

### CITY COUNCIL MEETING 7010 NORTH HOLMES GLADSTONE, MISSOURI MONDAY, APRIL 28, 2025

The City Council will meet in Closed Executive Session at 5:15 pm, April 28, 2025, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021 (1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021(2) Real Estate, 610.021(3) Personnel, and 610.021(12) Negotiated Contract.

### **OPEN STUDY SESSION 6:00 PM**

1. Fiscal Year 2026 Budget Presentation: Director Dayton will provide a summary of all funds in the North and South Conference Rooms of City Hall.

### **REGULAR MEETING 7:30 PM**

### **TENTATIVE AGENDA**

- 1. Meeting Called to Order.
- 2. Roll Call.
- 3. Pledge of Allegiance to the Flag of the United States of America.
- 4. Approval of the Agenda.

- 5. Approval of the April 14, 2025, Closed City Council Meeting Minutes.
- 6. Approval of the April 14, 2025, Regular City Council Meeting Minutes.
- **7. Communications from the Audience:** Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.
- 8. Communications from the City Council.
- 9. Communications from the City Manager.
- **10. CONSENT AGENDA**

### CONSIDER SPECIAL EVENT PERMITS:

**Linden Square:** North Kansas City School District End of Year Celebration for employees and their families, Friday, May 9, 2025, 11:00 am to 11:00 pm.

**Public Works Facility:** Brush Drop-Off for Gladstone residents, Friday, May 2, and Saturday, May 3, 2025, 8:00 am to 5:00 pm.

Document Shredding event for Gladstone residents, Saturday, May 17, 2025, 9:00 am to 1:00 pm.

**Hobby Hill Park:** Dynamic Discs KCMO, LLC dba Nexus Disc Golf is sponsoring two (2) events: A two (2) round disc golf tournament, Springtime Love Doubles, Saturday, May 17, 2025, 7:00 am to 6:00 pm and a one (1) round tee times PDGA A-tier disc golf tournament Kansas City Flying Disc Challenge, Saturday, June 7, 2025, 7:00 am to 7:00 pm.

### CONSIDER MONTHLY FINANCIAL UPDATE MARCH YTD 2025.

**RESOLUTION R-25-22,** A Resolution authorizing the City Manager to execute a time and materials contract with The Deister Company, Incorporated, in the total amount not to exceed \$32,800.00 for the Water Treatment Plant East Primary Basin Bearing Replacement, Project WP2492G.

### **REGULAR AGENDA**

- **11. RESOLUTION R-25-23,** A Resolution authorizing Change Order No. 1 in the amount of \$106,290.00 to the contract with Fleshman Construction, Incorporated, for the Northeast 76<sup>th</sup> Terrace Storm Drainage and Parking Improvements, Project CP2531.
- **12. FIRST READING BILL NO. 25-11,** An Ordinance declaring the results of the Gladstone General Municipal Elections held on Tuesday, April 8, 2025, as certified by the Clay County Board of Election Commissioners; and declaring that no candidate has been elected to the City Council in said election creating a vacancy in the office.
- **13. FIRST READING BILL NO. 25-12**, An Ordinance directing the City Manager to execute a Cooperative Agreement with the North Kansas City School District for providing a School Resource Officer at Antioch Middle School.
- **14. PUBLIC HEARING:** Re-Zone for property located at 6880 and 6900 North Oak Trafficway totaling 8.83 acres.
- **15. FIRST READING BILL NO 25-13,** An Ordinance approving a Zoning Change for City owned property totaling 8.83 acres generally located at 6880 and 6900 North Oak Trafficway within the City of Gladstone, Missouri.
- 16. Other Business.
- 17. Adjournment.

Representatives of the News Media may obtain copies of this notice by contacting:City Clerk Kris KellerPosted at 5:00 pmCity of GladstoneApril 25, 20257010 North HolmesGladstone, MO 64119

### OFFICE OF THE CITY MANAGER MEMORANDUM

DATE: April 24, 2025

TO:LES SMITH,MAYORJEAN MOORE,MAYOR PRO TEMTINA SPALLO,COUNCILMEMBERSPENCER DAVIS,COUNCILMEMBERBILL GARNOS,COUNCILMEMBER

FROM:ROBERT BAER,CITY MANAGERMATT DAYTON,DIRECTOR OF FINANCEAMANDA WHEELER, HUMAN RESOURCES ADMINISTRATOR

### SUBJECT: 2026 FISCAL YEAR BUDGET STUDY SESSION

# Introduction

The FY26 budget is intended to serve as a policy document, a financial plan, an operations guide, and a communication device. It is our answer to the goals and mission that city council provided staff for this upcoming year.

The following overview of the FY26 budget illustrates the conservative approach utilized by the City Council and staff to develop a proposed budget plan which benefits the entire City of Gladstone and its residents. This budget is the product of a comprehensive team effort from every level of the municipal organization and has been reviewed by the budget team consisting of the City Manager, Assistant City Manager, Finance Director, Finance Manager, and Human Resources Administrator.

The FY26 budget presents a balanced program of services and cost control measures which will be monitored throughout the year to provide the quality programs and services important to the citizens of Gladstone.

The budget team has gone through significant changes since the last budget season in both personnel and methodology. With new members on the team, and new budget challenges for the year, it is our job to ensure each of you have the utmost confidence regarding the budget document. Our hope is to empower each of you to make the decisions you believe to be best for the citizens of Gladstone. As such, the general layout for the study session and this memo is presented below.

Guiding Pr	inciples and Best Practic	es	
	The Budget	Planning Process	
		Review by Fund	

A variety of schedules and statements will be presented during the study session. Should any additional information be desired, please contact mattd@gladstone.mo.us.





# CITY OF GLADSTONE COUNCIL MISSION STATEMENT AND VISION

**Mission Statement** 

"The City Council, Boards, Commissions, and City Staff are inspired and invested to enhance Gladstone's quality of life and sense of community through innovative and effective leadership and inclusive citizen engagement."

### **Gladstone Vision**

- Invested in becoming an even more welcoming and inclusive community.
- A vibrant commercial center with revitalized corridors at North Oak and Antioch Road and an innovative financial strategy that encourages economic development and redevelopment.
- A diverse quality housing stock that encourages community investment, provides opportunities to age in place, and becomes a destination to raise families.
- Gladstone is a recognized leader and provides innovative contributions to regional issues.
- Continued strong and innovative partnerships that help us ensure a high quality of life.
- An inspiring sense of place with a clear identity including an emphasis on arts and culture. You know you are in Gladstone.
- A strong commitment to public safety and City infrastructure investment.
- An inspired, innovative, and invested City staff.
- Cooperative relationships with citizens are highlighted by inclusive citizen engagement and participation.

# 2025 City Council Goals

- Keep Gladstone as a safe place with a focus on crime prevention, traffic enforcement, and the recruitment and retention of high-quality police officers, firefighters / EMS personnel.
- Continue commitment to downtown, commercial corridors, and under-developed areas through effective and innovative infrastructure and redevelopment strategies.
- Provide the resources and support the strategies to continue to improve residential and commercial code enforcement.
- Build an event center to replace the existing barn on the Atkins-Johnson Farm to provide long-term programming opportunities.
- Prioritize infrastructure for neighborhood revitalization to meet the needs of our residents and encourage quality residential density and homeowner investment to preserve and increase housing values.
- Promote initiatives to beautify Gladstone by encouraging civic engagement and community pride.
- Promote diversity, equity, and inclusion in all that we do to continue to be a welcoming city to everyone.
- Continue to improve and build communication strategies to better inform and engage our residents.
- Continue towards developing Flora Park as an all-inclusive recreational space.
- Explore funding opportunities for improving infrastructure, roads, and amenities.
- Prepare for the opportunities and challenges that will come with the World Cup 2026.



### **A Review of Guiding Principles and Best Practices**

City staff and the budget team begin with City Council goals and mission statement as the guiding principles for developing the budget. The proposed budget seeks to implement Council objectives through the re-allocation of existing resources and the allocation of additional resources where necessary. At all times, the city aims to maximize the utility of resources provided by residents. This requires focusing funds towards those objectives most desired by residents as well as ensuring the efficient and transparent spend of those funds.

### Maximize the Utility of Resources Provided by Residents

Prudent budgeting practices should provide a long-term sustainable trajectory for the city. The following best practices are implemented in this policy document:

#### Regular operating expenditure must be covered by regular revenues.

Examples: Routine payroll and benefit costs, electricity, fuel for police vehicles

# One-time inflows of resources should be first assigned to one-time outflows of resources.

Example: Debt proceeds and one-time grants should be prioritized to be spent on infrequent purchases such as a new fire truck or a large facility refresh.

#### Restricted funds should be used as able before general funds.

Resources legally restricted towards specific uses should be exhausted for those uses before the city commits unrestricted resources.

Example: Public Safety Sales Tax revenues should be fully applied to the payroll of six police officers as promised to voters before general sales tax is used to cover any remaining payroll expense.

# **The Budget Planning Process**

The Budget Planning Process – Revenue



City revenues are diverse and subject to multiple internal and external economic factors. Using the current year's performance and best available data, staff work to generate forecasts for the next budget cycle on a fund level basis. As additional information is received by the city, revenue forecasts are frequently evaluated for accuracy. Adjustments to assumptions or expenditure burn rates are made as needed.

### <u>The Budget Planning Process – Expenditure</u>



City resources received from residents are finite and must be allocated based on the best possible return for the community. Expenditures are evaluated based on their impact to the continuation of City services. Typically, if an expenditure is considered mission-critical the City can leverage less managerial control over the outflow without significant impact to public-facing services. Resources are allocated based on the priority sequence above to ensure mission-critical items and legally mandated requirements are met before moving to less structured expenditures.

# General Budget Considerations and Assumptions

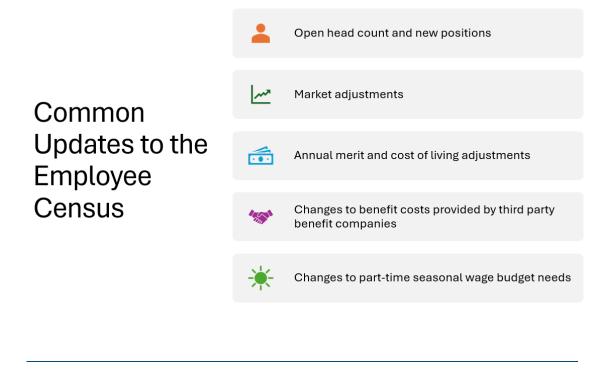
### **Revenue Considerations and Assumptions**

City staff have generated revenue forecasts for the next budget cycle based on the best available information. This includes current revenue receipt rates, analysis of sales tax return reporting, review of cash balances and investment opportunities, along with considering the potential impact of economic factors. While the tax base for the city remains generally stable year after year, staff continually monitor for indications that assumptions should be revised along with future forecasts.

## High Impact Assumptions - Revenue

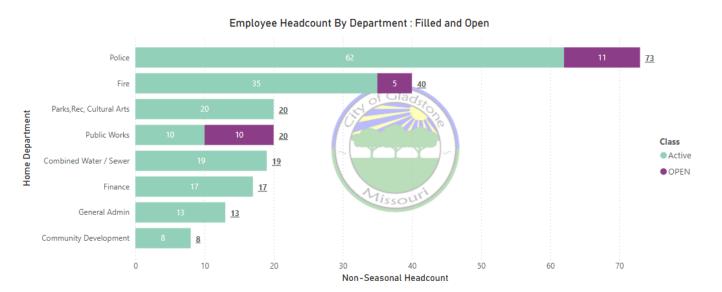


Representing the largest resource outlay for the city, a significant amount of time is spent on personnel budgeting and forecasting. The projections for these expenditures are subject to various laws and regulations, union agreements, and external market forces. The process is iterative, and is a collaboration between Human Resources, the budget team, department leaders, employee advocates, and other stakeholders.



### Retention of key staff and succession planning is vital

The city continues to deal with significant challenges with recruitment and retention across multiple departments. With 11 open positions in the police department and half of the public works department currently vacant, the City will continue to face challenges providing government services. As part of our ongoing recruitment effort, retention of key staff and succession planning is vital and will be an enhanced focus area in FY 2026.



<ul><li>Police:</li></ul>	11	
•Fire:	5	
Public Works:	10	
<sup>r</sup> Funds Alloca	ted to Open Positions: \$2.4 Million	
•Police:	\$1.1 Million	
•Fire:	\$0.6 Million	
Public Works:	\$0.7 Million	
/lerit Increase	s: \$423,643 top line	
•July 1:		
<ul> <li>General City -</li> </ul>	- 5%:	\$321,818
•Sergeants – 5		\$29,902
<ul> <li>Fire staff not</li> </ul>	covered by CBA (Fire Chief, 3 Battalion Chiefs, Civilian Staff)– 5%:	\$26,466
<ul> <li>Fire staff cove</li> </ul>	ered under CBA - increases are still under negotiation	
		4
•Nov 1:	ticers - 3%	\$45 <i>,</i> 457
•Nov 1: •Corporals, Of	ICCI 5 J/0.	
•Corporals, Of /Iarket Adjust		
•Corporals, Of /Iarket Adjust	ments 7/1 cers -7%: \$158,380	

3% Increase in Medical Costs, absorbed by city : \$69,975

#### Debt

The issuance of tax-free municipal debt is a crucial financing tool for the city. Our most recent credit rating by S&P Global, AA-, is partially the result of prudent financial management and favorable long-term economic conditions of the city. Maintaining a high-quality credit rating is crucial for the long-term financial health of the city and may result in lower borrowing costs across multiple projects and funds.

### Latest Credit Rating: AA-

As of April 2025, the debt load of the city on a government-wide basis was \$61,474,571. FY 2026 debt service is budgeted at \$6,904,853 or ~10.7% of overall annual outlays for the city which is considered elevated according to S&P.

Debt service budget amounts are based on regular payoff and amortization schedules. Any one-time debt payments and refinancing are considered separately.

### Other Mandatory Spending, not debt-related

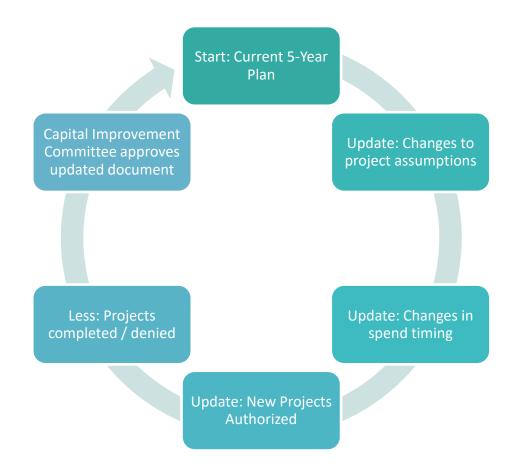
Certain cash outflows are required by law through voter approved ballot measures, by state statute, or other contracted agreement. The city is committed to transparent compliance with these mandatory spending requirements.

Examples of such spending can include:

- The payroll expenditures and supporting equipment for six police officers paid for with the Public Safety Sales Tax
- The maintenance and construction of roads and trails as paid for by the Transportation Sales Tax
- Long-term capital improvements as paid for by the Capital Improvement Sales Tax
- The renovation of the city water treatment plant and water towers as paid for by the 2024 Certificates of Participation.

Considerable care is taken to ensure that budgeted expenditures match these requirements.

### 5-year Capital Improvement Plan

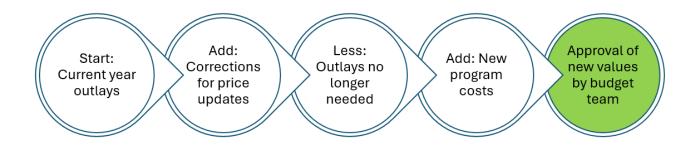


Many of the services provided by the city rely on functional capital equipment and infrastructure. Representing an annual multi-million dollar outlay, the City works constantly to maintain a forward-focused outlook to adequately prepare for large capital expenditures before they become a strain on current resources. The City maintains a 5-year capital improvement plan that monitors current spend, fund balance levels, forecasted revenues, and forecasted capital outflows.



Outlays called for in the Capital Improvement Plan are added to the budget file after review with the Director of Public Works, Construction Coordinator, and the Capital Improvements Team. The fiscal FY26 Capital Improvement Plan was recently presented and approved.

### **Review and Roll of Routine Operating Expenditures**



Representing ~4% of annual outlays, routine operating expenditure covers the necessary but less visible costs of providing government services. Expenditures in this category include items such as office supplies, fees and memberships, and employee training / tuition reimbursements.

Department heads are given increased discretion on how to best spend these funds, based on the needs of their department for that specific year. Re-occurring general expenditures are usually rolled from prior year actuals and their levels are corrected for considerations such as inflation, recent programs / costs, or updated management experience. Unique identification of each outflow is usually not mandated. As an example, the budget team does not require department heads to account for the exact amount of paper they will use for the budget year. Instead, past performance will be reviewed for reasonableness and departments can request supplemental increases / changes to their allocations on a need's basis.

#### **Department Level Supplemental Requests**

Once the base budget is solidified, the budget team reviews supplemental and new cost requests from departments. An overall increase or decrease in a division's budget authority must be approved before being incorporated.

Each supplemental request must contain sufficient cause, research, and be in line with the goals and mission of the City. The budget team evaluates each request, which is approved or denied based on resources available and the benefits that citizens would realize from the request.

Supplemental requests by fund are found in the summary schedules presented at the end of this document.

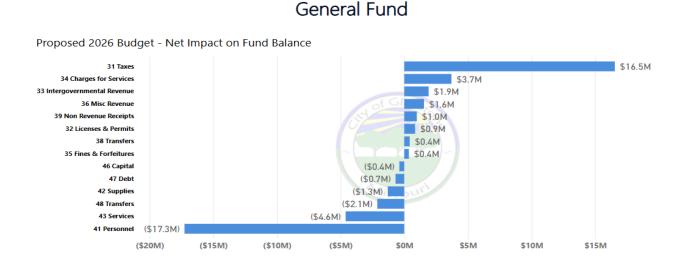
It should be noted that the process for department heads to submit their routine and supplemental budget requests was completely revamped this budget cycle as we discarded the legacy spreadsheet process and replaced with a project workflow tracking and automation tool called JIRA. This new technology provided an easy to access repository of all budget submissions based on need and priority that the Budget Committee could then systematically track, review and approve or deny in real time. This enhancement to our budgeting process is a significant step forward towards our goal of continuous improvement.

# **Fund Level Analysis**

### **General Fund**

#### **Overview**

The general fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. This fund accounts for the general operating transactions of the City including finance, police, fire/EMS, public works, community development, parks and recreation.



GL Type	Class	101-General
Revenue	31 Taxes	\$16,539,266
	32 Licenses & Permits	\$854,338
	33 Intergovernmental Revenue	\$1,913,506
	34 Charges for Services	\$3,707,394
	35 Fines & Forfeitures	\$362,755
	36 Misc Revenue	\$1,550,928
	38 Transfers	\$428,731
	39 Non Revenue Receipts	\$986,810
	Total	\$26,343,728
Expense	41 Personnel	(\$17,259,662)
	42 Supplies	(\$1,294,895)
	43 Services	(\$4,603,633)
	46 Capital	(\$384,820)
	47 Debt	(\$681,775)
	48 Transfers	(\$2,118,943)
	Total	(\$26,343,728)
Total		\$0

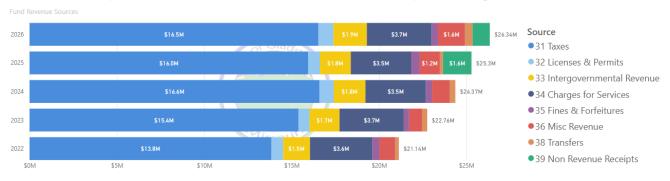
Proposed FY2026 Budgeted Funds - Inflows and Outflows

#### Revenue

General Fund revenues are comprised mainly of sales taxes, property taxes, and charges for services. Budgeted revenues for the year are expected to be \$26.3 million, compared to \$25.3 million prior year. Revenue presented below on an annualized basis is slightly higher than final figures, attributable mainly to the bulk deposit of annual property tax receipts in December 2024. While General Fund revenues are buoyed by new tax streams from tourism and marijuana sales, staff are noting a decline in general sales tax receipts in the latter half of fiscal year 2025. This decline has been accounted for in the 2026 revenue forecasts, and the City will continue to monitor.



Revenue - Budget Compared to Annualized Performance: General Fund



### Composition of Revenue Inflows: Past Actuals vs. Proposed Budget: General Fund

### Expenditure

General fund expenditures are largely attributed to personnel costs. Outflows have historically actualized well under budget in prior years. This is mainly attributed to open full-time positions the City is struggling to fill in the police and public works departments. There is currently ~\$2.4 million assigned to these positions in the budget for FY2026. As these positions are filled, the related expenditures would be expected to increase both wage and benefit lines. The increase in expenditures from FY2025 to FY2026 can be mostly assigned to the market adjustments and merit increases expected across departments.



Expenditure - Budget Compared to Annualized Performance: General Fund

#### Composition of Outflows: General Fund



### Special Parks and Playground Fund

The "Ordinance Providing for Open Spaces" was enacted by the City Council on October 11, 1965, and amended on January 26, 1970 for the purpose of providing additional parkland, or funds to purchase, develop, and maintain city parks and playgrounds. The sub-divider may dedicate a portion of the land for parks or pay a fee on a lot or acreage basis.

Staff are currently budgeting **minimal to no activity** in this fund for the 2026 fiscal year.

### Community Center and Parks Tax Fund

#### **Overview**

The Community Center and Parks Tax (CPPT) Fund is a special revenue fund that accounts for the 0.25% City sales tax for the purpose of funding a community center and various parks projects.

In February of 2005, the citizens of Gladstone approved a .25% Parks Sales Tax to be used to construct a community center. In a partnership with the North Kansas City School District, a natatorium was added to the project to be funded by shared expenses and bonds. The Community Center offers aerobic exercise and dance areas, weight, strength, and cardio training areas, regulation basketball courts, walking/jogging track, meeting areas for up to 300 people, 25-meter competitive pool, dive well, and seating for 1,500 spectators in the competition pool/dive area.

### Community Center and Parks Tax Fund (CCPT)



Proposed 2026 Budget - Net Impact on Fund Balance

#### Proposed FY2026 Budgeted Funds - Inflows and Outflows

GL Type	Class	202-CCPT
Revenue	31 Taxes	\$1,115,689
	33 Intergovernmental Revenue	\$750,000
	34 Charges for Services	\$1,785,715
	36 Misc Revenue	\$410,096
	38 Transfers	\$1,133,243
	39 Non Revenue Receipts	\$0
	Total	\$5,194,743
Expense	41 Personnel	(\$1,643,558)
	42 Supplies	(\$135,651)
	43 Services	(\$1,076,910)
	46 Capital	(\$59,065)
	47 Debt	(\$2,279,559)
	48 Transfers	\$0
	Total	(\$5,194,743)
Total		\$0

#### Revenue

Revenue for the 2026 fiscal year has been conservatively budgeted as flat or slightly declining. A review of the past 4 years has shown the CCPT fund underperforming against their revenue forecasts. This has caused a strain on free fund balance and is closely monitored by staff. Assigned revenues for the community center comprise mostly of charges for memberships and day passes. Additionally, the center is subsidized by the 0.25% restricted sales tax to pay for these activities. Past years have required approximately \$1 million for general fund unrestricted revenues to balance the fund.



Revenue - Budget Compared to Annualized Performance: CCPT

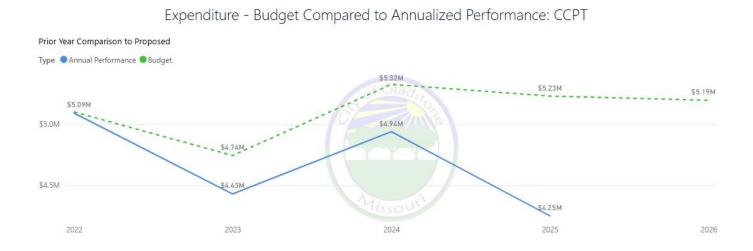
### Composition of Revenue Inflows: Past Actuals vs. Proposed Budget: CCPT



#### Expenditure

The CCPT fund remains debt heavy for the 2026 fiscal year. With debt service of approximately \$2.2 million annually, this outflow places a heavy downward pressure on free fund balance. This debt service is expected to continue through the early 2030's. As debt outflows are generally outside of managerial control, efficiency and effectiveness of management is instead based on supplies, services, and part time personnel outflows. Due to recent increases in the Missouri minimum wage, this fund has seen increased upwards pressure on wages across the part time employment base.

Expenditures for this fund are highly cyclical in nature. As an important note, the 2025 annualized numbers presented below are artificially lower that what staff expect to actualize by end of year. As the Spring and Summer 2025 busy season ramps up, staff expect the expenditure burn to approach past performance.







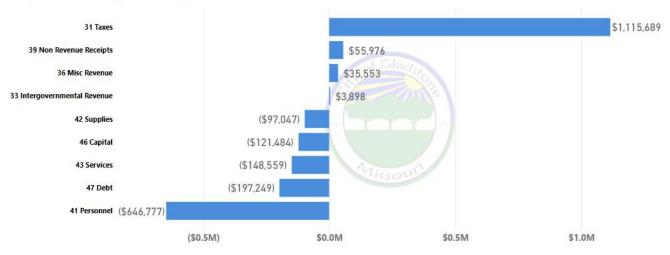
### Public Safety Sales Tax Fund

### Overview

The Public Safety Sales Tax (PSST) Fund is a special revenue fund that accounts for the 0.25% City sales tax for the purpose of meeting the public safety programming promised to voters in the 2010 ballot initiative.

The historic programming of the PSST Fund has been to fund the general personnel expenditures of six law enforcement officers and related equipment expenses, fund two squad cars, and to pay the debt service on the City's recent radio system refresh project.

Public Safety Sales Tax Fund (PSST)



Proposed 2026 Budget - Net Impact on Fund Balance

GL Type	Class	203-PSST
Revenue	31 Taxes	\$1,115,689
	33 Intergovernmental Revenue	\$3,898
	36 Misc Revenue	\$35,553
	38 Transfers	\$0
	39 Non Revenue Receipts	\$55,976
	Total	\$1,211,116
Expense	41 Personnel	(\$646,777)
	42 Supplies	(\$97,047)
	43 Services	(\$148,559)
	46 Capital	(\$121,484)
	47 Debt	(\$197,249)
	48 Transfers	\$0
	Total	(\$1,211,116)
Total		\$0

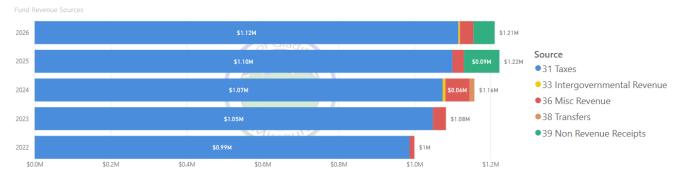
Proposed FY2026 Budgeted Funds - Inflows and Outflows

#### Revenue

Inflows for this fund are almost entirely assigned to the restricted sales tax and holding interest gained on cash held in the fund. As sales tax is the sole revenue generator for PSST, any material impact to taxable sales in the area will have a disproportionately large impact on free fund balance. Sales tax receipts have historically underperformed compared to forecast. The fiscal year 2026 forecast has been adjusted to better reflect past performance.



Revenue - Budget Compared to Annualized Performance: PSST



#### Composition of Revenue Inflows: Past Actuals vs. Proposed Budget: PSST

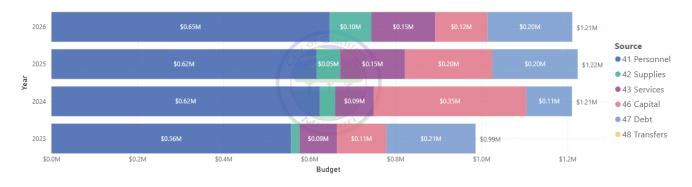
### Expenditure

The PSST fund is highly restricted on what types of expenditures are allowed. Namely, the bulk of funding is allocated to the personnel costs of 6 police officers and their related mission-critical equipment. As there is little unexpected variance in these expenditures, budget and actualized performance are typically quite close. The scheduled purchase of police vehicles, also allowable to the fund, represents the only major variable that the budget team needs to address. As costs for vehicles rises, management can respond by delaying purchase or otherwise refitting existing assets.



Expenditure - Budget Compared to Annualized Performance: PSST

Composition of Outflows: PSST



### Capital Improvement Program

#### **Overview**

The Capital Improvement Program (CIP) is an important policy document to be considered by the City Council. Capital project construction is generally reviewed on a five year look forward period annually. Planned and prudent investment is critical to maintaining the quality of life and economic vitality of any community.

Planned and prudent investment is critical to maintaining the quality of life and economic vitality of any community

The CIP document provides the City Council, Capital Improvement Program Committee, staff, and the public with a framework for planning and scheduling capital projects. The plan presents a clear picture of projects scheduled for the current year. The process of updating the plan annually also provides an opportunity to revise the document based on changing community needs and priorities, economic conditions, revised cost estimates, or alternative funding sources.

The Capital Improvement Program consists of two special revenue funds: The Capital Improvement Sales Tax (CIST) Fund and the Transportation Sales Tax (TST) Fund.

#### Funding

Funding for both the Capital Improvement Sales Tax and the Transportation Sales Tax Fund comes from each of their dedicated 0.5% general City sales tax inflows, as well as an annual \$1 million transfer from the General Fund relating to the 2019 Sales Tax. In years past, these funds have also been used to handle debt proceeds, miscellaneous supplementary transfers from the General Fund, and to re-allocate whatever interest revenue is realized from temporary investment activities to qualifying projects.

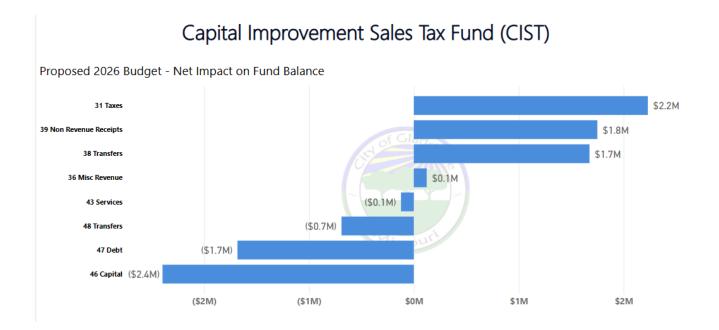
### Spending

Due to recent capital expenditures, a large portion of both capital fund outlays are comprised of debt service expenditures. Minimal discretionary funding is available from a free fund balance level, which dramatically impacts the ability of the City to address every concern. Projects and investments continue to be authorized and funded as additional funding is received.

### Capital Improvement Sales Tax Fund

#### **Overview**

The Capital Improvement Sales Tax (CIST) Fund is a special revenue fund that accounts for the 0.5% City sales tax for the purpose of funding large capital projects.



### 23

GL Type	Class	401 CIST
Revenue	31 Taxes	\$2,231,378
	32 Licenses & Permits	-
	33 Intergovernmental Revenue	\$0
	34 Charges for Services	\$0
	35 Fines & Forfeitures	-
	36 Misc Revenue	\$123,067
	38 Transfers	\$1,675,000
	39 Non Revenue Receipts	\$1,750,000
	Total	\$5,779,445
Expense	41 Personnel	-
	42 Supplies	-
	43 Services	(\$122,127)
	46 Capital	(\$2,395,000)
	47 Debt	(\$1,681,280)
	48 Transfers	(\$689,300)
	Total	(\$4,887,707)
Total		\$891,738

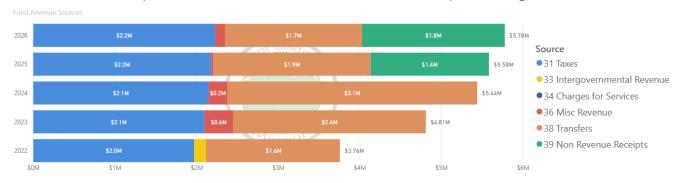
Proposed FY2026 Budgeted Funds - Inflows and Outflows

#### Revenue

Fund revenues are attributed to the restricted sales tax and transfers in from general revenues to account for various capital projects around the city. Free fund balance currently holds unspent debt proceeds from late FY2024. Due to the city accounting on a modified accrual, the spenddown of these funds in FY 2025 and FY 2026 are accounted for as non-revenue receipts totaling \$1.75 million in FY 2026. Without any material revenue generating activity, this fund has outsized exposure to changes in taxable sales. Staff continue to monitor changes in sales tax receipts. Any material changes in this revenue may negatively impact resources available for capital projects.



Revenue - Budget Compared to Annualized Performance: CIST

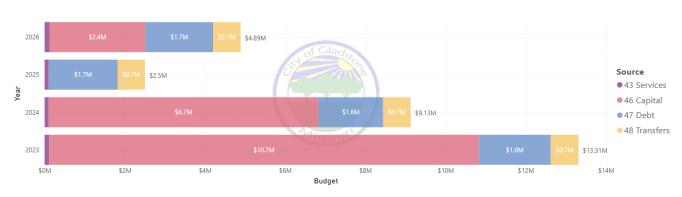


Composition of Revenue Inflows: Past Actuals vs. Proposed Budget: CIST

### Expenditure

Outflows from this fund are typically guided by the 5-year capital improvement plan, the capital improvement committee, and city council authorization for capital projects. Debt service relating to prior year projects now account for ~a third of all resources available to spend. This debt service throttles the approval of new capital projects in this fund, though projects may still be approved on a case-by-case basis.





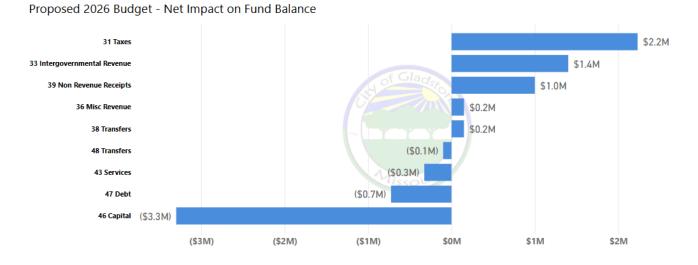
#### Composition of Outflows: CIST

### Transportation Sales Tax Fund

#### **Overview**

The Transportation Sales Tax (TST) Fund is a special revenue fund that accounts for the 0.5% City sales tax for the purpose of funding capital roads and trail projects.

The fund revenues are comprised of a <sup>1</sup>/<sub>2</sub> cent sales tax, transfers from the General and CWSS Funds, various granting sources, and the Special Road District. This fund is used for transportation related improvements including the street maintenance program, major street projects, sidewalks, and trails.



Transportation Sales Tax Fund (TST)

GL Type	Class	402-TST
Revenue	31 Taxes	\$2,231,378
	32 Licenses & Permits	-
	33 Intergovernmental Revenue	\$1,400,000
	34 Charges for Services	\$0
	35 Fines & Forfeitures	-
	36 Misc Revenue	\$150,360
	38 Transfers	\$150,000
	39 Non Revenue Receipts	\$1,000,000
	Total	\$4,931,738
	(1 Demonstra	
Expense	41 Personnel	-
	42 Supplies	-
	43 Services	(\$326,000)
	46 Capital	(\$3,300,000)
	47 Debt	(\$724,914)
	48 Transfers	(\$100,000)
	Total	(\$4,450,914)
Total		\$480,824

Proposed FY2026 Budgeted Funds - Inflows and Outflows

#### Revenue

Inflows for the TST fund consist mainly of the restricted sales tax and transportation grants received from various authorities. Unspent debt proceeds from the 2024 COP remain in current year fund balance. The 5-year capital improvement plan calls for the drawdown of \$1 million of unspent debt proceeds to fund FY 2026 projects. Due to current geo-political factors, staff are evaluating the likelihood of timely receipt of various grant funds. Should these grant resources become impaired, projects in the fund will need to be re-evaluated for feasibility and timing.



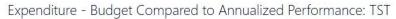
Revenue - Budget Compared to Annualized Performance: TST



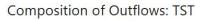
### Composition of Revenue Inflows: Past Actuals vs. Proposed Budget: TST

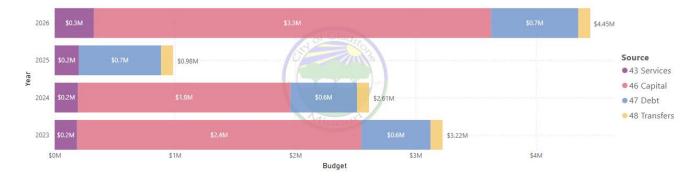
### Expenditure

Fund expenditures are driven by the approved 5-year capital improvement plan. Projects are approved in this fund based off the resources available. The timing of the North Oak construction project will materially impact the budget performance for this fund.









### Capital Equipment Replacement Fund

### **Overview**

The Capital Equipment Replacement Fund (CERF) was established in 2001. This fund provides funds for capital purchases and projects.

Inflows for this fund typically come from interest earnings, non-restricted tax revenues, and transfers.

### Capital Equipment Replacement Funds (CERF, CERF-TECH)



Proposed 2026 Budget - Net Impact on Fund Balance

GL Type	Class	403-CERF	404-Tech
Revenue	31 Taxes	-	\$407,000
	32 Licenses & Permits	-	-
	33 Intergovernmental Revenue	-	-
	34 Charges for Services	-	-
	35 Fines & Forfeitures	-	-
	36 Misc Revenue	\$0	\$84,878
	38 Transfers	\$0	\$0
	39 Non Revenue Receipts	-	\$0
	Total	\$0	\$491,878
Expense	41 Personnel	-	-
	42 Supplies	-	-
	43 Services	\$0	\$0
	46 Capital	(\$35,931)	\$0
	47 Debt	-	(\$63,147)
	48 Transfers	\$0	(\$428,731)
	Total	(\$35,931)	(\$491,878)
Total		(\$35,931)	\$0

Proposed FY2026 Budgeted Funds - Inflows and Outflows

#### Revenue

While low magnitude, the fund has historically underperformed compared to forecasts. Without much revenue generation potential, fund inflows depend almost entirely on the assignment of general sales tax revenues and transfers from general free fund resources. For FY 2026, the budget team has maintained the downward adjustments to revenue forecasts first proposed in FY 2025.



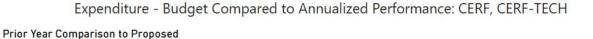
Revenue - Budget Compared to Annualized Performance: CERF, CERF-TECH



Composition of Revenue Inflows: Past Actuals vs. Proposed Budget: CERF, CERF-TECH

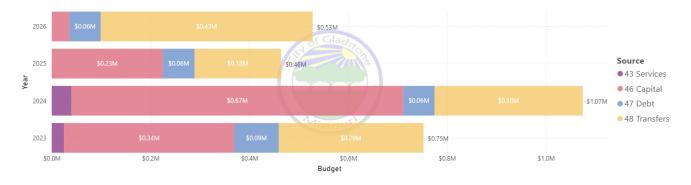
### Expenditure

As CERF and CERF-TECH have no mandated spending restrictions, management can maintain a great deal of control of outflows for this fund. Should the authorized budgetary expenditure level be met, additional purchases simply will not occur for this fund. As such, actualized performance and budget predictions are usually closely aligned.







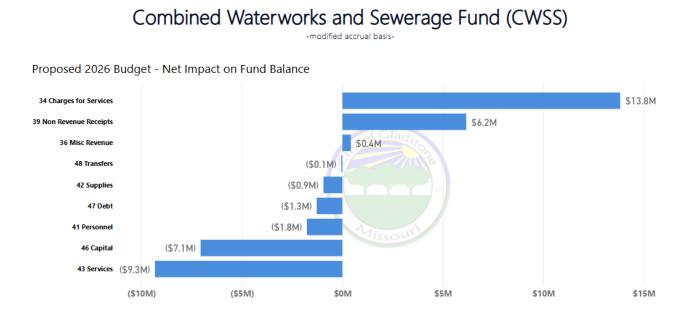


### Combined Waterworks and Sewerage System Fund

#### **Overview**

The Combined Waterworks and Sewerage System (CWSS) Fund accounts for the provision of water and sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund including, but not limited to: administration, operations, maintenance, financing and related debt service, and billing and collections.

As the city's only enterprise fund, it is designed and budgeted for as a self-sustaining entity without the need for unrestricted resources from the General Fund.



GL Type	Class	501-CWSS
Revenue	31 Taxes	-
	32 Licenses & Permits	-
	33 Intergovernmental Revenue	\$0
	34 Charges for Services	\$13,826,383
	35 Fines & Forfeitures	-
	36 Misc Revenue	\$422,781
	38 Transfers	\$0
	39 Non Revenue Receipts	\$6,164,466
	Total	\$20,413,630
Expense	41 Personnel	(\$1,765,341)
	42 Supplies	(\$941,715)
	43 Services	(\$9,327,326)
	46 Capital	(\$7,052,319)
	47 Debt	(\$1,276,929)
	48 Transfers	(\$50,000)
	Total	(\$20,413,630)
Total		\$0

Proposed FY2026 Budgeted Funds - Inflows and Outflows

#### Revenue

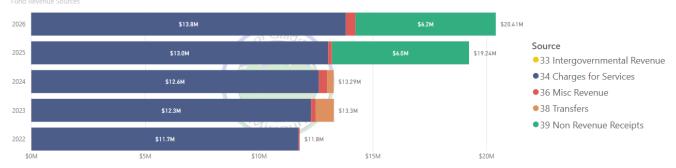
As an enterprise fund, CWSS revenues are expected to self-sustain expenditures in perpetuity. Consequently, the budget team spends a good portion of time on forecasting citizen usage, marginal return per unit sold, and the level of excess revenue over regular expenditure needed to cover depreciation and capital improvement costs. Revenue available to this fund is mostly attributed to charges for services including selling water directly to consumers as well as facilitating the safe treatment of sewage. Staff expect to request a 6% increase in the per unit sewer rate for FY 2026 as a direct response to Kansas City raising their treatment costs to us by 6%. Staff are also expecting to request a 5% increase in the per unit water rate to address rising input costs as well as personnel costs.

As an important note, the budget for this fund contains ~\$6.1 million in free fund drawdowns for FY 2026. This same drawdown also was budgeted for in FY 2025, but due to project delays this amount will roll to FY 2026. On a budgetary basis, this will show as a non-revenue receipt. On the Annual Comprehensive Financial Report, the fund is presented on an accrual basis. This outflow will instead be capitalized and increase assets on the balance sheet.



#### Revenue - Budget Compared to Annualized Performance: CWSS

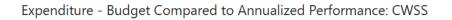
#### Composition of Revenue Inflows: Past Actuals vs. Proposed Budget: CWSS



#### Expenditure

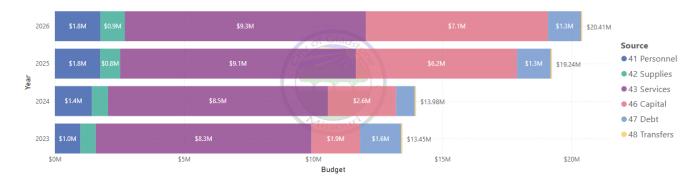
Prior Year Comparison to Proposed

Increase in expenditures for the fund are attributed mainly to the 6% increase in sewage treatment costs charged by Kansas City, as well as the market adjustments provided to CWSS personnel in response to the ongoing critical staffing shortage. As the water treatment plant and water tower projects progress, these outflows on a budgetary basis will be paid for with the unspent debt proceeds currently recognized in free fund balance.



Type 
Annual Performance 
Budget \$20.4M \$20M \$19.2M Budget \$15.4M \$14.7M \$15M \$14.1M \$14.0M \$13.5M \$13,4M \$12.5M 2022 2023 2024 2025 2026 Year

Composition of Outflows: CWSS



# Conclusion

In summary, the FY 2026 Budget continues the emphasis on the achievement of Council and Budget Team goals, sustainable budget practices, and continued employee support and funding for the Compensation & Classification Plan.

The FY 2026 Budget is fiscally responsible and continues to support the provision of outstanding citizen services, programs, and staffing levels necessary to provide enhanced Citizen services. This Budget represents a stable organization that continues to plan for the future, and an organization that believes in providing excellent basic services.

The contents of the FY26 Budget are inclusive of various staff committee recommendations, department priorities, and review by the Budget Team comprised of Assistant City Manager Austin Greer, Director of Finance Matt Dayton, Finance Manager Robert Daniels, Human Resource Administrator Amanda Wheeler, and myself. Thank you for your support and consideration of the proposed Fiscal Year 2026 Budget.

Respectfully submitted,

let M. La

Robert Baer City Manager

## **Summary Schedules**

Exhibit A: Combined Budget Statement of Revenues, Expenditures, and Changes in Fund Balance

#### COMBINED BUDGET STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE BUDGETED FOR PERIOD ENDED JUNE 30, 2026

				Governme	ntal Funds			Enterprise Fund	
FY2026 Budget		General	Community Center / Parks Tax	Public Safety Sales Tax	Capital Improvement Sales Tax	Transportation Sales Tax	Capital Equipment Replacement (Tech)	Combined Water and Sewerage	Total Budgeted
Revenues	Taxes	16,539,266	1,115,689	1,115,689	2,231,378	2,231,378	407,000	-	23,640,400
	Licenses & Permits	854,338	-	-	-	-	-	-	854,338
	Intergovernmental Revenue	1,913,506	750,000	3,898	-	1,400,000	-	-	4,067,404
	Charges for Services	3,707,394	1,785,715	-	-	-	-	13,826,383	19,319,492
	Fines & Forfeitures	362,755	-	-	-	-	-	-	362,755
	Misc Revenue	1,550,928	410,096	35,553	123,067	150,360	84,878	422,781	2,777,663
Revenues Total		24,928,187	4,061,500	1,155,140	2,354,445	3,781,738	491,878	14,249,164	51,022,052
Expenditures	Personnel	(17,259,662)	(1,643,558)	(646,777)	-	-	-	(1,765,341)	(21,315,338)
	Supplies	(1,294,895)	(135,651)	(97,047)	-	-	-	(941,715)	(2,469,308)
	Services	(4,603,633)	(1,076,910)	(148,559)	(122,127)	(326,000)	-	(9,327,326)	(15,604,555)
	Capital	(384,820)	(59,065)	(121,484)	(2,395,000)	(3,300,000)	-	(7,052,319)	(13,312,688)
	Debt	(681,775)	(2,279,559)	(197,249)	(1,681,280)	(724,914)	(63,147)	(1,276,929)	(6,904,853)
Expenditures Total		(24,224,785)	(5,194,743)	(1,211,116)	(4,198,407)	(4,350,914)	(63,147)	(20,363,630)	(59,606,742)
Excess Revenue Over / (Under) Expenditures		703,402	(1,133,243)	(55,976)	(1,843,962)	(569,176)	428,731	(6,114,466)	(8,584,690)
Other Financing Sources / (Uses)	Transfers In	428,731	1,133,243	-	1,675,000	150,000	-	-	3,386,974
	Transfers Out	(2,118,943)	-	-	(689,300)	(100,000)	(428,731)	(50,000)	(3,386,974)
Other Financing Sources / (Uses) Total		(1,690,212)	1,133,243	-	985,700	50,000	(428,731)	(50,000)	-
Net Change in Fund Balance		(986,810)	-	(55,976)	(858,262)	(519,176)	-	(6,164,466)	(8,584,690)
Fund Balance Start of Fiscal Year		11,202,390	1,494,484	571,794	4,415,898	6,123,196	345,535	19,600,898	43,754,195
Projected Fund Balance End of Fiscal Year	•	10,215,580	1,494,484	515,818	3,557,636	5,604,020	345,535	13,436,432	35,169,505

## Exhibit B: Supplemental Requests: General Fund

#### Supplemental Requests: General Fund

Fund	Status	Summary	Sum of Amount
101-General	Total		868,957
	Suggested for Approval	Total	234,694
		(AFG) Assistance to Firefighters Grant- Match	27,313
		Office 365 Rollout	65,830
		Parks Crew Truck	65,000
		Police/City Hall Emergency Generator Maintenance/Testing Agreement	17,388
		Public Works Salt Barn Siding Replacement	14,242
		SCBA Air Compressor Replacement	41,021
		Text Caster Service Cost Increase	3,900
	Mid-Year Review	Total	170,000
		Additional Dog Park Needs	10,000
		Storm/Alert Siren Replacement	160,000
	Declined	Total	464,263
		5' Finish Mower	4,200
		Additional funding for Streetlights	25,000
		Central Park Play Surface Resurfacing	63,709
		Community Engagement Project Increases	300
		Forcible Entry/Door Breaching Simulator	8,875
		Happy Rock Park Rail Fencing	25,014
		Hobby Hill Security Camera System	6,610
		Increase line item for Heavy Equipment Repair	10,000
		Increase: Food Supplies	140
		Increase: Lubricants	200
		Increase: Memberships	200
		New Beverage Vending Machine	7,095
		New Snack Vending Machine	5,568
		Oak Grove Park Pond Repair	160,700
		Parks Dump Truck	100,000
		Pick-up Truck	12,000
		Turf Tank Ball Field Striper Rental	10,000
		Utility Tractor	24,652
101-General, 203-PSST	Total		242,967
	Suggested for Approval	Total	242,967
		2026 Fleet Purchase and Upfitting	242,967

## Exhibit C: Supplemental Requests: CCPT

## Supplemental Requests: Community Center Parks Tax Fund

Fund	Status	Summary	Sum of Amount
202-CCPT	Total		164,796
	Suggested for Approval	Total	60,265
		Ellipticals Replacements	51,700
		Flume Slide Canopy Frame	7,365
		Text Caster Annual Subscription Increase	1,200
	Mid-Year Review	Total	16,309
		PAL2 Portable Lift	9,991
		Refinish Studio A Floor	6,318
	Declined	Total	88,222
		Additional Dumpster Pick-Up Service	1,784
		Annual Roof Inspection & Maintenance	2,000
		Banquet Tables Replacement	34,268
		Basketball Goals Preventative Maintenance	2,560
		Competition Pool Pump Replacement	5,635
		Flag Poles Repair	2,996
		Refinish Gymnasium Floor	6,279
		Spin Bikes Replacement	32,700

#### Exhibit D: Supplemental Requests: PSST

## Supplemental Requests: Public Safety Sales Tax Fund

Fund	Status	Summary	Sum of Amount
101-General, 203-PSST	Total		242,967
203-PSST	Suggested for Approval	Total	242,967
		2026 Fleet Purchase and Upfitting	242,967
	Total		45,000
	Suggested for Approval	Total	45,000
		Handgun Replacement	45,000

#### Exhibit E: Supplemental Requests: CWSS

## Supplemental Requests: Combined Waterworks and Sewerage Fund

Fund	Status	Summary	Sum of Amount
501-CWSS	Total		1,161,500
	Suggested for Approval	Total	1,149,000
		Increase line item for water production chemicals	140,000
		Lime Sludge Increase	9,000
		Water Main Replacements	1,000,000
	Declined	Total	12,500
		Vactor Trailer Repair	12,500



City of Gladstone, MO 7010 N. Holmes St Gladstone, MO 64118

For Further Information: (816)-436-2200



#### MINUTES REGULAR CITY COUNCIL MEETING GLADSTONE, MISSOURI MONDAY, APRIL 14, 2025

**PRESENT:** Mayor Tina Spallo Mayor Pro Tem Les Smith Councilmember Jean Moore Councilman Bill Garnos Councilman Spencer Davis

> City Manager Bob Baer Assistant City Manager Austin Greer City Attorney Chris Williams City Clerk Kris Keller

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

Mayor Spallo opened the Regular City Council Meeting Monday, April 14, 2025 at 7:30 pm.

Item No. 2. On the Agenda. Roll Call.

Mayor Spallo stated that all Councilmembers were present and there was a quorum.

Item No. 3. On the Agenda. Pledge of Allegiance to the Flag of the United States of America.

**Mayor Spallo** asked all to stand and join in the Pledge of Allegiance to the Flag of the United States of America. She thanked the VFW Post 10906 Color Guard: Carla Gleaton, Jim Cox, Gordon Harris, and Jim Zimmerman.

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

City Manager Baer requested that Item No. 9 First Reading of Bill No. 25-10, be removed from the Agenda, because the official results had not been received by the Clay County Board of Election Commissioners for the April 8, 2025 City Council election; therefore, no action can be taken. **Mayor Spallo** stated that Item No. 9 will be removed.

Item No. 5. On the Agenda. Approval of the March 24, 2025, Closed City Council Meeting Minutes.

**Councilmember Moore** moved to approve the minutes of the March 24, 2025, Closed City Council meeting as presented. **Mayor Pro Tem Smith** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Item No. 6. On the Agenda. Approval of the March 24, 2025, Regular City Council Meeting Minutes.

**Councilman Davis** moved to approve the minutes of the March 24, 2025, Regular City Council meeting as presented. **Councilmember Moore** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

# Item No. 7. On the Agenda. INTRODUCTION OF PAST MAYORS AND CITY COUNCIL MEMBERS.

**Mayor Spallo** recognized former Mayors and Councilmembers, including: R.D. Mallams, Rick Moore, Barry McCullough, and Art Hammen. Also present were former City Clerk Cathy Swenson and former City Manager Kirk Davis.

#### Item No. 8. On the Agenda. MAYOR'S STATE OF THE CITY ADDRESS.

**Mayor Spallo** shared that Gladstone has made incredible progress over the past year and is continuing to build an exciting future. She emphasized that none of it would be possible without the support of the community. She reported the following highlights of her 2024-2025 term as Mayor:

- April 7<sup>th</sup>, the City broke ground on the dog park at Happy Rock Park, thanks to a partnership with the City of Kansas City. It will be a five-acre space at 76<sup>th</sup> Street and Antioch Road that will have designated areas for small and large dogs, water stations, and waste stations. She reported it is scheduled to open later this year and will be a wonderful additional to the City's outstanding recreational facilities.
- Investments have also been made in essential infrastructure. Over the past years, approximately four miles of water main have been replaced and millions have been allocated toward upgrades to the water system including: \$9 million for the water treatment plant, \$2 million for inspections and improvements to the water towers, and \$3 million to replace key transmission lines. The restoration and repainting of both the Antioch and Linden water towers has begun with completion expected by the end of this summer.
- Over the past year, the Atkins-Johnson Farm's corn, sunflower, and pumpkin crops at the Atkins-Johnson Farm and Museum have flourished, and brought well-deserved notoriety to Gladstone's one and only historic site. The sunflower fields attract regional visitors and photographers, the corn is a metro-wide dinner staple, and the pumpkin fields are a popular destination for families looking for the perfect pumpkin. To foster year-round engagement with the public, the City has committed to replace the deteriorated barn with a new 6,100-square-foot event space. This facility will host educational and community events during the week and serve as a wedding venue on weekends. Construction starts this summer, with completion expected by spring 2026.
- Continuing the commitment to public safety. The newly renovated Police Headquarters is fully operational, also serving Gladstone, Liberty, and Clay County dispatch center. In 2024 alone, the Police Department responded to 19,540 service calls, earned national accreditation for the 23rd consecutive year, and implemented upgrades, including new body and dash cameras.
- The Fire Department has been equally active—responding to 4,641 calls last year and adding two (2) new fire trucks into service. They also upgraded outdated gear with safer, non-PFAS equipment, and hosted a new Halloween event for local families, which was a huge success.
- In total, the City invested approximately \$1.7 million in emergency services equipment in Fiscal Year 2024—because the safety of citizens will always be the top priority.

- Exciting growth across the business community. The economic development efforts have led to the opening of Parkside at Hobby Hill, a dynamic mixed-use development; a major expansion and renovation at Walmart; and the arrival of NYX Lounge, a beautiful new urban winery downtown. Longtime favorites like Summit Grill and Stone Canyon Pizza have committed to staying through 2029, and new businesses like El Mercado Fresco, Over Flow Coffee, and the expanded Animal Clinic of the Woodlands are helping shape the City's future.
- As the City grows, it continues to focus on beautifying the city. The Gladstone Green Team, led by Councilmember Moore, is back in action, organizing monthly clean-ups. A new Home Repair Grant program was launched to assist residents, the sculpture "Monarch Girl" was unveiled at Oak Grove Park, and the downtown area was lit up with new festoon lighting to create a warm and inviting atmosphere.
- The City's efforts have been noticed in numerous areas; the Police Headquarters and City Hall Expansion Project received a Silver Award from *Officer Magazine* for its cost-effective design. The City's disc golf course is now the fourth most played in Missouri, with over 44,000 players in 2024. Public Works made major progress, replacing 17,800 feet of curb, 6,000 feet of sidewalk, and improving 30 lane miles of roadway—resurfacing 11 miles with over 9,500 tons of asphalt. Additional projects are underway, including a partnership with MoDOT on the Missouri Route 1 Corridor Upgrades, including full reconstruction, resurfacing, storm drainage improvements, and trail extensions, scheduled for completion by 2026.
- Communication is another key part of the mission. The City expanded the social media outreach, updated the website, launched a monthly newsletter, and will soon release the spring edition of Gladstone Magazine, themed "Stronger Together: Infrastructure, Innovation, and Involvement."
- The voice of the citizens continues to guide the City's direction. In the 2024 Community Survey, 92% of residents rated Gladstone as an "excellent" or "good" place to live, and 88% said the same for raising children. We were proud to receive ETC Institute's "Leading the Way Award," placing Gladstone in the top 10% of cities nationwide for service quality and value.
- Looking to the future: Flora Park is being transformed into an all-inclusive space for children of all abilities, thanks to \$250,000 grant from Variety KC and a \$30,000 private donation. After a four-year break, the City is excited to welcome back the Gladfest Parade this fall, promising the biggest and most spirited celebration yet.

**Mayor Spallo** shared that together, we are building a city that is stronger, smarter, and more connected than ever. She thanked everyone for the honor of serving as Mayor over the past year and shared that leading the city alongside the council team has been both humbling and deeply rewarding. She expressed pride in all they have accomplished together. The Mayor also thanked the City staff for their hard work, dedication, and commitment to excellence. She called staff the best any resident and City Council could ask for. She expressed gratitude to fellow council members for their vision, leadership, and teamwork. She thanked her wife for her and unwavering support, and the residents for their trust, involvement, and the opportunity to serve the City. She expressed daily gratitude and optimism for the future, saying, "*Let's keep going. The best is yet to come.*"

**Councilmember Moore** shared how proud she is of Mayor Spallo and said it was an honor to serve alongside her. She noted that the Mayor's love for the City was evident in everything she did throughout the past year.

**Councilman Davis** reflected on how quickly the year passed and all that was accomplished. He expressed deep gratitude for being part of the City and City Council, and for the unwavering support of his fellow council members. He also thanked Mayor Spallo for setting a strong example of leading with purpose and integrity.

**Mayor Pro Tem Smith** expressed his admiration of Mayor Spallo. He expressed his pride in her and the job she did as Mayor this past year.

**Councilman Garnos** concurred with the comments made by Council regarding Mayor Spallo. He congratulated her on an outstanding first term as Mayor, expressed that Gladstone is a better place because of her leadership over the past year, and thanked her for her service.

**Mayor Spallo** thanked her fellow councilmembers for their kind words, expressed her deep respect for each other, and shared her hope to have the opportunity to serve as Mayor again in the future.

#### **REGULAR AGENDA**

**Item No. 9. On the Agenda. FIRST READING BILL NO. 25-10**, An Ordinance declaring the results of the Gladstone General Municipal Elections held on Tuesday, April 8, 2025, as certified by the Clay County Board of Election Commissioners; and declaring that no candidate has been elected to the City Council in said election creating a vacancy in the office.

This Item was removed from the Regular Agenda.

#### Item No. 10. On the Agenda. ELECTION OF THE MAYOR AND OATH OF OFFICE.

Mayor Spallo nominated Councilman Smith for the position of Mayor.

**Councilman Garnos** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

The City Clerk administered the Oath of Office.

**Mayor Smith** thanked the Councilmembers and reflected on his past role as Mayor and the lasting impact the former City Manager and City Clerks had during his previous terms. He expressed his appreciation for the current City Manager and City staff and that projects in the next year will continue. He noted that building consensus among the Council will lead to meaningful progress for the City and shared his hope to make the community proud.

#### Item No. 11. On the Agenda. ELECTION OF MAYOR PRO TEM.

**Councilman Davis** nominated **Councilmember Moore** for Mayor Pro Tem. **Councilman Garnos** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Mayor Smith congratulated Mayor Pro Tem Moore.

Item No. 12. On the Agenda. Communications from the Audience.

Jinny Kyle, 7006 N. Walnut Street, expressed her gratitude to **Mayor Smith** for purchasing and installing new shelves at the Museum store.

Item No. 13. On the Agenda. Communications from City Council.

**Councilmember Spallo** shared that the Neighborhood Grant program is progressing very well; with \$20,000 worth of grant applications ready to be awarded. She thanked Alan Napoli for helping to get the group going again. She also reported that the Neighborhood Commission is excited to have the opportunity to award three (3) residents that will benefit from this grant.

**Mayor Pro Tem Moore** commended former **Mayor Spallo**, for doing a stellar job engaging students at Linden West Elementary School during the Arbor Day observance. Third and fourth grade students performed songs, and a representative from the Missouri Department of Conservation attended and gifted saplings to the children. In celebration of Arbor Day and in recognition of the City of Gladstone status as a Tree City, two (2) trees were planted at Hobby Hill Park. She also reported attending the Capital Improvement Committee meeting on April 10, where Director Nebergall updated the Committee on completed projects of the past year and outlines plans for the upcoming year. The Committee approved five (5) year funding plans for both Transportation Sales Tax and Capital Improvement Tax. Additionally, she attended the Ribbon Cutting Ceremony at NAWS (Northland Animal Welfare Society) and the opening of the "Rainbow Bridge." She also shared the news of the unexpected passing of a local business owner, Andy Lock, co-owner of Summit Grill. She described him as a great leader whose passion was reflected in all the restaurants that he and his partner established, and noted that he will be greatly missed. She expressed gratitude that the restaurant chose to open in Gladstone and was pleased to share that it will continue to operate in the community.

Item No. 14. On the Agenda. Communications from the City Manager.

City Manager Baer stated that on behalf of him and the City staff, it was a pleasure serving with Councilmember Spallo as Mayor and appreciate her leadership, guidance, sense of humor, and calming demeanor through some of the tough times. He reported a great year and that she will be missed in that position. He addressed Mayor Smith and stated we look forward to a new year with his leadership, institutional knowledge, and enthusiasm to achieve excellence. He added that this year and will be a great year with all that is to come.

Item No. 15. On the Agenda. Other Business.

There was no other business.

Item No. 16. On the Agenda. Adjournment.

Mayor Smith adjourned the April 14, 2025, Regular City Council meeting at 8:00 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: \_\_\_\_\_

Approved as modified: \_\_\_\_\_

Mayor Les Smith



# **Request for Council Action**

**RES H** # City Clerk Only

BILL 🗆 # City Clerk Only

**ORD** □ # City Clerk Only

Date: 3/31/2025

Department: Community Development

Meeting Date Requested: 4/28/2025

Public Hearing: Yes Date: Click here to enter a date.

Subject: Special Event Permit

<u>Background</u>: North Kansas City School District (NKCSD) will hold an "End of Year Celebration" for the NKCSD School Age Child Care. This event is for the employees and their families to come out and listen to music, have dinner, and socialize.

Location: Linden Square Date: Friday, May 9, 2025 Time: 11:00 am to 11:00 pm

Budget Discussion: N/A.

Public/Board/Staff Input: See attached letter of transmittal.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Alan Napoli Department Director/Administrator

JA City Attorney BB City Manager

## LETTER OF TRANSMITTAL



CITY OF GLADSTONE Community Development Department P.O. Box 10719 Gladstone, Missouri 64188-0719 Tel. (816) 436-2220 Fax (816) 436-2228



TO: CITY COUNCIL FROM: COMMUNITY DEVELOPMENT DATE: MARCH 31, 2025 PERMIT NO.: SEP25-00040 RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: END OF YEAR CELEBRATION LOCATION OF EVENT: 602 NE 70<sup>th</sup> Street Linden Square Date of Event: Friday, May 9, 2025 Time of Event: 11:00 am to 11:00 PM Est. Attendance: 150±

REQUESTED TEMPORARY VARIANCE:

- [] Section 2.100.250(1) Outdoor display, sale and storage.
- [] Section 2.100.250(3) Sales transactions.
- [X] Section 2.120.050 Noise prohibited.
- [X] Section 2.130.010(2) Park rules and regulations (hours).
- [] Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- [] Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- [] Section 2.140.040 Public fireworks display prohibited, exceptions.
- [] Section 3.100.060 Burning prohibited general; exceptions.
- [ ] Section 5.110.1800 Drinking in public.
- [] Section 5.160.230(a) Street use permit (street use permit allowed).
- [] Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

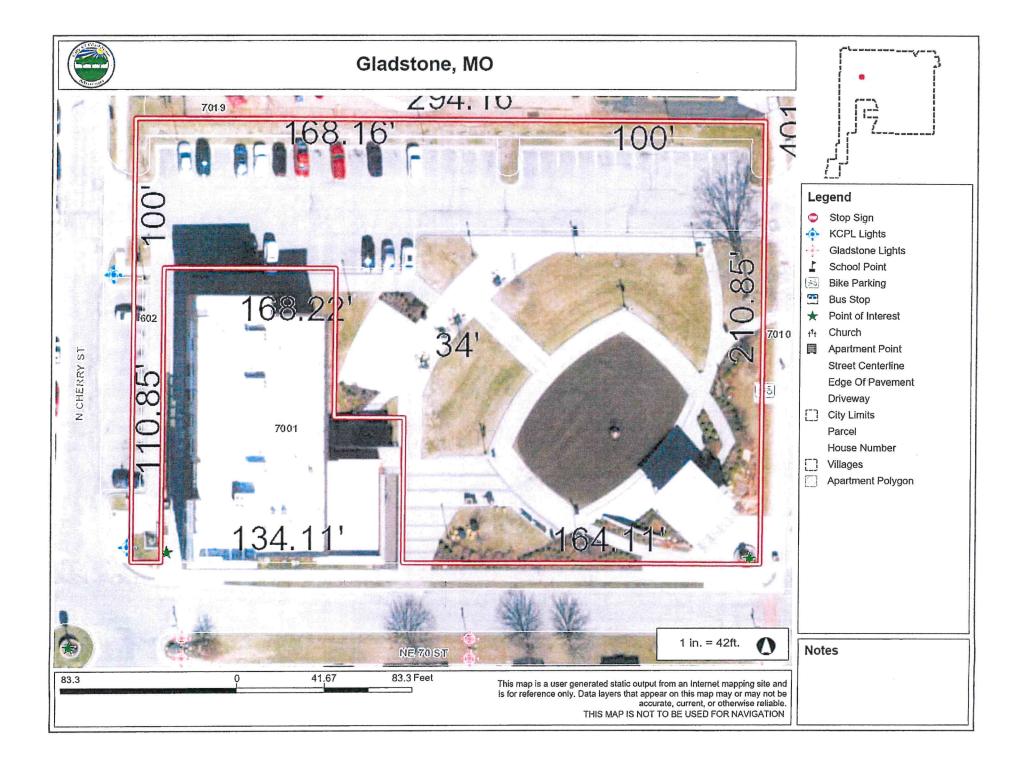
Signed:

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

[X] Map ] Other





# **Request for Council Action**

RES 🗆 # City Clerk Only

BILL 🗆 # City Clerk Only

ORD # City Clerk Only

Date: 3/24/2025

Department: Community Development

Meeting Date Requested: 4/28/2025

Public Hearing: Yes Date: Click here to enter a date.

Subject: Special Event Permit

<u>Background</u>: Public Works Department will host the City's Annual "Brush Drop-Off" for Gladstone residents. Residents can bring their yard trimmings, brush, leaves, and other yard waste for proper disposal.

Location: Public Works Facility Date: Friday, May 2, 2025 Saturday, May 3, 2025 Time: 8:00 am to 5:00 pm (both days)

Budget Discussion: N/A.

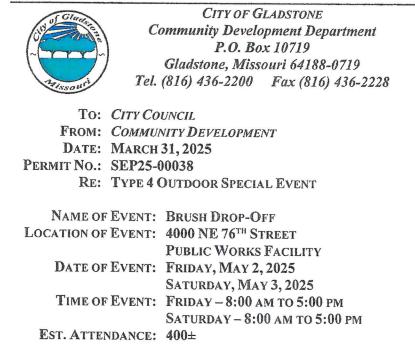
Public/Board/Staff Input: See attached letter of transmittal.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Alan Napoli Department Director/Administrator

JA City Attorney BB City Manager

## LETTER OF TRANSMITTAL



Cily of Gladstone

**Community** Development

REQUESTED TEMPORARY VARIANCE:

- [ ] Section 2.100.250(1) Outdoor display, sale and storage.
- [] Section 2.100.250(3) Sales transactions.
- [X] Section 2.120.050 Noise prohibited.
- [] Section 2.130.010(2) Park rules and regulations (hours).
- [] Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- [] Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ] Section 2.140.040 Public fireworks display prohibited, exceptions.
- [ ] Section 3.100.060 Burning prohibited general; exceptions.
- [ ] Section 5.110.1800 Drinking in public.
- [] Section 5.160.230(a) Street use permit (street use permit allowed).
- [X] Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

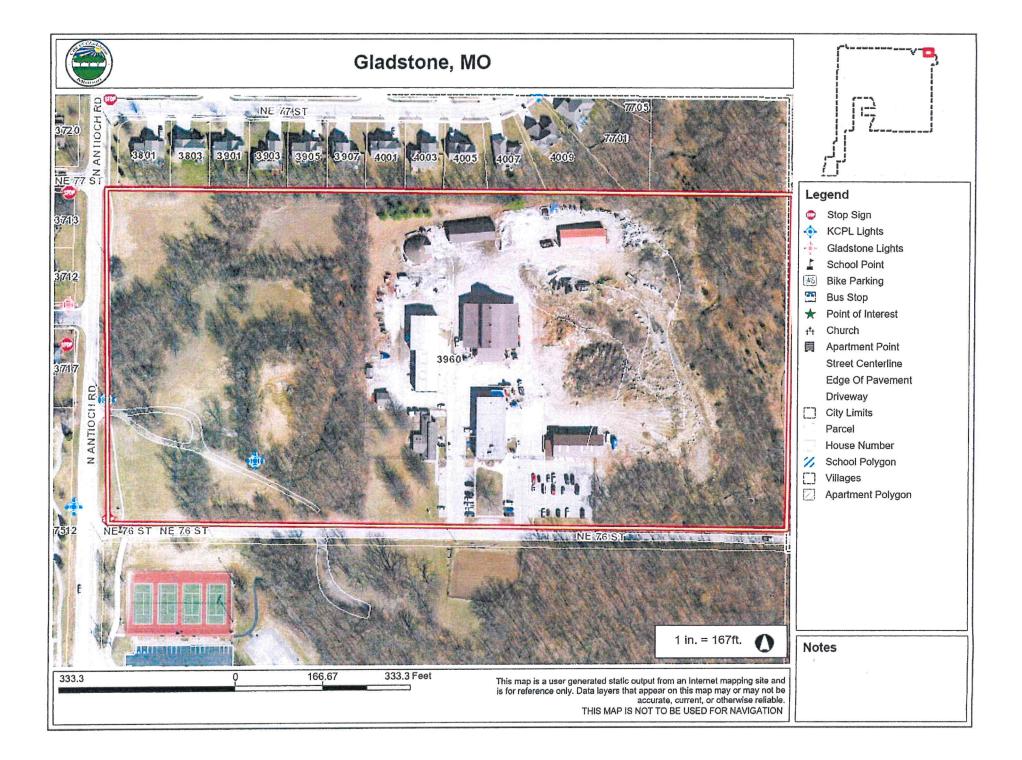
Signed:

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

[X] Map [ ] Other \_\_\_\_\_





# **Request for Council Action**

RES 🗆 # City Clerk Only

BILL 🗆 # City Clerk Only

ORD # City Clerk Only

Date: 3/31/2025

Department: Community Development

Meeting Date Requested: 4/28/2025

Public Hearing: Yes Date: Click here to enter a date.

Subject: Special Event Permit

<u>Background</u>: Public Works Department will host the City's Annual "Document Shredding". This event is for Gladstone residents to bring paper documents for secure disposal.

Location: Public Works Facility Date: Saturday, May 17, 2025 Time: 9:00 am to 1:00 pm

Budget Discussion: N/A.

Public/Board/Staff Input: See attached letter of transmittal.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Alan Napoli Department Director/Administrator JA City Attorney BB City Manager

## LETTER OF TRANSMITTAL

#### CITY OF GLADSTONE



Community Development Department P.O. Box 10719 Gladstone, Missouri 64188-0719 Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL FROM: COMMUNITY DEVELOPMENT DATE: MARCH 31, 2025 PERMIT NO.: SEP25-00039 RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: DOCUMENT SHREDDING LOCATION OF EVENT: 4000 NE 76<sup>th</sup> Street Public Works Facility Date of Event: Saturday, May 17, 2025 Time of Event: 9:00 am to 1:00 pm Est. Attendance: 100±

REQUESTED TEMPORARY VARIANCE:

[] Section 2.100.250(1) Outdoor display, sale and storage.

[] Section 2.100.250(3) Sales transactions.

[X] Section 2.120.050 Noise prohibited.

[] Section 2.130.010(2) Park rules and regulations (hours).

[] Section 2.130.010(13) Park rules and regulations (alcoholic beverages).

[] Section 2.135.040 Prohibition of smoking on or within all public park grounds.

[] Section 2.140.040 Public fireworks display prohibited, exceptions.

[] Section 3.100.060 Burning prohibited general; exceptions.

] Section 5.110.1800 Drinking in public.

[ ] Section 5.160.230(a) Street use permit (street use permit allowed).

[X] Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

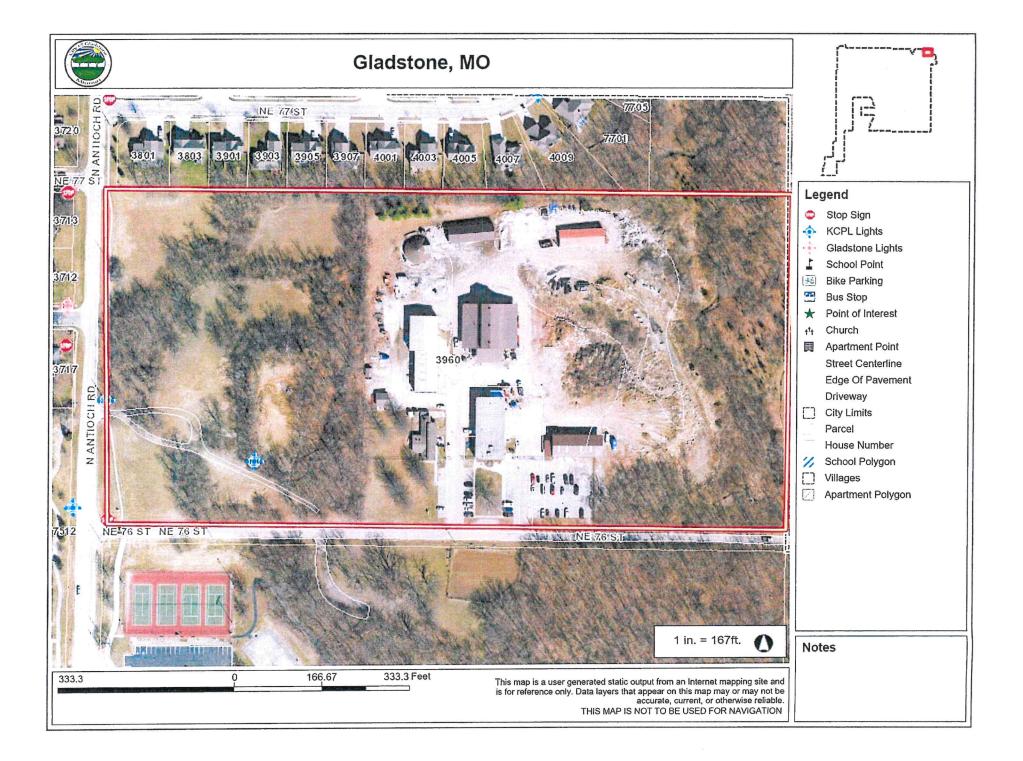
Signed:

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

[X] Map [ ] Other\_





# **Request for Council Action**

RES 🗆 # City Clerk Only

BILL 🗆 # City Clerk Only

ORD # City Clerk Only

Date: 3/24/2025

Department: Community Development

Meeting Date Requested: 4/28/2025

Public Hearing: Yes Date: Click here to enter a date.

Subject: Special Event Permit

<u>Background</u>: Dynamic Discs KCMO, LLC dba Nexus Disc Golf will sponsor a two round disc golf tournament (Springtime Love Doubles).

Location: Hobby Hill Park Date: Saturday, May 17, 2025 Time: 7:00 am to 6:00 pm

Budget Discussion: N/A.

Public/Board/Staff Input: See attached letter of transmittal.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Alan Napoli Department Director/Administrator

JA City Attorney BB City Manager

## LETTER OF TRANSMITTAL





**Community Development Department** P.O. Box 10719 Gladstone, Missouri 64188-0719 Tel. (816) 436-2200 Fax (816) 436-2228



To: CITY COUNCIL FROM: COMMUNITY DEVELOPMENT DATE: MARCH 24, 2025 PERMIT NO.: SEP25-00033 **RE: TYPE 4 OUTDOOR SPECIAL EVENT** 

NAME OF EVENT: DISC GOLF TOURNAMENT - SPRINGTIME LOVE DOUBLES LOCATION OF EVENT: 7601 N BROADWAY AVENUE HOBBY HILL PARK DATE OF EVENT: SATURDAY, MAY 17, 2025 TIME OF EVENT: 7:00 AM TO 6:00 PM EST. ATTENDANCE: 90±

**REQUESTED TEMPORARY VARIANCE:** 

- [] Section 2.100.250(1) Outdoor display, sale and storage.
- Section 2.100.250(3) Sales transactions.

[X] Section 2.120.050 Noise prohibited.

[X] Section 2.130.010(2) Park rules and regulations (hours).

- [] Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- [] Section 2.140.040 Public fireworks display prohibited, exceptions.
- [] Section 3.100.060 Burning prohibited general; exceptions.
- [] Section 5.110.1800 Drinking in public.
- [] Section 5.160.230(a) Street use permit (street use permit allowed).

[X] Section 9.1600.110 Temporary signs.

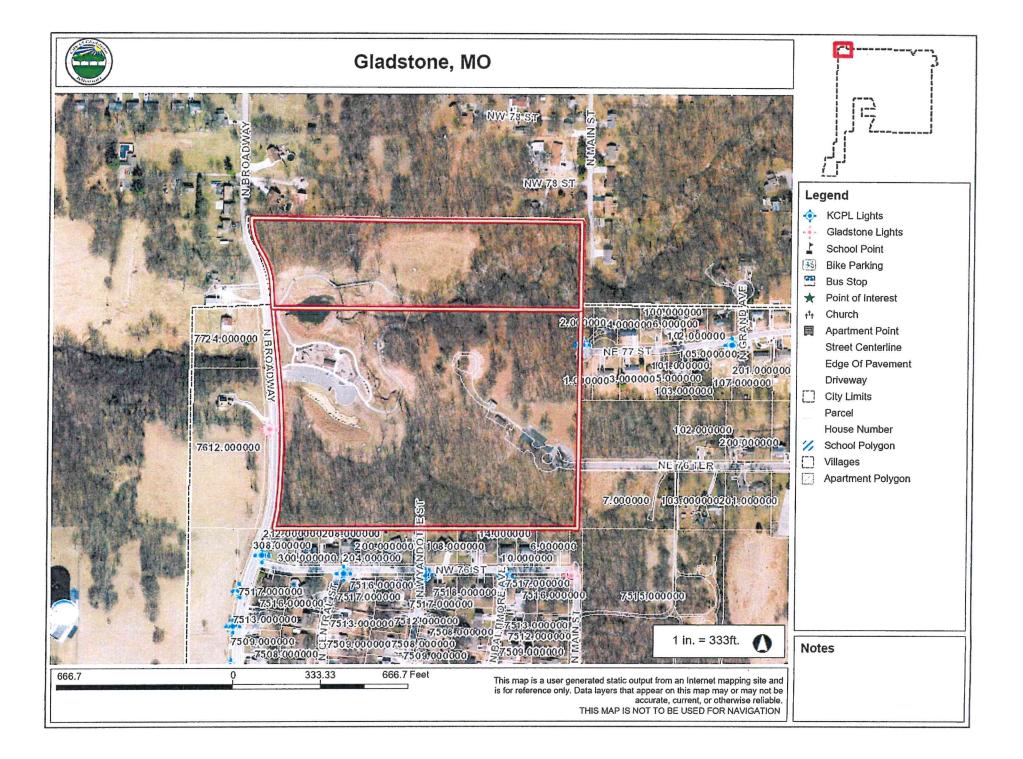
REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

Signed: Alan D. Napoli, C.B.O

Community Development Administrator | Building Official

ATTACHMENT(S):

[X] Map [] Other





# **Request for Council Action**

RES 🗆 # City Clerk Only

BILL 🗆 # City Clerk Only

ORD # City Clerk Only

Date: 3/24/2025

Department: Community Development

Meeting Date Requested: 4/28/2025

Public Hearing: Yes Date: Click here to enter a date.

Subject: Special Event Permit

<u>Background</u>: Dynamic Discs KCMO, LLC dba Nexus Disc Golf will sponsor a one round tee times PDGA A-tier disc golf tournament (Kansas City Flying Disc Challenge).

Location: Hobby Hill Park Date: Saturday, June 7, 2025 Time: 7:00 am to 7:00 pm

Budget Discussion: N/A.

Public/Board/Staff Input: See attached letter of transmittal.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Alan Napoli Department Director/Administrator JA City Attorney BB City Manager

## LETTER OF TRANSMITTAL



CITY OF GLADSTONE Community Development Department P.O. Box 10719 Gladstone, Missouri 64188-0719 Tel. (816) 436-2220 Fax (816) 436-2228



To: CITY COUNCIL FROM: COMMUNITY DEVELOPMENT DATE: MARCH 24, 2025 PERMIT NO.: SEP25-00035 RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: DISC GOLF TOURNAMENT – KC FLYING DISC CHALLENGE LOCATION OF EVENT: 7601 N BROADWAY AVENUE HOBBY HILL PARK DATE OF EVENT: SATURDAY, JUNE 7, 2025 TIME OF EVENT: 7:00 AM TO 7:00 PM EST. ATTENDANCE: 144±

REQUESTED TEMPORARY VARIANCE:

- [] Section 2.100.250(1) Outdoor display, sale and storage.
- [ ] Section 2.100.250(3) Sales transactions.

[X] Section 2.120.050 Noise prohibited.

- [X] Section 2.130.010(2) Park rules and regulations (hours).
- [] Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- [] Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- [] Section 2.140.040 Public fireworks display prohibited, exceptions.
- [ ] Section 3.100.060 Burning prohibited general; exceptions.
- [] Section 5.110.1800 Drinking in public.
- [] Section 5.160.230(a) Street use permit (street use permit allowed).
- [X] Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

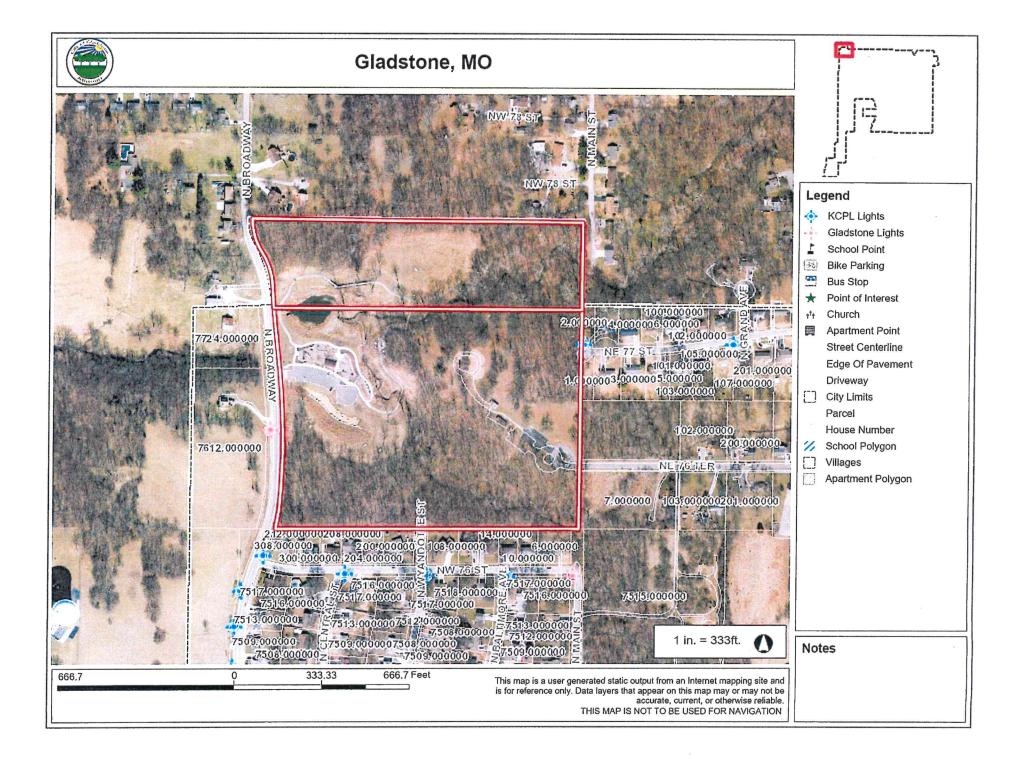
Signed:

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

[X] Map [ ] Other



# MONTHLY FINANCIAL UPDATE

Gladsto

MARCH YTD 2025

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#### 2025 CITY COUNCIL GOALS

- Keep Gladstone as a safe place with a focus on crime prevention, traffic enforcement, and the recruitment and retention of high-quality police officers, firefighters and EMS personnel.
- Continue commitment to downtown, commercial corridors, and underdeveloped areas through effective and innovative infrastructure and redevelopment strategies.
- Provide the resources and support the strategies to continue to improve residential and commercial code enforcement.
- Build an event center to replace the existing barn on the Atkins-Johnson Farm to provide long-term programming opportunities.
- Prioritize infrastructure for neighborhood revitalization to meet the needs of our residents and encourage quality residential density and homeowner investment to preserve and increase housing values.
- Promote initiatives to beautify Gladstone by encouraging civic engagement and community pride.
- Promote diversity, equity, and inclusion in all that we do to continue to be a welcoming city to everyone.
- Continue to improve and build communication strategies to better inform and engage our residents.
- Continue towards developing Flora Park as an all-inclusive recreational space.
- Explore funding opportunities for improving infrastructure, roads, and amenities.
- Prepare for the opportunities and challenges that will come with the World Cup 2026.

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#### Revenue Summary

- Citywide revenue overall is pacing ahead of budget by 4.1% or ~\$2.0M.
- Sales tax revenue which had been sluggish through the first half the fiscal year is now pacing at 75.8% of budget.

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#### Expense Summary

- Citywide expenditures are pacing below budget by 13.6%.
- Expenditures are lower YoY, primarily due to unfilled open positions and timing of capital expenditures.
- The cost of water main breaks will be continue to be something to watch for the remainder of the fiscal year and beyond.

# CITYWIDE

## REVENUE

Citywide revenue continues to pace higher than forecast at 79.1% of budget through the month of March. Year-over-year revenue is now 2.0% lower primarily due to loan proceeds in last fiscal year.

## EXPENSE

Citywide expenditures continue to pace below budget and are now 13.6% lower. Citywide expenditures also continue to pace below prior year-to-date by 6.1%. The favorability is mainly driven by the timing of capital expenditures in CWSS and savings from open headcount, partially offset by higher debt obligations and higher water main break expenses, along with ambulance engine rebuild and payoff of AJ Farm Debt.



• Total Revenue: \$19,427,215 compared to \$23,700,945 or 82.0% of budgeted.



Items to watch

- City staff are working on multiple multi-million dollar grants that may affect FY2025 analysis and beyond.
- The bulk of license revenue for the FY has already been received. Staff are not expecting similar cash inflows for the rest of the FY.
- One time debt proceeds from the 2024 COP are not considered operating revenues.

# GENERAL FUND-REVENUE

## PROPERTY TAXES

Property tax revenue through February is \$4,113,207 compared to a budget of \$4,181,000 or 98.4%. Compared to prior year property tax revenue is now pacing ~1% higher.

## SALES TAXES

The city has collected \$6,673,174 in sales taxes compared to a budget of \$8,520,000 or 78.3% of budgeted revenue. Sales tax revenue is now pacing slightly ahead of prior year.

## GROSS RECEIPTS TAX

Franchise tax revenue through the end of the month sits at \$2,652,731 compared to a budget of \$3,250,000 or 81.6% of budgeted revenue. YoY revenue is pacing lower by ~3% primarily due to timing in Natural Gas, Cable, and Wireless gross receipts.

## LICENSES AND PERMITS

Revenue of \$603,163 compared to a budget of \$672,030 or 89.8% of budgeted. This can be explained by the business license renewals occurring primarily in the first quarter of fiscal FY2025. Revenue is currently pacing ~5% lower YoY.

## INTERGOVERNMENTAL

YTD revenue sits at \$1,302,541 compared to a budget of \$1,765,000 or 77.7% of budgeted revenue. YoY revenue is now pacing ~5% ahead of prior year primarily due to timing of State Gasoline and State Motor Vehicle Sales Tax.



- Charges for services are now pacing below prior year due to reductions in EMS and in Day Trips for Seniors.
- Fines and Forfeitures, subject to many outside influences, continues to pace below forecast.



Items to watch

- Parks and Rec revenue related to outdoor activity will begin to ramp up again as we approach the summer months.
- Interest revenue is currently being examined by staff to determine a weaker YoY performance of \$90,518.

# GENERAL FUND-REVENUE

## CHARGES FOR SERVICES

Revenue of \$2,537,770 compared to budgeted \$3,464,915 or 73.2% of budgeted. Revenues are now pacing  $\sim$ 1% below prior year.

## FINES AND FORFEITURES

YTD revenue is \$234,009 out of \$470,000 budgeted or 68% of budgeted revenue for the fiscal year. The account category shows an increase YOY of  $\sim$ 37%.

## OTHER MISC. REVENUE

YTD revenue is \$981,532 out of \$1,203,000 budgeted or 81.6% of forecasted revenue. The strong results are primarily driven by higher Tower Rental, Public Buildings and Linden Sponsorship revenue to date. However, YOY revenue is pacing ~13% below prior year primarily due to lower Sale of Assets revenue, Building rental, Interest revenue, and Miscellaneous revenue

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#### Expense Summary

 YTD expense of \$16,236,350compared to \$25,331,277 FY budget or 64.1% of authorized spend.



#### Items to watch

- Should open positions be filled, staff expect personnel costs to increase accordingly. This would be especially noticeable in the police and public works departments.
- Spend related to water main breaks and replacements are expected to actualize higher than forecasted. Funding for these items were reflected in the mid-year budget adjustments.

# GENERAL FUND-EXPENSE

## PERSONNEL

YTD expense of \$10,602,045 out of a budgeted \$16,188,177 or 65.5% of budget. With a YoY increase of ~2.9% primarily in Fire Department wages and overtime. Despite the YoY increase, overall payroll costs are expected to be under budget while staff work to fill open positions across the city.

## SUPPLIES

YTD expense of \$701,317 out of a budgeted \$1,261,294 or 55.6% of budget. Currently pacing ~15% below prior year. Most of the favorability can be attributed to timing differences. Staff expect this line item to fluctuate as departments incur additional expenses throughout the year.

## SERVICES

YTD expense of \$2,854,194 out of a budgeted \$4,354,140 or 65.5% of budget. Currently pacing ~3% above prior year primarily due to higher insurance, audit and IT equipment maintenance costs. Actual spend continues to pace below budgeted year to date, mostly again due to timing differences in expense recognition. The city prepays several large costs at the start of the fiscal year that will continue to draw down throughout the year.

## CAPITAL

YTD expense of \$357,371 out of a budgeted \$523,665 or 68.2% of budget. This represents a decrease of \$2,183,857 YoY as projected in the 5 year CIP.

## DEBT

YTD expense of \$559,636 out of a budgeted \$979,000 or 57.2% of budget. This increase of ~76% YoY is attributed to the 2024 lease purchases and paying off the AJ Farm note.



- Revenue excluding a TST transfer of \$786,000 is \$2,953,933 YTD out of a budgeted \$3,828,550 or 77.2% of forecasted.
- Revenue including the TST transfer brings inflows to 81.0% of forecasted.

#### Expense Summary

 YTD Expense of \$3,005,029 compared to \$5,229,372 budgeted or 57.5% of authorized spend.

## COMMUNITY CENTER AND PARKS FUND

## **REVENUE- SALES TAX**

YTD revenue of \$794,818 out of a budgeted \$1,100,000 or 72.3% of forecasted. YoY decrease of ~1%.

## REVENUE- CHARGES FOR SERVICES

YTD revenue of \$1,155.955 out of a budgeted \$1,667,800 or 69.3% of forecasted which is a YoY increase of  $\sim$ 2%.

## EXPENSES

#### Personnel

YTD of \$1,039,297 represents a YoY increase of ~18%, mostly due to changes in staffing. Representing a current spend of 75% budgeted.

#### Capital

YTD of \$269,379 is flat to prior year and represents 62% of budgeted.



Items to watch

• Impact of price increases on activity enrollment.

- \$807,107 out of \$1,130,000 or 71.4% of forecasted.
- Accounting corrections of \$10,000 reduce FY2025 net revenue recognized YTD.

#### 

#### Expense Summary

• YTD expense of \$822,809 out of \$1,130,000 or 72.8% of authorized spend.



#### Items to watch

 Best practice is to spend down restricted funds before unrestricted. Staff allocate police FTE as promised to voters, and expect costs in PSST to closely match budgeted.

# PUBLIC SAFETY SALES TAX

## **REVENUE- SALES TAX**

YTD revenue of \$794,794 represents a marginal YoY decrease of \$4,797 and continues to pace below budget at 71.4%.

## EXPENSES

Personnel

YTD expense of \$450,937 represents 73.1% of budgeted for the fiscal year.

Supplies

YTD expense of \$12,339 represents 22.5% of budgeted for the fiscal year. Spend in these line items will occur sporadically throughout the fiscal year.

#### Services

YTD expense of \$68,658 are now pacing \$4,382 lower YoY and at 45.7% of budgeted.

Capital

YTD expense of \$192,250 represents 94.4% of budgeted for the fiscal year due to higher automotive capital expenditures.



- \$10,290,118 revenue represents 77.9% of the \$13,214,010 forecasted for the year.
- Revenue analytics are currently skewed by the large \$893,334 loan proceeds realized in FY24.

# CWSS – WATER AND SEWER FUND

## REVENUE

YTD revenue of \$10,290,118 out of the \$13,214,010 forecasted for the FY represents 77.9% of budgeted and represents a YoY decline of \$296,892. This decline is directly attributed to the \$893,334 loan proceeds received in FY2024. Usage revenue is now pacing ahead of prior year.

## EXPENSES

Personnel

YTD expense of \$1,154,541 represents 65.7% of budgeted. The underspend YTD is attributed to the ongoing staffing shortage in 501 that staff continue to monitor.

#### Supplies

YTD expense of \$538,393 represents a 69.9% of budgeted and a YoY increase of ~14% primarily due to the increased number of water main breaks.

#### Services

YTD expenses of \$6,223,851 represents 68.0% of budgeted and YoY increase of ~3% primarily due to higher sewer line maintenance charges.



#### Expense Summary

 Total YTD Expense of \$10,143,736 out of \$19,237,829 or 52.7% of authorized spend.



Items to watch

- The number of water main breaks continues to outpace prior year and forecast.
- Ability to fill open positions and employee turnover.



# **Request for Council Action**

RES 🛛 # R-25-22

BILL 🗆 # City Clerk Only

**ORD** # City Clerk Only

Department: Public Works

Date: 4/22/2025

Meeting Date Requested: 4/28/2025

Public Hearing: Yes Date: Click here to enter a date.

Subject: Contract Award, East Primary Basin Bearing Replacement, Project WP2492G

<u>Background</u>: The East Primary Basin at the water treatment plant is used to remove suspended solids from raw water prior to filtration. This contract includes the removal and replacement of the main bearing on the East Primary Basin which is currently out of service. Staff requested and received three (3) proposals for this work as summarized below:

The Deister Company	\$32,800.00
C&B Equipment	\$36,500.00
Westech	\$47,487.00

Budget Discussion: Funds are available from the 2024 COP and budgeted in CWSS.

<u>Public/Board/Staff Input:</u> The 2024 COP includes funding for approximately \$8M of improvements at the water treatment plant. The majority of these improvements are out to bid, however, it is recommended to expedite the replacement of the main bearing on the East Primary Basin to ensure the basin is in service before the start of summer and increased water usage across the City. Staff recommends the award of a time and materials contract to The Deister Company, Incorporated in the total amount not to exceed \$32,800.00 to complete the work. Please note that the replacement bearing has already been purchased in the amount of \$8,636.19 and delivered to the City and the work can begin immediately upon execution of this contract.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Timothy A. Nebergall Department Director/Administrator JA City Attorney BB City Manager

## **RESOLUTION NO. R-25-22**

# A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A TIME AND MATERIALS CONTRACT WITH THE DEISTER COMPANY, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$32,800.00 FOR THE WATER TREATMENT PLANT EAST PRIMARY BASIN BEARING REPLACEMENT, PROJECT WP2492G.

WHEREAS, staff requested and received proposals from three (3) firms; and

**WHEREAS**, the Department of Public Works recommends the acceptance of the proposal from The Deister Company, Incorporated.

# NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to enter into a time and materials contract with The Deister Company, Incorporated in the total amount not to exceed \$32,800.00.

**FURTHER**, **THAT**, funds for such purpose are available from the 2024 COP and budgeted in the CWSS Fund.

# INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF APRIL 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



# **Request for Council Action**

RES 🛛 # R-25-23

BILL 🛛 # City Clerk Only

**ORD** # City Clerk Only

Department: Public Works

Date: 4/22/2025

Meeting Date Requested: 4/28/2025

Public Hearing: Yes Date: Click here to enter a date.

Subject: Change Order No. 1 to the NE 76th Terrace Storm Drainage & Parking Improvements, Project CP2531

<u>Background</u>: The contract for Project CP2531 was awarded to Fleshman Construction, Inc. as authorized by Resolution R-25-07. Change Order No. 1 expands the scope of work to include the following work in the installation of three (3) pressure reducing valves to reduce system pressures in the southeast part of the City.

Budget Discussion: A financial breakdown of the contract is as follows:

Original Contract Amount:	\$ 662,815.34
Change Order 1	 106,290.00
<b>Revised Contract Amount:</b>	769,105.34

Funds are available from the CWSS Fund.

Public/Board/Staff Input: Please see the attached memorandum prepared by staff.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Timothy A. Nebergall Department Director/Administrator JA City Attorney BB City Manager



# Department of Public Works Memorandum

**DATE:** April 22, 2025

TO: Robert M. Baer, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: Water Main Breaks and Pressure Reducing Valve Installation Recommendations

Over the past year, the City has experienced a significant number of water main breaks which are attributable to our aging water infrastructure. Notably, a number of these recent breaks have occurred in areas of the City where the average system pressure exceeds 100 psi. For reference, optimal water system pressures typically range between 60 and 80 psi. Pressures significantly higher than this can increase stress on water mains and household plumbing, especially in older infrastructure, contributing to a higher likelihood of system failures. Average system pressures are shown on the attached Figure 7.1.

The 2009 Water Sustainability Master Plan reviewed long-term solutions for pressure management and evaluated the installation of pressure reducing valves (PRVs) at various locations across the City as shown on the attached Figure 7.6. Following a recent review of these recommendations, City staff proposes the installation of two new PRVs at the following locations:

- NE 56th Terrace, just east of N. Indiana Avenue
- N Cleveland, just south of NE 64th Street

These PRVs will reduce system pressures in the area generally located east of N. Indiana and N. Bales and south of NE 64<sup>th</sup> Street and will include the neighborhoods of Brooktree and Carriage Hill. Additionally, staff is currently evaluating the feasibility of installing a third PRV on NE Shady Lane, just east of N. Indiana Avenue.

If this program proves successful in reducing system pressure and mitigating water main breaks, staff will consider expanding the initiative to other areas of the City where pressures are also elevated.

This recommendation comes after careful consideration of several critical factors, including:

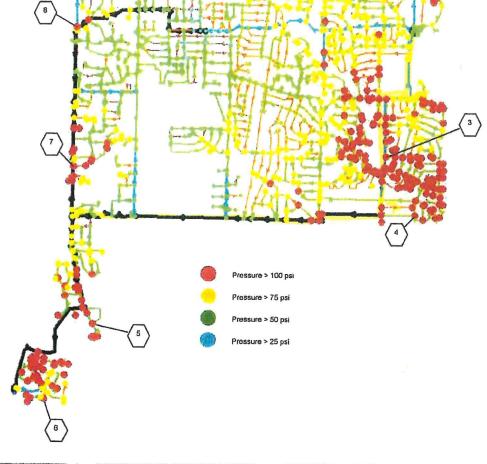
- Ongoing maintenance requirements for PRVs
- The time and cost associated with frequent water main repairs and replacements
- Ensuring continued, reliable fire protection service
- Maintaining sufficient transmission capacity to adequately fill the system's water towers

Staff will continue to monitor system performance and provide updates and recommendations as this program progresses.

If you have any questions, please contact me.

#### WATER SUSTAINABILITY MASTER PLAN CITY OF GLADSTONE

Figure 7.1 Model Diagram



wallace

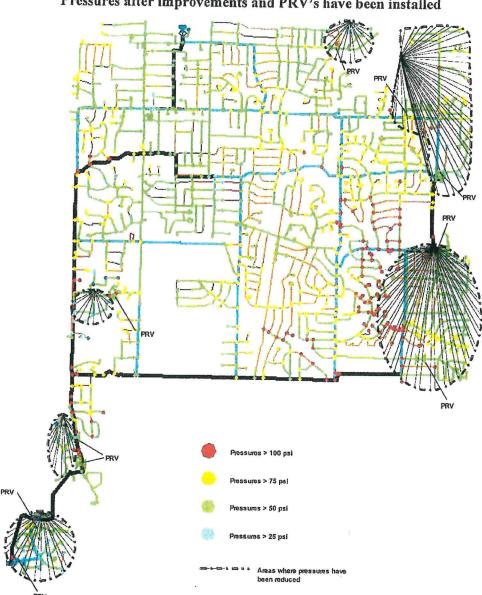
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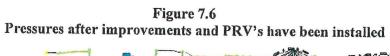






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## **RESOLUTION NO. R-25-23**

# A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 IN THE AMOUNT OF \$106,290.00 TO THE CONTRACT WITH FLESHMAN CONSTRUCTION, INCORPORATED, FOR THE NORTHEAST 76<sup>TH</sup> TERRACE STORM DRAINAGE AND PARKING IMPROVEMENTS, PROJECT CP2531.

WHEREAS, additional work under the Northeast 76<sup>th</sup> Terrace Storm Drainage and Parking Improvements Project CP2531 has been determined necessary and is recommended by the Director of Public Works.

# NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

**THAT,** the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute Change Order No. 1 to the Northeast 76<sup>th</sup> Terrace Storm Drainage and Parking Improvements, Project CP2531 with Fleshman Construction, Incorporated, as follows:

Original Contract Amount:	\$ 662,815.34
Change Order 1	 106,290.00
<b>Revised Contract Amount:</b>	769,105.34

FURTHER, THAT, funds for such purpose are authorized from the CWSS Fund.

# INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF APRIL 2025.

ATTEST:

Mayor Les Smith

Kris Keller, City Clerk

# AN ORDINANCE DECLARING THE RESULTS OF THE GLADSTONE GENERAL MUNICIPAL ELECTION HELD ON TUESDAY, APRIL 8, 2025, AS CERTIFIED BY THE CLAY COUNTY BOARD OF ELECTION COMMISSIONERS; AND DECLARING THAT NO CANDIDATE HAS BEEN ELECTED TO THE CITY COUNCIL IN SAID ELECTION CREATING A VACANCY IN THE OFFICE.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

**SECTION 1. THAT,** the City Council finds and declares upon the face of the returns of the Judges, the results of the Gladstone General Election held on the 8th day of April, 2025, as certified by the Clay County Board of Election Commissioners, to be as follows:

#### **CITY COUNCIL ELECTION RESULTS**

Candidate for Three Year Term	Total Votes Cast
Bill Garnos	867
Molly Marie Gibson	906

<u>SECTION 2</u>. FURTHER, THAT, based on the returns, because the candidate that received the most votes was not in compliance with the requirements of state law and the Code of Ordinances of the City regarding election to the office at the time of the election, the City Council is unable to declare any candidate as elected to the office thereby creating a vacancy in the office.

# INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF APRIL 2025.

ATTEST:

Mayor Les Smith

Kris Keller, City Clerk

First Reading: April 28, 2025

Second Reading: April 28, 2025

DARLA WIERZBICKI, CHAIRWOMAN TOM BROWN, MEMBER AARON CRAIG, ATTORNEY DENISE HART, INTERIM-DIRECTOR



MEGAN WORD, SECRETARY ANTHONY BOLOGNA, MEMBER STEVEN B. SALMON, ATTORNEY TIFFANY ELLISON, DIRECTOR

April 16, 2025

City of Gladstone Kris Keller 7010 N Holmes City Hall Gladstone, MO 64118

## April 8, 2025 General Municipal Election Certification of Official Election Results

The Clay County Board of Election Commissioners hereby certifies the attached document/s to be a true, correct and complete abstract of all the votes cast in Clay County in the <u>City of Gladstone</u> at the General Municipal Election held on April 8, 2025 as shown by the returns made from the precincts in said district within Clay County, and as verified by the Verification Board.



IN TESTIMONY WHEREOF, I hereunto set my hand and affix the seal of the County at the Board of Election Commissioners office in <u>Liberty, Missouri</u> on this <u>16<sup>th</sup> day of April 2025</u>.

Dènise Hart Interim-Republican Director

Democrat Director

# April 8, 2025 Clay County Statistics TOTAL Registered Voters - Total 186,347 Voter Turnout - Total 12.23%

#### FOR COUNCILMEMBER CITY OF GLADSTONE

Vote For 1		
	TOTAL	VOTE %
BILL GARNOS	867	48.52%
MOLLY MARIE GIBSON	906	50.70%
Write-In Totals	14	0.78%
THE LAND THE REAL OF A DECK.		
White Mr. Not Quanted	14	0.78%
Not Assigned	0	0.00%
Overvotes	0	
Undervotes	141	
Contest Totals	1,928	

SALLATIN 02         3,690         576         15.6           GALLATIN 03         3,268         230         7.00           GALLATIN 04         2,458         224         9.11           GALLATIN 05         1,297         215         16.50           GALLATIN 06         1,897         161         8.44           GALLATIN 06         1,897         161         8.44           GALLATIN 07         1,614         215         13.33           GALLATIN 08         1,721         183         10.63           GALLATIN 09         1,680         162         9.64           GALLATIN 10         2,759         490         17.74           CHOUTEAU 11         2,172         185         8.53           CHOUTEAU 12         2,879         347         12.03           CHOUTEAU 13         3,346         368         17           GALLATIN 14         1,867         148         7.93           CHOUTEAU 13         3,333         340         10.44           CHOUTEAU 16         3,313         324         9.74           CHOUTEAU 17         3,333         340         10.2           CHOUTEAU 18         3,018         212         7.00 <th><u>April 0, 2020</u></th> <th>STA</th> <th>TISTICS</th> <th>a na naar</th>	<u>April 0, 2020</u>	STA	TISTICS	a na naar
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GALLATIN 08       1,721       183       10.63         GALLATIN 09       1,680       162       9.64         GALLATIN 10       2,759       490       17.70         CHOUTEAU 11       2,172       185       8.53         CHOUTEAU 12       2,879       347       12.03         CHOUTEAU 13       3,346       368       17         GALLATIN 14       1,867       148       7.93         GALLATIN 15       2,433       109       4.44         CHOUTEAU 16       3,313       324       9.76         CHOUTEAU 17       3,333       340       10.25         CHOUTEAU 18       3,018       212       7.03         CHOUTEAU 19       1,518       131       8.63         CHOUTEAU 21       2,470       228       9.23         CHOUTEAU 21       2,470       228       9.23         CHOUTEAU 22       311       37       11.93         CHOUTEAU 23       1,970       109       5.53         CHOUTEAU 24       1,730       131       7.55         GALLATIN 25       1,505       178       11.83         CHOUTEAU 27       2,759       342       12.45 <td< td=""><td>and the second se</td><td>(2) - Monthle Hart</td><td></td><td>and the second sec</td></td<>	and the second se	(2) - Monthle Hart		and the second sec
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PLATTE 02 2,026 175 8.64	21 PLATTE 01	3,044	363	11.93%
	21 PLATTE 02	2,026	175	8.64%
	21 LIBERTY 01	3,034	182	6%

2025 General Muncipal - Detail - Entity - OFFICIAL - 04/16/2025 12:56PM

Артт 6, 2025	STA	TISTICS	aano - 75 <b>4</b> totaniki
			5
	Registered Voters - Total	Ballots Cast - Tota	/oter Turnout - Tota
21 LIBERTY 02	3,006	227	7.55%
21 LIBERTY 03	3,837	263	6.85%
21 LIBERTY 04	2,591	188	7.26%
21 LIBERTY 05	2,041	166	8.13%
21 LIBERTY 06	1,675	161	9.61%
21 LIBERTY 07	2,179	144	6.61%
21 LIBERTY 08	1,731	156	9.01%
21 LIBERTY 09	2,571	179	6.96%
GALLATIN 01	1,793	442	24.65%
GALLATIN 02	1,930	329	17.05%
GALLATIN 03	2,200	257	11.68%
GALLATIN 04	2,774	237	8.54%
GALLATIN 05	2,383	207	8.69%
GALLATIN 06	2,560	200	7.81%
GALLATIN 07	1,517	182	12%
CHOUTEAU 08	1,034	82	7.93%
GALLATIN 09	1,867	275	14.73%
GALLATIN 10	1,829	140	7.65%
GALLATIN 11	2,358	313	13.27%
GALLATIN 12	1,735	142	8.18%
GALLATIN 13	1,393	148	10.62%
FISHING RIVER 01	3,061	390	12.74%
FISHING RIVER 02	2,901	561	19.34%
FISHING RIVER 03	509	82	16.11%
FISHING RIVER 04	366	54	14.75%
KEARNEY 01	1,593	109	6.84%
KEARNEY 02	2,291	313	13.66%
KEARNEY 03	2,692	224	8.32%
KEARNEY 04	2,939	444	15.11%
KEARNEY 05	2,916	594	20.37%
LIBERTY 01	2,310	499	21.6%
LIBERTY 02	2,229	529	23.73%
LIBERTY 03	1,704	337	19.78%

2025 General Muncipal - Detail - Entity - OFFICIAL - 04/16/2025 12:56PM

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		ST	ATISTICS	
	i	Registered Voters - Total	Ballots Cast - Total	Voter Turnout - Total
LIBERTY 04	(#) (#)	2,013	289	14.36%
LIBERTY 05	•	1,948	290	14.89%
LIBERTY 06	1	2,756	624	22.64%
LIBERTY 07		2,379	423	17.78%
LIBERTY 08		440	57	12.95%
LIBERTY 09		1,377	68	4.94%
LIBERTY 10	10 U	2,190	528	24.11%
LIBERTY 11		2,469	435	17.62%
LIBERTY 13		2,971	649	21.84%
LIBERTY 14		2,005	358	17.86%
PLATTE 01		4,828	840	17.4%
PLATTE 02		3,098	475	15.33%
PLATTE 03		2,423	428	17.66%
WASHINGTON 01		795	124	15.6%
WASHINGTON 02	I	1,517	385	25.38%
WASHINGTON 03		1,045	88	8.42%
Totals	1	186,347	22,796	

	FOR COUNCILMEMBER CITY OF GLADSTONE VOTE FOR 1								
21 CHOUTEAU 12		- 1	Write-In Totals 🗢	Write-in: Not 🗢 Qualified	Write-in: Not 🗢 Assigned	Overvotes 🗢	Undervotes o	Contest Total 🗢	
GALLATIN 03	121	118	3	3	0	0	15	257	
GALLATIN 04	105	105	2	2	0	0	25	237	
GALLATIN 05	115	72	3	3	0	0	17	207	
GALLATIN 06	90	94	0	0	0	0	16	200	
GALLATIN 07	77	94	1	1	0	0	10	182	
GALLATIN 09	45	45	0	0	0	0	12	102	
GALLATIN 10	59	70	2	2	0	0	9 :	140	
GALLATIN 11	139	149	3		0	0	22	313	

Totals		867	906	14	14	0	0	141	1,928
GALLATIN 13		66	76	0	0	0	0	б	148
GALLATIN 12		50	83	0 :	0	0	0	9	142
	i a	ARNOS	<b>MARIE</b>	Totals	n: Not alified	in: Not ssigned	rvotes	rvotes	Total
	-	BILL GA	G G	Write-in	Write-in: Qua	Write-ir Ass	Ove	Under	Contest
	VOTE FOR 1								1
	FOR COUNCILMEMBER CITY OF GLADSTONE								



# **Request for Council Action**

**RES □**# City Clerk Only

BILL 🛛 # 25-12

ORD # 4.696

Date: 4/21/2025

Department: General Administration

Meeting Date Requested: 4/28/2025

Public Hearing: Yes 🗖 Date: Click here to enter a date.

<u>Subject:</u> An Ordinance directing the City Manager to execute a cooperative Agreement with the North Kansas City School District for providing a school resource officer at Antioch Middle School.

<u>Background</u>: The North Kansas City School District and the City of Gladstone currently have an agreement in place that provides for a uniformed school resource officer at Antioch Middle School during the school year. The proposed Ordinance simply updates and renews the agreement terms for the 2025-2026 school year and accounts for the expected wage and benefit increases for FY 26

<u>Budget Discussion</u>: Funds are budgeted in the amount of \$73,873.10 from the General Fund. Ongoing costs are estimated to be \$ 73,873.10 annually. Previous years' funding was \$57,439.00.

Public/Board/Staff Input: Staff recommends approval of the Ordinance that amends the agreement.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Fred Farris Chief of Police CW City Attorney

BB City Manager

# AN ORDINANCE DIRECTING THE CITY MANAGER TO EXECUTE A COOPERATIVE AGREEMENT WITH THE NORTH KANSAS CITY SCHOOL DISTRICT FOR PROVIDING A SCHOOL RESOURCE OFFICER AT ANTIOCH MIDDLE SCHOOL.

## LEGISLATIVE FINDINGS

- 1. The City of Gladstone and the North Kansas City School District seek to continue a fulltime School Resource Officer (SRO) program at Antioch Middle School.
- 2. The SRO program serves to reduce incidents of delinquency in school by combining law enforcement with educational professionals to address drug and alcohol abuse, youth violence, truancy and other youth issues in an educational environment.
- 3. The SRO fulfills three valuable roles as Educator, Counselor or Problem Solver, and Law Enforcement Officer.
- 4. The Cooperative Agreement is in the best interests of the residents of the City of Gladstone.

# NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to enter into the proposed Memorandum of Understanding, in substantially the form attached hereto and incorporated herein, with the North Kansas City School District to provide a School Resource Officer at Antioch Middle School.

# INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF APRIL 2025.

ATTEST:

Mayor Les Smith

Kris Keller, City Clerk

1<sup>st</sup> Reading: April 28, 2025

2<sup>nd</sup> Reading: April 28, 2025



# **Request for Council Action**

**RES 🗆** # City Clerk Only

BILL 🖾 # 25-13

ORD 🛛 # 4.697

Date: 4/22/2025

Department: Community Development

Meeting Date Requested: 4/28/2025

Public Hearing: Yes 🛛 Date: 4/28/2025

Subject: 6880 & 6900 N Oak Trafficway (Approximately 8.83 acres) Re-Zoning

#### **Background:**

City Staff, is proposing to re-zone approximately 8.83 acres of city-owned property in the downtown area from its current designation to Commercial C-3 zoning. This rezoning is proposed to enhance the city's ability to market, attract, and retain large-scale commercial development, by providing shovel ready property, thereby fostering city-wide economic growth, and continuing to grow the downtown core. Gladstone is well positioned to capitalize on its proximity to urban amenities while strengthening its identity as a thriving community hub. Rezoning this city-owned property along North Oak Trafficway to Commercial C-3 offers a strategic opportunity to unlock the potential of these properties.

## Background

Gladstone's downtown area has historically served as a focal point for community engagement and smallscale commerce. However, shifting economic trends and regional competition necessitate proactive measures to ensure its continued relevance and strength. The city's Comprehensive Plan, emphasizes priorities such as economic development, enhanced services, and a cohesive community vision. Recent redevelopment efforts—including the construction of The Heights at Linden Square, Northland Innovation Center, Fairfield Inn & Suites by Marriott, iWerx, Summit Grill, Stone Canyon Pizza, Over Flow Coffee, and Nyx Lounge (Fence Stile Winery & Distillery) demonstrate Gladstone's commitment to revitalization. Re-zoning cityowned property to Commercial C-3 builds on these successes by enabling larger-scale projects that can continue to anchor downtown growth.

The Commercial C-3 zoning designation, as outlined in Gladstone's zoning ordinance, is intended and can accommodate but not limited to indoor/outdoor entertainment, hospitality, retail, medical, and restaurant uses, which is highly desired by the public according to the Comprehensive Plan and Community Surveys. Unlike more restrictive commercial zones (e.g., C-1 or C-2), C-3 permits a broader range of developments, making it ideal for attracting various types of uses and developers who are looking for shovel ready property.

## **Importance of Rezoning to Commercial C-3**

#### 1. Enhanced Marketability

Rezoning to Commercial C-3 positions city-owned property as a prime candidate for large-scale development by signaling flexibility and opportunity to prospective developers. C-3 zoning aligns with market demands for indoor/outdoor entertainment, medical, hospitality, retail, restaurant and increasing the property's appeal in a competitive regional market. This proactive step enhances Gladstone's ability to attract high-caliber developers who can build projects that residents want.

#### 2. Retention and Economic Benefits

A rezoned C-3 property supports long-term retention of businesses by offering modern infrastructure and scalability. Downtown Gladstone stands to gain jobs, tax revenue, and increased foot traffic. The Gladstone Community Survey (conducted prior to March 2025) rated city services 33% above the U.S. average, reflecting strong community support for quality-of-life improvements. A large-scale development could further enhance these metrics by providing employment opportunities and amenities that retain residents and businesses.

#### 3. Downtown Revitalization

Over the last 10 years, Gladstone's downtown has seen a lot of success that blends commercial, residential, and recreational elements. Rezoning these City owned properties to C-3 facilitates this vision by allowing developments to occur across N. Oak Trafficway from the East side to the West side. A prominent office, medical, hospitality, or entertainment project(s) could serve as a downtown cornerstone, driving daytime activity and connecting the revitalization that has taken place on the east side of North Oak Trafficway in our Downtown area to the West side of North Oak Trafficway.

#### Budget Discussion: N/A

#### Public/Board/Staff Input:

- No comments from the public.
- The Planning Commission voted unanimously (11 Yes 0 No) in support of rezoning this city-owned property.
- City Staff recommends that the Planning Commission and City Council consider the rezoning of designated city-owned property in downtown Gladstone to Commercial C-3. This action will allow the city to market the site more effectively, attract transformative large-scale development, and secure lasting economic and social benefits for the community.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Austin Greer Department Director/Administrator JA City Attorney BB City Manager

## AN ORDINANCE APPROVING A ZONING CHANGE FOR CITY OWNED PROPERTY TOTALING 8.83 ACRES GENERALLY LOCATED AT 6880 AND 6900 NORTH OAK TRAFFICWAY WITHIN THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, pursuant to applicable City ordinances, a Petition has been submitted to the Gladstone City Council to rezone the following described property from CP-3 Planned Commercial District, C-1 Local Business District, R-1 Single Family Residential to C-3 Commercial District. This property totaling 8.83 acres is legally described as:

ALL THAT PART OF LOTS 6, 7, 8, 9 AND 10, LINDEN HEIGHTS RESURVEY OF LOT 26 AND THAT PART OF NOW VACATED LAKE DRIVE, AS ALL BEING RECORDED IN BOOK 269 AT PAGE 60, KANSAS CITY, CLAY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF LOT 1. LINDEN HEIGHTS RESURVEY OF LOT 26, THENCE SOUTH ALONG THE WESTERLY LINE OF LOT 1 AND LOT 2 OF SAID LINDEN HEIGHTS RESURVEY OF LOT 26, 200 FEET TO THE POINT OF BEGINNING OF THIS REZONING DESCRIPTION; THENCE IN A WEST DIRECTION, 208.7 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, PARALLEL AND 200 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 9, LINDEN HEIGHTS RESURVEY OF LOT 26, ALSO BEING THE EAST LINE OF RICE ADDITION, 387.7 FEET: THENCE IN A SOUTH SOUTHWESTERLY DIRECTION, PARALLEL AND 200 FEET EASTERLY FROM SAID WEST LINE OF LOT 9, LINDEN HEIGHTS RESURVEY OF LOT 26, ALSO BEING THE EAST LINE OF RICE ADDITION, 477.8 FEET TO A POINT ON THE SOUTH LINE OF LOT 10, LINDEN HEIGHTS RESURVEY OF LOT 26: THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF LOTS 2 AND PART OF LOT 1, TINGLER PROPERTIES, 664.0 FEET; THENCE NORTH ALONG THE WEST LINE OF LOT 1 OF SAID TINGLER PROPERTIES, 171.3 FEET; THENCE EAST ALONG THE NORTH LINE OF LOT 1, TINGLER PROPERTIES AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1218 AT PAGE 99, 300 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH OAK TRAFFICWAY; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, 258.4 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 7658 AT PAGE 39. ALSO BEING ON THE SOUTH LINE OF LOT 5. LINDEN HEIGHTS RESURVEY OF LOT 26; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 5, 455.5 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, 100 FEET; THENCE EAST A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE WEST LINE OF LOTS 4, 3 AND 2, LINDEN HEIGHTS RESURVEY OF LOT 26, 250 FEET TO THE POINT OF BEGINNING, CONTAINING 8.8 ACRES. MORE OR LESS, EXCLUDING ANY PART IN NORTH OAK TRAFFICWAY RIGHT OF WAY IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI.

WHEREAS, Public Hearings have been held after the publishing of the required notices;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

## **BILL NO. 25-13**

# **ORDINANCE NO. 4.697**

**THAT,** the aforesaid land be rezoned from CP-3 Planned Commercial District, C-1 Local Business District, R-1 Single Family Residential to C-3 Commercial District.

# INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF APRIL 2025.

ATTEST:

Mayor Les Smith

Kris Keller, City Clerk

1<sup>st</sup> Reading: April 28, 2025

2<sup>nd</sup> Reading: April 28, 2025

File #REZON25-00001



# **Community Development Department**

Staff Report Date: 4/2/2025 File #: Requested Action: Zoning Change Date of PC Consideration: 4/7/2025 Date of Council Consideration: 4/28/2025

Applicant: Robert Baer, City Manager

Owner: City of Gladstone

Address of Property: 6880 & 6900 N. Oak Trafficway (Approximately 8.83 acres)

# **Planning Information**

- <u>Current Zoning:</u> CP-3 Planned Commercial District, C-1 Local Business District, R-1 Single Family Residential (vacant and undeveloped City owned property)
- <u>Planned Land Use</u>: The Comprehensive Plan does not specifically identify the future planned use of these particular properties and a commercial use would be beneficial to the City's tax base.
- <u>Surrounding Uses:</u> Properties located north, south and east are commercial uses. Property owned by the City of Gladstone to the west is vacant and undeveloped.
- <u>Applicable Regulations:</u> Zoning and Subdivision Ordinance and Comprehensive Plan

## **Additional Information**

- <u>Public Utility Availability:</u> Existing
- Ingress/Egress: North Oak Trafficway

# Analysis

City Staff, under the direction of the City Council, is proposing to re-zone approximately 8.83 acres of city-owned property in the downtown area from its current designation to Commercial C-3 zoning. This rezoning is proposed to enhance the city's ability to market, attract, and retain large-scale commercial development, by providing shovel ready property, thereby fostering city-wide economic growth, and continuing to grow the downtown core. Gladstone is well positioned to capitalize on its proximity to urban amenities while strengthening its identity as a thriving community hub. Rezoning this city-owned property along North Oak Trafficway to Commercial C-3 offers a strategic opportunity to unlock the potential of these properties.

#### Background

Gladstone's downtown area has historically served as a focal point for community engagement and small-scale commerce. However, shifting economic trends and regional competition necessitate proactive measures to ensure its continued relevance and strength. The city's Comprehensive Plan, emphasizes priorities such as economic development, enhanced services, and a cohesive community vision. Recent redevelopment efforts—including the construction of The Heights at Linden Square, Northland Innovation Center, Fairfield Inn & Suites by Marriott, iWerx, Summit Grill, Stone Canyon Pizza, Over Flow Coffee, and Nyx Lounge (Fence Stile Winery & Distillery) demonstrate Gladstone's commitment to revitalization. Re-zoning cityowned property to Commercial C-3 builds on these successes by enabling larger-scale projects that can continue to anchor downtown growth.

The Commercial C-3 zoning designation, as outlined in Gladstone's zoning ordinance, is intended and can accommodate but not limited to indoor/outdoor entertainment, hospitality, retail, medical, and restaurant uses, which is highly desired by the public according to the Comprehensive Plan and Community Surveys. Unlike more restrictive commercial zones (e.g., C-1 or C-2), C-3 permits a broader range of developments, making it ideal for attracting various types of uses and developers who are looking for shovel ready property.

#### **Importance of Rezoning to Commercial C-3**

#### 1. Enhanced Marketability

Rezoning to Commercial C-3 positions city-owned property as a prime candidate for large-scale development by signaling flexibility and opportunity to prospective developers. C-3 zoning aligns with market demands for indoor/outdoor entertainment, medical, hospitality, retail, restaurant and increasing the property's appeal in a competitive regional market. This proactive step enhances Gladstone's ability to attract high-caliber developers who can build projects that residents want.

### 2. Retention and Economic Benefits

A rezoned C-3 property supports long-term retention of businesses by offering modern infrastructure and scalability. Downtown Gladstone stands to gain jobs, tax revenue, and increased foot traffic. The Gladstone Community Survey (conducted prior to March 2025) rated city services 33% above the U.S. average, reflecting strong community support for quality-of-life improvements. A large-scale development could further enhance these metrics by providing employment opportunities and amenities that retain residents and businesses.

#### 3. Downtown Revitalization

Over the last 10 years, Gladstone's downtown has seen a lot of success that blends commercial, residential, and recreational elements. Rezoning these City owned properties to C-3 facilitates this vision by allowing developments to occur across N. Oak Trafficway from the East side to the West side. A prominent office, medical, hospitality, or entertainment project(s) could serve as a downtown cornerstone, driving daytime activity and connecting the revitalization that has taken place on the east side of North Oak Trafficwway in our Downtown area to the West side of North Oak Trafficwway.

## Recommendation

City Staff recommends that the Planning Commission and City Council consider the rezoning of designated city-owned property in downtown Gladstone to Commercial C-3. This action will allow the city to market the site more effectively, attract transformative large-scale development, and secure lasting economic and social benefits for the community.

### Recommendation

City Staff recommends that the request be **<u>APPROVED</u>**.

#### PLANNING COMMISSION GLADSTONE, MISSOURI Gladstone City Hall Monday, April 7th, 2025 7:00 p.m.

#### Item 1 on the Agenda: Roll Call.

Present: Chase Cookson Bill Turnage Jennifer McGee Cameron Nave, Chair Robert Wilson Brenda Lowe, Secretary Kim Murch Mike Ebenroth Joseph Brancato Katie Middleton Nick Smith

Absent: Steve Beamer, Vice-Chair

#### **Council & Staff Present:**

Austin Greer, Assistant City Manager | Community Development Director Angie Daugherty, Admin. Assistant Alan Napoli, CD Administrator/Building Official Jean Moore, Council Liaison

#### Item 2 on the Agenda: Pledge of Allegiance.

Chair Nave led the group in reciting the Pledge of Allegiance to the United States of America.

**Item 3 on the Agenda:** Approval of the February 18<sup>th</sup>, 2025 Minutes. Chair Nave asked if there was a motion to approve the minutes from the February 18<sup>th</sup> meeting.

Mr. Turnage moved to approve the minutes; Mr. Murch seconded. The minutes were approved, 11-0.

**<u>Item 4 on the Agenda</u>**: **Consideration**: On a Re-Zone for address 6880 – 6900 N Oak Trafficway.

Owner: City of Gladstone

City Council consideration for this project is scheduled for Monday, April 28, 2025.

Mr. Greer read from the staff report:

City Staff, under the direction of the City Council, is proposing to re-zone approximately 8.83 acres of city-owned property in the downtown area from its current designation to Commercial C-3 zoning. This rezoning is proposed to enhance the city's ability to market, attract, and retain large-scale commercial development, by providing shovel-ready property, thereby fostering city-wide economic growth, and continuing to grow the downtown core. Gladstone is well positioned to capitalize on its proximity to urban amenities while strengthening its identity as a thriving community hub. Rezoning this city-owned property along North Oak Trafficway to Commercial C-3 offers a strategic opportunity to unlock the potential of these properties.

Gladstone's downtown area has historically served as a focal point for community engagement and small-scale commerce. However, shifting economic trends and regional competition necessitate proactive measures to ensure its continued relevance and strength. The city's Comprehensive Plan, emphasizes priorities such as economic development, enhanced services, and a cohesive community vision. Recent redevelopment efforts—including the construction of The Heights at Linden Square, Northland Innovation Center, Fairfield Inn & Suites by Marriott, iWerx, Summit Grill, Stone Canyon Pizza, Over Flow Coffee, and Nyx Lounge (Fence Stile Winery & Distillery)—demonstrate Gladstone's commitment to revitalization. Re-zoning cityowned property to Commercial C-3 builds on these successes by enabling larger-scale projects that can continue to anchor downtown growth.

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#### Importance of Rezoning to Commercial C-3

1. Enhanced Marketability

Rezoning to Commercial C-3 positions city-owned property as a prime candidate for large-scale development by signaling flexibility and opportunity to prospective developers. C-3 zoning aligns with market demands for indoor/outdoor entertainment, medical, hospitality, retail, restaurant and increasing the property's appeal in a competitive regional market. This proactive step enhances Gladstone's ability to attract high-caliber developers who can build projects that residents want.

- Retention and Economic Benefits
   A rezoned C-3 property supports long-term retention of businesses by offering modern
   infrastructure and scalability. Downtown Gladstone stands to gain jobs, tax revenue, and
   increased foot traffic. The Gladstone Community Survey (conducted prior to March
   2025) rated city services 33% above the U.S. average, reflecting strong community
   support for quality-of-life improvements. A large-scale development could further
   enhance these metrics by providing employment opportunities and amenities that retain
   residents and businesses.
- Downtown Revitalization
   Over the last 10 years, Gladstone's downtown has seen a lot of success that blends
   commercial, residential, and recreational elements. Rezoning these City owned properties

to C-3 facilitates this vision by allowing developments to occur across N. Oak Trafficway from the East side to the West side. A prominent office, medical, hospitality, or entertainment project(s) could serve as a downtown cornerstone, driving daytime activity and connecting the revitalization that has taken place on the east side of North Oak Trafficway in our Downtown area to the west side of North Oak Trafficway.

City Staff recommends that the Planning Commission and City Council consider the rezoning of designated city-owned property in downtown Gladstone to Commercial C-3. This action will allow the city to market the site more effectively, attract transformative large-scale development, and secure lasting economic and social benefits for the community.

City Staff recommends that the request be **APPROVED**.

Ms. Middleton asked if they are going to level the land now or wait for a developer.

Mr. Greer stated they're not planning to level the land right now. This means the zoning will already be appropriate for development, so they can go ahead and submit for building permits. Once approved—which should be a relatively quick review—they'll be able to start moving dirt on their own.

Mr. Smith asked if the zoning was the primary reason that this property hasn't been developed yet.

Mr. Greer stated yes, this is correct. He has been with the city for 10 years as of this month, and this property has been vacant for well over a decade. They've come close to securing some high-quality projects for the site, but walkability and zoning have consistently been challenges to developers. Leadership's current thinking is that taking this small step of securing appropriate zoning would remove one more barrier to moving forward with a strong project.

Mr. Murch asked if Mr. Greer could show him where the old Arby's used to be.

Mr. Greer pointed to the location of the two fast food restaurants that used to be at this location. Mr. Greer also mentioned that there are 20+ acres behind this location that the city has owned for decades.

Mr. Murch asked about the proposed roundabout and the timing on that roundabout.

Mr. Greer stated yes, there is a proposed roundabout in this location, and he stated that this is still in the works. The timing may be 2026 before construction could start.

Mr. Murch asked if there is going to be another roundabout north of this location.

Mr. Greer stated that the current plans call for it and is funded.

Ms. McGee asked about walkability. Are there plans to make any changes to North Oak to make it more crossable for pedestrians?

Mr. Greer stated yes, between 69<sup>th</sup> Street all the way up to 71<sup>st</sup> Street, they want to do a more walkable downtown in order for pedestrians to walk more safely east and west across N. Oak Trafficway while enhancing the streetscape

Mr. Wilson asked if the city owns the lots that the restaurants were on.

Mr. Greer stated yes, the city owns all of this property, around 23 acres total.

Mr. Murch asked if this site goes back to 72<sup>nd</sup> Street.

Mr. Greer stated no, it does not go that far north and actually ends at NE 70th Terrace

Mr. Wilson asked if the rest of the property is C-3.

Mr. Greer stated no, it is not. The heavily wooded area is R-1 because it is vacant and undeveloped.

Mr. Nave asked if all the parcels are R-1 right now.

Mr. Greer stated yes, except for the two commercial properties along North Oak Trafficway, which total about two acres.

Mr. Turnage asked if the street entrance would come from North Oak Trafficway.

Mr. Greer stated yes sir it will.

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Chair Nave asked for a motion to approve the re-zone for address 6880 – 6900 N. Oak Trafficway.

MOTION: By Mr. Ebenroth, second by Mr. Brancato to consider a Re-Zone located at 6880 – 6900 N. Oak Trafficway.

Vote:	Mr. Wilson	Yes
1	Mr. Turnage	Yes
	Mr. Cookson	Yes
	Ms. McGee	Yes
	Chair Nave	Yes
	Mr. Murch	Yes
	Ms. Lowe	Yes
	Mr. Ebenroth	Yes
	Mr. Brancato	Yes
	Mr. Smith	Yes
	Ms. Middleton	Yes

The motion carried. (11-0)

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Item 5 on the Agenda: Communications from the City Council

Council Member Jean Moore stated they recently held the groundbreaking for the new dog park, which is located near Public Works by Happy Rock park. The park spans 4.5 acres. Also, tomorrow is Election Day, with a City Council seat and a School Board position on the ballot.

Mr. Turnage asked about the beautification coming up on the 25<sup>th</sup> and 26<sup>th</sup> of April. Can you dispose of electronics?

Mr. Napoli stated no, that would not be allowed.

#### Item 6 on the Agenda: Communications from the City Staff

No Communication

#### Item 7 on the Agenda: Communications from the Planning Commissioners

Chair Nave stated to go out and vote tomorrow.

Mr. Cookson stated he was excited for the dog park.

#### Item 8 on the Agenda: Adjournment

Chair Nave adjourned the meeting at 7:15 p.m.

Respectfully submitted:

Cameron Nave, Chair

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

Angie Daugherty, Recording Secretary

Approved as corrected

## DEVELOPMENT APPLICATION



## **CITY OF GLADSTONE**

7010 N HOLMES STREET GLADSTONE, MISSOURI 64118 PHONE: 436-4110 FAX: 436-2228

ezone 25-00001 File #:

 Application Date:
 3/3/2025

 PC Date:
 4/7/2025

 CC Date:
 4/28/2025

## **Application Type:**

(PH)	Special	Use Permit	(\$500)
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(PH) Zoning Change (\$500)

 $\Box$  (PH) Site Plan Revision (\$500)

□ (PH) Right-of-Way Vacation (\$200)

- $\Box$  (PH) Variance BZA (\$200)
- □ Final Plat/Replat (\$75)

Address of Action:
Legal Description:
Attach under separate cover if
needed.

6880 & 6900 N. Oak Trafficway - See attached

Proposed Change:

Re-zone city owned property to C-3 Commercial District

Applicant/Property Owner Information:

 Applicant(s): <u>Robert Baer, City Manager</u> Company: <u>City of Gladstone, Missouri</u> Address: 7010 N Holmes Street, Gladstone, MO 64118 Phone: <u>816-436-2200</u>

□ Property Owner (if different than applicant): <u>City of Gladstone, MO</u>

Surveyor: Kirk Baldwin, <u>Survey Practice Lead</u> Company: <u>Wilson & Company, Inc</u>

Please indicate in one box above which person is to be the contact.

Applicant's Signature Date 3/3/25

ALL THAT PART OF LOTS 6, 7, 8, 9 AND 10, LINDEN HEIGHTS RESURVEY OF LOT 26 AND THAT PART OF NOW VACATED LAKE DRIVE, AS ALL BEING RECORDED IN BOOK 269 AT PAGE 60, KANSAS CITY, CLAY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1. LINDEN HEIGHTS RESURVEY OF LOT 26, THENCE SOUTH ALONG THE WESTERLY LINE OF LOT 1 AND LOT 2 OF SAID LINDEN HEIGHTS RESURVEY OF LOT 26, 200 FEET TO THE POINT OF BEGINNING OF THIS REZONING DESCRIPTION: THENCE IN A WEST DIRECTION, 208.7 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, PARALLEL AND 200 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 9, LINDEND HEIGHTS RESURVEY OF LOT 26, ALSO BEING THE EAST LINE OF RICE ADDITION, 387.7 FEET; THENCE IN A SOUTH SOUTHWESTERLY DIRECTION, PARALLEL AND 200 FEET EASTERLY FROM SAID WEST LINE OF LOT 9, LINDEN HEIGHTS RESURVEY OF LOT 26. ALSO BEING THE EAST LINE OF RICE ADDITION, 477.8 FEET TO A POINT ON THE SOUTH LINE OF LOT 10, LINDEN HEIGHTS RESURVEY OF LOT 26: THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF LOTS 2 AND PART OF LOT 1, TINGLER PROPERTIES, 664.0 FEET; THENCE NORTH ALONG THE WEST LINE OF LOT 1 OF SAID TINGLER PROPERTIES, 171.3 FEET; THENCE EAST ALONG THE NORTH LINE OF LOT 1, TINGLER PROPERTIES AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1218 AT PAGE 99, 300 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH OAK TRAFFICWAY: THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, 258,4 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESRIBED IN BOOK 7658 AT PAGE 39, ALSO BEING ON THE SOUTH LINE OF LOT 5. LINDEN HEIGHTS RESURVEY OF LOT 26; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 5, 455.5 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5. 100 FEET; THENCE EAST A DISTANE OF 50 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE WEST LINE OF LOTS 4. 3 AND 2. LINDEN HEIGHTS RESURVEY OF LOT 26, 250 FEET TO THE POINT OF BEGINNING, CONTAINING 8.8 ACRES, MORE OR LESS, EXCLUDING ANY PART IN NORTH OAK TRAFFICWAY RIGHT OF WAY.



TO: Property Owners Within 185' & Other Interested Parties

FROM: Community Development Department

DATE: March 14<sup>th</sup>, 2025

SUBJECT: Address 6880 & 6900 N Oak Trafficway– zoning change of address

#### PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on April 7<sup>th</sup>, 2025 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a zoning change at addresses 6880 & 6900 N Oak Trafficway as well as city owned property directly west of these addresses. Attached, please find the full legal description of the designated properties.

Applicant/Owner: Robert Baer, City Manager/City of Gladstone

Subsequently, at its regular meeting of April 28<sup>th</sup>, 2025, at 7:30 PM, the City Council will conduct a public hearing on the same request.

#### Summary:

City Staff, under the direction of the City Council, is proposing to re-zone approximately 8.83 acres of city-owned property in the downtown area from its current designation to Commercial C-3 zoning. This rezoning is proposed to enhance the city's ability to market, attract, and retain large-scale commercial development, by providing shovel ready property, thereby fostering city-wide economic growth, and continuing to grow the downtown core.

If you have any questions or concerns, please contact Austin Greer, Assistant City Manager & Community Development Director at <u>austing@gladstone.mo.us</u> and/or 816-423-4102.

