



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
MONDAY, JULY 28, 2025**

The City Council will meet in Closed Executive Session at 7:00 pm, July 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, and 610.021(12) Negotiated Contract.

OPEN STUDY SESSION 7:15 PM

1. **Blue Shield Grant:** Chief Farris will provide a presentation to review requested equipment covered by the grant funding.

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 July 14, 2025, Closed City Council Meeting Minutes.**
6. **Approval of the July 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 PERMIT: Sidwellhomes-Re/Max Revolution hosting Client Appreciation Picnic, Happy Rock Park West, Saturday, September 27, 2025, 11:00 am to 2:00 pm.

CONSIDER BUILDING PERMIT: North Kansas City School District, Oakwood Manor Elementary School, 5900 North Flora Avenue, Gladstone, Missouri.

RESOLUTION R-25-43, A Resolution authorizing Change Order No. 6 in the amount of \$50,000.00 to the contract with Linaweaver Construction, Incorporated, for the FY25 Water Main Replacements Project WP2587.

CONSIDER MONTHLY FINANCIAL UPDATE JUNE YTD 2025.

REGULAR AGENDA

11. **FIRST READING BILL NO. 25-23,** An Ordinance amending Title V, Business and Occupation, of the Code of Ordinances of the City of Gladstone, Missouri, to amend Chapter 110 Alcoholic Beverages, Article II Licensing, and Article III Administration.
12. **RESOLUTION R-25-44,** A Resolution authorizing the City Manager to execute a contract with Centric Construction Group, LLC in the total amount not to exceed \$2,908,503.00 for the construction of an Event Center at the Atkins Johnson Farm and Museum Project CP2454.
13. **Other Business.**
14. **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 3:30 pm
7/24/2025



Police Department Memorandum

DATE: July 24, 2025

TO: Bob Baer, City Manager

FROM: Fred Farris, Police Chief

RE: Study Session – Missouri Blue Shield Grant Funding

Sir,

On May 12, 2025 City Council approved Resolution R-25-24, applying for the State of Missouri Blue Shield Program.

This program designation made \$10 million dollars in grand funding to participating agencies and Gladstone Police Department has been notified of \$50,000 available to our agency for equipment. With the 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”, Police Department staff has identified equipment that would improve officer safety, allow for easier transportation, and utilize technology in criminal apprehension and investigation.

The City Council Study Session presentation for July 28th will highlight requested equipment 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 stylized flourish at the end.

Fred J. Farris
Chief of Police

GLADSTONE CITY COUNCIL Study Session

Missouri Blue Shield Grant Funding

July 28, 2025



Missouri Blue Shield Program



- On March 5th, 2025 Governor Kehoe signed Executive Order 25-03 establishing the Blue Shield Program in Missouri
- City Council approved a Resolution to participate on May 12, 2025
- This designation will allow those communities to apply for a share of \$10 million in grant funding to support law enforcement training and equipment – Gladstone PD notified of \$50,000 eligibility

Gladstone's Commitment



- This program is in line with Gladstone City Council's 2025 goal to ***"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"***
- PD has identified equipment that would greatly enhance officer safety, acquire needed equipment and build on use of technology to better solve crime/apprehend offenders

ITEM #1 – Personal Rifle Plates



- Law enforcement body armor has greatly improved over the years with superior protection from rifle grade weapons now light weight and more conducive to fit and comfort
- We have identified rifle plates that can be worn with current body armor and carriers that would provide officer protection to higher caliber weapons
- These would be issued equipment to uniformed patrol officers
- Point Blank Body Armor Omega series plates estimated cost is \$400 per plate totaling **\$10,600**



ITEM #2 – Massimo Buck 450 UTV



- Increased special events in Gladstone parks and other locations, our park trail system, and planned large events such as FIFA World Cup in 2026 have shown a need for off-road transportation for officers
- A side-by-side off-road vehicle will greatly improve officers' ability to access these sites when patrol vehicles aren't appropriate
- A vendor was identified that wanted to provide such a vehicle at a greatly reduced cost and this vehicle would suit our needs
- Massimo Buck 450 cc – street legal w/winch
- Vehicle with 40 month extended warranty - **\$5000.00**



ITEM #3 – StarChase™ GPS System



- Criminal Offenders continue to attempt evading capture and PD has identified a system that would greatly reduce the risk in pursuing vehicles while increasing our chances of apprehension using technology
- The StarChase deployable GPS system uses launchable GPS trackers that adhere to vehicles and allow the vehicle to be tracked, real-time, using GPS and a web-based system

(Short demo video)

<https://www.youtube.com/watch?v=5j3MDNvpCSw>

ITEM #3 – StarChase GPS System



- The quote includes:
 - The purchase of two vehicle mounted launchers
 - Installation
 - Unlimited GPS “darts”
 - Five-year extended warranty
 - Train-the-trainer course for eight instructors
- Total for the entire package - **\$33,400.00**

Conclusion



- The total costs of the equipment listed is **\$50,000.00**
- Deadline for the Blue Shield Grant application is September 2, 2025
- Delivery of the UTV would be immediate upon payment
- Delivery of the armor and StarChase system would be dependent on manufacturer lead times



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 14, 2025**

PRESENT: Mayor Les Smith
Mayor Pro Tem Jean Moore
Councilmember Tina Spallo
Councilman Spencer Davis
Councilman Cameron Nave

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, July 14, 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.

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 June 23, 2025, Closed City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the June 23, 2025, Closed City Council meeting as presented. **Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 6. On the Agenda. Approval of the June 23, 2025, Regular City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the June 23, 2025, Regular City Council meeting as presented. **Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

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

There was no communication from the Audience.

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

Councilman Nave noted that the July 4th celebration was excellent, with great fireworks and music. He highlighted the diverse crowd, which included many children and older attendees. He expressed hope that those who were able to attend had a great time.

Councilmember Spallo reminded everyone that the Tip a Cop event will take place this Friday night, July 18th, at Stone Canyon Pizza from 4:00 to 8:00 p.m. She encouraged Community members to attend and support local police officers as they serve and collect tips for a good cause.

Mayor Pro Tem Moore reported a very successful Glad Green Team trash pickup day held on July 5th, with approximately 11' participants. She expressed her excitement about the turnout and gave special thanks to the Mayor, Councilmember Davis, and the new Parks and Recreation Director Jordan Brown for their assistance in the cleanup efforts, noting that a significant amount of trash was collected. She encouraged more community members to join future events.

Mayor Smith acknowledged the recent death of community member Gary Lint, a former teacher and avid Royals supporter, noting that he will be greatly missed. He announced a ribbon-cutting ceremony for the new pickleball courts scheduled for Wednesday, July 16th, at 72nd and Woodland/Euclid Avenue at 10:00 a.m. He asked for the community's patience regarding lane closures on Missouri Route 1 and noted that the City Manager will provide further details. He also referenced a current agenda item involving a contract allocating over one million dollars for this year's Mill and Overlay Project. Lastly, he announced that National Night Out takes place on August 8th at Happy Rock Park East, from 5:00 to 9:00 p.m. featuring a variety of fun activities.

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

City Manager Baer reported that MoDOT will begin lane closures on Missouri Route One between 72nd Street and Brooktree Lane starting July 16th. He noted that traffic will be reduced to one lane in each direction through late September, acknowledging the inconvenience this may cause. He emphasized that the closures are part of a full-depth reconstruction project to improve the roadway and asked for the public's patience, advising travelers to expect delays. He also announced that Kids Fest /Cutie Pie Tri is coming on Saturday, July 26th, 9:00 a.m. to noon at Linden Square and that they will kick off the event with an annual preschool triathlon. There will be vendors, games, and activities that the whole family can enjoy.

REGULAR AGENDA.

Item No. 10. On the Agenda. **FIRST READING BILL NO. 25-22**, An Ordinance authorizing the City Manager to enter into a Memorandum of Understanding with Clay and Platte Counties to develop a collaborative digital platform to promote regional tourism and economic development within the two-county region.

Mayor Pro Tem Moore moved **BILL NO. 25-22** be placed on its First Reading. **Councilman Davis** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the First Reading of **BILL NO. 25-22**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Davis** seconded. The Vote: "aye",

Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the Second and Final Reading of **BILL NO. 25-22** and enact the Bill as **Ordinance 4.706**. **Councilman Davis** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) **Mayor Smith** stated **BILL NO. 25-22** stands enacted as **Ordinance Number 4.706**.

Item No. 11. On the Agenda. **RESOLUTION R-25-39**, A Resolution authorizing revisions to the Purchasing Policy for the City of Gladstone, Missouri.

Councilmember Spallo moved to approve **RESOLUTION R-25-39**, A Resolution authorizing revisions to the Purchasing Policy for the City of Gladstone, Missouri. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 12. On the Agenda. **RESOLUTION R-25-40**, A Resolution authorizing Change Order No. 5 in the amount of \$45,500.00 to the contract with Linaweaver Construction, Incorporated, for the FY25 Water Main Replacements, Project WP2587.

Councilman Nave moved to approve **RESOLUTION R-25-40**, A Resolution authorizing Change Order No. 5 in the amount of \$45,500.00 to the contract with Linaweaver Construction, Incorporated, for the FY25 Water Main Replacements, Project WP2587. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 13. On the Agenda. **RESOLUTION R-25-41**, A Resolution authorizing the City Manager to execute a contract with Vance Brothers, LLC, in the total amount not to exceed \$144,973.00 for the FY26 Intermediate Maintenance Program, Project TP2603.

Councilman Davis moved to approve **RESOLUTION R-25-41**, A Resolution authorizing the City Manager to execute a contract with Vance Brothers, LLC, in the total amount not to exceed \$144,973.00 for the FY26 Intermediate Maintenance Program, Project TP2603. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 14. On the Agenda. **RESOLUTION R-25-42**, A Resolution authorizing the City Manager to execute a contract with Metro Asphalt, Incorporated, in the total amount not to exceed \$1,099,838.40 for the FY26 Mill and Overlay Program, Project TP2606.

Mayor Pro Tem Moore moved to approve **RESOLUTION R-25-42**, A Resolution authorizing the City Manager to execute a contract with Metro Asphalt, Incorporated, in the total amount not to exceed \$1,099,838.40 for the FY26 Mill and Overlay Program, Project TP2606. **Councilman Davis** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

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

Mayor Smith announced that Councilman Davis has been working on something exciting for next year and asked him to share and requested that a special Study Session be held for the FIFA World Cup and the United States 250th anniversary celebration for the July 4th in 2026. **Councilman Davis**

expressed interest in planning a special July 4th event for next year, aiming to go above and beyond the usual celebration. He suggested the possibility of a two-day event featuring national acts to create a true commemoration of the past 250 years, while also looking ahead to the next 250. He indicated a desire to explore what such an event will entail, including associated costs.

Item No. 16. On the Agenda. Adjournment.

Mayor Smith adjourned the July 14, 2025, Regular City Council meeting at 7:42 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Mayor Les Smith



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/22/2025

Department: Community Development

Meeting Date Requested: 7/28/2025

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

Subject: Special Event Permit

Background: Sidwellhomes – RE/MAX Revolution will host a client appreciation picnic. There will be a bounce house for the kids and a food truck to cater to the clients.

Location: Happy Rock Park West

Date: Saturday, September 27, 2025

Time: 11:00 am to 2:00 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: JULY 22, 2025
PERMIT NO.: SEP25-00077
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: SATURDAY, SEPTEMBER 27, 2025
TIME OF EVENT: 11:00 AM TO 2:00 PM
EST. ATTENDANCE: 70±

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.

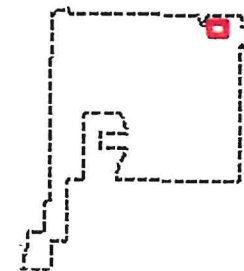
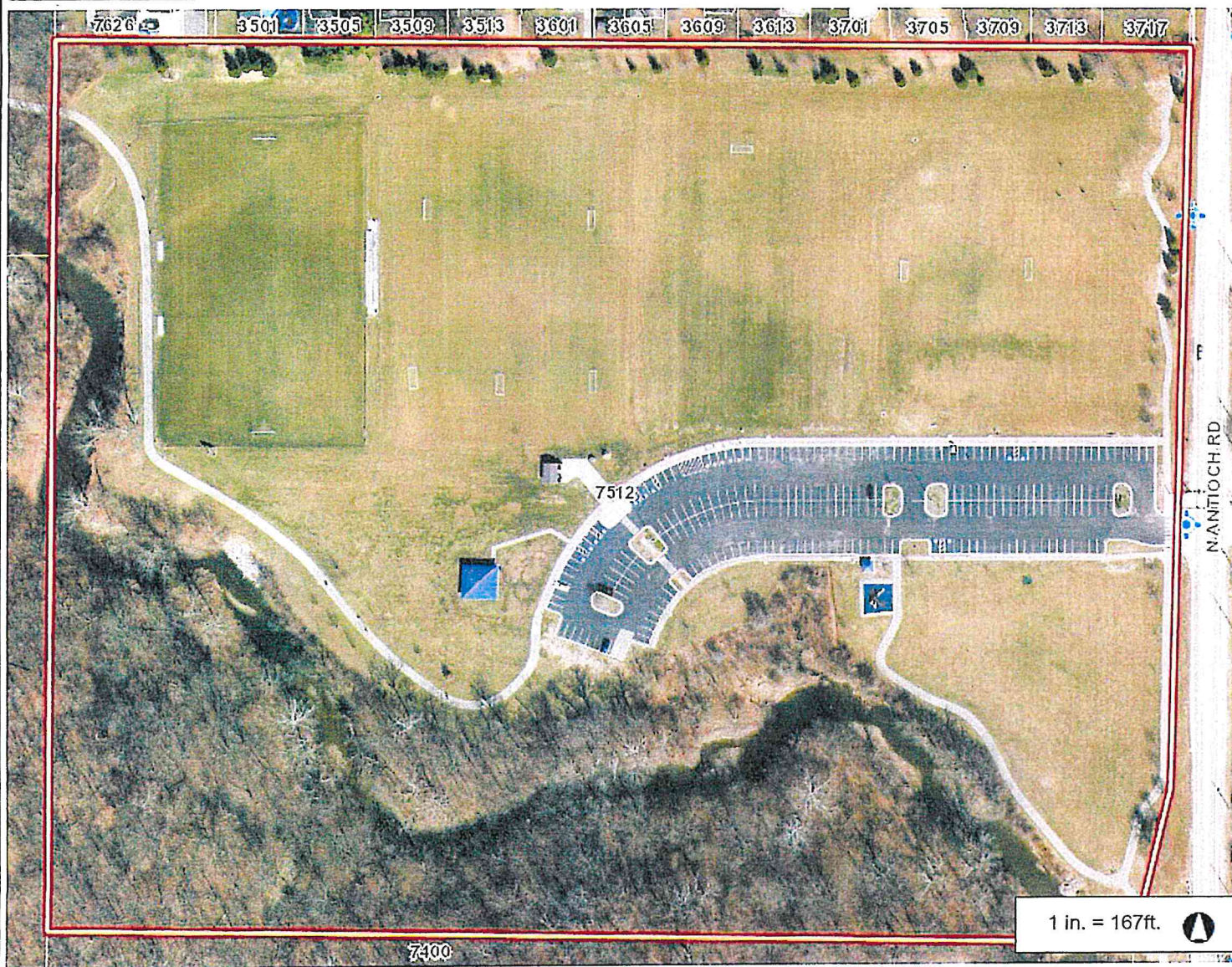
Community Development Administrator | Building Official

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

Notes

333.3 0 166.67 333.3 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/14/2025

Department: Community Development

Meeting Date Requested: 7/28/2025

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

Subject: Building Permit

Background: The North Kansas City School District will be undertaking an addition and renovation project at Oakwood Manor Elementary School, located at 5900 N. Flora Avenue. The planned addition includes a new gymnasium on the west side of the building and new classrooms that will infill the existing courtyard areas. Renovation efforts will feature a redesigned front façade and comprehensive upgrades throughout the facility. Construction is tentatively scheduled to begin in March 2026.

Budget Discussion: N/A.

Public/Board/Staff Input: See attached staff report.

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager

BUILDING PERMIT STAFF REPORT



CITY OF GLADSTONE
Community Development Department
7010 N. Holmes Street
Gladstone, Missouri 64118
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: JULY 14, 2025
PERMIT NO.: BP25-00285

GENERAL INFORMATION

BUSINESS/PROPERTY NAME: NKCSO Oakwood Manor Elementary School
APPLICANT: HTK Architects
STATUS OF APPLICANT: Architect of Record
OWNER: North Kansas City School District
REQUESTED ACTION: Approval of Building Permit
PURPOSE: Addition of gymnasium, new classroom, and renovation of existing building.
LOCATION: 5900 N Flora Avenue
SIZE: See attached Code Site Plan sheet for locations
Building A: **38,364 sq. ft.**
(Existing School 32,831 sq. ft.)
(Courtyard Infill 3,281 sq. ft.)
(Corridor Addition 2,252 sq. ft.)
Building B: **3,690 sq. ft.**
Building C: **5,429 sq. ft.**
Total GSF: **47,483 sq. ft.**

ZONING INFORMATION

EXISTING LAND USE: R-1 Single-Family Dwelling District
SURROUNDING LAND USE-N: R-1 Single-Family Dwelling District
E: R-1 Single-Family Dwelling District
W: Village of Oakwood
S: R-1 Single-Family Dwelling District
COMPREHENSIVE PLAN: Civic
ZONING HISTORY: Non-Recent

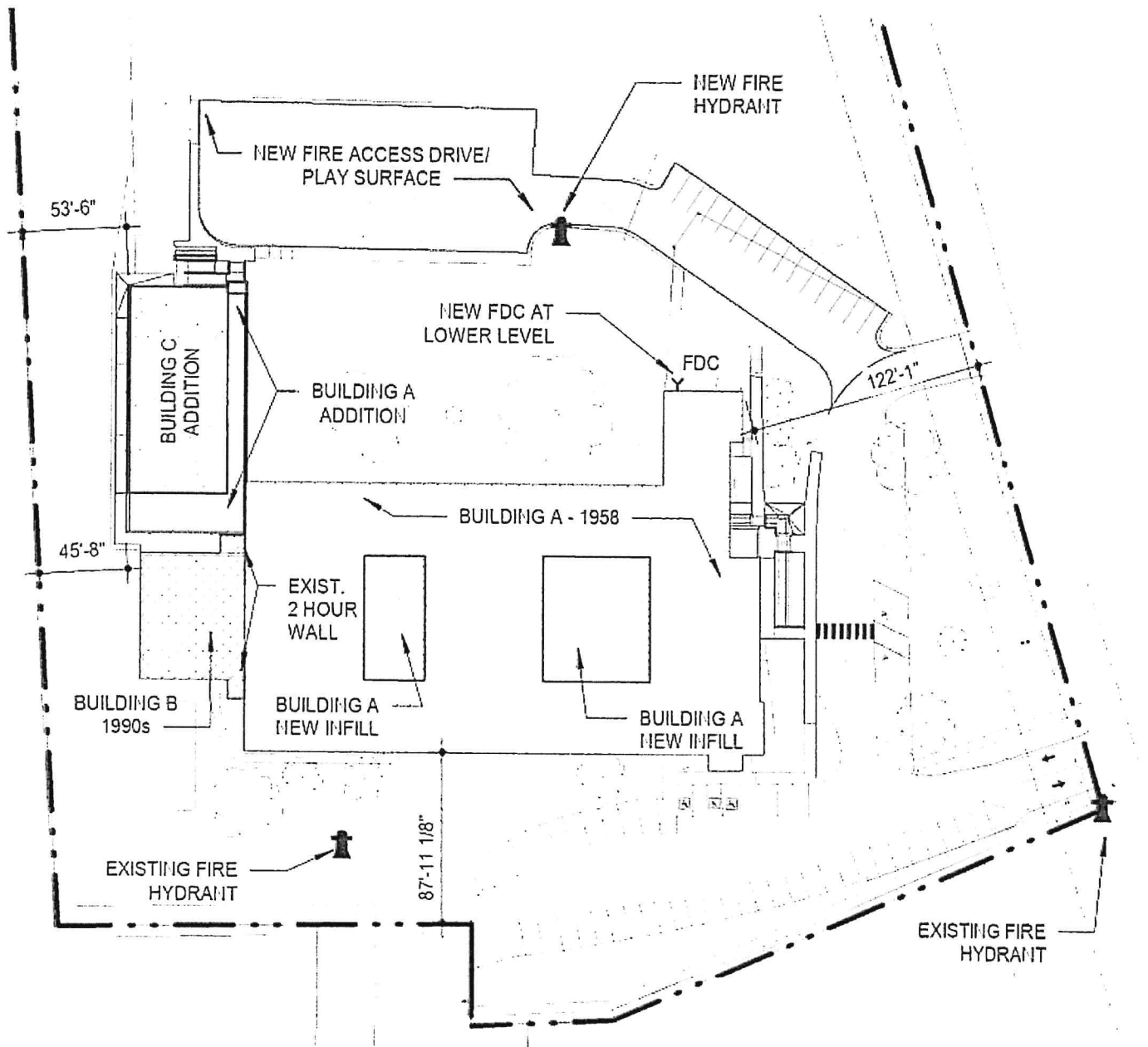
APPLICABLE REGULATIONS

2021 IBC, 2021 IEBC, 2020 NEC, 2021 IFC, 2021 IECC, 2021 IFGC, 2021 IMC, 2021 IPC, 2021 ISPSC, AND 2017 ICC A117.1

ADDITIONAL COMMENTS

1. Sheet S001: General Notes – Structural- 1. General information note C1 refers to the IBC 2018 as amended by KCMO; Gladstone is under the IBC 2021 and does not recognize KCMO amendments.
2. Sheet S001: General Notes – Structural- 3. Structural load design criteria storm shelter second note E refers to Section 1605.3 of the IBC; this section does is not in the 2021 IBC.
3. 3. All restrooms shall have emergency lighting; i.e. RR 119, Nurse RR 118, and existing restrooms that do not have emergency lights.

Applicant / Owner are agreeable to revising the aforementioned comments.



1

CODE SITE PLAN

1" = 80'-0"



NORTH









HTK

ARCHITECTS

ONE S. MARSHALL, SUITE 1000 WILSON PARK BUILDING
 2001 W. 15TH AVENUE, SUITE 1000 WILSON PARK BUILDING
 DENVER, CO 80202-1501

PERMIT SET

DATE: 04/19/2017

REVISED DATE: _____

**NORTH KANSAS CITY SCHOOL DISTRICT DEFERRED
 MAINTENANCE PROJECTS - PHASE 3A**

OXFORD JAYSON ELEMENTARY SCHOOL

5900 116th Ave., Kansas City, MO 64118

***** SHEET CONTAINS *****

***** ARCHITECTURAL FLOOR PLAN *****

***** DRAWING *****

HTK PROJECT NUMBER: 20170000000000000000

SHEET NUMBER: _____

A100



Request for Council Action

RES ☒ # R-25-43

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/23/2025

Department: Public Works

Meeting Date Requested: 7/28/2025

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

Subject: Change Order No. 6, FY25 Water Main Replacements, Project WP2587

Background: The contract for Project WP2587 was awarded to Linaweaver Construction, Inc. as authorized by Resolution R-24-71. Change Orders 1 through 4 added two (2) emergency water main break repairs, ratified the emergency repair of ten (10) additional water main breaks including the one on NE 72nd Street just west of N. Oak Trafficway and added an additional 1,000 square feet of sidewalk replacement to the project. Change Order 5 added the installation of a new gate valve to isolate Well No. 2 and the replacement of an existing check valve that is leaking at the wellfield. Change Order 6 adds the emergency repair and stabilization of a 12" sanitary sewer located near 5101 Old Pike Road on property owned by the Old Pike Country Club. Please see the attached memorandum prepared by staff.

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

Original Contract Amount:	\$ 645,180.00
Change Orders 1 thru 5	<u>214,445.15</u>
Total approved to date:	859,625.15
Change Order 6	<u>50,000.00</u>
Revised Contract Amount:	<u>\$ 909,625.15</u>

Funds are available from the Combined Waterworks and Sewerage System Fund.

Public/Board/Staff Input: City staff recommends approval of this change order.

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: July 23, 2025

TO: Robert M. Baer, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: 5101 Old Pike Road Sanitary Sewer Repairs

Background:

Over the past 60 days, Public Works has responded to two sanitary sewer overflows near 5101 Old Pike Road on property owned by the Old Pike Country Club. A summary of the incidents is provided below:

1. **May 21, 2025:**
Following a period of heavy rainfall, a 12-inch sanitary sewer main located downstream of the Old Pike Country Club pond was damaged which resulted in a sanitary sewer overflow estimated at 11,400 gallons. City crews promptly made the necessary repairs, performed the cleanup, and reported the overflow to the Missouri Department of Natural Resources in accordance with regulatory requirements.
2. **July 14, 2025:**
A small leak was discovered on a previously installed repair clamp that resulted in a sanitary sewer overflow estimated at 500 gallons. Again, City crews promptly made the necessary repairs, performed the cleanup, and reported the event to the Missouri Department of Natural Resources.

Existing Conditions:

The 12-inch sanitary sewer main has been repaired, however, the pipe remains exposed within the drainage ditch downstream of the Old Pike Country Club pond. This condition leaves the pipe vulnerable to damage during future heavy rain events and increased flow in the ditch.

Recommendations:

To mitigate the risk of future overflows and preserve the integrity of the 12-inch sanitary sewer main, staff recommends proceeding with following corrective measures:

- Backfilling the exposed area with additional dirt
- Applying concrete encasement for structural protection
- Installing riprap to reinforce and stabilize the ditch during high-flow events

These improvements are intended to provide long-term protection of the sewer line and reduce the likelihood of repeated emergency responses and environmental impacts. Furthermore, City staff recommends the approval of a change order with Linaweaver Construction to assist the City in completing this work.

If you have any questions, please contact me.



RESOLUTION NO. R-25-43

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 6 IN THE AMOUNT OF \$50,000.00 TO THE CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, FOR THE FY25 WATER MAIN REPLACEMENTS PROJECT WP2587.

WHEREAS, additional work under the FY25 Water Main Replacements Project 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. 6 to the FY25 Water Main Replacements Project WP2587 with Linaweaver Construction, Incorporated, as follows:

Original Contract Amount:	\$ 645,180.00
Change Orders 1 thru 5	<u>214,445.15</u>
Total approved to date:	859,625.15
Change Order 6	<u>50,000.00</u>
Revised Contract Amount:	<u>\$ 909,625.15</u>

FURTHER THAT, funds for such purpose are available from the Combined Waterworks and Sewerage System Fund.

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

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

The seal of the City of Gladstone, Missouri, is a circular emblem. It features a central sun with yellow rays rising over a green landscape with two trees. The sun's rays are depicted in alternating yellow and light blue. The words "City of Gladstone" are written in a grey, serif font along the top arc of the seal, and "Missouri" is written along the bottom arc. The entire seal is set against a light grey background.

MONTHLY FINANCIAL UPDATE

JUNE YTD 2025



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 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.



Revenue Summary

- Preliminary Citywide revenue overall finished higher than budget by 3.4% or \$1.7M
- Preliminary Sales & Use Tax revenue which had been sluggish through most of the fiscal year finished at 102.8% of budgeted.



Expense Summary

- Preliminary Citywide expenditures excluding capital spend finished below budget by \$4.5M or 8%.
- Preliminary Overall expenditures are lower YoY, primarily due to unfilled open positions and timing of capital expenditures.
- The cost of water main breaks will continue to be something to watch going into the next fiscal year.

CITYWIDE

REVENUE

Preliminary Citywide revenue finished the year at 103.4% of budgeted for the fiscal year. Year-over-year revenue is ~23% lower primarily due to loan proceeds in last fiscal year.

EXPENSE

Preliminary Citywide expenditures finished the year at 83.4% of budgeted and 9.7% below prior year. The favorability was 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.



Revenue Summary

- Preliminary General Fund Revenue: \$24,759,200 compared to \$23,700,945 or 104.5% of budgeted.



Items to watch

- City staff are working on multiple multi-million dollar grants that may affect FY2026 analysis and beyond.
- Sales Tax performance in the new fiscal year FY2026 which had been sluggish in the first half of fiscal FY2025.

GENERAL FUND- REVENUE

PROPERTY TAXES

Preliminary Property tax revenue through May is \$4,343,540 compared to a budget of \$4,181,000 or 103.9%. Compared to prior year property tax revenue finished ~1% higher.

SALES TAXES

Preliminary results show that the city has collected \$9,106,634 in sales taxes compared to a budget of \$8,520,000 or 106.0% of budgeted revenue. YOY Sales tax revenue finished 2.0% above prior year.

GROSS RECEIPTS TAX

Preliminary Franchise tax revenue through the end of the year sits at \$3,114,033 compared to a budget of \$3,250,000 or 95.8% of budgeted revenue. YoY revenue finished 7.4% below primarily due to lower Natural Gas and Cable Gross receipts.

LICENSES AND PERMITS

Preliminary revenue of \$946,537 compared to a budget of \$672,030 or 140.8% of budgeted. The favorability is being driven by timing of accounting treatment of business license fees, building permits fees, plumbing permit fees and right of way permit fees. Revenue YOY finished ~16.7% higher primarily due to increased General Business License fees partially offset by lower Building Permit fees.

INTERGOVERNMENTAL

Preliminary YTD revenue finished at \$1,757,007 compared to a budget of \$1,765,000 or 99.5% of budgeted revenue. YOY revenue finished 3.2% lower primarily due to lower Special Road District revenue.



Revenue Summary

- Preliminary results for Charges for services continues to pace ahead of prior year due to Senior Day Trip activities.
- Preliminary Fines and Forfeitures continue to pace ahead of prior year primarily due to higher municipal court fines and bond forfeitures.



Items to watch

- Seasonality impact on revenue for outdoor activities in Parks & Rec.
- Staff continues to explore options for increasing Interest revenue while reducing debt service.

GENERAL FUND- REVENUE

CHARGES FOR SERVICES

Revenue numbers are not final, but preliminary results show that Charges for Services currently sits at \$3,340,424 compared to budgeted \$3,464,915 or 96.4% of budgeted. **Y**YOY results are currently 3.4% lower primarily due to timing of Admin Services – Road District revenue.

FINES AND FORFEITURES

Preliminary YTD revenue is \$382,578 out of \$470,000 budgeted or 81.4% of budgeted revenue for the fiscal year. The account category shows an increase YOY of ~11.0%.

OTHER MISC. REVENUE

Preliminary YTD revenue is \$1,593,444 out of \$1,203,000 budgeted or 132.5% of forecasted revenue and 45.5% higher YOY. The strong results are primarily driven by higher Other Misc. Revenues.



Expense Summary

- Preliminary YTD expense of \$22,207,523 compared to \$25,331,277 FY budget or ~87.7% of authorized spend.



Items to watch

- If open positions are able to be filled in the new fiscal year, staff expect personnel costs to increase accordingly. This would be especially noticeable in the police and public works departments.
- Final 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

Preliminary YTD expense of \$14,491,116 out of a budgeted \$16,188,177 or 89.5% of budget. With a YoY increase of ~1.8% primarily in Fire Department wages and overtime.

SUPPLIES

Preliminary YTD expense of \$1,134,768 out of a budgeted \$1,244,078 or 91.1% of budget. YOY spend finished 7.6% higher primarily due to increased publication, chemical, ammunition and Linden Square activity expenses.

SERVICES

Preliminary full year expenses finished at \$3,691,427 out of a budgeted \$4,370,356 or 84.5% of budget and 2.2% higher than prior year primarily due to higher insurance, audit, credit card merchant fees, training, and IT equipment maintenance costs.

CAPITAL

Preliminary YTD expense of \$477,234 out of a budgeted \$523,665 or 91.1% of budget.

This represents a decrease of \$2,018,308 YOY as projected in the 5-year CIP.

DEBT

Preliminary YTD expense of \$755,173 out of a budgeted \$979,000 or 77.1% of budget. This increase of ~45.5% YOY is attributed to the 2024 lease purchases and paying off the AJ Farm note.



COMMUNITY CENTER AND PARKS FUND



Revenue Summary

- Preliminary revenue excluding a TST transfer of \$786,000 finished the fiscal year at \$3,864,650 out of a budgeted \$3,828,550 or 100.9% of forecasted.
- Preliminary revenue including the TST transfer brings inflows to 100.8% of forecasted.



Expense Summary

- Preliminary YTD Expense of \$4,718,443 compared to \$5,229,372 budgeted or 90.2% of authorized spend.



Items to watch

- Impact of price increases on activity enrollment.

REVENUE- SALES TAX

Preliminary YTD revenue of \$1,062,102 out of a budgeted \$1,100,000 or 96.6% of forecasted. YoY decrease of ~1.1%.

REVENUE- CHARGES FOR SERVICES

Preliminary YTD revenue of \$1,469,410 out of a budgeted \$1,667,800 or 88.1% of forecasted which is a YoY decrease of ~1%. The lower performance is partially due to the impact of weather resulting in a delay for opening the outdoor pool.

EXPENSES

Personnel

Preliminary YTD of \$1,455,164 represents a YoY increase of ~13.9%, mostly due to changes in staffing and inflationary increases. Representing a total year spend of ~100.0% budgeted.

Capital

Preliminary YTD of \$281,057 represents 64.6% of budgeted and a decrease of 24.0% YoY.



PUBLIC SAFETY SALES TAX

Revenue Summary

- Preliminary PSST revenue of \$1,082,310 out of \$1,130,000 or 95.8% of forecasted.
- Accounting corrections of \$10,000 reduce FY2025 net revenue recognized YTD.



Expense Summary

- Preliminary PSST YTD expense of \$1,036,404 out of \$1,223,594 or 84.7% 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.

REVENUE- SALES TAX

Preliminary YTD revenue of \$1,082,310 represents a YoY decrease of 6.5% and ~95.8% of budgeted for the fiscal year.

EXPENSES

Personnel

Preliminary YTD expense of \$626,151 represents 101.5% of budgeted for the fiscal year due to higher overtime expenses.

Supplies

Preliminary YTD expense of \$21,604 represents 39.4% of budgeted for the fiscal year due to lower fuel, uniform and ammo expenses.

Services

Preliminary YTD expense of \$79,559 represents 52.8% of budgeted for the fiscal year primarily due to lower travel, training and equipment maintenance expenses.

Capital

Preliminary YTD expense of \$210,464 represents 103.4% of budgeted for the fiscal year due to higher automotive capital expenditures.



Revenue Summary

- Preliminary \$13,453,166 revenue represents 101.8% of the \$13,214,010 forecasted for the year.
- Revenue analytics are currently skewed by the large \$893,334 loan proceeds realized in FY24.



Expense Summary

- Preliminary total YTD expense of \$14,054,145 out of \$19,237,829 or 73.0% of authorized spend.



Items to watch

- The frequency and volume of water main breaks.
- Ability to fill open positions and employee turnover in Public Works.

CWSS – WATER AND SEWER FUND

REVENUE

Preliminary YTD revenue of \$13,453,166 out of the \$13,214,010 forecasted for the FY represents 101.8% of budgeted and represents a YoY increase of 1.2% primarily due to higher sewer charges and interest revenue.

EXPENSES

Personnel

Preliminary YTD expense of \$1,630,168 represents 92.8% of budgeted. The underspend YTD is attributed to the ongoing staffing shortage in 501 that staff continue to monitor.

Supplies

Preliminary YTD expense of \$771,666 represents 103.5% of budgeted and a YoY increase of ~24.0% primarily due to the increased number of water main breaks.

Services

Preliminary YTD expenses of \$8,366,109 represents 91.5% of budgeted and YOY decrease of ~1.7% primarily due to lower electricity, insurance, sewer commodity charges and sewer service charges.



Request for Council Action

RES ☐# City Clerk Only

BILL ☒# 25-23

ORD ☒# 4.707

Date: 7/17/2025

Department: General Administration

Meeting Date Requested: 7/28/2025

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

Subject: An Ordinance authorizing amendments to the Liquor License Code of the Gladstone City Code.

Background: Upon review of our current City Code sections pertaining to the different classes of liquor licenses granted by the City, it has come to our attention that the current structure of the City's liquor license code does not adequately account for the emergence of businesses in Gladstone that have the capability to manufacture wine and operate a domestic winery. In order to account for this, staff is proposing amendments to Sections 5.110.2000 and 5.110.3400 that would allow for businesses to manufacture wine and operate a domestic winery in Gladstone in compliance with state statutes.

Budget Discussion: N/A.

Public/Board/Staff Input: Staff Recommends Approval of the proposed Ordinance.

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

Bob Baer
Department Director/Administrator

JA
City Attorney

BB
City Manager

AN ORDINANCE AMENDING TITLE V, BUSINESS AND OCCUPATION, OF THE CODE OF ORDINANCES OF THE CITY OF GLADSTONE, MISSOURI, TO AMEND CHAPTER 110 ALCOHOLIC BEVERAGES, ARTICLE II LICENSING, AND ARTICLE III ADMINISTRATION.

WHEREAS, The Code of Ordinances of the City of Gladstone, Missouri (the “City Code”) includes provisions in Title V addressing business and occupation regulations within the City of Gladstone, Missouri (the “City”); and

WHEREAS, the City staff have prepared revisions to amend Title V of the City Code to revise Chapter 110 Article II and Article III to address current licensing and fee requirements as they pertain to the manufacturing of wine and operation of a domestic winery.

WHEREAS, the City Council desires to approve the proposed amendments to Title V of the City Code as set forth in this ordinance.

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

SECTION 1: That Title V, Business and Occupation, Chapter 110 Alcoholic Beverages, Article II Licensing, of the City Code is hereby amended with additions in bold underline and deletions in ~~striketrough~~ notation as follows:

Article 2. – LICENSING

Sec. 5.110.2000. – License required; classification of licenses.

It shall be unlawful for any person to sell or expose for sale in the city any intoxicating or malt liquor in any quantity, without first obtaining a license therefor from the city. For the purposes of this chapter the following classes of licenses or permits are hereby created:

(1) *Class A retail* licenses:

- a. *Original package*. For the sale of intoxicating liquor in the original package, not to be consumed on the premises where sold, by persons engaged in the operation of a drug store, a cigar and tobacco store, a grocery store, a general merchandise store, a confectionery or delicatessen store.
- b. *Package malt liquor*. For the sale of malt liquor not in excess of five percent by weight by grocers and other merchants and dealers in the original package. Notwithstanding the provisions of section 5.110.400, any person licensed pursuant to this subsection may also sell malt liquor at retail between the hours of 9:00 a.m. and midnight on Sunday.

- c. *Malt liquor by the drink.* For the sale of malt liquor at retail by the drink for consumption on the premises where sold. Notwithstanding the provisions of section 5.110.400, any person licensed pursuant to this subsection may also sell malt liquor at retail between the hours of 9:00 a.m. and midnight on Sunday.
- d. *Malt liquor and light wine by the drink.* For the sale of malt liquor and light wines at retail by the drink for consumption on the premises where sold.
- e. *All intoxicating liquor by the drink.* For the sale of all intoxicating liquor at retail by the drink for consumption on the premises which shall include the sale of intoxicating liquor in the original package.
- f. *All intoxicating liquor by the drink at eating or entertainment places.* For the sale of all intoxicating liquor at retail by the drink for consumption on the premises for persons operating any premises where food or entertainment are sold.
- g. *Fifty-day special caterers.* For persons already holding licenses to sell intoxicating liquor by the drink at retail for consumption on the premises for use at a particular function, occasion, or event at a particular location other than the licensed premises. The special license shall be effective for a maximum of 50 days during any year, and shall authorize the service of intoxicating liquor at such function, occasion, or event during the hours at which intoxicating liquor may lawfully be sold or served upon premises licensed to sell intoxicating liquor for on-premises consumption.
- h. *Unlimited special caterers.* A special license under the same terms and conditions as the 50-day special caterer's license described in subsection (1)g. above except for an unlimited number of functions during the year.
- i. *Tax exempt charitable, fraternal, religious, service or veterans' organizations.* For the sale of intoxicating liquor at retail by the drink for consumption on the premises where sold. If the licensee's premises include two or more buildings in close proximity, such license shall be valid for the sale at any such building.

(2) *Class B Licenses:*

- a. *Sunday sales.* Any person who is licensed to sell intoxicating liquor at retail, including by the drink, may apply for a special license to sell intoxicating liquor at retail, including by the drink, between the hours of 9:00 a.m. and midnight on Sundays.

(3) *Class C permits:*

- a. *Wine, malt liquor and spirits tasting.* Licensees holding a license to sell intoxicating liquor in the original package at retail under subsections (1)a.,

(1)b. and (2)a. above may apply for a special permit to conduct wine, malt liquor and spirituous liquors tastings on the licensed premises. This subsection shall not be construed to permit the sale of wine, malt liquor or spirituous liquors for on premises consumption.

- b. *Picnic.* For the sale of all intoxicating liquor, at retail by the drink for consumption on the premises at a picnic, bazaar, fair, or similar gathering held by any church, school, civic, service, fraternal, veteran, political, or charitable club or organization. The permit shall be issued only for the day or days requested and shall not authorize the sale of intoxicating liquor for more than a total of seven days in any calendar year.
- c. *Caterer/special event.* For caterers or other persons already holding licenses to sell intoxicating liquor by the drink at retail for consumption on the premises who furnish provisions and service for use at a particular function, occasion or event at a particular location other than the licensed premises. The temporary permit shall be effective for a period not to exceed 168 consecutive hours, during hours at which intoxicating liquor may lawfully be sold or served upon premises licensed to sell for on-premises consumption.
- d. *Festival.* For persons already holding licenses to sell intoxicating liquor by the drink at retail for consumption on the premises who furnish provisions and service for use at a festival as defined in RSMO Ch. 316. The application for a permit shall be made at least five business days prior to the festival. The permit shall be effective for a period not to exceed 168 consecutive hours, and shall authorize the service of intoxicating liquor at such festival during the hours at which intoxicating liquor may lawfully be sold or served upon premises licensed to sell intoxicating liquor for on-premises consumption. This permit shall allow for the sale of intoxicating liquor in the original package.

(4) *Class D Licenses:*

- a. *Under 21 patrons.* For persons already holding licenses to sell intoxicating liquor by the drink at retail under subsections (1)c., d., e. or f. who allow patrons under 21 years of age on the premises. No person who holds a license to sell intoxicating liquor at retail by the drink under subsections (1)c., d., e. or f. may allow patrons under 21 years of age upon the premises unless the primary business at the licensed premises is other than the sale of intoxicating liquor or malt liquor. For purposes of this subsection, a business is primarily for other than the sale of intoxicating liquor and malt liquor if 50 percent or more of the gross income of such business is derived from the sale of food, products, goods, items, activities, or services other than intoxicating liquor, malt liquor or wine.

- (1) A wine manufacturer licensed under subsection (5)b., who also has obtained a license to sell intoxicating liquor by the drink under subsection (1)f., shall not be subject to the Under 21 patrons license requirements of subsection (4)a.

(5) *Class E Licenses:*

- a. *Manufacture of Beer and Malt Liquor.* For the manufacture of beer and malt liquor, in quantities not to exceed 10,000 barrels per annum.
- b. *Manufacture of Wine and Brandy.* A license to manufacture wine or brandy not to exceed 500,000 gallons not in excess of 18 percent of alcohol by weight for wine, or not in excess of 34 percent of alcohol by weight for brandy, from grapes, berries, other fruits, fruit products, honey, and vegetables produced or grown in the state, exclusive of sugar, water and spirits.
 - (1) A wine manufacturer licensed under this subsection may use in any calendar year such wine and brandy-making material produced or grown outside the state in a quantity not to exceed 15 percent of the manufacturer's wine entered into fermentation in the prior calendar year.
 - (2) A manufacturer licensed under this subsection may offer samples of wine, may sell wine and brandy in its original package directly to consumers at the winery, and may open wine purchased by customers so that it may be consumed on winery premises Monday through Saturday between 6:00 a.m. and midnight and, provided the manufacturer licensed under this section also obtains a Sunday License under subsection 2(a), on Sundays between the hours of 9:00 a.m. and midnight.

SECTION 2: That Title V, Business and Occupation, Chapter 110 Alcoholic Beverages, Article III Administration, of the City Code is hereby amended with additions in bold underline and deletions in ~~strikethrough~~ notation as follows:

Sec. 5.110.3400. – Fees.

- (a) Upon presentation of the application to the officer each applicant shall submit annual fees applicable to the particular class of license requested, as follows:

Class A(1)	\$ 150.00
Class A(2)	22.50
Class A(3)	50.00
Class A(4)	52.50
Class A(5)	450.00
Class A(6)	450.00
Class A(7)	500.00
Class A(8)	1,000.00
Class A(9)	450.00
Class B(1)	300.00
Class C(1)	25.00
Class C(2)	15.00
Class C(3)	10.00 per day
Class C(4)	15.00 per day
Class D(1)	25.00
Class E(1)	7.50 for each 100 barrels or fraction thereof, up to a maximum fee of \$375.00.
Class E(2)	<u>5.00 for each 500 gallons or fraction thereof, up to a maximum fee of \$300.00.</u>

- (b) All license fees collected by the city collector shall be accounted for and paid into the city treasury. If the license is for less than one year, the fee shall be one-twelfth of the annual fee for each month, or fraction thereof, remaining in the licensed year. A fee of \$12.50 shall be charged for any transfer or assignment of a license. If the license is a probationary license the fee shall be one-half the amount of the fee for such license classification.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

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

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

First Reading: July 28, 2025

Second Reading: July 28, 2025



Request for Council Action

RES ☒ # R-25-44

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/17/2025

Department: General Administration

Meeting Date Requested: 7/28/2025

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

Subject: A Resolution authorizing the City Manager to execute a contract with Centric Construction Group, LLC in the total amount not to exceed \$2,908,503.00 for the construction of an Event Center at the Atkins Johnson Farm; Project CP2454.

Background: After posting an RFP and soliciting proposals from qualified contractors, three (3) bids were received for the construction of the AJ Farm Event Center, with Centric Construction Group, LLC submitting the lowest bid at \$2,908,503.00. Having previously worked with Centric on the recent City Hall remodel project, staff was very satisfied with the quality of their work and professionalism throughout the project. Funding for the Event Center was provided through the 2024 Certificates of Participation (COP) and available in the Capital Improvement Sales Tax Fund (CIST).

Budget Discussion: Funds are budgeted in the amount of \$ 2,908,503.00 from the CIST Fund.

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

RESOLUTION NO. R-25-44

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH CENTRIC CONSTRUCTION GROUP, LLC IN THE TOTAL AMOUNT NOT TO EXCEED \$2,908,503.00 FOR THE CONSTRUCTION OF AN EVENT CENTER AT THE ATKINS-JOHNSON FARM; PROJECT CP2454.

WHEREAS, three (3) bids were received for the construction of an event center at the Atkins-Johnson Farm and the proposal from Centric Construction Group, LLC in the amount of \$2,908,503.00 has been determined by the City Manager to be the 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 execute a contract with Centric Construction Group, LLC for work as outlined in the Agreement, for a total amount not to exceed \$2,908,503.00.

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

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

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk