



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
MONDAY, MAY 12, 2025**

The City Council will meet in Closed Executive Session at 6:00 pm, May 12, 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 6:45 PM

1. **Atkins-Johnson Farm Event Center Update:** Steve Scribner, Principal Architect with Shape Architecture Studio, will present an update on the Event Center.
2. **Blue Shield City:** Chief Farris will provide information about the Missouri Blue Shield Program.

REGULAR MEETING 7:30 PM

AMENDED 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 28, 2025, Closed City Council Meeting Minutes.**

6. **Approval of the April 28, 2025, Regular City Council Meeting Minutes.**
7. **PROCLAMATION: Older Americans Month.**
8. **PROCLAMATION: National Police Week.**
9. **PROCLAMATION: National Emergency Medical Services Week.**
10. **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.*
11. **Communications from the City Council.**
12. **Communications from the City Manager.**
13. **CONSENT AGENDA**

CONSIDER SPECIAL EVENT PERMITS:

OAK GROVE PARK: Shores Real Estate Professionals client appreciation picnic, Tuesday, June 17, 2025, 5:00 to 9:00 pm.

LINDEN SQUARE: Trivia Night, Wednesday, July 16, 2025 and Wednesday August 13, 2025, 7:00 pm to 9:00 pm.

Movie Night, Saturday, July 26, August 9, and October 18, 2025, 7:00 to 10:00 pm. Games and activities begin at 8:00 pm and the movie starts at dusk.

HAPPY ROCK PARK WEST: Sharp Agent KC-RE/MAX Revolution client appreciation picnic, Sunday, July 13, 2025, 6:00 to 9:00 pm.

Household Hazardous Waste Collection for Gladstone residents, Saturday, August 9, 2025, 8:00 am to 12:00 pm (or first 200 cars).

HAMILTON HEIGHTS PARK: Youth Fishing Day, Saturday, September 20, 2025, 8:00 am to 12:00 pm.

RESOLUTION R-25-24, A Resolution declaring the City of Gladstone a Blue Shield City, committed to enhancing public safety, strengthening support for law enforcement, and building sustainable public safety partnerships.

RESOLUTION R-25-25, A Resolution declaring certain City property surplus and authorizing the donation of surplus items to the Midwest Recycling Center.

RESOLUTION R-25-26, A Resolution of the City Council of Gladstone, Clay County, Missouri, approving an Erosion and Sediment Control Post-Construction Stormwater Management Agreement between the City of Gladstone, Missouri and Walmart Real Estate Business Trust, A Delaware Statutory Trust, 2001 SE 10th Street, Bentonville, Arkansas 72716-0550; attached as Exhibit A; and authorizing the City Manager to execute all necessary documents.

RESOLUTION R-25-27, A Resolution authorizing the City Manager to enter into a Fifth Amendment to the Antenna Site Lease with T-Mobile Central, LLC, at the Linden Water Tower.

RESOLUTION R-25-28, A Resolution authorizing acceptance of a proposal from Tarkett Sports Construction – Central, LLC, for the Meadowbrook Park Basketball Court Resurfacing and Sidewalk, Project CP2556.

REGULAR AGENDA

14. **RESOLUTION R-25-29**, A Resolution authorizing the City Manager to execute a contract with David E. Ross Construction Co., in the total amount of \$6,926,800.00 for the Water Treatment Plant Improvements, Project WP2492B.
15. **FIRST READING BILL NO. 25-14**, An Ordinance authorizing Light Source Communications of Michigan, LLC, to use the City's Rights-Of-Way to construct, install, operate, and maintain fiber facilities and to authorize the City Manager to execute a Rights-Of-Way Use Agreement therewith.
16. **VACANCY ON COUNCIL**
17. **Other Business.**
18. **Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:

City Clerk Kris Keller
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
816-423-4096

Posted at 4:00 pm
Date: May 9, 2025

Updated and reposted at 4:15 pm
Date: May 9, 2025



General Administration Memorandum

DATE: May 07, 2025

TO: City Council

FROM: Robert Baer, City Manager *RB*

SUBJECT: Atkins-Johnson Farm Event Center Update

Mayor and Council,

At the May 12, 2025 City Council Study Session, Steve Scribner, Principal Architect with Shape Architecture Studio, will present updates on the Atkins-Johnson Farm Event Center. He and his team will specifically provide a visual and conceptual overview of the project's progress and allow Council members to review and discuss the latest developments.

During his presentation, Steve will address:

- **Graphic Site Plan (Visual Overview)**
A polished, illustrative site plan depicting the overall layout of the Event Center within the farm grounds. This will highlight building placement, circulation, parking, and landscaping integration.
- **Graphic Presentation Floor Plan**
A detailed floor plan, outlining key spaces within the facility, including the event hall, support areas, restrooms, and service zones. This will demonstrate how the building supports programming.
- **Interior and Exterior Views**
Rendered perspectives offering a preview of what visitors can expect, showcasing architectural character, material choices, and how the structure complements the historic context of the farm.
- **Interiors Package**
A curated set of interior design elements, including proposed finishes, furnishings, lighting, and overall aesthetic direction for the interior spaces.

The presentation will close with an open Q&A session to gather feedback and answer Council's questions.



Police Department Memorandum

DATE: May 8, 2025

TO: Robert Baer, City Manager

FROM: Fred Farris, Police Chief

RE: Study Session – Missouri Blue Shield Program

Sir,

On March 5th, 2025 Governor Mike Kehoe announced in Executive Order 25-03, the launch of the Missouri Blue Shield Program recognizing communities dedicated to effective law enforcement and community safety. Applying for this designation illustrates the City's commitment to enhancing public safety, strengthening support for law enforcement, and building sustainable public safety partnerships.

This program designation will allow agencies to apply for additional grant funding through the State of Missouri and is in line with the Gladstone City Council goal to "Keep Gladstone as a safe place with a focus on crime prevention, traffic enforcement, and the recruitment of high-quality police officers, firefighters and EMS personnel". This commitment has been evident in the significant investment the City has made in the police department headquarters, equipment, and personnel benefits in recent years and will undoubtedly highlight our eligibility.

The City Council Study Session presentation for May 12th will highlight this topic and provide the City Council the opportunity to ask any questions they may have.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Fred J. Farris", with a long horizontal line extending to the right.

Fred J. Farris
Chief of Police



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, APRIL 28, 2025**

PRESENT: Mayor Les Smith
Mayor Pro Tem Jean Moore
Councilman Bill Garnos
Councilmember Tina Spallo
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 Smith opened the Regular City Council Meeting Monday, April 28, 2025 at 7:30 pm.

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

Mayor Smith 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 Smith requested that all attendees stand and join in the Pledge of Allegiance to the Flag of the United States of America, and expressed appreciation to the VFW Color Guard for their participation. Carla Gleaton, Jim Cox, and Gordon Harris.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the April 14, 2025, Closed City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the April 14, 2025, Closed City Council meeting as presented. **Councilman Davis** seconded. The Vote: "aye", Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 6. On the Agenda. Approval of the April 14, 2025, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the April 14, 2025, Regular City Council meeting as presented. **Councilman Davis** seconded. The Vote: "aye", Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 7. On the Agenda. Communications from the Audience.

Mayor Smith explained that it is not standard practice to allow comments on items listed on the Agenda; however, due to the unique circumstances surrounding the election, an exception was being made. Each member of the audience would be allowed up to five minutes to speak on Item No. 12. He first asked if anyone wished to speak about matters not on the Agenda, but no one responded. He then moved on to Item No. 12, asking if anyone wished to speak, and invited them to the podium.

Molly Gibson, 7212 N. Highland Avenue, addressed the Council and acknowledged the gravity of the Council's responsibilities and emphasized respect for the City's laws and procedures. She expressed gratitude for the opportunity to address both the Council and the community. She reported receiving the highest number of votes in the recent City Council election, reflecting community trust and the desire for positive change. She added that she would bring a fresh perspective, work collaboratively, and highlighted the deep personal connection and investment that she and her family have to Gladstone. She asked Council to honor the voice of the voters by seating her, so she could fulfill the responsibilities she was elected to carry out.

Cody McElroy, 202 NE 74th Terrace, addressed the Council, noting his experience running in several elections and acknowledging the challenging position the Council is in. He expressed hope that the Council would find a way to honor the will of the 905 voters who supported the election winner, Molly Gibson.

Sidney Billstein, 1418 NE 69th Terrace, addressed the Council and expressed the importance of attending the meeting, stating that she voted for Molly Gibson and knows many others who did as well. She voiced concerns about the state of democracy in the country and city, urging the Council to uphold democratic values and listen to citizens who voted for Molly, a representative that they can relate to.

Sarah Patton, 3913 NE 59th Street, addressed the Council, requesting that they appoint Molly Gibson, the candidate who received the most votes and was duly elected.

Erin Sameck, 1131 South Liberty Drive, Liberty, Missouri, addressed the Council and clarified that although she doesn't live in Gladstone and could not vote, she owns a business in Gladstone. She expressed her concerns about the democratic process and shared a timeline of the events. She reported that Molly's taxes were paid as soon as she became aware of them and was back in Gladstone which was before the election was certified. She expressed her confusion as to why there was someone sitting in a seat that the City declared as vacant and emphasized that if someone is appointed, it should be filled by the candidate who won, not the one who did not.

Mayor Smith stated that the Council's intention was to allow the public to address the matter, after which, the City Attorney would present all relevant facts and provide clarification before the Ordinance was read.

Sandy Hudson, 2622 NE 74th Street, addressed the Council and expressed concerns that a portion of democracy may be lost in this situation. She acknowledged the existence of rules, but urged Council to consider appointing Molly, who won the election, when they make their decision.

Mayor Smith thanked the audience and reiterated that the City Attorney, would explain the process prior to the reading of the Ordinance. He expressed empathy toward Molly Gibson regarding the current situation, but emphasized that the City is obligated to uphold the State Constitution. He noted that the matter did not become Council business until it was placed on the Agenda, and now that it is,

the Council must determine how to proceed. He concluded by expressing his appreciation to those in attendance.

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

Councilman Davis extended heartfelt prayers and expressed condolences for the Kansas City Firefighter/Paramedic Graham Hoffman, who lost his life in the line of duty.

Councilman Garnos also recognized the loss of fallen Firefighter/Paramedic Graham Hoffman. He noted that the Board of Zoning Adjustment and Parks and Recreation Board did not meet last week due to a lack of quorum.

Mayor Pro Tem Moore announced that the National Day of Prayer will be observed on May 1st, with Antioch Baptist Church leading the event on the steps of Gladstone City Hall from 12:15 to 12:45 pm, and encouraged all to attend. She also invited the public to participate in the Glad Green Team's trash pickup event on Saturday, May 3, 2025, from 8:00 to 10:00 am, meeting at Wal-Mart and focusing on 72nd Street north to the City limits. Additionally, she reported attending the ribbon-cutting ceremony with the Mayor for the new downtown Nyx Lounge and encouraged everyone to visit the new addition to the Gladstone community.

Mayor Smith also discussed the new Nyx lounge, describing the atmosphere as quiet, open, and laid-back. He also reported attending the Economic Development Council's State of the City luncheon earlier this month and noted that there are exciting developments occurring both within the Gladstone and in the Northland.

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

City Manager Baer expressed heartfelt condolences on behalf of himself and the City staff to the Kansas City Fire Department and the family, following the tragic loss of Graham Hoffman.

Item No. 10. On the Agenda. **CONSENT AGENDA.**

Mayor Smith asked if anyone wished to have any item removed from the Consent Agenda and placed on the Regular Agenda; no requests were made.

Following the Clerk's reading:

Councilmember Spallo moved to approve the Consent Agenda as published. **Councilman Davis** seconded. The Vote: "aye", Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **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: Dynamics Disc KCMO, LLC, dba Nexus DiscGolf 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 Kasas City Flying Disc Challenge, Saturday, June 7, 2025, 7:00 am to 7:00 pm.

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

Councilmember Spallo moved to approve **MONTHLY FINANCIAL UPDATE MARCH YTD 2025**. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

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

REGULAR AGENDA.

Item No. 11. On the Agenda. **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 76th Terrace Storm Drainage and Parking Improvements, Project CP2531.

Mayor Pro Tem Moore moved to approve **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 76th Terrace Storm Drainage and Parking Improvements, Project CP2531. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 12. On the Agenda. **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.

City Attorney, Chris Williams, explained the timeline of events from the Election to the Council meeting. (See attached)

Councilmember Spallo moved **BILL NO. 25-11** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore and Mayor Smith. “Abstain” Councilman Garnos (4-1) The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **BILL NO. 25-11**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore and Mayor Smith. “Abstain”, Councilman Garnos. (4-1) The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **BILL NO. 25-11** and enact the Bill as **Ordinance 4.695**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore and Mayor Smith. “Abstain”, Councilman Garnos (4-1)

Roll Call vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. “Abstain”: Councilman Garnos (4-1) **Mayor Smith** stated **BILL NO.**

25-11 stands enacted as **Ordinance Number 4.695**. **Mayor Smith** announced that Council will develop a process for this situation and that Councilman Garnos will continue serving to maintain continuity in government, as permitted by State statute. He stated that Council will be transparent once a process for selecting a replacement has been established. He noted that there is no specific timeline, as the matter has only recently become a Council issue and there is no statutory deadline.

Item No. 13. On the Agenda. **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.

Councilman Davis moved **BILL NO. 25-12** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the First Reading of **BILL NO. 25-12**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the Second and Final Reading of **BILL NO. 25-12** and enact the Bill as **Ordinance 4.696**. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Roll Call vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0) **Mayor Smith** stated **BILL NO. 25-12** stands enacted as **Ordinance Number 4.696**.

Item No. 14. On the Agenda. **PUBLIC HEARING:** Re-Zone for property located at 6880 and 6900 North Oak Trafficway totaling 8.83 acres.

Mayor Smith explained the process of the Public Hearing and opened it at 8:03 pm.

Assistant City Manager Greer addressed the Council and reported that City staff was proposing the rezoning 8.83 acres of City-owned downtown property to Commercial C3 to enhance marketability and attract large-scale commercial development. He added that the proposed rezoning aligns with the City’s Comprehensive Plan for fostering economic growth and downtown revitalization. He noted that the proposed rezoning supports diverse uses such as indoor and outdoor entertainment, hospitality, retail, medical, and restaurants as supported by recent community surveys. He stated that the Planning Commission unanimously supports and approved the rezoning with a vote of 11–0. He added that the C3 designation builds on the City’s recent redevelopment successes, including The Heights at Linden Square, Northland Innovation Center, and the Fairfield Inn and Suites by Marriott, by enabling larger-scale projects that support economic growth, job creation, increased tax revenue, and higher foot traffic. Lastly, he added this strategic move also supports modern infrastructure and scalability connecting revitalization efforts across North Oak Trafficway and positioning downtown Gladstone as a thriving community hub for high-caliber developers in a competitive regional market.

Mayor Smith opened the floor for public comment in favor or opposition to the rezoning. Hearing no comments, he closed the public hearing at 8:04 pm.

Item No. 15. On the Agenda. **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.

Councilman Davis moved **BILL NO. 25-13** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the First Reading of **BILL NO. 25-13**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the Second and Final Reading of **BILL NO. 25-13** and enact the Bill as **Ordinance 4.697**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Roll Call vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0) **Mayor Smith** stated **BILL NO. 25-13** stands enacted as **Ordinance Number 4.697**.

Item No. 16. On the Agenda. Other Business.

There was no other business.

Item No. 17. On the Agenda. Adjournment.

Mayor Smith adjourned the April 28, 2025, Regular City Council meeting at 8:07pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Mayor Les Smith

Municipal election was held on April 8 for one council seat

Unofficial results from the Clay County Election Board showed Ms. Gibson as the candidate receiving the most votes

City staff proceeded with drafting an ordinance for the April 14 Council meeting declaring the results of the election and that Ms. Gibson as elected

On April 11, City staff became aware that Ms. Gibson had unpaid City taxes at the time of the April 8 election

- Section 77.380 of the state statutes states that no person shall be elected to any office who shall at the time be in arrears for any unpaid city taxes (City Code includes this identical requirement)
- Case law is clear that “at the time” means prior to when the polls close on election day
- Case law in Missouri also makes it clear that the candidate receiving the second most votes is not elected to the office in this situation; instead the office is considered to be vacant

In light of this, the ordinance for the April 14 Council meeting was revised to reflect this and placed on the agenda for the meeting

- The ordinance was placed on the agenda because state law says that terms of office of those who are elected begin on the first Monday after the election
- However, this has to be balanced with the fact that the City Council cannot declare the results of the election until the election authority (in our case, the Clay County Election Board) has certified the vote totals as final
- The City always places an ordinance declaring the results on the agenda for the first Monday meeting after the election in the event the certified results are received from the Election Board prior to the meeting
- However, this year the certified results were not received prior to the meeting so at the beginning of the April 14 meeting, the ordinance was removed from the agenda

The certified final election results were posted by the Clay County Election Board on April 16 and as a result, the ordinance has been placed on the Council agenda this evening

The ordinance for your consideration tonight sets forth the certified vote totals for the candidates but also notes that due to the candidate receiving the most votes not being in compliance with state law and City Code requirements, the City Council is unable to declare any candidate as elected to the office thereby creating a vacancy in the office

State law provides that vacancies in elected offices shall be filled by the City Council; it does not establish a timeframe or procedure for this; it just says the City Council shall select a successor who shall serve until the next regular election

Until a successor is selected and appointed, the Missouri Constitution states that the previous office holder shall continue to serve (hold over) in office until a successor is appointed or elected

Bottom line – the ordinance before you this evening reflects the application of Missouri law to the facts in this situation

- Legally, the City Council does not have the authority and cannot exercise discretion to deviate from state law that prevents a person from being elected to office if at the time of the election, they are in arrears for any unpaid city taxes

PROCLAMATION

WHEREAS, May is Older Americans Month, a time for us to recognize and honor the City of Gladstone older adults and their influence on every facet of American society; and

WHEREAS, through their wisdom and wealth of life experiences, older adults make immeasurable contributions to the community through intergenerational relationships, community service, civic engagement, and many other activities; and

WHEREAS, communities benefit when people of all ages, abilities, and backgrounds have the opportunity to participate and thrive; and

WHEREAS, the City of Gladstone must ensure that older Americans have the resources and support needed to stay independent and involved in their communities — reflecting our commitment to inclusivity and connectedness.

NOW, THEREFORE, I, Les Smith, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council, and all Gladstone residents, do hereby proclaim May 2025 as:

OLDER AMERICANS MONTH

This year's theme, "Flip the Script on Aging," encourages individuals and organizations in the community to challenge stereotypes and dispel misconceptions of older adults and to embrace the positivity of aging.

We call upon all residents to join us in recognizing the value and contributions of our older citizens and promoting programs and activities that reshape how we perceive, talk about, and approach aging.

Signed this 12th Day of May 2025

PROCLAMATION

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Gladstone Police Department; and

WHEREAS, since the first recorded death in 1786, there are currently more than 24,000 law enforcement officers in the United States who have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC; and

WHEREAS, 345 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 148 officers killed in 2024 and 197 officers killed in previous years; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 37th Candlelight Vigil, on the evening of May 13, 2025; and

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be observed this year May 11-17; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families, and U.S. flags should be flown at half-staff.

NOW, THEREFORE, I, Les Smith, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all Gladstone residents, will observe May 11-17, 2025 as

NATIONAL POLICE WEEK

in the City of Gladstone, and publicly salute the service of law enforcement officers in our community and in communities across the nation.

Signed this 12th Day of May 2025

PROCLAMATION

WHEREAS, Emergency Medical Services is a vital public service; and

WHEREAS, the members of Emergency Medical Services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, Emergency Medical Services fills healthcare gaps by providing important, out of hospital care; including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the Emergency Medical Services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of Emergency Medical Services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of Emergency Medical Services providers by designating the Emergency Medical Services Week.

NOW, THEREFORE, I, Les Smith, Mayor of the of the City of Gladstone, Missouri, in recognition of this event, on behalf of the members of the Gladstone City Council and all Gladstone residents, do hereby proclaim May 18 - 24, 2025, as:

EMERGENCY MEDICAL SERVICES WEEK

in the City of Gladstone, and encourage the community to observe this week with appropriate programs, ceremonies, and activities in honor of the EMS profession and the essential service it provides.

Signed this 12th Day of May 2025



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 4/7/2025

Department: Community Development

Meeting Date Requested: 5/12/2025

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Special Event Permit

Background: Shores Real Estate Professionals will be hosting their annual client appreciation picnic. They will be grilling hot dogs, hosting an ice cream vendor, and setting up an inflatable bounce house for the children. Audio equipment will be present for making announcements.

Location: Oak Grove Park

Date: Tuesday, June 17, 2025

Time: 5:00 to 9:00 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: APRIL 7, 2025
PERMIT NO.: SEP25-00044
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: CLIENT APPRECIATION
LOCATION OF EVENT: 7600 N TROOST AVENUE
OAK GROVE PARK
DATE OF EVENT: TUESDAY, JUNE 17, 2025
TIME OF EVENT: 5:00 PM TO 9:00 PM
EST. ATTENDANCE: 75±

REQUESTED TEMPORARY VARIANCE:

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

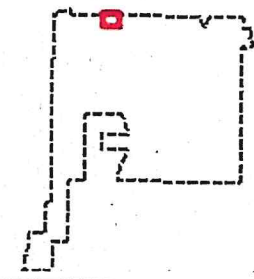
Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Villages
- Apartment Polygon

Notes

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Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 4/7/2025

Department: Community Development

Meeting Date Requested: 5/12/2025

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

Subject: Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Trivia Night; this year there will be two (2) trivia nights. Teams will comprise of 2-4 people who will compete against other teams. The use of the movie screen/projector and sound system will be used for the trivia questions.

Location: Linden Square

Date: Wednesday, July 16, 2025 (KC City of Champions: Kansas City Sports Trivia)
Wednesday, August 13, 2025 (Are You Smarter Than a 5th Grader)

Time: 7:00 to 9:00 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: APRIL 7, 2025
PERMIT No.: SEP25-00046
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: TRIVIA NIGHT IN THE SQUARE
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: WEDNESDAY, JULY 16, 2025
WEDNESDAY, AUGUST 13, 2025
TIME OF EVENT: 7:00 PM TO 9:00 PM
EST. ATTENDANCE: 40±

REQUESTED TEMPORARY VARIANCE:

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

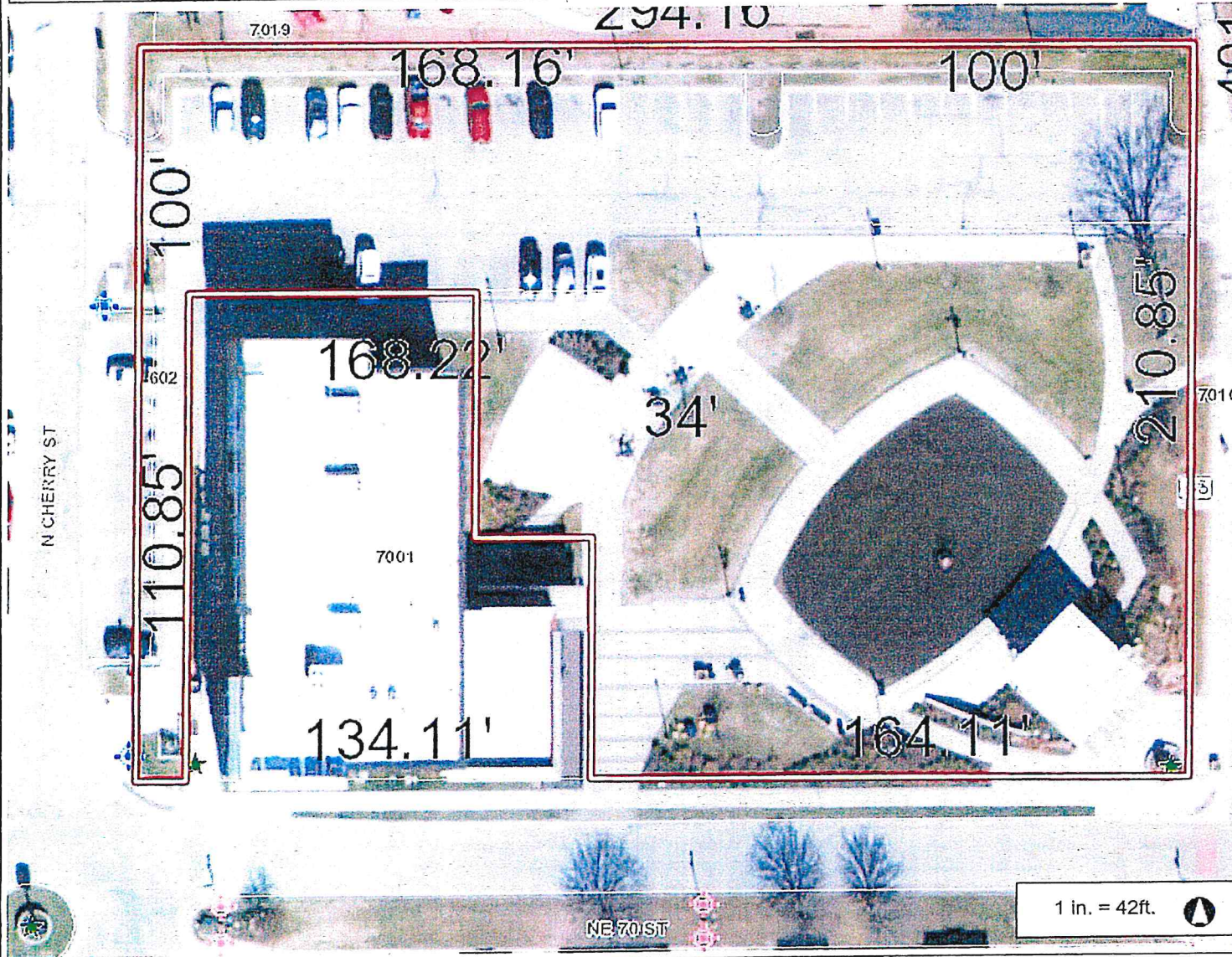
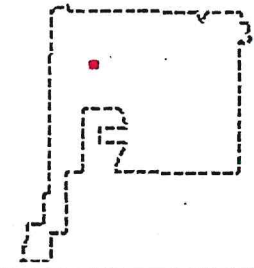
Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
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- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Villages
- Apartment Polygon

Notes

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Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 4/7/2025

Department: Community Development

Meeting Date Requested: 5/12/2025

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

Subject: Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Movie Night on the Square. There will be family friendly leisure games and activities before the movie.

Location: Linden Square

Date: Saturday, July 26, 2025 (Elf)

Saturday, August 9, 2025 (Wicked)

Saturday, October 18, 2025 (Ghostbusters – Frozen Empire)

Time: 7:00 to 10:00 pm (Games and activities begin at 8:00 pm and movie starts at dusk)

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: APRIL 7, 2025
PERMIT NO.: SEP25-00048
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: MOVIE NIGHT ON THE SQUARE
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: SATURDAY, JULY 26, 2025
SATURDAY, AUGUST 9, 2025
SATURDAY, OCTOBER 18, 2025
TIME OF EVENT: 7:00 PM TO 10:00 PM
EST. ATTENDANCE: 40±

REQUESTED TEMPORARY VARIANCE:

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

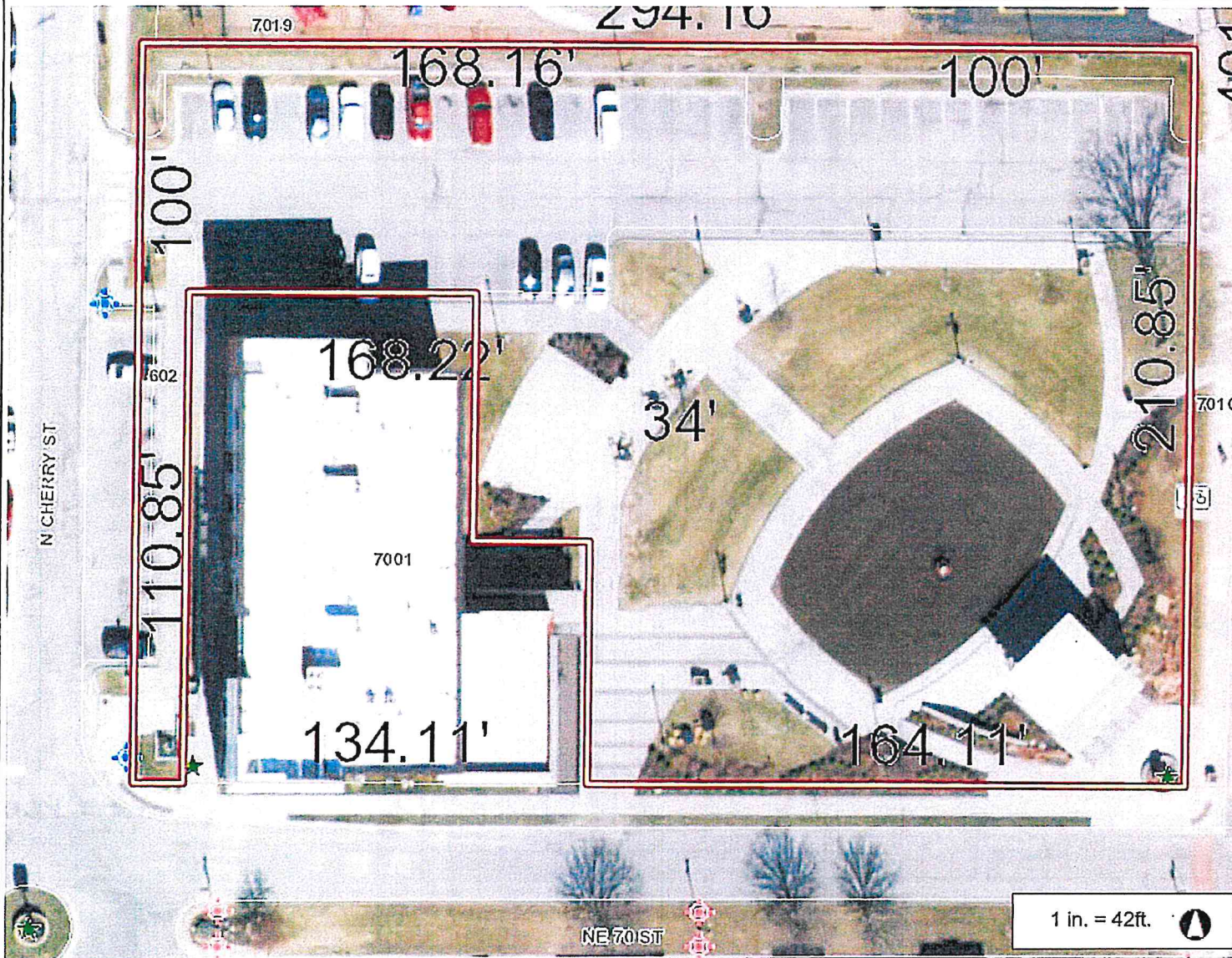
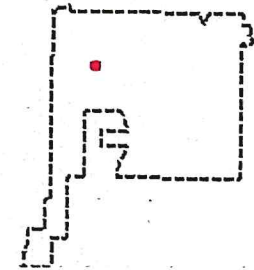
Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
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- House Number
- Villages
- Apartment Polygon

Notes

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Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 4/7/2025

Department: Community Development

Meeting Date Requested: 5/12/2025

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

Subject: Special Event Permit

Background: Sharp Agent KC – RE/MAX Revolution will host their annual client appreciation picnic. There will be games, prizes, food, and a tethered hot air balloon (weather permitting).

Location: Happy Rock Park West

Date: Sunday, July 13, 2025

Time: 6:00 to 9:00 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: APRIL 7, 2025
PERMIT NO.: SEP25-00045
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: CLIENT APPRECIATION
LOCATION OF EVENT: 7512 NE ANTIOCH ROAD
HAPPY ROCK PARK WEST
DATE OF EVENT: SUNDAY, JULY 13, 2025
TIME OF EVENT: 6:00 PM TO 9:00 PM
EST. ATTENDANCE: 85±

REQUESTED TEMPORARY VARIANCE:

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

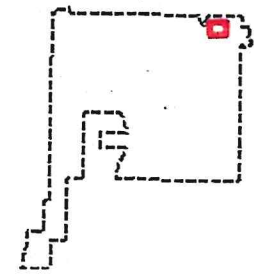
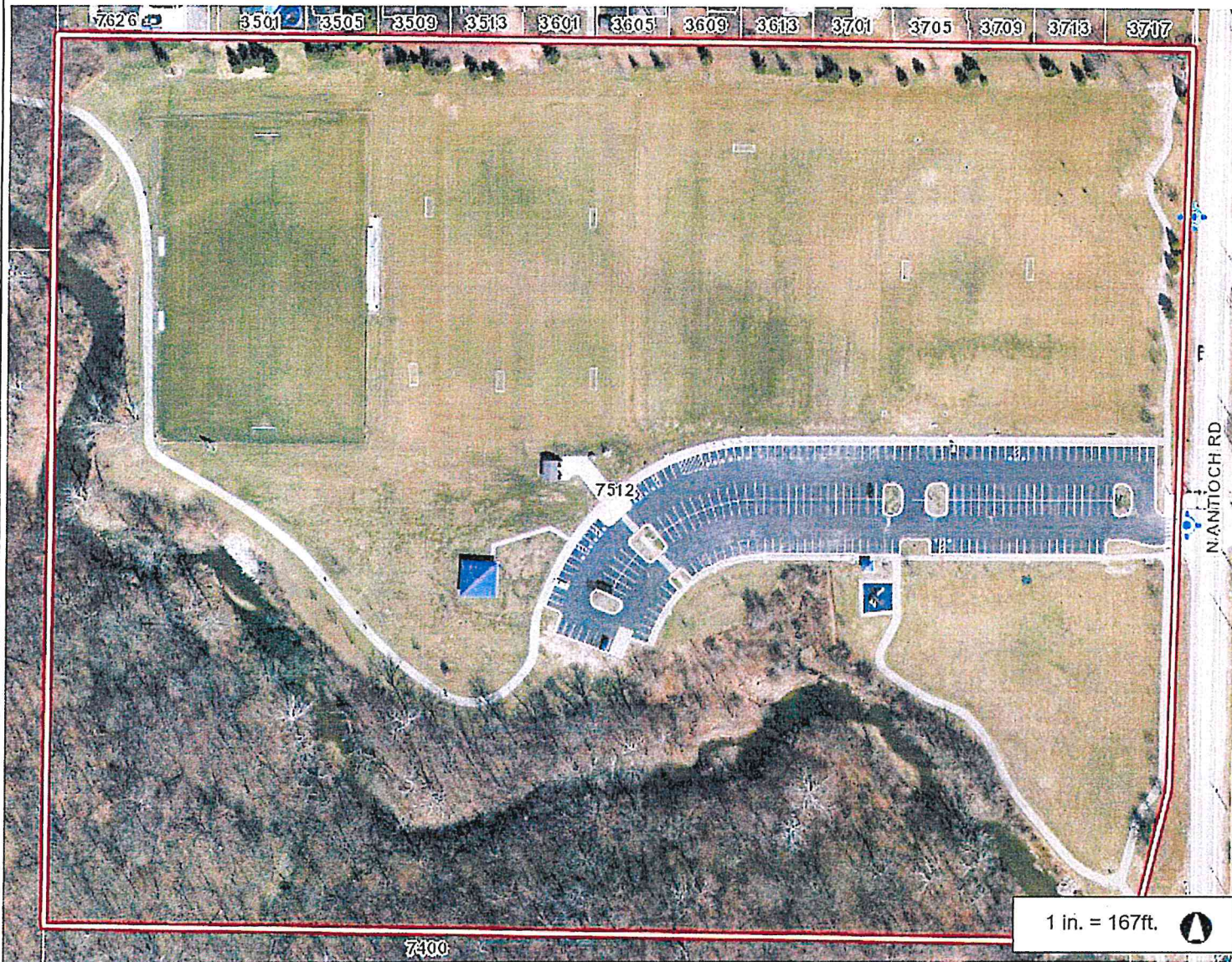
Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
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- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- School Polygon
- Villages
- Apartment Polygon

Notes

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Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 4/7/2025

Department: Community Development

Meeting Date Requested: 5/12/2025

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

Subject: Special Event Permit

Background: The Public Works Department will host the City's Annual Household Hazardous Waste Collection for the residents of Gladstone. This event is for residents to bring their household hazardous waste items for proper disposal.

Location: Happy Rock Park West

Date: Saturday, August 9, 2025

Time: 8:00 am to 12:00 pm (or first 200 cars)

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: APRIL 7, 2025
PERMIT NO.: SEP25-00049
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: HOUSEHOLD HAZARDOUS WASTE
LOCATION OF EVENT: 7512 NE ANTIOCH ROAD
HAPPY ROCK PARK WEST
DATE OF EVENT: SATURDAY, AUGUST 9, 2025
TIME OF EVENT: 8:00 AM TO 12:00 PM (OR FIRST 200 CARS)
EST. ATTENDANCE: 200

REQUESTED TEMPORARY VARIANCE:

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

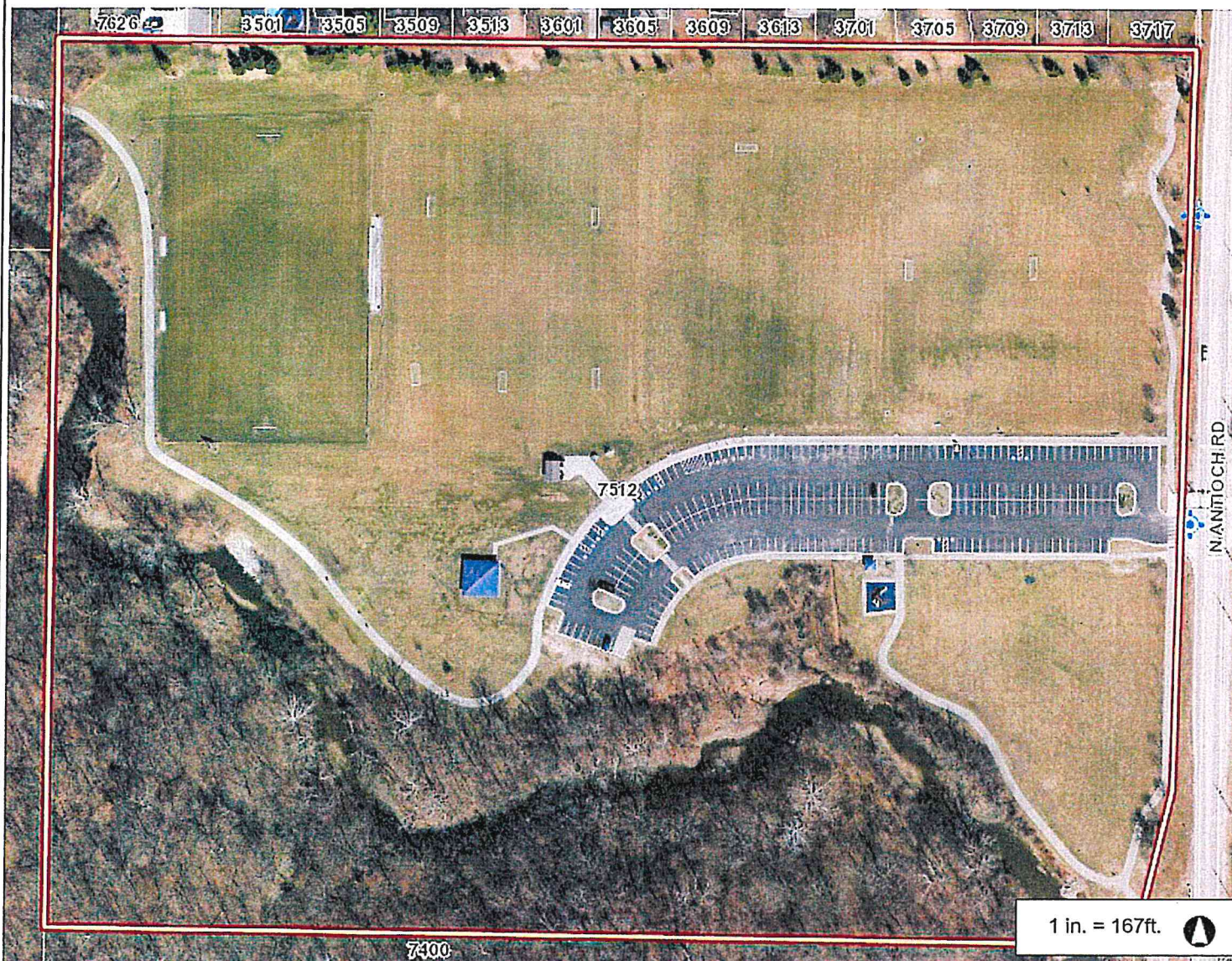
Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
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- Parcel
- House Number
- School Polygon
- Villages
- Apartment Polygon

Notes

333.3 0 166.67 333.3 Feet

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Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 4/7/2025

Department: Community Development

Meeting Date Requested: 5/12/2025

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Youth Fishing Day. Kids will learn the basics of fishing during our catch-and-release Youth Fishing Day, held in partnership with the Missouri Department of Conservation (MDC).

Location: Hamilton Heights Park

Date: Saturday, September 20, 2025

Time: 8:00 am to 12:00 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: APRIL 7, 2025
PERMIT NO.: SEP25-00050
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: YOUTH FISHING DAY
LOCATION OF EVENT: 6600 N MAIN STREET
HAMILTON HEIGHTS PARK
DATE OF EVENT: SATURDAY, SEPTEMBER 20, 2025
TIME OF EVENT: 8:00 AM TO 12:00 PM
EST. ATTENDANCE: 50±

REQUESTED TEMPORARY VARIANCE:

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

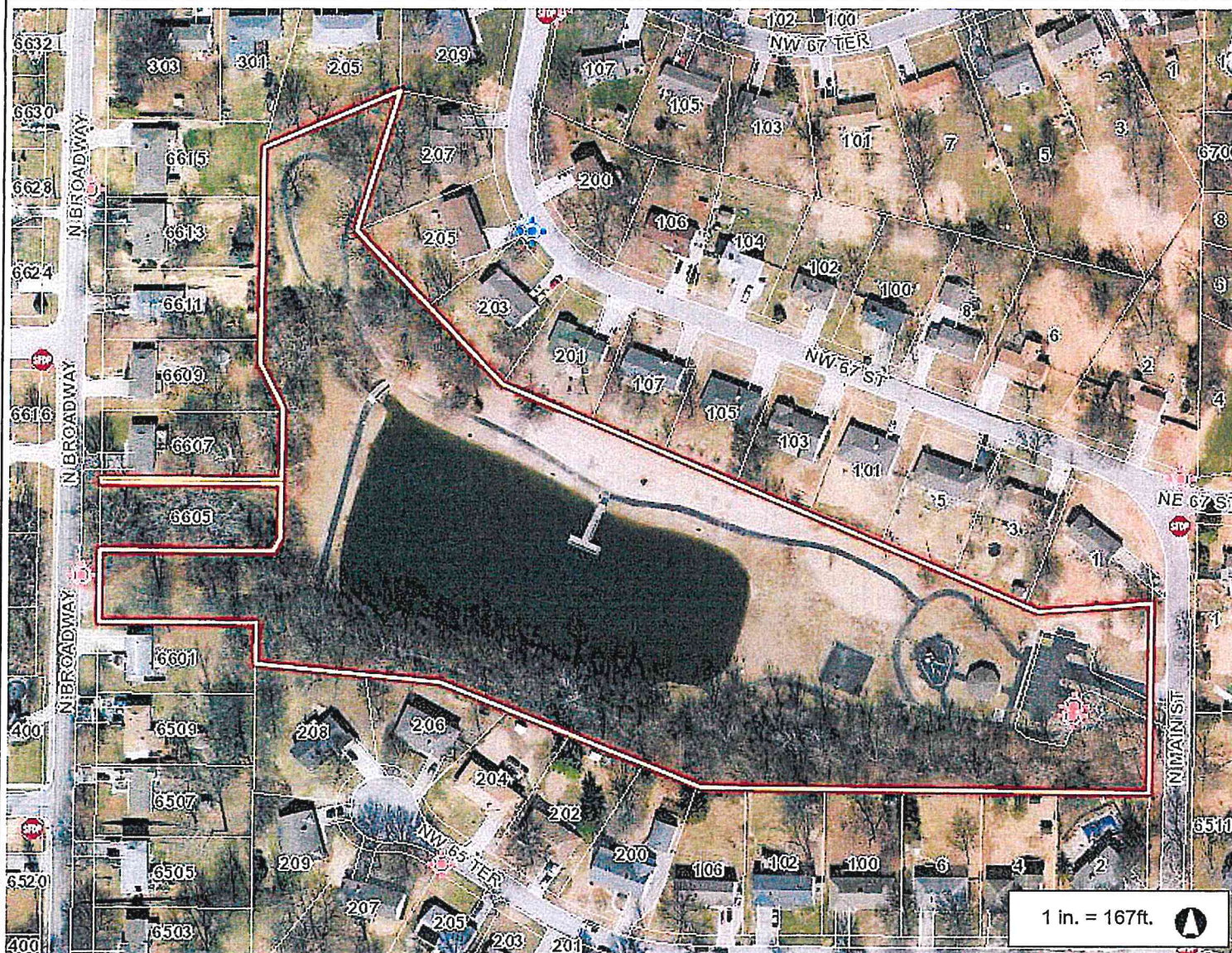
Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- School Polygon
- Villages
- Apartment Polygon

1 in. = 167ft.



Notes

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Request for Council Action

RES ☒ # R-25-24

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 4/16/2025

Department: Police

Meeting Date Requested: 4/28/2025

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

Subject: A Resolution declaring the City of Gladstone a Blue Shield City as established by Governor Mike Kehoe's Executive Order 25-03, recognizing the City's commitment to enhancing public safety.

Background: Shortly after being sworn in, Missouri Governor Mike Kehoe signed Executive Order 25-03 establishing the Blue Shield program. Municipalities that receive that designation have dedicated themselves to fostering law enforcement support, encouraging community partnerships, and reducing crime within our community. This designation will also entitle Blue Shield agencies to apply for grants and assistance from the State of Missouri by demonstrating a commitment to transparency, best policy, and practices to help further safer communities.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends approval of the proposed Resolution and the application by the Chief of Police.

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

Fred Farris
Police Chief

CW
City Attorney

BB
City Manager

RESOLUTION NO. R-25-24

A RESOLUTION DECLARING THE CITY OF GLADSTONE A BLUE SHIELD CITY, COMMITTED TO ENHANCING PUBLIC SAFETY, STRENGTHENING SUPPORT FOR LAW ENFORCEMENT, AND BUILDING SUSTAINABLE PUBLIC SAFETY PARTNERSHIPS.

WHEREAS, the Missouri Blue Shield Program, established by Governor Mike Kehoe's Executive Order 25-03, recognizes local governments committed to enhancing public safety; and

WHEREAS, the City of Gladstone is dedicated to fostering law enforcement support, encouraging community partnerships, and reducing crime within our community; and

WHEREAS, the City of Gladstone seeks to be recognized as a Blue Shield City; and

WHEREAS, the City of Gladstone agrees to adhere to all requirements of the Blue Shield Program, including annual reporting on public safety efforts.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF GLADSTONE OFFICIALLY APPLIES FOR BLUE SHIELD DESIGNATION AND COMMITS TO THE ONGOING REQUIREMENTS OF THE PROGRAM; and

THAT, the City Council of Gladstone will provide annual reports to the Missouri Department of Public Safety detailing the city's ongoing efforts to enhance public safety; and

FURTHER, THAT, the City Manager and the Chief of Police are authorized to represent the City of Gladstone in all matters pertaining to the Blue Shield Program.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF MAY 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ **#R-25-25**

BILL ☐ **# City Clerk Only**

ORD ☐ **# City Clerk Only**

Date: 4/30/2025

Department: Finance

Meeting Date Requested: 5/12/2025

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

Subject: Surplus IT Equipment.

Background: IT equipment is utilized by staff every day to assist in providing City services. Over time, the equipment comes to the end of its useful life and is no longer reasonable to retain. In order to maintain proper storage space and an up-to-date inventory system, IT engages in regular surplus of equipment. The surplus process includes full inventory and receipting from our recycling partners. See Exhibit A for equipment designated for disposal during this surplus

Budget Discussion: N/A

Public/Board/Staff Input: Staff is recommending removal of equipment (see Exhibit A for list of equipment to be disposed) by Midwest Recycling Center, where the equipment will be recycled and disposed of in a proper manner.

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

Matt Dayton
Department Director/Administrator

JA
City Attorney

BB
City Manager

Exhibit A

DESKTOP PCs	MONITORS	LAPTOPS	IPHONES	IPADS	PROJECTOR	SWITCHES	FIREWALLS	ROUTERS	PRINTERS
C.367	M.270	L.040	MDC.114	MDC.094		SW.019	Cisco ASA5515-X	R.017	P.111
C.417	M.405	L.061	MDC.112	MDC.175		SW.017		SW.050	P.200
C.474	M.166	MDT.023	MDC.144	MDC.096		SW.021		R.016	P.117
C.391	M.402	3FTYB44878	MDC.117	MDC.096		SW.062		R.025	CNJ8F5V30M
C.463	M.513	5CD91665TJT	MDC.142	MDC.097		SW.057		NKS201701QS	
C.468	M.412		MDC.176	MDC.100		SW.027			
C.430	M.325		MDC.135	MDC.093		SW.022			
C.421	M.360		MDC.236	MDC.095		SW.023			
C.366	M.540		MDC.115	MDC.101		SW.058			
C.422	M.418		MDC.220	MDC.102		SW.056			
C.457	M.390		MDC.141	MDC.103		SW.061			
C.290	M.432		MDC.134	MDC.255		SW.036			
C.442	M.442		MDC.146	MDC.256		SW.052			
C.457	M.493		MDC.235			SW.020			
C.414	M.377		MDC.078			SW.035			
C.504	3CQ40222025		MDC.167			SW.024			
Power Mac G5	CN0KKJMT724G15L27Q		MDC.108			SW.026			
Troop A PILS96						SW.025			
Optiplex 9020						SN.003			
NICEcall focus III						CN805ZP0JK			
C.533						P8Z24301BBG			
C.469						CN235D205T			
C.423						CN2AB020KD			
C.485						CN62B0203Q			
C.409						CN92FPC00H			
C.539						PSZ24301M29			
C.419						FOC1846Z35L			
C.486									
C.431									
C.502									
C.514									
3CQ4022025									
43071125402									
4789601									
MXL6233DX5									
35 COMPUTERS	17 MONITORS	5 LAPTOPS	17 IPHONES	13 IPADS	0 PROJECTOR	27 SWITCHES	1 FIREWALL	5 ROUTERS	4 PRINTERS

RESOLUTION NO. R-25-25

**A RESOLUTION DECLARING CERTAIN CITY PROPERTY SURPLUS
AND AUTHORIZING THE DONATION OF SURPLUS ITEMS TO THE
MIDWEST RECYCLING CENTER.**

WHEREAS, the items set forth in the attachment, Exhibit “A” are no longer necessary for any municipal public purpose of the City; and

WHEREAS, the items set forth in Exhibit “A” are obsolete technology that would be more costly to properly dispose of than their present value, and therefore, should be donated to the Midwest Recycling Center, which is able to salvage and otherwise properly dispose of such obsolete technology.

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

THAT, the items set forth in Exhibit “A” are hereby declared as surplus property of the City of Gladstone; and

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to donate the items set forth in Exhibit “A” to Midwest Recycling Center.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY
OF GLADSTONE, MISSOURI, THIS 12TH DAY OF MAY 2025.**

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-25-26

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 4/25/2025

Department: Community Development

Meeting Date Requested: 5/12/2025

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

Subject: Stormwater Post-Construction Maintenance Agreement

Background: In 2023, City staff presented proposed revisions to Chapter 2200 – Erosion and Sediment Control – to the City Council. These changes were prompted by updated requirements from the Missouri Department of Natural Resources (MoDNR) and included new standards related to post-construction stormwater management. As a result, Chapter 2200 was updated and retitled Erosion and Sediment Control and Post-Construction Stormwater Regulations to reflect the expanded scope.

Post-construction stormwater management regulations pertain to the design, construction, and long-term maintenance of permanent stormwater retention features and other Best Management Practices (BMPs) intended to address both flood control and water quality.

As part of Walmart's recent addition of a medical facility at the north end of their store, stormwater improvements were required. Consequently, a stormwater management plan has been developed. Attached is a Resolution to adopt the Post-Construction Stormwater Maintenance Agreement with Walmart.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends approval of the proposed Resolution.

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager

EXHIBIT A

CITY OF GLADSTONE, MISSOURI POST-CONSTRUCTION MAINTENANCE AGREEMENT

The City of Gladstone (hereinafter referred to as "City") and Wal-Mart Real Estate Business Trust (hereinafter referred to as "Owner") recognizes that the Stormwater Facilities (hereinafter referred to as "Facilities") must be maintained for the development called Walmart, located at 7207 N Prospect Avenue, Gladstone, Missouri 64119.

The City's Ordinances require that the Facilities as shown on the approved development plans and specifications be constructed and maintained by the Owner, or its successors, heirs or assigns.

In consideration of the foregoing premises, the mutual covenant contained herein, and the following terms and conditions, the parties hereto agree as follows:

Section 1 – Initial Construction.

The Facility or Facilities shall be constructed by Owner in accordance with the plans and specifications and approved by City for the development.

Section 2 – Maintenance.

Owner, its successors, heirs, or assigns shall maintain the Facilities in good working conditions acceptable to City and all other local, state and federal regulation and in accordance with the schedule of Post-Construction and Long Term Maintenance activities attached hereto as Attachment B.

Section 3 – City Right of Entry.

Owner, its successors, heirs, or assigns hereby grant permission to City, through its authorized agents and employees, to enter upon the Property exterior and to inspect the Facilities whenever City deems necessary. Whenever possible, City shall provide ten (10) day written notice prior to entry.

Section 4 – Unmaintained Facilities.

In the event Owner, its successors, heirs, or assigns fails to maintain the Facilities as shown on the approved plans and specifications, in accordance with the Maintenance Schedule incorporated in this Maintenance Agreement, City, after giving written notice and reasonable time to comply not to exceed ninety (90) days, may enter the property and take whatever steps it deems necessary to return the Facilities to a good working condition.

This provision shall not be construed to allow City to erect any structure or a permanent nature on the property. It is expressly understood and agreed that City is under no obligation to maintain or repair the Facilities and in no event shall this Maintenance Agreement be construed to impose any such obligation on City.

Section 5 – Maintenance by City.

Note: Two options for reimbursement for maintenance performed by the City pursuant to Section 4 of this Maintenance Agreement; Option 1 lien and Option 2 property tax

Option 1:

If City, pursuant to this Maintenance Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, or other matters to place the Facilities in good working order, Owner shall reimburse City within thirty (30) days of receipt thereof for all the costs incurred by City for said work. The work shall act a lien against the Property. If not paid within the prescribed time period, City shall be entitled to record notice of a lien against the Property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any other legal remedies available to City as a result of Owner's failure to maintain the Facilities.

Option 2:

If City, pursuant to this Maintenance Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, or other matters to place the Facilities in good working order, owner shall reimburse City within thirty (30) days of receipt thereof for all the costs incurred by the City for said work. If owner does not reimburse the City the cost of said work may be included in a special tax bill or added to the annual real estate tax bill for the premises or private property and collected in the same manner and procedure for collecting real estate tax.

Section 6 – Liability.

This agreement is to insure the proper maintenance of the Facilities by the Property Owner. It shall not be deemed to create any additional liability, nor affect any existing liability of any party for damage alleged to result from or caused by storm water runoff.

Section 7 – Sediment.

Owner will make accommodations for the removal and disposal of all the accumulated pollutants and sediments. Temporary storage will be provided onsite in a reserved area(s). The sediment will need to be disposed of in an appropriate manner within two (2) weeks after being removed from the storm drain system.

Section 8 – Owner Inspection.

Owner shall use an approved Maintenance Inspection Report documenting inspections and the maintenance of Post-Construction BMP's according to specifications of the most current BMP's as updated and approved by City. These inspections and maintenance records shall be submitted to City each year by January 30th as annual verification of inspection and maintenance completion.

Section 9 – City Inspection.

City shall perform an on-site inspection whenever the City has reasonable cause to believe that there exists upon the premises or private property a condition in violation of this agreement. The

City is authorized to enter the premises or private property at reasonable times to inspect or perform the duties imposed by this agreement; provided that if such premises or private property is occupied the City shall present credentials to the premises or private property owner and request entry. If such premises or private property is unoccupied the City shall first make a reasonable effort to locate the owner, owner's authorized agent, or other person having charge or control of the premises or private property and request entry. If entry is refused, the City shall have recourse to the remedies provided by law to secure entry.

Section 10 – Indemnity.

Owner, its successors, heirs, and assigns hereby indemnifies and holds harmless City and its agents and employees from any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against City from the construction, presence, existence, or maintenance of the Facilities by Owner or the existence or maintenance of the Facilities by the Owner or City. In the event a claim is asserted against City, its agent or employees, City shall promptly notify Owner and Owner shall defend, at its own expense, any suit based on such claim. If any judgment or claims against City, its agents or employees shall be allowed, Owner shall pay for all judgment, costs, and expenses in connection therewith. Owner, its successors, heirs, and assigns shall not indemnify or hold harmless the City or its agents or employees for claims against the City that arise from the City's negligence.

Section 11 – Recordation.

This Maintenance Agreement, or notice of the Agreement, shall be recorded with the Clay County Recorder's Office and shall constitute a covenant running with the land and shall be binding on Owner, its heirs, assigns, and successors in interest.

Section 12 – Enforcement.

This Maintenance Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective assigns or successors in interest.

Section 13 – Invalidation.

Invalidation of any one of the provisions of this Maintenance Agreement shall in no way effect any other provisions, which shall remain in full force and effect.

WAL-MART REAL ESTATE TRUST
2001 SE 10TH STREET
BENTONVILLE, ARKANSAS 72716-0550

DATED this 16th day of April, 2025

Signature

Print Name _____

On this 1st day of April, 2025 personally appeared before me Jessica Howell and _____, the signer(s) of the foregoing instrument, who duly acknowledge to me that they executed the same.

JOSEPH A PRITCHARD
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 07/01/33
COMMISSION NO. 12724265

My Commission Expires: 7/1/33

Approved as to form:

DATED this _____ day of _____, 20____

THE CITY OF GLADSTONE, MISSOURI

By: _____
Robert Baer, City Manager

Attest:

Kris Keller, City Clerk

Date: _____

RESOLUTION R-25-26

A RESOLUTION OF THE CITY COUNCIL OF GLADSTONE, CLAY COUNTY, MISSOURI, APPROVING AN EROSION AND SEDIMENT CONTROL POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT BETWEEN THE CITY OF GLADSTONE, MISSOURI AND WALMART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, 2001 SE 10TH STREET, BENTONVILLE, ARKANSAS 72716-0550; ATTACHED AS EXHIBIT A; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS.

WHEREAS, The City Council of the City of Gladstone, Missouri, has an interest in the maintenance of public and private stormwater facilities; and

WHEREAS, The City Council of the City of Gladstone, Missouri, recognizes that the Stormwater Facilities must be maintained for the Walmart development, located at 7207 N Prospect Avenue, Gladstone, Missouri 64119; and

WHEREAS, Walmart Real Estate Business Trust owns the real property more particularly described in Exhibit A as recorded by deed in the records of the Clay County Recorder's Office; and

WHEREAS, Pursuant to Chapter 2200 of Title IV Building and Construction Ordinance, gives the City of Gladstone authority to set forth procedures for controlling erosion and sediment caused by land disturbance activities and the installation, operation and maintenance of post-construction stormwater facilities; and

WHEREAS, City of Gladstone and Walmart Real Estate Business Trust, agrees that the health, safety, welfare and well-being of the citizens of the City of Gladstone require that the facilities be constructed and maintained on the property; and

WHEREAS, The City of Gladstone's Ordinances require the Facilities as shown on the approved development plans and specifications be constructed and maintained by the owner, or its successors, heirs or assigns.

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

Section 1. That, the City Manager is hereby authorized to execute a stormwater management agreement between the City of Gladstone and Walmart Real Estate Business Trust. (Exhibit A); and

Section 2. All orders, Ordinance, and Resolutions, or parts thereof, which are in conflict with or inconsistent with any provisions of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

RESOLUTION R-25-26

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF MAY 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-25-27

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 5/6/2025

Department: General Administration

Meeting Date Requested: 5/12/2025

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

Subject: A Resolution authorizing the City Manager to enter into a Fifth Amendment to the antenna site lease with T-Mobile Central LLC, at the Linden water tower.

Background: The process of painting the Linden water tower includes the removal and temporary relocation of telecommunication equipment that is in place on the tower due to contractual agreements with various cell phone carriers. Because of the limited real estate owned by the City surrounding the tower, a temporary pole must be erected on adjacent property owned by Cochran Dental. Because of the need to compensate the property owner during this short-term, the City has negotiated a Fifth Amendment to the current T-Mobile lease, which reduces the monthly rent payment by 50% while the tower is being repainted; not to exceed 120 days.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends approval of the proposed Resolution.

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

Bob Baer
Department Director/Administrator

CW
City Attorney

BB
City Manager

FIFTH AMENDMENT TO ANTENNA SITE LEASE AT LINDEN WATER TOWER

THIS FIFTH AMENDMENT TO ANTENNA SITE LEASE AT LINDEN WATER TOWER (“Amendment”) is made and entered into by and between the City of Gladstone, a municipal corporation (“Lessor”), and T-Mobile Central LLC, a Delaware limited liability company (“Lessee”).

Recitals

The parties hereto recite, declare and agree as follows:

A. Lessor and Lessee (or as applicable, their respective predecessors in interest) entered into a Antenna Site Lease at Linden Water Tower dated October 15, 1996 (including any prior amendments, the “Lease”), with respect to Premises located at 480 NE 71st Street, Gladstone, Missouri 64118

B. Lessor and Lessee desire to enter into this Amendment in order to modify and amend certain provisions of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee covenant and agree as follows:

1. Effective as of June 1, 2025, (a) Lessor will reimburse Lessee 50% of the monthly Rent for the repainting of the water tank. The reimbursement will last a maximum of 120 days while the repainting is taking place.

2. The terms and conditions of the Lease are incorporated herein by this reference, and capitalized terms used in this Amendment shall have the same meanings such terms are given in the Lease. Except as specifically set forth herein, this Amendment shall in no way modify, alter or amend the remaining terms of the Lease, all of which are ratified by the parties and shall remain in full force and effect. To the extent there is any conflict between the terms and conditions of the Lease and this Amendment, the terms and conditions of this Amendment will govern and control.

3. Lessor represents and warrants to Lessee that the consent or approval of no third party, including, without limitation, a lender, is required with respect to the execution of this Amendment, or if any such third party consent or approval is required, Lessor has obtained any and all such consents or approvals.

IN WITNESS WHEREOF, the parties have executed this Amendment effective as of the date of execution by the last party to sign.

**City of Gladstone,
a municipal corporation**

**T-Mobile Central LLC,
a Delaware limited liability company**

By: _____
Name: Robert M. Baer
Title: City Manager
Date: May 13, 2025

By: _____
Name: _____
Title: _____
Date: _____

RESOLUTION R-25-27

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIFTH AMENDMENT TO THE ANTENNA SITE LEASE WITH T-MOBILE CENTRAL, LLC, AT THE LINDEN WATER TOWER.

WHEREAS, T-Mobile Central LLC (“Lessee”), currently maintains equipment at the City of Gladstone, Missouri (“City”) Linden water tower pursuant to an Antenna Site Lease originally dated October 15, 1996 (“Lease”); and

WHEREAS, the City and Lessee have negotiated terms for rent adjustments pursuant to the terms of a Fifth Amendment to the Antenna Site Lease at the Water Linden Water Tower during the process of painting the structure; and

WHEREAS, the City Council desires for the City to enter into the Fifth Amendment to Antenna Site Lease at the Linden Water Tower with the Lessee.

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 is hereby authorized to execute the Fifth Amendment to Antenna Site Lease at the Linden Water Tower with T-Mobile Central, LLC.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF MAY 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-25-28

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 5/6/2025

Department: Public Works

Meeting Date Requested: 5/12/2025

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

Subject: Contract Award, Meadowbrook Park Basketball Court Resurfacing and Sidewalk, Project CP2556

Background:

City staff recently solicited proposals from three (3) companies for the above project as summarized below:

Tarkett Sports Construction	\$23,236.20
McConnell & Associates	\$42,708.00
Next Generation Recreation	\$59,395.13

Budget Discussion: Funds are available from the CIST Fund in the amount of \$40,000. Ongoing costs are estimated to be \$500 annually.

Public/Board/Staff Input: City staff recommends awarding this project to Tarkett Sports Construction – Central LLC, in the amount of \$23,236.20.

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-25-28

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM TARKETT SPORTS CONSTRUCTION – CENTRAL LLC, FOR THE MEADOWBROOK PARK BASKETBALL COURT RESURFACING AND SIDEWALK, PROJECT CP2556.

WHEREAS, three (3) proposals were received for the project and the proposal from Tarkett Sports Construction – Central LLC, has been determined by staff to be the lowest and best proposal.

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 contract with Tarkett Sports Construction – Central LLC, in the total amount of \$23,236.20.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF MAY 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-25-29

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 5/6/2025

Department: Public Works

Meeting Date Requested: 5/12/2025

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Contract Award, Water Treatment Plant Improvements, Project WP2492B

Background:

The City received three (3) bids for the above referenced project as summarized below:

David E Ross Construction Co.	\$6,926,800.00
MegaKC Corporation	\$8,522,000.00
Dondlinger & Sons Construction Co., In	\$10,200,030.00

Budget Discussion: Funds are available from the 2024 COP and budgeted in the CWSS Fund. The Engineer's Estimate for this project is \$7,100,000.00.

Public/Board/Staff Input: City staff recommends award of this contract to David E. Ross Construction Co. Furthermore, this company performed that last major Water Treatment Plant renovation that was completed in 2012. Please see the attached memorandum completed 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: May 6, 2025

TO: Robert M. Baer, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: Contract Award, Water Treatment Plant Improvements, Project WP2492B

Following a competitive procurement process and a thorough evaluation of the three (3) bids received, David E. Ross Construction has been identified as the lowest and best bidder. The firm has demonstrated the necessary qualifications and experience to successfully complete the scope of work.

The improvements to be completed under this contract include:

- Rehabilitation of existing primary and secondary settling basins (clarifiers)
- Rehabilitation of existing sand filters
- Rehabilitation of the existing lime feed system
- Rehabilitation of the existing carbon dioxide feed system
- Conversion from chlorine gas to a sodium hypochlorite feed system to enhance operational safety
- Electrical upgrades at the Water Treatment Plant, including installation of an emergency backup generator
- Electrical upgrades at the 5MG Reservoir
- Miscellaneous interior and exterior building improvements, including structural repairs, HVAC system enhancements, and modifications to the laboratory area and restrooms

These improvements are critical to ensuring the long-term reliability, operational efficiency, and regulatory compliance of the Water Treatment Plant. Attached to this memorandum is a recommendation from Greg Kendall, Project Manager at Lamp Rynearson, supporting the award of the contract to David E. Ross Construction.

Please let me know if you have any questions.

**LAMP
RYNEARSON**

May 6, 2025

City Council & Mayor
7010 N. Holmes St
Kansas City, MO 64118

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

REFERENCE: Recommendation of Award
Water Treatment Plant Improvements – Contract A
City of Gladstone, MO
Gladstone Project No. WP2492B
Lamp Rynearson Project No. 0324060.01

Council Members & Mayor:

We have reviewed the bids received for the above-referenced project. Please find attached a bid tabulation for the three bids received, ranging from the low bid of \$6,926,800.00 received from David E. Ross Construction Co. to the high bid of \$10,200,030.00 received from Dondlinger & Sons Construction Co.

We are familiar with the qualifications of the David E. Ross Construction Co. From our twenty-five plus years of experience with the firm, it is our opinion that David E. Ross Construction Co. is qualified to complete the work.

Lamp Rynearson recommends the City award the project to David E. Ross Construction for the total bid amount of \$6,926,800.00.

Should you have any questions, please feel free to contact me at (816) 823-7230.

Sincerely,

LAMP RYNEARSON



Greg S. Kendall, P.E.

Enclosures as noted

Cc: Project File with enclosures

RESOLUTION NO. R-25-29

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH DAVID E. ROSS CONSTRUCTION CO. IN THE TOTAL AMOUNT OF \$6,926,800.00 FOR THE WATER TREATMENT PLANT IMPROVEMENTS, PROJECT WP2492B.

WHEREAS, three proposals were received for the Water Treatment Plant Improvements, Project WP2492B, and the proposal of David E. Ross Construction Co., in the amount of \$6,926,800.00 has been determined by the Director of Public Works to be the lowest and best proposal.

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 contract with David E. Ross Construction Co., in the total amount of \$6,926,800.00.

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 12TH DAY OF MAY 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☐# City Clerk Only

BILL ☒# 25-14

ORD ☒# 4.698

Date: 5/6/2025

Department: Public Works

Meeting Date Requested: 5/12/2025

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Rights-of-Way Use Agreement, Light Source Communications of Michigan, LLC

Background: Light Source Communications of Michigan, LLC (Light Source) has submitted a request to the City for a Rights-of-Way Use Agreement. The purpose of the agreement is to allow the construction, installation, operation, and maintenance of fiber facilities within the City's rights-of-way. Light Source currently provides fiber services to commercial clients in the region. While the initial phase of the project does not include service to customers within the City of Gladstone, future expansion to serve local customers remains a possibility.

Budget Discussion: N/A

Public/Board/Staff Input: Light Source approached the City requesting to install new microfiber on the east side of N. Oak Trafficway from the Village of Oakview to the north City limits. The installation will consist of three (3) 1.25" conduits with microfiber installed in one of the conduits. Under Missouri Revised Statutes § 67.1832, Cities are required to grant consent to public utility right-of-way users authorized to do business in the State. While consent is mandatory, the City retains the authority to manage the rights-of-way and does so under Title VI, Chapter 115 Managing Excavation and Use of City Rights-of-Way of the City of Gladstone Code of Ordinances.

The short-term and long-term financial impacts are unknown, however, the expansion of fiber facilities in Gladstone is expected to provide customers a broad range of choices and to allow additional providers to operate and compete within the City. Staff recommends execution of the Rights-of-Way Use Agreement.

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

Timothy A. Nebergall
Department Director/Administrator

JA
City Attorney

BB
City Manager

AN ORDINANCE AUTHORIZING LIGHT SOURCE COMMUNICATIONS OF MICHIGAN, LLC TO USE THE CITY’S RIGHTS-OF-WAY TO CONSTRUCT, INSTALL, OPERATE, AND MAINTAIN FIBER FACILITIES AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE A RIGHTS-OF-WAY USE AGREEMENT THEREWITH.

WHEREAS, Light Source Communications of Michigan (“Light Source”) desires to construct, install, operate, and maintain fiber facilities in the City of Gladstone (“Gladstone”); and

WHEREAS, Gladstone is permitted to license rights-of-way users to the extent authorized by Missouri law; and

WHEREAS, the Gladstone City Council encourages development of fiber services to provide customers a broad range of choices and to allow providers equal opportunities to operate and compete in Gladstone; and

WHEREAS, it is in the best interests of the citizens of Gladstone to permit Light Source to access the City’s rights-of-way to construct, install, operate, and maintain fiber facilities.

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

THAT, the City Manager is hereby authorized to execute a Rights-of-Way Use Agreement with Light Source Communications of Michigan, LLC;

FURTHER, THAT, the City Manager is hereby authorized to take such steps, in his discretion, as are necessary to carry out the terms of the agreement.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF MAY 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

First Reading: May 12, 2025

Second Reading: May 12, 2025