



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 8, 2018**

PRESENT: Mayor R. D. Mallams
Mayor Pro Tem Bill Garnos
Councilmember Carol Suter
Councilmember Jean Moore
Councilman Kyle Yarber

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Attorney Chris Williams
City Clerk Ruth Bocchino

Item No. 1. On the Agenda. Meeting Called to Order.

Mayor Mallams opened the Regular City Council Meeting Monday, January 8, 2018, at 7:35 pm in the Gladstone City Council Chambers.

Item No. 2. On the Agenda. ROLL CALL.

All Councilmembers were present.

Item No. 3. On the Agenda. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

Mayor Mallams asked all to join in the Pledge of Allegiance to the Flag of the United States of America.

Item No. 4. On the Agenda. Approval of Agenda.

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the December 18, 2017, Closed City Council Meeting Minutes.

Councilman Yarber moved to approve the minutes of the Closed December 18, 2017, City Council meeting as presented. **Councilmember Suter** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 6. On the Agenda. Approval of December 18, 2017, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the December 18, 2017, Regular City Council meeting as presented. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 7. On the Agenda. **CONSENT AGENDA.**

Following the Clerk's reading, **Councilmember Suter** moved to approve the Consent Agenda. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Suter moved to approve **RESOLUTION R-18-01** A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri, for 2017-2018. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Suter moved to approve **RESOLUTION R-18-02** A Resolution amending the Employee Handbook for the City of Gladstone, Missouri. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Suter moved to approve **RESOLUTION R-18-03** A Resolution authorizing the City Manager to execute a contract with Lan-Tel Communications Services, Incorporated, in the total amount not to exceed \$169,357.50 for the 2018 Curb, Gutter and Sidewalk-Phase 1 Project TP1804. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Suter moved to approve **RESOLUTION R-18-04** A Resolution accepting easements from certain property owners in conjunction with the Old Pike Road Improvements Project from Vivion Road to Northwest Englewood Road, Project TP1712. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Councilmember Suter moved to approve **RESOLUTION R-18-05** A Resolution authorizing the City Manager to execute a Professional Engineering Services Agreement with George Butler Associates, Incorporated, (GBA) in an amount not to exceed \$44,078.00 for the final design of improvements to Old Pike Road from Vivion Road to Northwest Englewood Road.

Councilmember Moore seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

REGULAR AGENDA.

Item No. 8. On the Agenda. Communications from the audience.

Michael Houx approached Council and stated: *"My name is Michael Houx; I live on 1606 Northeast 67th Street here in Gladstone. The reason that I am addressing the City Council today is due to the intersection on the south side of 72nd Street, at Broadway and 72nd Street. The reason that I am addressing this is that, I know Gladstone extends probably a couple of houses beyond from there. My father in law actually lives in Kansas City on beyond that down on Pennsylvania. He is visually impaired so he doesn't drive anymore. He has started walking and walks his dog and he is to the point where if he wants to come across and get into the area, basically headed toward Hobby Hill Park, that he's got to either go all the way back down toward 169 on 68th Street, cross over around there and then come back or he's got to go on farther down Broadway, come across, go all the way up to 72nd Street and then come across because of the lack of any kind of crosswalk. I wanted to bring this to the City Council's attention if it wasn't already in the works."*

Mayor Mallams stated: *"Michael we will make note of that. I appreciate you sharing it."*

Councilmember Suter stated: *"You know it's been a changing dynamic over the last 10 years. 15 years ago nobody wanted to walk anywhere so it wasn't an issue. Now people really want to walk places so we need a lot more crosswalks and electric pedestrian crossings."*

Mayor Mallams stated: *"With Hobby Hill Park coming on-line it is just, we have to look at that."*

Donney Drew approached Council and stated: *"My name is Donney Drew and I live at 1908 NE Englewood. On August 11, the neighbor's dog got loose and attacked me in my front yard. Since then I have found from two Police Officers that have told me about ordinances that should have prevented that dog from coming back to Englewood. I have looked them up, the Ordinances in Section 2.105.10 says 'if a dog bites any other person or animal they only have two options; they have to get rid of the dog, out of the city, or they have to put it down'. They do not get to bring it back to the place where it attacked. They were given the option of keeping the dog by Animal Control and by the Judge and that is not right according to your ordinances and I expect somebody to totally enforce this ordinance from that dog that should not be there. I have copies of the ordinances. I printed them off if you want a copy of them. I've suffered a great harm from this dog and I have trouble, there is just trauma with a dog over there barking and the dog is there; I know the dog is there. It's just been traumatic for me and I would like to get past it. Since I know that this ordinance exists I had no idea that Gladstone would not be enforcing their ordinances, but, you're not. I expect somebody to enforce this ordinance and remove that dog from Englewood, according to your ordinance. That dog cannot be there."*

Mayor Mallams stated: *"Refresh my memory. Were you here several months ago?"*

Ms. Drew replied: *"I was."*

Mayor Mallams stated: *"That's what I thought. Afterwards, did you have an opportunity to talk to Chief Hasty?"*

Ms. Drew replied: *"I did talk to Chief Hasty, but he was declared a dangerous dog and he has to wear a red tag. What does that mean to a dog? Nothing was done. The dog is still there. I'm just saying according to your ordinance the dog should not be there. But I did talk to Chief Hasty and he didn't really know about this particular ordinance or he wasn't really familiar with it. Animal Control should have been with their own ordinance. The Judge, we were in Animal Court, he should have known that dog could not go back there. I have also set up a blog and I have met, in the blog, I just wanted to know of animal instances that had been about a dog attacking or biting someone. I heard from three people from my blog and they had the other Judge, Judge Klopfenstein, I'm not sure if that is Brian something; he was the other Judge. Richard Rose heard my case. The other Judge removed all three dogs. They were not allowed to go back to their own residence. They had to be removed. I want to know why does one Judge remove them and one Judge doesn't."*

Mayor Mallams stated: *"Ms. Drew, seriously, we will follow up on this and we will find out what the ordinances say and then we will communicate with Chief Hasty and we will go from there."*

City Manager Scott Wingerson stated: *"Mayor, let me get involved just a little bit. I know Mike, Director Hasty, is very familiar with this case and I don't remember all the details but it seems like there was some judicial discretion in our Municipal Court that resulted in this situation. Let me get a better understanding of that and report back to you through FYIN. We would be glad to follow up with the resident."*

Item No. 9. On the Agenda. Communications from the City Council.

Councilman Yarber stated: *"First, Happy New Year everybody. We welcome a couple of new Firefighters and Paramedics here in Gladstone; Devin Johnson and Luke Kluender were both sworn in the last couple of weeks. We are happy that we continue getting the highest quality people in our Public Safety Department. Something else that is coming up that I want to mention. We have the Future Leader's Academy coming up. It is an excellent opportunity for citizens to learn a lot more about the City of Gladstone. All the aspects. It begins February 23rd. The signup is on-line and so that is highly recommended. I think most of the Council has gone through it at some point and it has only gotten better since then. Lastly, I'd like to mention the Gladstone Animal Shelter. I'm generally more of a cat person. I made a recent visit to the Animal Shelter and there were all kinds of great animals there; lots of cats, some tiny puppies that, when I saw them their eyes weren't even open yet, that will be available for adoption February 11. It's a great opportunity to find good homes for these pets. We have an excellent facility that allows people right here in Gladstone to find animals that need homes and we hope that they find good*

homes. Sometimes New Year's, people pick up pets and there are a lot of great ones available there."

Councilmember Suter stated: "It's a new year and that means we have a new to-do list in the area. I get asked a lot about transportation issues particularly because I serve on the MARC Board. I did just want to encourage folks that this is going to be a very busy year of highway construction in the Kansas City area, especially in and around downtown and around 435, through 470. You can go on to the MARC website to get an update on what all is planned or just go to MODOT or KDOT websites and they will give you a calendar as well. Unfortunately we are going to have the Broadway Bridge closed at the same time that the viaduct that goes to Kansas City, Kansas, is closed. Downtown is going to be quite interesting this summer and I think every bridge from I-70 all the way down South on 435 for 70 is going to be worked on as well in sequence. It is like everywhere you look this year, North, South, East, and West from us, is going to be under construction. Many of them are big projects that will be torn up for months at a time; six months at a time. The Broadway Buck O'Neil Bridge will have some short term urgent repairs made, starting in the summer and probably lasting to almost the end of the year. This is not to replace the bridge; this is just to do the most urgent short term repairs. The decision was made to close all the southbound for the entire duration. You will not be able to cross the Broadway/Buck O'Neil Bridge from summer to the end of the year going South, but Northbound will be open all the time. That is because Public Safety, emergency services for the airport, are all provided from South of the river. The Northbound has to stay open in order for the airport to keep its license and have safety services. You will have to go around all the time. It's going to be an exciting year and I encourage people to look ahead, pay attention to the news, go on-line to check it out to save yourself a lot of headaches for planning transportation. The other transportation of course is the airport. You may or may not know that the Kansas City City Council has run into a little hiccup around the contract with Edgemoor who was the chosen developer. They have given Edgemoor until the end of this month to get a Memorandum of Understanding straightened out that the Council will actually approve. Edgemoor is continuing its process of having public meetings to get input about what kind of design; they have not committed to a specific design. They are looking for what this community is interested in. I really encourage folks, if you have an interest in what is going on at the airport, to attend one of these meetings and express yourself in terms of what conveniences and amenities and the general shape and size of the thing is; what they are still looking for input on. We are all hoping that this gets resolved this month so that we can stick to the schedule because the schedule supposedly would have the new airport terminal open by the end of 2021. If we miss this window of opportunity here this month, then that is going to get pushed into 2022 for sure."

Councilmember Moore stated: "Thank you Mayor. I just want to give a shout out to our dedicated Public Works Department. They do an amazing job year-round but I think it is especially noticeable in the winter when we have snow and ice conditions. Just Sunday afternoon, one of the Public Works trucks was in my neighborhood sprinkling salt down so that hopefully this morning we wouldn't have icy situations in our neighborhood which we did not because of their efforts. I wanted to give a hearty thanks to them. They are out in all kinds of weather, all hours of the day and night and I know Gladstone residents truly do appreciate them. I want to extend my special thanks."

Mayor Pro Tem Garnos stated: *"Thank you, Mayor. I want to let everybody know we had a good Parks & Recreation Advisory Board meeting last week. We have three new members so they got up to speed. We had a nice update from Director Merkey on Hobby Hill. We talked about an update on the playground colors, the disc golf course, and the reflection area. There were some members of the JJK Foundation there and it was nice to hear that they are very happy with the plans that are progressing for their reflection area as a part of the whole Hobby Hill plans. And then we got a great update for the plans for 2018 for park improvements at Oak Grove, Hamilton Heights, Happy Rock East and West and Meadowbrook. All of it was good news and well received by the Advisory Board and I know some of the Hobby Hill final approvals will probably be coming here shortly."*

Mayor Mallams stated: *"I'm going to move on to Agenda item 9A on the agenda."*

Item No. 9A. On the Agenda. **Mayor Mallams** stated: *"This evening I would like to extend a thank you from all of the members of our City Council. For those individuals that are with us this evening who will be retiring from City boards and City commissions, we'd like to take this opportunity to thank you for your selfless service to our community; your time, your talents, the experience that you brought and shared while you served on Boards and Commissions. We sincerely appreciate your commitment to our community. This evening we, for those individuals that are here, will present you with a plaque from the City and at this time, I'll move forward and call out the names of the individuals."*

Mayor Mallams read and presented the plaques to retiring Board and Commissions members. (Please see attached listing.)

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

City Manager Wingerson stated: *"Thank you, Mayor. You know it is incredible that citizens will give a year of their time to us to help us make decisions and advise the City Council and humor staff and our wild ideas. For someone like Teresa to serve 20 years is amazing and people like Julie and Lenette who led a transition to Theater in the Park are just amazing. Certainly without those people we couldn't be what we are today. Thanks to everybody, but special thanks to the recipients tonight. Great story. Last week we received a thank you card from a resident. The resident explained how she was stopped at Quik Trip because her low pressure warning light was coming on for three of her car tires. Public Works team member and relatively new employee Chad Poore, and very long time, like 30 years of service, employee Tim Bailey, were in the parking lot and took time to assist her. She said due to her physical disabilities she was extremely grateful and that their kindness meant the world to her. That's what we are after right there. Thanks to Chad and Tim and I know Tim Nebergall will pass that along to them. Finally, in terms of my report, City Hall will be closed on Monday, January 15, in observance of Martin Luther King Jr. Day. Thank you."*

Item No. 11. On the Agenda. **RESOLUTION R-18-06** A Resolution authorizing the City Manager to enter into a Labor/Management Committee Agreement with Local 3228 of the International Association of Fire Fighters.

Councilmember Moore moved to approve **RESOLUTION R-18-06** A Resolution authorizing the City Manager to enter into a Labor/Management Committee Agreement with Local 3228 of the International Association of Fire Fighters. **Mayor Pro Tem Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 12. On the Agenda. FIRST READING BILL NO. 18-01 An Ordinance authorizing the City Manager to execute a Lease Agreement by and between the City of Gladstone, Missouri, and the Conservation Commission of the State of Missouri for lease of the Maple Woods Nature Preserve.

Councilmember Suter moved Bill No. 18-01 be placed on its First Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Suter moved to accept the First Reading of Bill No. 18-01, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Suter moved to accept the Second and Final Reading of Bill No. 18-01, and enact the Bill as **Ordinance 4.409**. **Councilmember Moore** seconded.

Councilmember Suter stated: *“I think this, the Maple Woods Nature Preserve, is one of the best assets that Gladstone has at our disposal. It is one of the things that I think really enriches the life of this community. I’m really pleased that our relationship has worked out so well for so many years with the State and I look forward to that continuing. I’d really like to see us explore more options for incorporating the preserve into some of our Parks and Recreation programming. I think there is a lot of benefits to be had by especially introducing children to nature and this is just the perfect resource for that.”*

The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0).

Item No. 13. On the Agenda. FIRST READING BILL NO. 18-02 An Ordinance authorizing the City Manager to execute an Intergovernmental Agreement between the City of Gladstone and the Mid-America Regional Council (MARC) Solid Waste Management District for the Regional Household Hazardous Waste Collection Program in the amount of \$28,469.70.

Councilman Yarber moved Bill No. 18-02 be placed on its First Reading. **Mayor Pro Tem Garnos** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilman Yarber moved to accept the First Reading of Bill No. 18-02, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 18-02, and enact the Bill as **Ordinance 4.410**. **Mayor Pro Tem Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 14. On the Agenda. PUBLIC HEARING: Zoning Code Revisions.

Mayor Mallams opened the Public Hearing at 8:08 pm.

Community Development Director Nick Pappas approached Council and stated: "Good evening, Mayor and City Council. City staff has combed through Title VII of the City Code, the Zoning and Planning Ordinance, and with help from the Planning Commission and the Board of Zoning Adjustment, several changes have been made. Many of these are housecleaning items; for example, I believe the City Engineer is mentioned 27 times to do the job that I'm supposed to do, so we are cleaning that up a little bit. I don't want Anthony to have too much to do there. Other large items of note include requirements for the Board of Zoning Adjustment. Nothing of substantial change other than better aligning us with State Statute and giving us a little bit more concrete guidance in deliberating on variance issues. Revised front porch and deck requirements; this is actually something that came from the Board of Zoning Adjustment, just because we were giving out so many variances it seemed necessary to actually look into what other cities have done and to perhaps revise it. A revision was certainly needed. Finally, amended parking requirements. This is probably the most significant change so I'll take a little bit to walk you through it. Right now our parking minimums are a little severe compared to other cities in the Kansas City Metro area. Most cities require, especially in a commercial development, the average of four per 1000 square feet of building space. Gladstone requires five per 1000; and even though that doesn't seem like a lot when you are dealing with a building like Wal-Mart, let's say, 200,000 square feet, that can make the difference between 1000 parking spaces and 833 parking spaces. As you know we have had significant storms this year. The incidents of significant storms is trending to become the new norm. In an effort to help our Stormwater capacity, I felt that this was necessary to bring us down to other area cities. In a way, the new parking maximum, the minimum and the maximum, would now stand as just a prescribed number. Anything over that you could still have additional parking; basically we'd be reducing our parking about 20%. If a developer really insisted on that additional 20%, it would be allowable. Simply they would have to do permeable paving. That would help our Stormwater issue. Even then, there are many reasons for this; again the most prominent being the incidents of major storms and more frequent flooding. Additionally, by reducing the parking requirements, land can be used for better purposes and this is important for a City that is about 90% built out, which we are. Those are the most notable changes to the Zoning Code. The Planning Commission did vote unanimously at its last meeting to recommend these changes to the City Council. If you have any questions I'd be happy to answer them."

Mayor Mallams stated: *"Would you explain the permeable surfaces?"*

Director Pappas stated: *"Permeable surfaces are somewhat of a new invention I guess you could say, probably within the past 10-15 years, a lot of cities are catching on. Kansas City is one of them. Basically what it does is it allows Stormwater to be absorbed into the pavement as opposed to running off."*

Councilmember Suter stated: *"I always appreciate getting things up to date. It takes a lot of paper sometimes, but I appreciate the work of the Board of Zoning Appeals. We hear often from Mayor Pro Tem Garnos about their repeated requests for changes. It's a lot in an older community like this, that wasn't incorporated and didn't have a City staff or anything when it first started, that there is still lots of things that worked in 1960 that don't work anymore. We need to stay up to date."*

Mayor Pro Tem Garnos stated: *"Mayor, a good example of that might be the height restrictions we have on sanitariums in Code. Maybe next time we update it we can free that up a little bit so we are not so restrictive on our sanitariums."*

Councilmember Suter stated: *"That's what happens when you actually read the things you give us."*

City Manager Wingerson stated: *"Mayor, the Ordinance itself will be presented for your consideration at your next meeting."*

No one spoke in favor of the application.

No one spoke in opposition of the application.

Mayor Mallams closed the Public Hearing at 8:13 pm.

Item No. 15. On the Agenda. PUBLIC HEARING: Site Plan Revision for Property at 2900 Kendallwood Parkway, commonly known as "Reserve at Rock Creek", formerly known as Woodbine.

Mayor Mallams opened the Public Hearing at 8:14 pm.

Community Development Director Nick Pappas approached the Council and stated: *"Mayor and members of the Council I apologize for a second Public Hearing for the evening but this one is exciting. The applicant for 2900 Kendallwood Parkway, one of the owners, and the architect is here tonight to answer specific questions but I'll briefly take you through generically what is happening. Basically the applicant is requesting that the City approve a Site Plan Revision for this property that would enable a minor addition to the front of the property. It's called a porte cochere which is basically just an extension, a covered entrance large enough for vehicles to pass through. You see these a lot with hotels and emergency rooms and the sort. They basically want to do this and make some minor changes to the exterior of the building. Roughly everything else will stay about the same. It's very minor in nature. The only other change on the Site Plan is*

the option for additional future parking if it is warranted. This is a Planned Zoning District, so parking can be negotiated. As we just discussed, our parking requirements may have been excessive in the past so it is staff's recommendation and the Planning Commission's recommendation that we allow parking as is on the property. There are 92 proposed independent living units for this property. The proposed use is for independent living, not assisted living, but independent living. As you can see in your packet, exterior elevations will be updated, upgraded slightly, nothing severe, additional landscaping will be installed pursuant to Code requirements. I apologize that you don't have that plan in front of you. We are talking about street trees as it applies to the Code. If you have any general questions, I'd be happy to answer them."

Mayor Mallams opened time for the applicant's presentation.

Jason Toye approached Council and stated: "I'm Jason Toye with NSPJ Architects, 3515 West 75th in Prairie Village, Kansas. I want to talk a little bit more about the project and what we are doing. The main focus of our application was for the new porte cochere out front; it will have a little bit of a rustic, kind of lodge design, stone columns, open heavy timber wood trusses, a lot of exposed cedar, taking those same elements around other portions of the building that are visible from the street; getting rid of the old wood siding that is rotting and falling off the building. We are keeping the brick, but we are going to be adding a mix of stucco and some other stone veneer back in. On the two story north portion, where there is currently the little fabric awning, we are going to put another similar, kind of a smaller element that mimics the porte cochere design that brings that stone and heavy timber around to that side. Really we are trying to clean up the outside of the building, replacing all the windows, replacing all the doors, everything will get new paint, each of the units, or most of the units I should say, will get their own individual patio, there will eventually be some landscaping throughout the different courtyard spaces. Inside, really making this first-class luxury community. There will be a restaurant in there, full service, even open to the community; there is a game room with billiards, there is a bar, a wellness center in there, a massage room, full workout, yoga studio, hearth rooms, bistro, breakfast area, really the works, really taking the old run down facility and bringing it to a modern day independent living community."

Councilmember Suter stated: *"More of a comment, I'm really pleased to hear about the amenities. We have a lot of facilities in the area but very few of them have that level of amenities and that seems to be a desirable thing. I think desirable from our perspective anything that gets upgraded and becomes a first-class facility is certainly in keeping with our vision for Gladstone and its future."*

Councilmember Moore stated: *"I want to echo that and say it is really great to see the investment in this property. Do you have any idea, or the expectations, for when this will be completed and ready to lease to residents?"*

Philip Goforth approached Council and stated: *"I'm Philip Goforth; I am one of the owners and developers of the property. We will start as soon as we have a permit which hopefully will be the end of this month or February, possibly; it will take us about a year to build out most of it. We would start leasing as soon as we had most of the initial exterior completed and some of the first few units. We will be moving people in by spring of 2019, we hope."*

Mayor Mallams stated: *"I'm curious. Have you engaged in an endeavor like this anywhere else?"*

Mr. Goforth replied: *"Some of my partners have and I've been with the apartment and hospitality business quite a bit as a builder, developer, owner, operator, so this property merges hospitality and multi-family living for us. We don't get into the assisted care or any skilled care for sure. It takes the resort and hospitality side and mixes it with the multi-family side. There is really, I think, only one other property that is truly independent north of the river, but it seems to be in pretty high demand anymore. I've got experience on the two components of it but not necessarily this exact product type."*

Mayor Mallams stated: *"Thank you for believing in our community. This is exciting."*

No one spoke in favor of the application.

No one spoke in opposition of the application.

Mayor Mallams closed the Public Hearing at 8:21 pm.

Item No. 16. On the Agenda. FIRST READING BILL NO. 18-03 An Ordinance approving a Site Plan Revision for property at 2900 Kendallwood Parkway, commonly known as "Reserve at Rock Creek", formerly known as Woodbine.

Mayor Pro Tem Garnos moved Bill No. 18-03 be placed on its First Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Mayor Pro Tem Garnos moved to accept the First Reading of Bill No. 18-03, waive the rule, and place the Bill on its Second and Final Reading. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Mayor Pro Tem Garnos moved to accept the Second and Final Reading of Bill No. 18-03, and enact the Bill as **Ordinance 4.411**. **Councilmember Moore** seconded. The Vote: "aye", Councilman Kyle Yarber Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 17. On the Agenda. FIRST READING BILL NO. 18-04 Replat of lots 34 & 35, Block 4, Englewood North, a subdivision in Gladstone, Clay County, Missouri, commonly known as 2410 Northeast 59th Street, and directing the appropriate officials to affix their signatures to said plat for recording.

Councilmember Moore moved Bill No. 18-04 be placed on its First Reading. **Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilmember Jean Moore,

Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the First Reading of Bill No. 18-04, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Yarber** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0). The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of Bill No. 18-04, and enact the Bill as **Ordinance 4.412**. **Councilman Yarber** seconded. The Vote: “aye”, Councilman Kyle Yarber Councilmember Jean Moore, Councilmember Carol Suter, Mayor Pro Tem Bill Garnos, and Mayor R.D. Mallams. (5-0)

Item No. 18. On the Agenda. Other Business.

There was no other business to come before the Council.


Item No. 19. On the Agenda. Questions from the news media.

There were no questions from the news media.

Item No. 20. On the Agenda. Adjournment.


Mayor Mallams adjourned the Regular City Council meeting at 8:26 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as submitted: 

Approved as corrected/amended: _____


R.D. Mallams, Mayor

**AGENDA ITEM 9A
RETIRING MEMBERS FROM BOARD & COMMISSIONS
FOR CITY COUNCIL JANUARY 8, 2018**

ARTS COMMISSION

Mike Barrera: (Will not be present)

ENVIRONMENTAL MANAGEMENT ADVISORY COMMITTEE

Chad Swofford: (Will be present)

PARKS AND RECREATION ADVISORY BOARD

Nick Ensign: (Have not heard back from him)

Teresa Farley: (Will be present)

PLANNING COMMISSION

Carlos Salazar: (Might be present)

THEATRE IN THE PARK

Lenette Johnson: (Will be present)

Julie Crawford: (Will be present)