, and if they come from Forest, that means it's a long line trying to get in to 1404 driveway, if they are parked in front of everybody else's property. If there is cars on both sides, the width of asphalt left is eight or nine feet. Eight or nine feet is sufficient for one car to pass through either way. Only one. In addition, if there is an emergency for the fire truck, or the EMS, they are blocked, they can't get through. School bus falls in the same category, but the school bus is less critical. I personally measured with the firemen, the width of the fire truck and school bus and school bus driver. It turns out to be 115 inches for the school bus and 118 inches for the fire truck. They are blocked. Period. That's it. My concern is the rest of the block, if we have a fire like we did a couple of years ago, burned the house down, and the three ambulance cases that have happened in the last couple of years also. With that in mind, my recommendations are to withhold approval of the proposed zoning change and study the fire engine blockage problem, and school busses fall in to the same category. That is it in nutshell conclusions. It's not a good thing."*

**Mayor Moore** thanked Mr. Harlan.

Mr. Harlan stated: *"One thing else, I provided you with a footprint of a little car that you drive around on the drawing."*

**Mayor Moore** stated: *"Oh I see that. Thank you. You have done a lot of work here. Thank you Mr. Harlan."*

Mr. Harlan stated: *"In the past, my past experience says, provide a drawing and something like this to show people how furniture fits in a room, how to make up your office and things of that nature. So why not do it here."*

**Mayor Moore** stated: *"Very thorough. Thank you very much."*

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

Building Official Napoli approached Council and stated: *"Quick question. In reference to the fence, if Council decides to move forward with this tonight on the ordinance, we can modify Item 10 by adding: 'any replacement fence shall be six-foot with privacy, with the finish side out'."*



**Councilman Hill** stated: *"Alan I see one other item that would need to be changed in the proposed Ordinance. Item 1, the last full line says 'any change in operation of the business by Amy Cole, or any change in ownership...' Mrs. Cole testified, or mentioned, that she is planning to acquire the property so a change in ownership would revoke the Special Use Permit so we would need to revise that somehow for other than her or her husband."*

Building Official Napoli stated: *"We could just say that any change in the operation of the business by Amy Cole shall render the Special Use Permit null and void?"*

**Councilman Hill** replied: *"Yes."*

Mr. Harlan approached the Council and stated: *"You might question my experience and so in essence, I'm a retired Mechanical Engineer with 40 years' experience of design construction, installation and operation of various projects. Plus, for the last 30 years I've been a registered Professional Engineer in two states."*

**Mayor Moore** stated: *"Thank you Mr. Harlan. I think your credentials are evident by the information that you gave to us. Thank you."*

**Mayor Moore** asked Mrs. Cole to come back to the podium.

Mrs. Cole approached Council.

**Councilmember Suter** stated: *"Is the daycare set up so that you have a starting and ending time and all the children arrive and go at the same times or is it...."*

Mrs. Cole replied: *"No, they don't typically go, different work schedules and different schedules so no, typically there is, with only six to eight kids, there will be three or four cars because they are siblings, especially if you are talking about our street, it is usually a younger sibling and an older sibling. It's usually only, you know, three or four cars and they come in one at a time generally. At the most, it would be pick-up time. Sometimes parents are late to pick up because they want to run that last errand. Sometimes it's right close to closing time. Even then, there are three spots in the driveway. It shouldn't be a problem. There is a little boy who gets off the school bus right in front of my house and his mom waits for him right there and there seems to be no trouble with cars going past while he is getting off and his mom is picking him up."*

**Mayor Pro Tem Mallams** stated: *"Alan, didn't I read in the minutes from the Planning Commission meeting that there was not a problem with an emergency vehicle getting either East or West on that street with vehicles parked?"*

Building Official Napoli replied: *"I have not been advised of any issues on that street with emergency vehicle equipment at any point in time."*

**Mayor Moore** closed the Public Hearing at 8:04 pm.

**Item No. 14. On the Agenda. FIRST READING BILL NO. 16-39** An Ordinance granting a Special Use Permit subject to certain conditions to Amy Cole for operation of a Child Care Facility on property located at 1404 Northeast 66<sup>th</sup> Street, Gladstone, Missouri.

**Councilman Hill** moved Bill No. 16-39, with the changes that were discussed, be placed on its First Reading. **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). The Clerk read the Bill.

**Councilman Hill** moved to accept the First Reading of Bill No. 16-39, as amended, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

**Councilman Hill** moved to accept the Second and Final Reading of Bill No. 16-39, and enact the Bill as **Ordinance 4.367**. **Mayor Pro Tem Mallams** seconded.

**Councilmember Suter** stated: *“I appreciate the concerns in the neighborhood when everything is changed and especially something that sounds like it could be noisy or confusing, I sympathize with that and I want to make sure that we are always sensitive to keeping the quality of our neighborhoods high. I’m going to vote in favor of this Bill because it is just for one year. And so I really encourage both the neighborhood and City Code Enforcement, and others, to pay attention this year to see how it goes. If this were a longer one I might be more concerned, but because it’s for one year it gives us a chance to see if it works in the neighborhood and how the neighbors feel in another few months after it’s been there.”*

**Councilman Hill** stated: *“I want to echo Councilmember Suter’s comments. I understand that there are concerns regarding traffic with large vehicles and potential parking in front of the daycare. It is just a one year Special Use Permit and it is not long term. It gives us the opportunity for Public Safety and Community Development to test this for a year and see if there are any issues that arise by reason of a few additional cars parked there. I think, I’m all for protection of our neighborhoods and definitely if there are issues that arise in the next year then that will be a concern when this comes up for renewal. Right now, I will be voting for it.”*

There were no other questions or comments.

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. 15. On the Agenda. FIRST READING BILL NO. 16-40** An Ordinance correcting a typographical error in Ordinance No. 4.352 that amended Section 6.110.570 of the Code of Ordinances of the City of Gladstone, Missouri, levying Sewer Service Charges and Commodity Rate Charges in the City.

**Mayor Pro Tem Mallams** moved Bill No. 16-40 be placed on its First Reading. **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). The Clerk read the Bill.

**Mayor Pro Tem Mallams** moved to accept the First Reading of Bill No. 16-40, waive the rule, and place the Bill on its Second and Final Reading. **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). The Clerk read the Bill.

**Mayor Pro Tem Mallams** moved to accept the Second and Final Reading of Bill No. 16-40, and enact the Bill as **Ordinance 4.368**. **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. 16. On the Agenda. CONSIDER ANTIOCH BIBLE BAPTIST CHURCH BUILDING PERMIT.**

Building Official Napoli approached the Council and stated: *“Not often I get to talk this much. Mayor, Council, tonight in front of you is the Antioch Bible Baptist Church. They are proposing a 27,000 square foot addition to the North of the existing structure. Over here to your right is the colored elevation which you have in your package and also the materials that they plan on using. The brick, the stucco efface that will be used on the structure. The stonework that will be used and the blue is the awning and some of the metal is the metal trim that will be used around the structure. We have reviewed the plans. They have addressed all our comments. The fire sprinkler system plans will be coming forward. They usually don’t come forward at this time. They will be sprinkling the new addition so we will have a fire sprinkler system in the new addition. The hallway that they are doing some major work on will have a fire sprinkler system. The rest of the building is not required to be sprinkled. They have addressed Stormwater issues out there. They will modify the basin over in the Southeast corner of the property, right there at the intersection of Harrison and 72<sup>nd</sup> Street. They have also addressed several BMPs that we have asked them to do dealing with water quality and other issues that deal with Stormwater issues. They have addressed those to our satisfaction. All the landscaping that will be incorporated on the site will be irrigated except for the basin area. You will see some landscaping in there. They are using some natural plantings to help address the water quality as part of the BMPs. Because of the nature of those, they are not required to be irrigated; they usually work off the natural ground soils and moisture, that type of thing. All the materials and colors of the structure meet with our site design requirements. They will be doing some work in the parking lot also. I think if you look at the drawing you will see the area that will be modified in their parking a little bit because of their addition out there. They are also going to loop the water main. Right now it dead-ends up in the Northwest corner. They will be moving that farther up around and bringing it down and actually tying it on over at Holmes Street. It will be a loop consistent which will be more beneficial to them, getting better pressure, and it helps us so if we have any breaks, we have to shut off 72<sup>nd</sup> or Holmes, we can still service them with water and it doesn’t affect the fire sprinkler system. I’m available for any questions. Pastor Bob is here from Antioch Bible Baptist Church and his design team is here so I’m sure they would be more than happy to answer any questions Council may have also.”*

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

There were none.

**Mayor Moore** asked if the team would like to present more comments.

Skyler Phelps, with Mantel Teter Architects, 929 Walnut, Ste. 5104, Kansas City, Missouri, approached Council and stated: *"I have been an eight year Gladstone resident. This is the first time I have been before you, surprisingly. Glad to be here. I don't have many comments to interject, I think Mr. Napoli covered the overall context of the project very well. Important for you to know, we obviously designed the building in scale mass proportion to match the existing and to fit in and have that architecture from a materials perspective blend I seamlessly while introducing a few new elements that Alan had mentioned including the natural stone material that you see there on the board. This addition is primarily being constructed to provide a space for all of the church children to be in. Right now they all have multiple buildings where they have the children scattered around so this is an opportunity to bring pre-school all the way through fifth grade into one facility which will be much more secure for them and it also provides better access to the existing North parking area for children to be dropped off and a canopy where people can be dropped off in the event of inclement weather. We did have a neighborhood meeting prior to the City Council meeting to give neighbors the opportunity to come in and understand the scale, scope, and character of the project. We had three different neighbors show up and they were very pleased to see the design of the facility and they were really more curious than they were concerned so no concerns were shared at that point in time that we needed to address and we are very pleased to hear that. I also wanted to compliment City staff, they were a pleasure to work with. I know Alan's position was only temporary but we really appreciate the help of the entire staff gave us as we went through the development process to help us be here before you today. Alan did mention we have a couple of members from the church, Pastor Bob Baier, and Dale Myers if you have any specific questions for them they would be glad to answer those. Ryan McGinnis with Engineering Solutions if you have any Civil Engineering or landscape design questions."*

**Councilman Hill** stated: *"Just one question on the detention basin. I know it is not going to be irrigated but it's kind of right in the front of the project. Is there going to be landscaping around that to make it look nice? That is right in the front. In July and August that is going to be dead down in there probably. I just wondered if there are trees or something that will hide that."*

Mr. Phelps replied: *"That's a fair question. That is something we discussed with staff at length. Originally we had designed the detention basin to be a deeper depression and to not have the native plantings to address water quality issues. The idea is to regrade that area, and we did so on the drawings and response to staff comments to make those slopes a little bit more gentle so it didn't look like a pool, and then put native materials into the bottom of that swale, not only for water quality but also native grasses and things like that would grow like other vegetation we proposed to plant otherwise. We don't have groups of trees or shrubs currently planned around the perimeter of the property which I suppose you could define as the edge of the detention basin. It's really a pretty gradual slope from the street down to those outflow water locations."*

**Councilmember Suter** stated: *"Just a couple quick questions. It's always exciting to see a church growing and thriving in this era when so many are closing their doors. My compliments to your congregation and its dynamic nature and your faith in embarking upon this. Just two quick questions. The new covered entrance: is that now the main entrance or is that a secondary entrance to the original?"*

Mr. Phelps replied: *"There are two main entrances. There is an existing Southeast entrance that you can see in the upper left hand corner that is also a canopied entrance. That will continue to be used as a primary entrance. The entrance that is being constructed on the North end is primarily going to be for children, families to drop children off. Both entrances will be used."*

**Councilmember Suter** stated: *"My other question was with the growing congregation and eating up space. Is there pressure on parking capacity?"*

Mr. Phelps stated: *"There is not. We are well above the ordinance minimum in the amount of parking that is being provided. It's important to understand that we are not increasing the sanctuary size, the sanctuary size is what drives how much space is needed in all other areas of administration. We don't expect more traffic if that is a concern."*

**Mayor Moore** asked Pastor Bob Baier if there were any comments he wanted to add.

Pastor Bob Baier approached the Council and stated: *"It's dangerous to give a preacher a podium. This is the defining moment for Antioch. We are excited about it and our desire at Antioch is to be a church not just in this City, but a church for this City. We love Gladstone. We love the Northland. Our church is excited about it. We love what is happening around Gladstone, the heart of Gladstone, the redevelopment and new development. That has been exciting to us as a church. We say hey, we want to be committed to Gladstone, stay here, and have an active part in seeing our church continue to thrive. Defining moment for us for sure, we're excited about it and again it's been great to work with the City and thank you for all you have done for us too, Alan and Scott. We appreciate the advice and counsel. It's been great. That's all I have to say. Thank you for letting us present tonight."*

**Councilmember Suter** stated: *"What is your timeframe?"*

Pastor Bob Baier replied: *"We are planning on breaking ground on Sunday and finish Christmas 2017."*

**Mayor Moore** stated: *"I just have to add we are very excited about this development in the City. It reinforces the fact that we have developed here and made a center city that was never here before. Our dream was always that we would encourage other businesses and businesses like the church to also grow and to expand so we are very grateful for that. Antioch Bible has been an amazing partner to the City. The volunteer efforts that you contribute to us are just amazing and so we are so grateful. I know that you have thanked us but the thanks go back to you and your entire congregation. They are amazing. Thank you Pastor Bob."*

**Item No. 16. On the Agenda. CONSIDER ANTIOCH BIBLE BAPTIST CHURCH  
BUILDING PERMIT.**

**Councilman Hill** moved approval of the **ANTIOCH BIBLE BAPTIST CHURCH BUILDING PERMIT. Councilmember 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).

**Item No. 17. Other Business.**

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

**Item No. 18. On the Agenda. Questions from the news media.**

There were no questions from the news media.

**Item No. 19. On the Agenda. Adjournment.**


**Mayor Moore** adjourned the meeting at 8:23 pm.

Respectfully submitted:

  
Ruth E. Bocchino, City Clerk

Approved as submitted: 

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

  
Jean B. Moore, Mayor