



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
MONDAY, AUGUST 11, 2025**

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 28, 2025, Closed City Council Meeting Minutes.**
- 6. Approval of the July 28, 2025, Regular City Council Meeting Minutes.**
- 7. Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*
- 8. Communications from the City Council.**
- 9. Communications from the City Manager.**
- 10. CONSENT AGENDA**

CONSIDER SPECIAL EVENT PERMITS:

LINDEN SQUARE AND SURROUNDING STREETS: Gladfest, 7010 North Holmes Street, Gladstone City Hall grounds and Linden Square; Friday, October 3, 5:00 to 10:00 pm, Saturday, October 4, 10:00 am to 10:00 pm, Sunday, October 5, 2025, 12:00 to 4:00 pm.

CENTRAL PARK (NE CORNER): Gladfest Smokefest, Friday, October 3 and Saturday, October 4, 2025, 8:00 am to 10:00 pm.

GLADSTONE CITY HALL, Gladfest Parade, Saturday, October 4, 2025, 8:00 am to 12:00 pm.

RESOLUTION R-25-45, A Resolution authorizing acceptance of work under contract with C.P. Excavating, LLC, for the Northeast 68th Terrace and North Bellefontaine Storm Drainage Project and authorizing final payment in the amount of \$25,518.01 for Project CP2432.

RESOLUTION R-25-46, A Resolution authorizing the City Manager to enter into a Memorandum of Understanding with North Kansas City Hospital to work collaboratively with the Police Department to meet the behavior health needs of those requiring assistance.

CONSIDER ANNUAL REPORT OF LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT FOR FISCAL YEAR ENDING MARCH 31, 2025.

CONSIDER ANNUAL REPORT OF DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT FOR FISCAL YEAR ENDING MARCH 31, 2025

REGULAR AGENDA

- 11. FIRST READING BILL NO. 25-24,** An Ordinance of the City of Gladstone, Missouri, to establish a procedure to disclose potential conflicts of interest and substantial interests for certain Municipal Officials pursuant to the State of Missouri Ethics law.

12. RESOLUTION R-25-47, A Resolution authorizing the City Manager to execute a contract with GEST Missouri Holding, LLC, to provide public transportation services to Gladstone residents as outlined in the Agreement.

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 3:45 pm
8/7/2025



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

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

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

ABSENT: Councilman Spencer Davis

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

Mayor Smith opened the Regular City Council Meeting Monday, July 28, 2025 at 7:32 pm.

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

Mayor Smith stated that all Councilmembers were present except for Councilman Davis 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 VFW Color Guard members: Jim Cox, Gordon Harris, Dennis Perkins, and Jim Zimmerman for their participation.

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 July 14, 2025, Closed City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the July 14, 2025, Closed City Council meeting as presented. **Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0)

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

Mayor Pro Tem Moore moved to approve the minutes of the July 14, 2025, Regular City Council meeting as presented. **Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0)

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 offered his sincere condolences to the family of the Wyandotte County Deputy Elijah Ming who passed away in the line of duty. He also shared positive feedback about the new Off the Hook BBQ restaurant at the Parkside Hobby Hill Apartment Complex and encouraged everyone to support the local family-owned business. Lastly, he reported attending the recent Parks Board meeting and noted several exciting upcoming events, including Theatre in the Park and the production of Elf this upcoming weekend, followed by the Theatre in the Park Golf Classic benefit August 8, 2025.

Mayor Pro Tem Moore thanked Administrator Napoli and Assistant City Manager Greer for their assistance with the City's neighborhood dumpster program in her neighborhood and for helping resolve issues that arose. She encouraged everyone to participate in the Glad Green Team trash pickup this upcoming Saturday, August 1, meeting at Linden Square, beginning at 8:00 am.

Mayor Smith congratulated Assistant City Manager Greer and his family on the recent birth of their child.

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

City Manager Baer announced the following events:

- Household Hazardous Waste, Saturday, August 9, 2025, at Happy Rock Park West, 8:00 am to 12:00 pm or until the first 200 cars are served.
- Law Enforcement National Night Out, Friday, August 8, 2025, Happy Rock Park East, 5:00 to 9:00 pm.
- Fresh sweet corn from the Big Shoal Farm is available at the Farm or stands at Gladstone Bowl and Westlake Ace Hardware, Monday through Saturday, 11:00am to 4:00 pm or until it is sold out. \$9 for baker's dozen.
- Atkins-Johnson Farm Event Center groundbreaking is Thursday, July 31, 2025 at 10:00 am.

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

Following the Clerks' reading:

Mayor Smith asked if anyone wished to remove an item from the Consent Agenda and place it on the Regular Agenda; there were no requests.

Councilmember Spallo moved to approve **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. . **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0)

Councilmember Spallo moved to approve **BUILDING PERMIT:** North Kansas City School District, Oakwood Manor Elementary School, 5900 North Flora Avenue, Gladstone, Missouri. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0)

Councilmember Spallo moved to approve **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. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0)

REGULAR AGENDA.

Item No. 11. On the Agenda. **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.

Councilmember Spallo moved **BILL NO. 25-23** be placed on its First Reading. **Councilman Nave** Seconded. The Vote: “aye”, Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0) The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **BILL NO. 25-23**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0) The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **BILL NO. 25-23** and enact the Bill as **Ordinance 4.707**. **Councilman Nave** seconded.

City Attorney Chris Williams explained that the Ordinance is being amended because the current City Code does not include provisions for a domestic winery. A new business is expected to begin wine production later this year. In response, staff reviewed state law and examples from other cities and drafted an Ordinance to establish a new "Class E" liquor license category for wine manufacturers, aligning with state regulations Section 311.190 RSMo.

Roll Call vote: “aye”, Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0) **Mayor Smith** stated **BILL NO. 25-23** stands enacted as **Ordinance Number 4.707**.

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

Mayor Pro Tem Moore moved to approve **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. **Councilmember Spallo** seconded. The Vote: “aye”, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. “Abstain”, Councilman Nave. (3-0)

Item No. 13. On the Agenda. Other Business.

There was no other business.

Item No. 14. On the Agenda. Adjournment.

Mayor Smith adjourned the July 28, 2025, Regular City Council meeting at 7:49 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: 7/23/2025

Department: Community Development

Meeting Date Requested: 8/11/2025

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

Subject: Special Event Permit

Background: The Gladstone Area Chamber of Commerce will host their 46th Annual Gladfest, a three-day, family-friendly fall event featuring children's attractions, live entertainment, vendors, a carnival, food booths, and much more.

Location: City Hall, Community Center, Linden Square, and surrounding streets

Date: Friday, October 3, 2025 to Sunday, October 5, 2025

Time: Friday- 5:00 pm to 10:00 pm
Saturday- 10:00 am to 10:00 pm
Sunday- 12:00 pm to 4:00 pm

Street Closures

For the duration of Gladfest, the following streets will be closed:

- N Holmes Street – from NE 69th Street north to NE 70th Terrace
- NE 70th Street – from N Holmes Street west to N Cherry Street

Carnival Setup

Carnival will begin setting up on Wednesday, October 1, 2025, necessitating the closure of the City Hall parking lot and partial closure of N Holmes Street. City Hall will remain accessible throughout this time.

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 23, 2025
PERMIT NO.: SEP25-00079
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GLADFEST
LOCATION OF EVENT: 7010 N HOLMES STREET/6901 N HOLMES STREET
GLADSTONE CITY HALL/COMMUNITY CENTER
(N HOLMES STREET FROM NE 69TH STREET TO NE 70TH TERRACE)
602 NE 70TH STREET
LINDEN SQUARE
(NE 70TH STREET FROM N HOLMES STREET TO N CHERRY STREET)
DATE OF EVENT: FRIDAY, OCTOBER 3, 2025
SATURDAY, OCTOBER 4, 2025
SUNDAY, OCTOBER 5, 2025
TIME OF EVENT: FRIDAY – 5:00 PM TO 10:00 PM
SATURDAY – 10:00 AM TO 10:00 PM
SUNDAY – 12:00 PM TO 4:00 PM
EST. ATTENDANCE: 15,000±

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 3.100.180 Dogs on grounds of Gladfest and Bluesfest Festivals prohibited.
- ☒ 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):

- ☒ Maps
- ☒ Letter from Gladstone Area Chamber of Commerce



July 18, 2025

Mr. Alan Napoli, Community Development Administrator
City of Gladstone
7010 N. Holmes
Gladstone, MO 64118

Dear Alan,

The Gladstone Area Chamber of Commerce, in cooperation with the City of Gladstone, is planning the 46th annual Gladfest, scheduled for October 3-5, 2025.

In order to comply with the Outdoor Special Events Application, we respectfully request that the City of Gladstone temporarily suspend a few ordinances, as they apply to Gladfest, including: noise prohibited, alcoholic beverages, prohibition of smoking on or within all public park grounds, drinking in public, street use permits, temporary signs and the dog ordinance.

The Chamber would like to request that smoking be allowed at Gladfest (outdoors only), in designated smoking areas. An attached diagram outlines the specific areas requested. The Chamber will provide containers for disposal of smoking refuse and will be responsible for removing the refuse containers following Gladfest.

The Chamber also requests allowing the sale of alcoholic beverages and drinking in public at Gladfest, specifically in Linden Square. A diagram of the festival grounds with the area in which alcoholic beverages will be permitted is attached. We also understand that next to each trash receptacle, a recycling receptacle is required.

At Gladfest, one particularly appealing feature is live music. We request that the noise prohibited ordinance be waived during the hours of the event. Please note that Gladfest organizers are very respectful of the ending time of 10 p.m. each evening, so as not to be too disruptive of the neighbors living near the festival grounds.



Gladfest organizers request that the temporary signage ordinances be waived, so that we may place up to six advertising banners throughout the city for a period of two weeks prior to the event. Banners will only be placed with permission of the property owners and will be removed following the event.

Gladfest does require street closures and temporary one-way routes, to facilitate the carnival and traffic flow around the festival grounds. We request that the street closures and re-routing, deemed necessary by Public Safety and Public Works, be honored. During Gladfest 2025. The carnival will be set up in the City Hall parking lot, which will require extended closure of the lot, beginning on Wednesday, Oct. 1, prior to Gladfest opening on Friday evening.

Gladfest also requests waving the dog ordinance (Ordinance 4.012) for the festival weekend, allowing patrons to bring leashed dogs to the festival. The no dogs allowed ordinance is difficult to enforce, as The Heights at Linden Square is a very pet-friendly community.

We respectfully request that the ordinances be suspended for all Gladfest hours of operation.

In addition, the City of Gladstone will be managing the Gladfest parade and BBQ contest in 2025. Additional street closures and arrangements will be necessary to accommodate these Gladfest features and will be communicated directly, via City staff and leadership.

Should you have any questions or concerns, please contact me at the Chamber Office, at your convenience. Thank you for your consideration in this matter.

Sincerely,

Amy Harlin
President

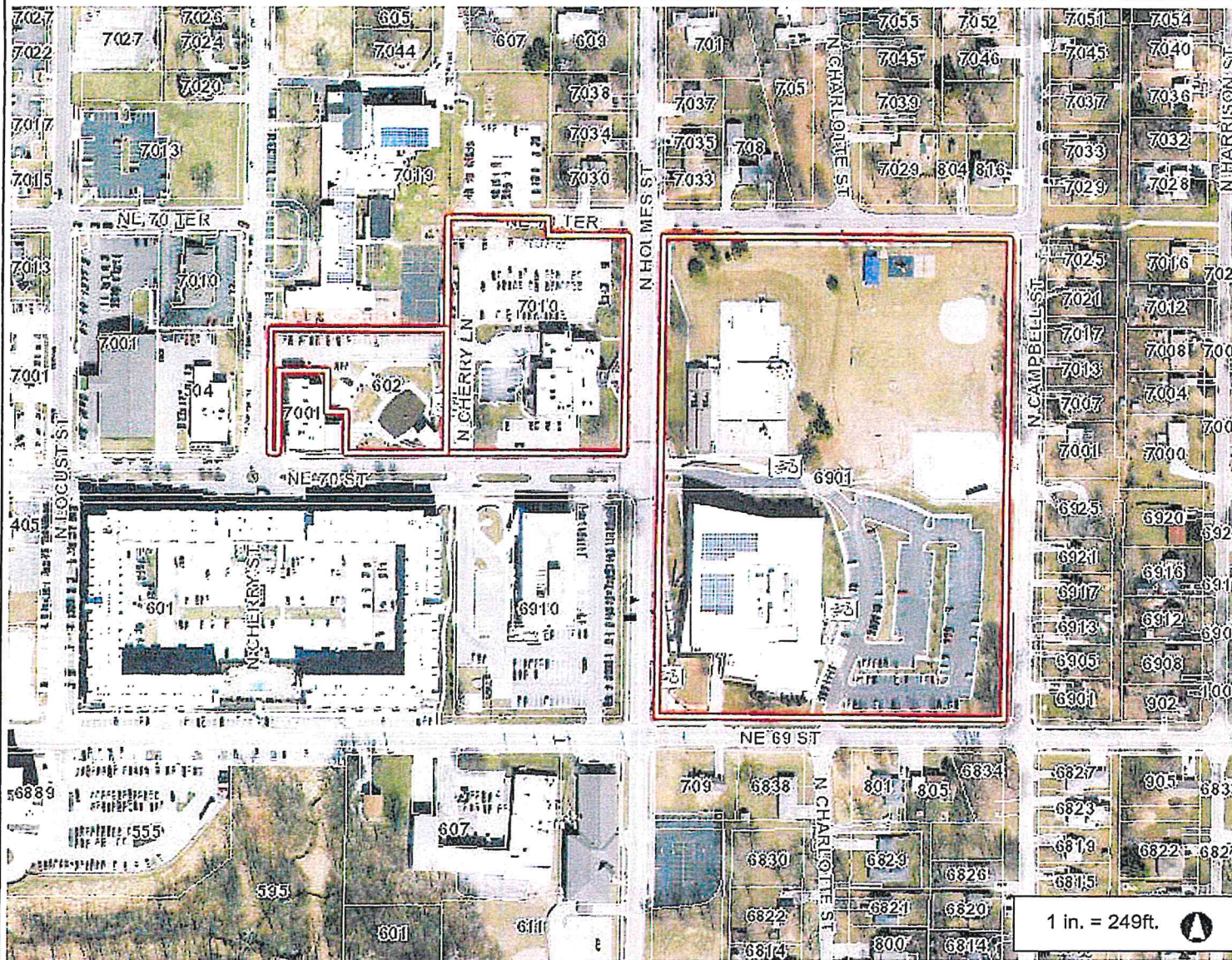


Inside **RED** Area = Designated Smoking Area

Inside **BLUE** Area = Alcohol Consumption Area



Gladstone, MO



Legend

- School Point
- Bike Parking
- Bus Stop
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Villages

1 in. = 249ft.



Notes

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

498.6 0 249.31 498.6 Feet



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/23/2025

Department: Community Development

Meeting Date Requested: 8/11/2025

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

Subject: Special Event Permit

Background: The City of Gladstone will host the Gladfest Smokefest, a two-day barbecue competition featuring teams competing for prizes across three distinct categories. The first competition will be an ancillary meat category—Ribeye Steaks. The second will be a Kansas City Barbeque Society (KCBS) one-meat competition—Ribs. The third and final competition will be an ancillary side dish—Baked Beans.

Location: Central Park (NE Corner)

Date: Friday, October 3, 2025 to Saturday, October 4, 2025

Time: Friday- 8:00 am
To
Saturday- 10:00 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 23, 2025
PERMIT NO.: SEP25-00080
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GLADFEST SMOKEFEST
LOCATION OF EVENT: 6901 N HOLMES STREET
CENTRAL PARK (OPEN AREA OF NE CORNER)
DATE OF EVENT: FRIDAY, OCTOBER 3, 2025
SATURDAY, OCTOBER 4, 2025
TIME OF EVENT: FRIDAY – 8:00 AM
TO
SATURDAY – 10:00 PM
EST. ATTENDANCE: 25 TEAMS

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.

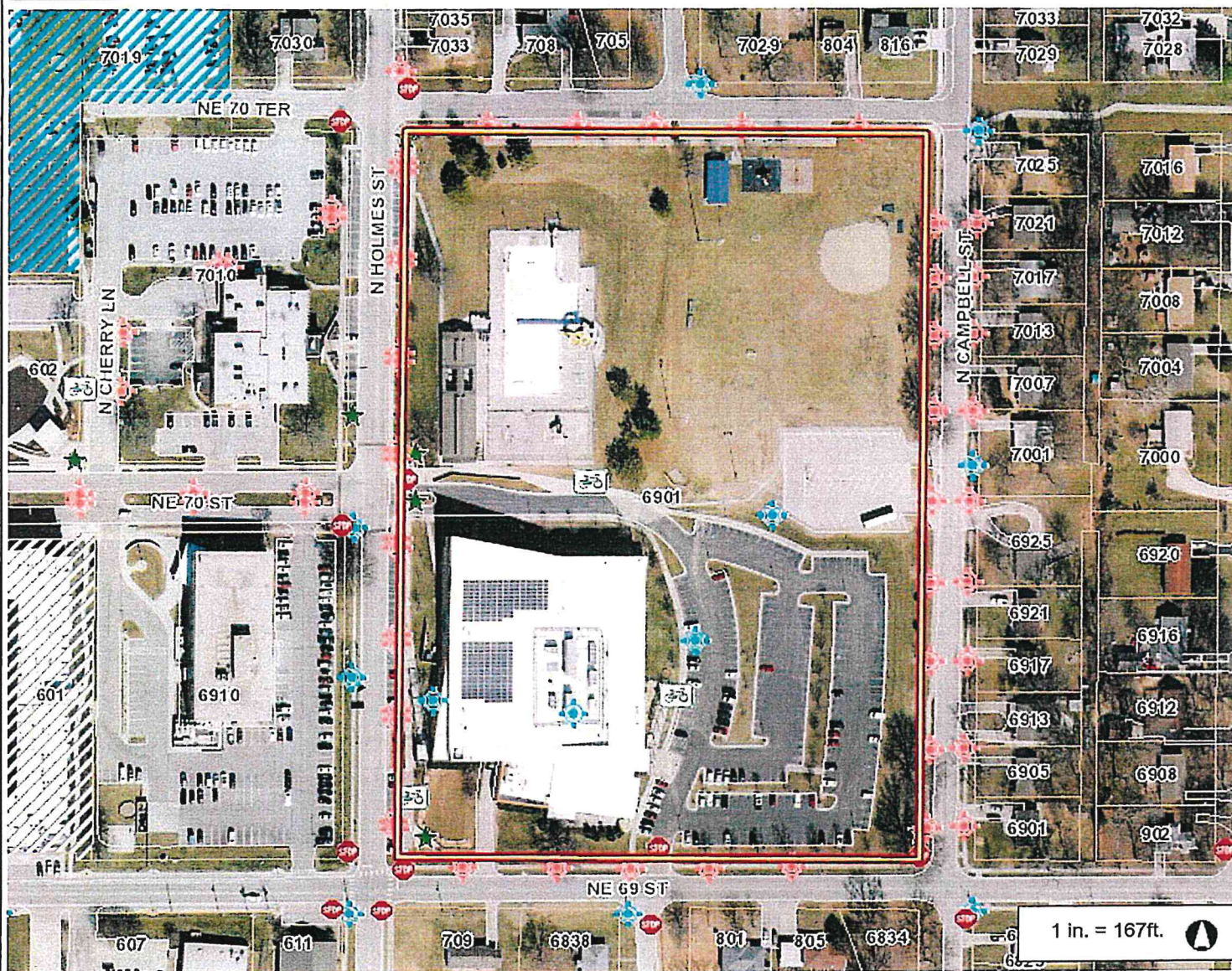
Community Development Administrator | Building Official

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

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: 7/25/2025

Department: Community Development

Meeting Date Requested: 8/11/2025

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

Subject: Special Event Permit

Background: The City of Gladstone will host the Gladfest Parade on Saturday, October 4, 2025. This vibrant community event will feature a variety of floats, unique performances, and spirited participants. Prizes will be awarded in the following five (5) categories:

- Business
- Non-Profit/Charitable
- Best Use of Theme
- Best Use of Musical Theme
- Best Use of Gladfest Mascot, "Sam the Scarecrow"

Judging will take place in front of Gladstone City Hall.

Location: 7010 Holmes Street

Parade Route: Begins at Little Saigon Plaza (Gladstone Plaza) and ends at Antioch Baptist Church. (see the attached map for the full route)

Date: Saturday, October 4, 2025

Time: 8:00 am to 12:00 pm
8:00 am to 10:00 am- Staging
10:00 am to 12:00 pm- Parade

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 25, 2025
PERMIT No.: SEP25-00081
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GLADFEST PARADE
LOCATION OF EVENT: 7010 N HOLMES STREET
(SEE MAP FOR ROUTE)
DATE OF EVENT: SATURDAY, OCTOBER 4, 2025
TIME OF EVENT: 8:00 AM TO 12:00 PM
8:00 AM TO 10:00 AM – STAGING
10:00 AM TO 12:00 PM - PARADE
EST. ATTENDANCE: N/A

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.

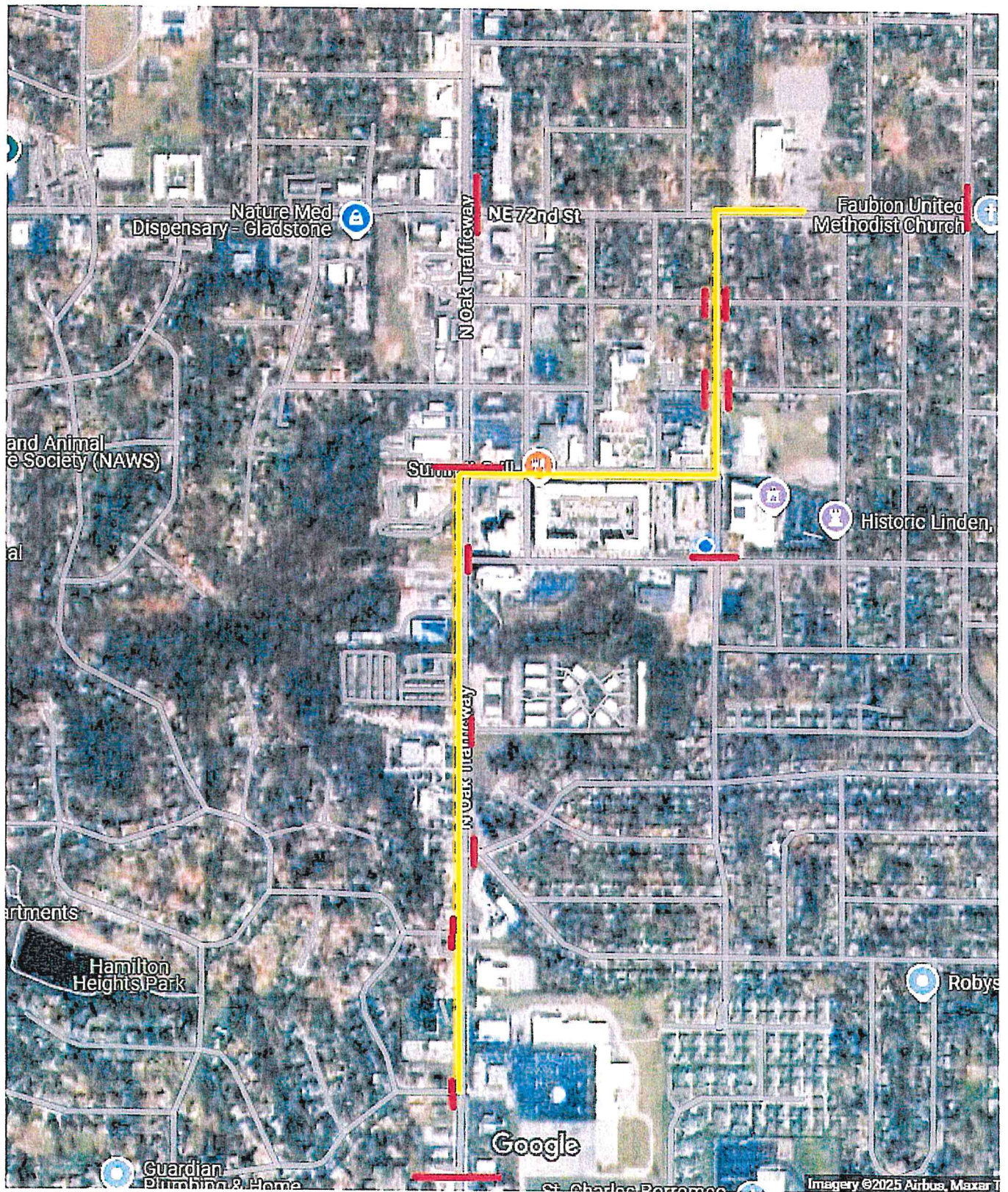
Signed: _____

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____





Request for Council Action

RES ☒ # R-25-45

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/29/2025

Department: Public Works

Meeting Date Requested: 8/11/2025

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

Subject: Final payment approval, Project CP2432, Northeast 68th Terrace and North Bellefontaine Storm Drainage

Background: Work has been completed on the referenced project and the contractor, C.P. Excavating, LLC, has made application for final pay. Staff has conducted a final inspection and determined the work to be completed in a satisfactory manner, in accordance with the specifications.

Budget Discussion:

Original Contract Amount:	\$ 559,288.00
Change Order(s):	(48,927.96)
Revised Contract Amount:	<u>\$ 510,360.04</u>
Amount Paid to Date:	<u>484,842.03</u>
Total Amount Due Final Pay:	<u>\$ 25,518.01</u>

Public/Board/Staff Input:

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-25-45

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH C.P. EXCAVATING, LLC, FOR THE NORTHEAST 68TH TERRACE AND NORTH BELLEFONTAINE STORM DRAINAGE PROJECT AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$25,518.01 FOR PROJECT CP2432.

WHEREAS, work under the contract with C.P. Excavating, LLC, for the Northeast 68th Terrace and North Bellefontaine Storm Drainage, Project CP2432, has been completed to the satisfaction of 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 accept work under the contract and make final payment as follows:

Original Contract Amount:	\$ 559,288.00
Change Order(s):	(48,927.96)
Revised Contract Amount:	<u>\$ 510,360.04</u>
Amount Paid to Date:	484,842.03
Total Amount Due Final Pay:	<u>\$ 25,518.01</u>

FURTHER, funds for such purpose are authorized from the Capital Improvement Sales Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF AUGUST 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-25-46

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 8/4/2025

Department: Police

Meeting Date Requested: 8/11/2025

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

Subject: A Resolution authorizing the City Manager to enter into a Memorandum of Understanding with North Kansas City Hospital, to work collaboratively with the Police Department in meeting the behavioral health needs of those requiring assistance.

Background: In 2023, the City authorized the Police Department to enter into a Memorandum of Understanding with North Kansas City Hospital to provide a mental health professional to work part-time from the Gladstone Police Department. This mental health professional has worked in partnership with the Police Department, Codes Enforcement and Fire Department to assist with mental health cases originating in Gladstone. The goal is to provide a more professional resource to our residents that would entail long-term treatment and aggressive follow-up. The multi-disciplined approach to mental health response has proven successful since inception and the continuation of this MOU will help ensure continuance of this approach.

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.

Fred Farris
Chief of Police

CW
City Attorney

BB
City Manager

RESOLUTION NO. R-25-46

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH NORTH KANSAS CITY HOSPITAL TO WORK COLLABORATIVELY WITH THE POLICE DEPARTMENT TO MEET THE BEHAVIORAL HEALTH NEEDS OF THOSE REQUIRING ASSISTANCE.

WHEREAS, Police, Fire/EMS and Codes Enforcement calls for service increasingly involve individuals with a mental health and/or substance abuse crisis; and

WHEREAS, nationally, Police Departments are teaming with mental health clinicians, including psychologists, to respond to those in need of mental health or substance abuse assistance; and

WHEREAS, it has been recognized that the community as a whole benefits when those professionally trained to respond to behavioral health situations intervene early and provide resources for long-term care and follow-up; and

WHEREAS, recent studies indicate that partnerships between Police and mental health and substance abuse professionals are making communities healthier, safer, and more financially secure; and

WHEREAS, North Kansas City Hospital and the Gladstone Police Department are both interested in working collaboratively under the terms of the Memorandum of Understanding; and

WHEREAS, strengthening mental health care support for residents in Gladstone by creating a Mental Health Coalition was a key Health and Safety goal in the Shaping Our Future Final report.

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 the proposed Memorandum of Understanding, in substantially the form attached hereto and incorporated herein, with North Kansas City Hospital, and to take any other such measures as may be required to ensure the execution of the agreement.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF AUGUST 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

Memorandum of Understanding

This Memorandum of Understanding (hereinafter “MOU”) is entered into this ____ day of _____, 2025 (the “Effective Date”), by and between North Kansas City Hospital (“NKCH”) and the City of Gladstone, Missouri (“City”) (each a “Party”, and together, the “Parties”).

WHEREAS, this MOU covers arrangements for behavioral health services provided to individuals who may come into contact with City and for whom City identifies a behavioral health need and/or need for follow up by the Behavioral Health Navigator (hereinafter “NAVIGATOR”).

NOW, THEREFORE, in consideration of the premises and the mutual representations, covenants and agreements herein contained, the CITY and NKCH do hereby represent, covenant and agree as follows:

Principles of care that we agree to adhere to in the delivery of concurrent services:

NKCH and City will work collaboratively to meet the behavioral health needs of those persons whom may come into contact with City and for whom behavioral health services are identified as necessary. The two parties will work together to the best of their ability to meet each party’s needs.

Roles and responsibilities of the parties are defined as follows:

NKCH agrees that:

- NKCH will provide a NAVIGATOR who will have attained a minimum of a Bachelor’s degree in Social Work.
- The NAVIGATOR will be directly supervised by the NAVIGATOR Director and will provide mental health resources and referrals as appropriate.
- The NAVIGATOR may be available to respond as a co-responder and/or to provide necessary follow-up behavioral health services to individuals who have had contact with City. All referrals to the NAVIGATOR shall come directly from court personnel, City officers, or other City staff.
- The NAVIGATOR shall record activities in NKCH’s electronic medical record for those individuals who have had previous services at NKCH. For individuals who have not had services at NKCH, the NAVIGATOR shall track referrals in a format designated by his/her supervisor.
- Information collected during the provision of services by NAVIGATOR shall be considered Protected Health Information as defined by the Health Insurance Portability and Accountability Act (“HIPAA”) and the Health Information technology for Economic and Clinical Health Act (“HITECH Act”, and all standards which are promulgated pursuant to the above-named statutes. NKCH warrants that it has educated its NAVIGATORS about the obligations imposed by HIPAA and HITECH Act.
- NKCH shall provide the NAVIGATOR with technology (i.e., laptops) necessary to complete all functions of their position in the community and at the police department.
- The NAVIGATOR may assist in staff development training and/or education for City personnel on mental health topics as directed by department command staff.
- NKCH warrants that during the term of the MOU, it will carry and maintain for itself and its NAVIGATORS, at its own cost and expense, commercial liability, general liability, Worker’s Compensation, and automobile liability in at least the amounts required by law. Such insurance may be procured through an adequately funded self-insurance program. Upon request, NKCH

will issue Certificates of Insurance to City.

City agrees that:

- Referrals will be provided to the NAVIGATOR by members of City as officers/other staff identify that an individual may have a behavioral health condition; either suspicion of a mental illness or substance use disorder; or the person is in an acute crisis.
- The NAVIGATOR will not be asked to enter a situation that is deemed unsafe by a member of City or the NAVIGATOR.
- The NAVIGATOR will be provided with a space to talk with those people referred and/or their family members at the police department; said space need not be a permanently assigned office but must be a private area where confidential information can be discussed.
- Officers/staff referring a person to the NAVIGATOR will relay pertinent information to them in person, phone or by email.

Both Parties:

- Mutually agree that the NAVIGATOR shall not enter any situation which both the NAVIGATOR and City officers deem unsafe. This determination must be at the independent discretion of the NAVIGATOR and City officers. Specifically, the NAVIGATOR may not enter any situation where a person is in possession of a weapon being used in a threatening manner and shall not enter a domestic violence situation until deemed safe by both the NAVIGATOR and City officers independently.
- Mutually agree that the officer will have final say over disposition of the person being referred.
- Parties mutually agree that community safety is the top priority and that the individual being referred may be placed under arrest and detained at the discretion of law enforcement.
- Mutually agree that dispatch shall be notified when the NAVIGATOR is responding to a call for service or follow-up.

Term:

This MOU begins on the Effective Date stated above and will automatically renew on a month-to-month basis unless and until terminated by either party with or without cause on thirty (30) days' written notice of cancellation to the other party.

Both parties agree this MOU begins on the Effective Date stated above and agree to all the terms and conditions contained herein.

General:

1. The services being offered by NKCH to the City under this MOU shall be provided free of charge. Each party shall only be responsible for its own costs and expenditures associated with participating in this MOU.
2. Any amendments to this MOU shall be mutually agreed to by the parties, in writing.
3. Neither party to this MOU shall have the right to assign or transfer its rights and obligations to any third party without prior approval of the other party in writing.

4. This MOU constitutes the entire agreement of the parties.
5. This MOU shall not be deemed to create any third-party benefit hereunder for any member of the public or to authorize anyone, not a party hereto, to maintain suit pursuant to the terms of this MOU.
6. This MOU shall be governed by and interpreted, construed, and enforced in accordance with the laws of the State of Missouri. The parties hereto agree that any action at law, suit in equity, or other judicial proceeding arising out of this MOU shall be instituted only in the Circuit Court of Clay County, Missouri or in federal court of the Western District of Missouri.
7. Nothing in this MOU shall constitute or be construed or deemed to constitute a waiver of the City's sovereign immunity.
8. This MOU does not create an employee/employer relationship between the parties. It is the parties' intention that the relationship between the parties is that of independent contractors and not employee for all purposes. None of the provisions of this MOU shall be construed to create a relationship of agency, representation, joint venture, ownership, control or employment between the Parties, other than that of independent parties contracting solely for the purpose of effectuating this MOU.
9. NKCH agrees that the City shall not be responsible for claims, expenses, damages, or liability for personal injury or damages to property, real or personal, directly or indirectly arising from the negligent or wrongful acts or omissions of NKCH, its officers, employees, agents, and volunteers in connection with its performance under this MOU.
10. The Parties acknowledge that while performing the services each may be furnished with, receive, or otherwise have access to information of or concerning the other party which such party considers to be confidential, proprietary, a trade secret or otherwise restricted. The receiving party agrees to (i) receive such confidential information in strict confidence and not disclose it to any third party without the prior written consent of the other party, (ii) accord such confidential information at least the same level of protection against unauthorized use or disclosure that the receiving party customarily accords to its own confidential information of a like nature, but in no event less than reasonable care; and (iii) use such confidential information solely and exclusively for the purposes of and in accordance with the terms of this MOU. Notwithstanding the above, neither party shall be liable for disclosure or use of any particular confidential information of the other party if the same (i) is or becomes known to the receiving party on a non-confidential basis without breach of any obligation of confidentiality; (ii) is independently developed by the receiving party without reference to the other party's confidential information; or (iii) is legally required to be disclosed. This section shall survive the termination of the MOU. Promptly following termination or expiration of the MOU, the parties shall either destroy or deliver to the furnishing party all confidential information received during the performance of services.
11. To the extent permitted by law and so as to not waive NKCH's sovereign immunity NKCH shall and hereby agrees to indemnify, defend and hold harmless the City and its departments, elected officials, officers, employees and agents, from and against all

liability, suits, actions, proceedings, judgments, claims, losses, damages, and injuries (including attorneys' fees and other expenses of litigation, arbitration, mediation or appeal), which in whole or in part arise out of or have been connected with NKCH's negligence, error, omission, recklessness, or wrongful or criminal conduct in the performance of Services, including performance by NKCH's employees and agents; or arising from any claim for libel, slander, defamation, copyright infringement, invasion of privacy, piracy and/or plagiarism related to any materials related to materials NKCH creates or supplies to the City, except to the extent that such claims arise from materials created or supplied by the City. NKCH's obligation to indemnify and hold harmless shall remain in effect and shall be binding on NKCH whether such injury shall accrue, or may be discovered, before or after termination of this Agreement.

12. To the extent permitted by law and so as to not waive the City's sovereign immunity The City agrees to indemnify, defend and hold harmless NKCH and its departments, elected officials, officers, employees, contractors and agents from and against all liability, suits, actions, proceedings, judgments, claims, losses, damages, and injuries (including attorneys' fees and other expenses of litigation, arbitration, mediation, or appeal), which in whole or in part arise out of or have been connected with the City's negligence, error, omission, recklessness, or wrongful or criminal conduct in performance of the City's roles and responsibilities listed above in this MOU. The City's obligation to indemnify and hold harmless shall remain in effect and shall be binding on the City whether such injury shall accrue, or may be discovered, before or after termination of this MOU. The City's obligation under this paragraph is limited by the City's insurance coverages and applicability of Sovereign Immunity doctrine as it may apply to the City.
13. Each party shall comply with all Federal, State, Department of Mental Health, and all Municipal Laws, rules and regulations applicable to the performance of this MOU.
14. Should any portion, or portions of this MOU be found or declared unenforceable or void by any court or competent tribunal for any reason, the remaining portions shall be severable and fully enforceable as if no such finding of unenforceability had issued.
15. The signatory hereto represents and warrants that they are duly-authorized to enter into and execute this MOU.

IN WITNESS WHEREOF, the Parties have set their hands and seals the day and year first written below.

North Kansas City Hospital:	City of Gladstone, Missouri:
By:	By: Bob Baer
Title:	Title: City Manager
Dated:	Dated:



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 8/5/2025

Department: Community Development

Meeting Date Requested: 8/5/2025

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

Subject: Annual Reports for the Linden Block 25 and Downtown Linden Community Improvement Districts (Downtown Hotel Property)

Background: Currently, the Downtown Gladstone Hotel (Fairfield Inn & Suites by Marriott) has two (2) separate Community Improvement Districts (CID) attached to the property. The Community Improvement District Boards have submitted their Annual Reports for Fiscal Year Ending March 31, 2025.

Budget Discussion: N/A

Public/Board/Staff Input: Staff: City Staff recommends approval.

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

Austin Greer
Assistant City Manager

JA
City Attorney

BB
City Manager

**Linden Block 25
Community Improvement District**

Annual Report
Fiscal Year Ending March 31, 2025

Gladstone, Missouri

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Signatures on any documents have been redacted for security purposes.

1. Annual Report Overview

This Annual Report is submitted to Gladstone, Missouri and the Missouri Department of Economic Development in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act").

2. District Description

Downtown Linden Community Improvement District (the "District") is comprised of an approximately 2.0 acre site located in the City of Gladstone (the "City"), Clay County, Missouri located generally at the intersection of NE 69th Street and N. Oak Trafficway.

Reporting Period:	April 1, 2024, through March 31, 2025	
Date District Established:	July 29, 2019	
Enacting Ordinance:	City of Gladstone Ordinance No. 4.481	
CID Sales Tax Effective Date:	2022	
Date Annual Budget Adopted:	September 12, 2024	
Date Proposed Budget Submitted to Municipality:	December 18, 2024	
Date Annual Report Submitted to Municipal Clerk:	September 17, 2024	
Municipality:	City of Gladstone 7010 N Holmes Street Gladstone, MO 64118	
County:	Clay County	
District Administrator:	Development Dynamics, LLC 2897 Highway K, Suite 210 O'Fallon, MO 63368	
District Legal Counsel:	Robert Preston Spencer Fane LLP One North Brentwood Blvd. St. Louis, MO 63105	
Governing Board of Directors	Chair	Travis Maschino
	Secretary	Julie Justus
	Treasurer	Miles Powers
	Director	Zach Hall
	Director	Brandon Cassidy

3. Purpose

The District was established in 2019 to address improvements to assist with area redevelopment through the construction, reconstruction, installation, repair and maintenance of certain improvements permitted by the CID Act including, but not necessarily limited to, landscaping, traffic or parking improvements, sidewalks, utilities, and lighting and to acquire real property within the boundaries of the District for such purposes; remedy the blight conditions including, but not limited to, property acquisition, reconstruction, repair, maintenance, demolition, removal, rehabilitation, renovation and equipping of the existing buildings and structures located within the District and to contract with any private property owner for the purposes of same; promotion of business activity, development and retention, and the recruitment of businesses, for the purpose of supporting business activity and economic development; and providing maintenance and security within the District, employing and/or contracting for personnel and services necessary to carry out the purposes of the District and advertising and providing assistance to attract further investment within the District; and the construction of certain public improvements including: (i) street and roadway improvements within the District; (ii) parking lot; (iii) accompanying site preparation, grading, demolition, drainage and detention, pavement, curb, gutter, sidewalk, sanitary water systems, storm water facilities, utilities, signing, striping, lighting, landscaping, irrigation and other similar related improvements.

Improvement	Estimated Costs
Public Art	\$50,000
Signage	\$50,000
Landscaping and construction of retaining walls and fences	\$100,000
Legal Costs for Formation	\$50,000
Total Estimated Cost of Improvements	\$250,000

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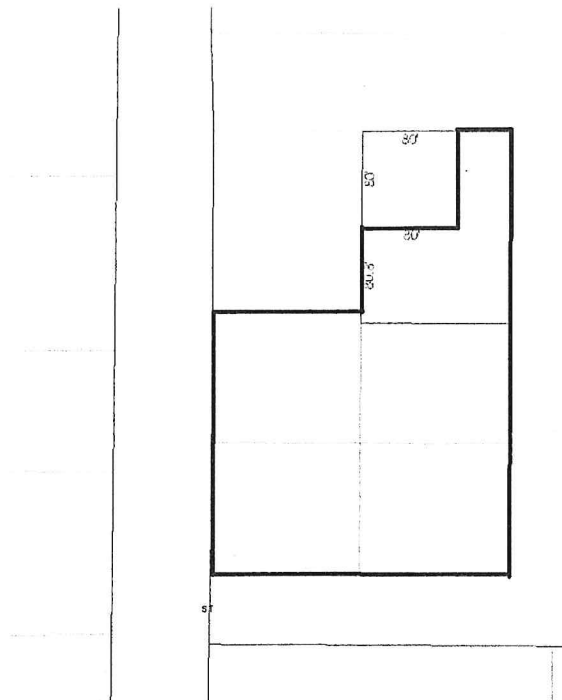
4. District Legal Description

The legal description of the proposed district

LOTS 4, 5, 6, 7, 8, 9, 10, 11 AND S. 10.72 FEET OF LOT 12, BLOCK 25, LINDEN SUBDIVISION.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 25, LINDEN SUBDIVISION; THENCE S. 89° 37'44" E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING ALONG SAID NORTH LINE OF S. 89° 37'44" E, A DISTANCE OF 43.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOTS 1, 2 AND 3 S. 00° 25'15" W., A DISTANCE OF 160.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 N. 89° 50'09" W., A DISTANCE OF 124.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON THE WEST LINE OF SAID LOTS 2 AND 3 N. 00° 30'41" E., A DISTANCE OF 80.83 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID LOTS 1, 2, AND 3 N. 00° 30'41" E., A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, BEING TRACT 2 AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED DECEMBER 7, 2016 AS DOCUMENT NO. 2016043750 IN BOOK H, PAGE 177.

5. District Boundary Map



6. District Financials

The District financials are included within the attachments of this report. The financials provide a summary of District revenues, expenditures, outstanding debt, and fund balances.

Attachments:

- Resolutions adopted are as follows:
 - **Resolution 25-001**, RESCINDING RESOLUTION 2019-02 AND RESOLUTION 2019-03; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-002**, APPOINTING CUSTODIAN OF RECORDS AND STATING INTENT OF COMPLIANCE WITH CHAPTER 610 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED
 - **Resolution 25-003**, AUTHORIZING CERTAIN OFFICERS AND AGENTS OF THE DISTRICT TO ESTABLISH A BANK ACCOUNT AND ORDER THE PAYMENT OF MONEY FROM THE ACCOUNT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-004**, RESCINDING RESOLUTION 2021-02 AND REPLACING WITH A NEW APPOINTMENT OF SPENCER FANE, LLP AS DISTRICT COUNSEL; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-005**, RESCINDING RESOLUTION NO. 2019-03 AND APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR ADMINISTRATIVE SERVICES BETWEEN THE DISTRICT AND DEVELOPMENT DYNAMICS, LLC; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-006**, APPROVING A FUND BALANCE REPORTING POLICY; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-007**, APPROVING A COMPLIANCE REPORTING POLICY; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-008**, APPROVING THE DISTRICT'S BIDDING AND CONTRACTING GUIDELINES IN ACCORDANCE WITH MISSOURI LAW, INCLUDING WITHOUT LIMITATION THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-009**, APPROVING THE BUDGETS OF THE DISTRICT FOR THE FISCAL YEARS ENDING MARCH 31, 2024 AND MARCH 31, 2025 AND APPROVING THE PROPOSED BUDGET FOR THE FISCAL YEAR ENDING MARCH 31, 2026; WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI THE MISSOURI DEPARTMENT OF REVENUE, AND THE OFFICE OF MISSOURI STATE AUDITOR IN COMPLIANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
- Financial Statement for the Year Ending March 31, 2025

RESOLUTION NO. 24-009

A RESOLUTION OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT APPROVING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING MARCH 31, 2026, THE BUDGET FOR FISCAL YEARS ENDING MARCH 31, 2025 AND MARCH 31, 2024, WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Linden Block 25 Community Improvement District (the “*District*”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget, provided that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District submit its proposed annual budget to the City Council of the City of Gladstone, Missouri (the “*City*”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval of the Proposed Budget for Fiscal Year March 31, 2026, Fiscal Year March 31, 2025, and Fiscal Year March 31, 2024. The budgets of the District for the fiscal years ending March 31, 2024, March 31, 2025, and March 31, 2026 are hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. District to Submit Proposed Budgets to City. The District shall submit a copy of the preliminary budget to the City’s City Council for its review and comment in accordance with the CID Act. If the District does not receive written comments from the City’s City Council on or before the date that is the later of 60 days prior to the first day of the fiscal year ending March 31, 2026, or 30 days after submission of the proposed budget to the City’s City Council, the proposed budget shall become the final budget.

Section 3. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 6. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 12th day of September 2024.

I, the undersigned, Chair of the Linden Block 25 Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on September 12, 2024.



**LINDEN BLOCK 25 COMMUNITY
IMPROVEMENT DISTRICT**



[SEAL]

WITNESS my hand and official seal this 12th day of September 2024.

ATTEST:



EXHIBIT A

**LINDEN BLOCK 25
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGETS FOR FISCAL YEARS ENDING
MARCH 31, 2024, MARCH 31, 2025 AND MARCH 31, 2026**

Travis Maschino, Chair

BOARD OF DIRECTORS

**Secretary
Julie Justus**

**Treasurer
Miles Powers**

**Director
Brandon Cassidy**

**Director
Zach Hall**

**EXECUTIVE DIRECTOR
Robert Preston**

**Asst. Secretary/Asst. Treasurer
Laura Lashley**

**BUDGET MESSAGE
BY
CHAIR**

On July 29, 2019, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), the City Council of the City of Gladstone, Missouri (the "*City*") approved Ordinance No. 4.481 (the "*Ordinance*"), which established the Linden Block 25 Community Improvement District (the "*District*"). The District is a political subdivision of the State of Missouri.

The Ordinance provided that the District be established for the sole purpose of funding various public improvements within the District boundaries (the "*Project*"), which public improvements are anticipated to be made in connection with the development, operation and maintenance of a new commercial retail development within the District. Specifically, the District is proposed to provide funding for the following items: (a) various public improvements within the boundaries of the District, including without limitation (i) the demolition of existing public improvements, (ii) sidewalks, (iii) alleys, (iv) utility burial, and (v) landscaping and site improvements; (b) various services within the District boundaries, including without limitation (i) architectural fees, (ii) interest carry, (iii) legal/accounting fees, (iv) civil engineering, (v) landscape design, (vi) permits, (vii) insurance, and (viii) construction fee; (c) contract with the property owner to provide for the demolition and removal of the existing buildings and structures; and (d) any related public improvements, services or activities outlined in the Ordinance.

During the fiscal year ending March 31, 2021, the Board of Directors of the District approved Resolution 2019-04 imposing a sales and use tax (the "*CID Sales Tax*") at the rate of one percent (1%) on the receipts from the sale at retail of all eligible tangible personal property or taxable services within its boundaries pursuant to the CID Act, which CID Sales Tax became effective in 2022, following its approval by the qualified voters of the District at a mail-in election held in accordance with the CID Act and accepted by Resolution 2021-01.

In the fiscal year ending March 31, 2024 the District estimates the collection of CID Sales Tax revenues of approximately \$40,000. Expenditures were anticipated to be approximately \$15,000. The District tax revenues are being held at the Missouri Department of Revenue.

In the fiscal year ending March 31, 2025 the District anticipates CID Sales Tax revenues of approximately \$89,400. The expenditures anticipated include administrative costs of \$18,700 and project cost reimbursements of \$75,000. The District anticipates the release of the prior year sales tax funds in fiscal year 2025. The District plans to approve the certificates of reimbursable costs of \$250,000 which will allow for the release of reimbursements.

In the fiscal year ending March 31, 2026 the District anticipates CID Sales Tax revenues of approximately \$36,000. The anticipated expenditures include administrative costs of \$19,150 and project cost reimbursements of \$22,000. The remaining outstanding certificates are anticipated to be \$228,000 by fiscal year end.

Linden Block 25 Community Improvement District
Fiscal Year April 1, 2025 through March 31, 2026

	Actual to Date	April 1 through March 31, 2026 Budget
Income		
CID Sales & Use Tax (Security Bank ending in 6501)	0.00	36,000.00
Interest	0.00	0.00
Total Income	0.00	36,000.00
Expense		
Project Cost Reimbursement		
Principal	0.00	22,000.00
Total Project Cost Reimbursement	0.00	22,000.00
Administration Fee	0.00	15,450.00
Insurance	0.00	1,200.00
Legal	0.00	2,500.00
Total Expense	0.00	41,150.00
Net Income	0.00	-5,150.00

Beginning Balance	\$	-	\$	8,855.38
Ending Balance	\$	-	\$	3,705.38

Obligation Outstanding	Balance 4/1/2025	Issued	Retired	Balance 3/31/2026
Certificates	\$ -	\$250,000	\$ (22,000.00)	\$ 228,000.00
Total	\$ -	\$ 250,000.00	\$ (22,000.00)	\$ 228,000.00

Linden Block 25 Community Improvement District
Fiscal Year April 1, 2024 through March 31, 2025

	Actual to Date	April 1 through March 31, 2025 Budget
Income		
CID Sales & Use Tax (Security Bank ending in 6501)	0.00	89,400.00
Interest	0.00	0.00
Total Income	0.00	89,400.00
Expense		
Project Cost Reimbursement		
Principal	0.00	75,000.00
Total Project Cost Reimbursement	0.00	75,000.00
Administration Fee	0.00	15,000.00
Insurance	0.00	1,200.00
Legal	0.00	2,500.00
Total Expense	0.00	93,700.00
Net Income	0.00	-4,300.00
 Beginning Balance	\$ -	\$ 8,855.38
Ending Balance	\$ -	\$ 4,555.38

Obligation Outstanding	Balance 4/1/2024	Issued	Retired	Balance 3/31/2025
Certificates	\$ -	\$250,000	\$ (75,000.00)	\$ 175,000.00
Total	\$ -	\$ 250,000.00	\$ (75,000.00)	\$ 175,000.00

Note: The FYE 2025 Budget includes a transfer of all prior year revenues collected but not deposited into the account of the CID.

LindenBlock 25 Community Improvement District
Fiscal Year April 1, 2023 through March 31, 2024

	Actual to Date	April 1 through March 31, 2025 Budget
Income		
CID Sales & Use Tax (Security Bank ending in 6501)	0.00	40,000.00
Interest	0.00	0.00
Total Income	0.00	40,000.00
Expense		
Project Cost Reimbursement		
Principal	0.00	0.00
Total Project Cost Reimbursement	0.00	0.00
Administration Fee	0.00	15,000.00
Insurance	0.00	0.00
Legal	0.00	0.00
Total Expense	0.00	15,000.00
Net Income	0.00	25,000.00
 Beginning Balance	 \$ 8,855.38	 \$ 8,855.38
Ending Balance	\$ 8,855.38	\$ 33,855.38

Obligation Outstanding	Balance 4/1/2023	Issued	Retired	Balance 3/31/2024
Certificates	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -

**Linden Block 25 Community Improvement District
Fiscal Year April 1, 2022 through March 31, 2023**

	April 1 through March 31, 2023 Actual	April 1 through March 31, 2023 Budget
Income		
CID Sales & Use Tax (Security Bank ending in 6501)	8,855.38	65,000.00
Interest	10.33	0.00
Total Income	8,865.71	65,000.00
Expense		
Project Cost Reimbursement		
Principal	0.00	103,000.00
Total Project Cost Reimbursement	0.00	103,000.00
Bank Fees	10.33	
Administration Fee	0.00	10,000.00
Insurance	0.00	0.00
Legal	0.00	0.00
Total Expense	10.33	113,000.00
Net Income	8,855.38	-48,000.00
 Beginning Balance	 \$ -	 \$ 48,000.00
Ending Balance	\$ 8,855.38	\$ -

Obligation Outstanding	Balance 4/1/2022	Issued	Retired	Balance 3/31/2023
Certificates	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -

Linden Block 25 Community Improvement District
Fiscal Year April 1, 2021 through March 31, 2022

	April 1 through March 31, 2022 Actual	April 1 through March 31, 2022 Budget
Income		
CID Sales & Use Tax (Security Bank ending in 6501)	0.00	48,000.00
Interest	0.00	0.00
Total Income	0.00	48,000.00
Expense		
Project Cost Reimbursement		
Principal	0.00	0.00
Total Project Cost Reimbursement	0.00	0.00
Administration Fee	0.00	0.00
Insurance	0.00	0.00
Legal	0.00	0.00
Total Expense	0.00	0.00
Net Income	0.00	48,000.00
 Beginning Balance	\$ -	\$ -
Ending Balance	\$ -	\$ 48,000.00

Obligation Outstanding	Balance 4/1/2022	Issued	Retired	Balance 3/31/2023
Certificates	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -

Linden Block 25 Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year April 1, 2024 to March 31, 2025

A. Beginning Balance \$ 8,855.38

B. Summary of Receipts

CID Sales Tax	\$ 80,626.05
CID Use Tax	\$ 71,311.58
Interest Earnings	\$ -
Total Receipts	\$ 151,937.63

C. Summary of Disbursements

Legal Fees	\$ (997.00)
Project Cost Reimbursement	\$ (126,000.00)
Expense Payment from Security Bank	\$ (8,855.38)
District Administration	\$ (15,000.00)
Total Disbursements	\$ (150,852.38)

D. Ending Balance \$ 9,940.63

E. Summary of Ending Balance by Depository

Enterprise Bank	<u>\$ 9,940.63</u>
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F. Statement of Indebtedness

Certificate of Reimbursement No. 1

Outstanding on 04/01/2024	Issued During FY 2025	Retired During FY 2025	Outstanding on 03/31/2025
\$ 140,578.85	\$ -	\$ (126,000.00)	\$ 14,578.85

G. Statement of Assessed Valuation and Tax Rates

The Linden Block 25 Community Improvement District does not calculate assessed valuation since it does not impose a property tax. GASB 77 Rule: The District has not entered into any property tax abatement agreements during the fiscal year. *The District's room assessment is separately reported.

**Downtown Linden
Community Improvement District**

Annual Report
Fiscal Year Ending March 31, 2025

Gladstone, Missouri

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5. District Boundary Map 4

6. District Financials 5

Signatures on any documents have been redacted for security purposes.

1. Annual Report Overview

This Annual Report is submitted to Gladstone, Missouri and the Missouri Department of Economic Development in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act").

2. District Description

Downtown Linden Community Improvement District (the "District") is comprised of an approximately 2.0 acre site located in the City of Gladstone (the "City"), Clay County, Missouri located generally at the intersection of NE 69th Street and N. Oak Trafficway.

Reporting Period:	April 1, 2024, through March 31, 2025	
Date District Established:	July 29, 2019	
Enacting Ordinance:	City of Gladstone Ordinance No. 4.482	
CID Sales Tax Effective Date:	2022	
Date Annual Budget Adopted:	September 12, 2024	
Date Proposed Budget Submitted to Municipality:	December 18, 2024	
Date Annual Report Submitted to Municipal Clerk:	September 17, 2024	
Municipality:	City of Gladstone 7010 N Holmes Street Gladstone, MO 64118	
County:	Clay County	
District Administrator:	Development Dynamics, LLC 2897 Highway K, Suite 210 O'Fallon, MO 63368	
District Legal Counsel:	Robert Preston Spencer Fane LLP One North Brentwood Blvd. St. Louis, MO 63105	
Governing Board of Directors	Chair	Travis Maschino
	Secretary	Julie Justus
	Treasurer	Miles Powers
	Director	Zach Hall
	Director	Brandon Cassidy

3. Purpose

The District was established in 2019 to address improvements to assist with area redevelopment through the construction, reconstruction, installation, repair and maintenance of certain improvements permitted by the CID Act including, but not necessarily limited to, landscaping, traffic or parking improvements, sidewalks, utilities, and lighting and to acquire real property within the boundaries of the District for such purposes; remedy the blight conditions including, but not limited to, property acquisition, reconstruction, repair, maintenance, demolition, removal, rehabilitation, renovation and equipping of the existing buildings and structures located within the District and to contract with any private property owner for the purposes of same; promotion of business activity, development and retention, and the recruitment of businesses, for the purpose of supporting business activity and economic development; and providing maintenance and security within the District, employing and/or contracting for personnel and services necessary to carry out the purposes of the District and advertising and providing assistance to attract further investment within the District; and the construction of certain public improvements including: (i) street and roadway improvements within the District; (ii) parking lot; (iii) accompanying site preparation, grading, demolition, drainage and detention, pavement, curb, gutter, sidewalk, sanitary water systems, storm water facilities, utilities, signing, striping, lighting, landscaping, irrigation and other similar related improvements.

Improvement	Estimated Costs
Grading of Site	\$350,000
Reconstruction of Parking Lot	\$250,000
Engineering Costs	\$125,000
Construction and Extension of Utilities	\$75,000
Legal Formation Costs	\$50,000
Total Estimated Cost of Improvements	\$850,000

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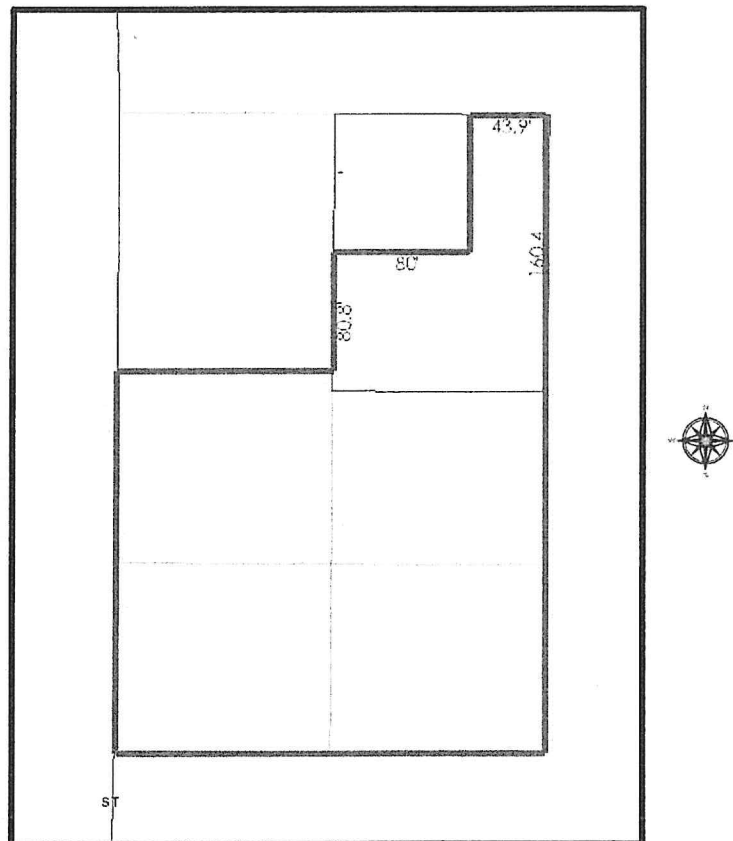
4. District Legal Description

The legal description of the proposed district

LOTS 4, 5, 6, 7, 8, 9, 10, 11 AND S. 10.72 FEET OF LOT 12, BLOCK 25, LINDEN SUBDIVISION.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 25, LINDEN SUBDIVISION; THENCE S. $89^{\circ} 37' 44''$ E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING ALONG SAID NORTH LINE OF S. $89^{\circ} 37' 44''$ E, A DISTANCE OF 43.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOTS 1, 2 AND 3 S. $00^{\circ} 25' 15''$ W., A DISTANCE OF 160.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 N. $89^{\circ} 50' 09''$ W., A DISTANCE OF 124.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON THE WEST LINE OF SAID LOTS 2 AND 3 N. $00^{\circ} 30' 41''$ E., A DISTANCE OF 80.83 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID LOTS 1, 2, AND 3 N. $00^{\circ} 30' 41''$ E., A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, BEING TRACT 2 AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED DECEMBER 7, 2016 AS DOCUMENT NO. 2016043750 IN BOOK H, PAGE 177.

5. District Boundary Map



6. District Financials

The District financials are included within the attachments of this report. The financials provide a summary of District revenues, expenditures, outstanding debt, and fund balances.

Attachments:

- Resolutions adopted are as follows:
 - **Resolution 25-001**, RESCINDING RESOLUTION 2019-02 AND RESOLUTION 2019-03; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-002**, APPOINTING CUSTODIAN OF RECORDS AND STATING INTENT OF COMPLIANCE WITH CHAPTER 610 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED
 - **Resolution 25-003**, AUTHORIZING CERTAIN OFFICERS AND AGENTS OF THE DISTRICT TO ESTABLISH A BANK ACCOUNT AND ORDER THE PAYMENT OF MONEY FROM THE ACCOUNT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-004**, RESCINDING RESOLUTION 2021-02 AND REPLACING WITH A NEW APPOINTMENT OF SPENCER FANE, LLP AS DISTRICT COUNSEL; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-005**, RESCINDING RESOLUTION NO. 2019-03 AND APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR ADMINISTRATIVE SERVICES BETWEEN THE DISTRICT AND DEVELOPMENT DYNAMICS, LLC; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-006**, APPROVING A FUND BALANCE REPORTING POLICY; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-007**, APPROVING A COMPLIANCE REPORTING POLICY; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-008**, APPROVING THE DISTRICT'S BIDDING AND CONTRACTING GUIDELINES IN ACCORDANCE WITH MISSOURI LAW, INCLUDING WITHOUT LIMITATION THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-009**, APPROVING THE BUDGETS OF THE DISTRICT FOR THE FISCAL YEARS ENDING MARCH 31, 2024 AND MARCH 31, 2025 AND APPROVING THE PROPOSED BUDGET FOR THE FISCAL YEAR ENDING MARCH 31, 2026; WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI THE MISSOURI DEPARTMENT OF REVENUE, AND THE OFFICE OF MISSOURI STATE AUDITOR IN COMPLIANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
- Financial Statement for the Year Ending March 31, 2025

RESOLUTION NO. 24-009

**A RESOLUTION OF THE DOWNTOWN LINDEN COMMUNITY
IMPROVEMENT DISTRICT APPROVING THE PROPOSED
BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING
MARCH 31, 2026, THE BUDGET FOR FISCAL YEARS ENDING
MARCH 31, 2025 AND MARCH 31, 2024, WITH INSTRUCTIONS
TO FORWARD SAME TO THE CITY OF GLADSTONE,
MISSOURI IN ACCORDANCE WITH THE COMMUNITY
IMPROVEMENT DISTRICT ACT; AND AUTHORIZING
CERTAIN ACTIONS IN CONNECTION THEREWITH**

WHEREAS, the Downtown Linden Community Improvement District (the "*District*") is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget, provided that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District submit its proposed annual budget to the City Council of the City of Gladstone, Missouri (the "*City*").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval of the Proposed Budget for Fiscal Year March 31, 2026, Fiscal Year March 31, 2025, and Fiscal Year March 31, 2024. The budgets of the District for the fiscal years ending March 31, 2024, March 31, 2025, and March 31, 2026 are hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. District to Submit Proposed Budgets to City. The District shall submit a copy of the preliminary budget to the City's City Council for its review and comment in accordance with the CID Act. If the District does not receive written comments from the City's City Council on or before the date that is the later of 60 days prior to the first day of the fiscal year ending March 31, 2026, or 30 days after submission of the proposed budget to the City's City Council, the proposed budget shall become the final budget.

Section 3. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 6. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 12th day of September, 2024.

I, the undersigned, Chair of the Downtown Linden Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on September 12, 2024.



**DOWNTOWN LINDEN COMMUNITY
IMPROVEMENT DISTRICT**



[SEAL]

WITNESS my hand and official seal this 12th day of September, 2024.

ATTEST:



EXHIBIT A

**DOWNTOWN LINDEN
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGETS FOR FISCAL YEARS ENDING
MARCH 31, 2024, MARCH 31, 2025 AND MARCH 31, 2026**

Chair, Travis Maschino

BOARD OF DIRECTORS

**Secretary
Julie Justus**

**Treasurer
Miles Powers**

**Director
Zach Hall**

**Director
Brandon Cassidy**

**EXECUTIVE DIRECTOR
Robert Preston**

**Asst. Secretary/Asst. Treasurer
Laura Lashley**

**BUDGET MESSAGE
BY
CHAIR**

On July 29, 2019, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), the City Council of the City of Gladstone, Missouri (the "*City*") approved Ordinance No. 4.482 (the "*Ordinance*"), which established the Downtown Linden Community Improvement District (the "*District*"). The District is a political subdivision of the State of Missouri.

The Ordinance provided that the District be established for the sole purpose of funding various public improvements within the District boundaries (the "*Project*"), which public improvements are anticipated to be made in connection with the development, operation and maintenance of a new commercial retail development within the District. Specifically, the District is proposed to provide funding for the following items: (a) various public improvements within the boundaries of the District, including without limitation (i) the demolition of existing public improvements, (ii) sidewalks, (iii) alleys, (iv) utility burial, and (v) landscaping and site improvements; (b) various services within the District boundaries, including without limitation (i) architectural fees, (ii) interest carry, (iii) legal/accounting fees, (iv) civil engineering, (v) landscape design, (vi) permits, (vii) insurance, and (viii) construction fee; (c) contract with the property owner to provide for the demolition and removal of the existing buildings and structures; and (d) any related public improvements, services or activities outlined in the Ordinance.

During the fiscal year ending March 31, 2021, the Board of Directors of the District approved Resolution 2019-04 imposing a sales and use tax (the "*CID Sales Tax*") at the rate of one percent (1%) on the receipts from the sale at retail of all eligible tangible personal property or taxable services within its boundaries pursuant to the CID Act, which CID Sales Tax became effective in 2022, following its approval by the qualified voters of the District at a mail-in election held in accordance with the CID Act and accepted by Resolution 2021-01.

In the fiscal year ending March 31, 2024 the District estimates the collection of CID Sales Tax revenues of approximately \$40,000 with an estimated \$135,000 in special assessment revenues. Expenditures were anticipated to be approximately \$15,000. The District tax revenues are being held at the Missouri Department of Revenue and the developer has not released the special assessments to the CID at the end of fiscal year 2024.

In the fiscal year ending March 31, 2025 the District anticipates CID Sales Tax revenues of approximately \$89,400 and special assessment revenues of \$370,000. The expenditures anticipated include administrative costs of \$18,700 and project cost reimbursements of \$440,000. The District anticipates the release of the prior year sales tax funds in fiscal year 2025. The District further anticipates the deposit of the prior year collections for the special assessment which are estimated to total \$370,000. The District plans to approve the certificates of reimbursable costs of \$850,000 which will allow for the release of reimbursements.

In the fiscal year ending March 31, 2026 the District anticipates CID Sales Tax revenues of approximately \$36,000 and special assessment revenues of \$140,000. The anticipated expenditures include administrative costs of \$19,150 and project cost reimbursements of \$155,000. The remaining outstanding certificates are anticipated to be \$695,000 by fiscal year end.

Downtown Linden Community Improvement District
Fiscal Year April 1, 2025 through March 31, 2026

	April 1 through March 31, 2026 Budget
Income	
CID Sales & Use Tax (Security Bank ending in 6493)	36,000.00
Special Assessment	140,000.00
Interest	0.00
Total Income	176,000.00
Expense	
Project Cost Reimbursement	
Principal	155,000.00
Total Project Cost Reimbursement	155,000.00
Administration Fee	15,450.00
Insurance	1,200.00
Legal	2,500.00
Total Expense	174,150.00
Net Income	1,850.00
 Beginning Balance	 \$ 9,555.38
Ending Balance	\$ 11,405.38

Obligation Outstanding	Balance 4/1/2025	Issued	Retired	Balance 3/31/2026
Certificates	\$ -	\$ 850,000.00	\$ (155,000.00)	\$ 695,000.00
Total	\$ -	\$ 850,000.00	\$ (155,000.00)	\$ 695,000.00

Downtown Linden Community Improvement District
Fiscal Year April 1, 2024 through March 31, 2025

	Actual to Date	April 1 through March 31, 2025 Budget
Income		
CID Sales & Use Tax (Security Bank ending in 6493)	0.00	89,400.00
Special Assessment	0.00	370,000.00
Interest	0.00	0.00
Total Income	0.00	459,400.00
Expense		
Project Cost Reimbursement		
Principal	0.00	440,000.00
Total Project Cost Reimbursement	0.00	440,000.00
Administration Fee	0.00	15,000.00
Insurance	0.00	1,200.00
Legal	0.00	2,500.00
Total Expense	0.00	458,700.00
Net Income	0.00	700.00
 Beginning Balance	 \$ -	 \$ 8,855.38
Ending Balance	\$ -	\$ 9,555.38

Obligation Outstanding	Balance 4/1/2024	Issued	Retired	Balance 3/31/2025
Certificates	\$ -	\$ 850,000.00	\$ (440,000.00)	\$ 410,000.00
Total	\$ -	\$ 850,000.00	\$ (440,000.00)	\$ 410,000.00

Note: The FYE 2025 Budget includes a transfer of all prior year revenues collected but not deposited into the account of the CID.

Downtown Linden Community Improvement District
Fiscal Year April 1, 2023 through March 31, 2024

	April 1 through March 31, 2024 Actual	April 1 through March 31, 2024 Budget
Income		
CID Sales & Use Tax (Security Bank ending in 6493)	0.00	40,000.00
Special Assessment	0.00	135,000.00
Interest	0.00	0.00
Total Income	0.00	175,000.00
Expense		
Project Cost Reimbursement		
Principal	0.00	0.00
Total Project Cost Reimbursement	0.00	0.00
Administration Fee	0.00	15,000.00
Insurance	0.00	0.00
Legal	0.00	0.00
Total Expense	0.00	15,000.00
Net Income	0.00	160,000.00
 Beginning Balance	 \$ -	 \$ -
Ending Balance	\$ -	\$ 160,000.00

Obligation Outstanding	Balance 4/1/2023	Issued	Retired	Balance 3/31/2024
Certificates	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -

Downtown Linden Community Improvement District
Fiscal Year April 1, 2022 through March 31, 2023

	April 1 through March 31, 2023 Actual	April 1 through March 31, 2023 Budget
Income		
CID Sales & Use Tax (Security Bank ending in 6493)	0.00	65,000.00
Special Assessment	0.00	150,000.00
Interest	0.00	0.00
Total Income	0.00	215,000.00
Expense		
Project Cost Reimbursement		
Principal	0.00	253,000.00
Total Project Cost Reimbursement	0.00	253,000.00
Administration Fee	0.00	10,000.00
Insurance	0.00	0.00
Legal	0.00	0.00
Total Expense	0.00	263,000.00
Net Income	0.00	-48,000.00
 Beginning Balance	 \$ -	 \$ 48,000.00
Ending Balance	\$ -	\$ -

Obligation Outstanding	Balance 4/1/2022	Issued	Retired	Balance 3/31/2023
Certificates	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -

Downtown Linden Community Improvement District
Fiscal Year April 1, 2021 through March 31, 2022

	April 1 through March 31, 2022 Actual	April 1 through March 31, 2022 Budget
Income		
CID Sales & Use Tax (Security Bank ending in 6493)	0.00	48,000.00
Special Assessment	0.00	68,000.00
Interest	0.00	0.00
Total Income	0.00	116,000.00
Expense		
Project Cost Reimbursement		
Principal	0.00	68,000.00
Total Project Cost Reimbursement	0.00	68,000.00
Administration Fee	0.00	0.00
Insurance	0.00	0.00
Legal	0.00	0.00
Total Expense	0.00	68,000.00
Net Income	0.00	48,000.00
 Beginning Balance	 \$ -	 \$ -
Ending Balance	\$ -	\$ 48,000.00

Obligation Outstanding	Balance 4/1/2021	Issued	Retired	Balance 3/31/2022
Certificates	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -

Downtown Linden Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year April 1, 2024 to March 31, 2025

A. Beginning Balance \$ 8,855.38

B. Summary of Receipts

CID Sales Tax	\$ 89,797.07
CID Use Tax	\$ 62,140.56
Room Special Assessment	\$ 15,424.36
Interest Earnings	\$ -

Total Receipts \$ 167,361.99

C. Summary of Disbursements

Administration Expense	\$ (15,000.00)
Lease Payments	\$ (25,655.38)
Legal Expenses	\$ (997.00)
Project Cost Reimbursement	\$ (123,500.00)
Trustee Fee	\$ (3,000.00)

Total Disbursements \$ (168,152.38)

D. Ending Balance \$ 8,064.99

E. Summary of Ending Balance by Depository

Enterprise Bank \$ 8,064.99

F. Statement of Indebtedness

Certificate of Reimbursement No. 1

Outstanding on 04/01/2024	Issued During FY 2025	Retired During FY 2025	Outstanding on 03/31/2025
\$ -	\$ 843,131.16	\$ (25,655.38)	\$ 817,475.78

G. Statement of Assessed Valuation and Tax Rates

The Downtown Linden Community Improvement District does not calculate assessed valuation since it does not impose a property tax. GASB 77 Rule: The District has not entered into any property tax abatement agreements during the fiscal year. *The District's room assessment is separately reported.



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 25-24

ORD ☒ # 4.708

Date: 5/1/2024

Department: General Administration

Meeting Date Requested: 8/11/2025

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

Subject: Conflict of Interest Disclosure Law for Political Subdivisions

Background: When the General Assembly adopted the ethics/personal financial disclosure law in 1991, an MML-supported amendment allowed municipal officials to adopt their own simplified personal financial disclosure requirements by Ordinance. This law affects only municipalities with an annual operating budget in excess of \$1 million. The General Assembly requires each political subdivision to readopt the Ordinance every two years. However, in order to avoid the significant consequences of the failure to readopt the Ordinance, MML urges municipalities with an annual operating budget more than \$1 million to adopt the Personal Financial Disclosure Ordinance annually, and by Sept. 15 each year, and to forward a copy of the Ordinance to the Missouri Ethics Commission.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends passage of the Ordinance.

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

Kris Keller
City Clerk

CW
City Attorney

BB
City Manager

AN ORDINANCE OF THE CITY OF GLADSTONE, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS PURSUANT TO THE STATE OF MISSOURI ETHICS LAW.

WHEREAS, pursuant to Missouri State Law, municipalities with an annual operating budget in excess of One Million Dollars (\$1,000,000) are required to readopt an ordinance every two years by September 15th establishing a procedure to comply with personal financial disclosure requirements for submission to the Missouri Ethics Commission; and

WHEREAS, the City of Gladstone, Missouri has determined it advisable to annually re-adopt such an ordinance to ensure full compliance with State Law.

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

Section 1. **Declaration of Policy.** The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials, candidates, and employees of private financial or other interests in matters affecting the City.

Section 2. **Conflicts of Interest.** The Mayor or any member of the City Council who has a substantial personal or private interest, as defined by Sections 105.450 to 105.492, RSMo, in any legislation shall disclose on the records of the City Council the nature of his/her interest and shall disqualify himself/herself from voting on any matters relating to this interest.

Section 3. **Disclosure Reports.** Each elected official, candidate for elective office, the City Manager, the Assistant City Manager, the City Treasurer, the Finance Director, and the City Counselor (if employed full time), shall disclose the following information by May 1st, or the appropriate deadline as referenced in Section 105.487, RSMo, if any such transactions were engaged in during the previous calendar year:

a. For such person, and all persons within the first degree of lineal consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars (\$500), if any, that such person had with the City, other than compensation received as an employee or payment of any tax, fee or penalty due to the City, and other than transfers for no consideration to the City.

b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars (\$500), if any, that any business entity in which such person had a substantial interest as defined in RSMo. 105.450, as amended, had with the City,

BILL NO. 25-24**ORDINANCE NO. 4.708**

other than payment of any tax, fee or penalty due to the City or transactions involving payment for providing utility service to the City, and other than transfers for no consideration to the City.

c. The City Manager, Assistant City Manager, City Treasurer, Finance Director, and their spouses and dependent children also shall disclose by May 1st for the previous calendar year the following information:

1. The name and address of each of the employers of such person from whom income of one thousand dollars (\$1,000) or more was received during the year covered by the statement;

2. The name and address of each sole proprietorship that he/she owned; the name, address and the general nature of the business partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted by any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Section 4. Filing of Reports. The reports, in the attached format, shall be filed with the City Clerk and the Missouri Ethics Commission.

Section 5. When Filed. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

a. Each City Manager, Assistant City Manager, City Treasurer, Finance Director, and City Counselor (if employed full time), shall file the statement within thirty (30) days of such appointment or employment;

b. Every candidate for elective office required to file a personal financial disclosure statement shall file no later than fourteen (14) days after the close of filing at which the candidate seeks election. The time period of this statement shall cover the twelve (12) months prior to the closing date of filing for candidacy. If a candidate for elective office does not file a personal financial disclosure statement by the close of business on the twenty-first (21st) day after the last day for filing for election for which the person is a candidate, the candidate shall be subject to removal from the ballot or shall be otherwise disqualified from holding office.

c. Every other person required to file a financial interest shall file the statement annually not later than May 1st and the statement shall cover the calendar year ending the immediately preceding December 31st; provided that any member of the City Council may

BILL NO. 25-24**ORDINANCE NO. 4.708**

supplement the financial interest statement to report additional interests acquired after December 31st of the covered year until the date of filing of the financial interest statement.

Section 6. **Filing of Ordinance.** The City Clerk is directed to send a certified copy of this ordinance to the Missouri Ethics Commission.

Section 7. **Effective Date.** This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect until amended or repealed by the City Council.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF AUGUST 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

1st Reading: August 11, 2025

2nd Reading: August 11, 2025



Request for Council Action

RES ☒ # R-25-47

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 8/1/2025

Department: General Administration

Meeting Date Requested: 8/11/2025

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

Subject: A Resolution authorizing the City Manager to execute a contract with GEST Missouri Holdings, LLC to provide public transportation services as outlined in the Agreement.

Background: The City has elected to terminate its contract with the Kansas City Area Transportation Authority (KCATA) and associated IRIS program due to escalating costs and instability in the program's funding structure between the City of Kansas City, MO, and the KCATA. These challenges have made it increasingly difficult to maintain consistent and reliable service for residents. In response, City staff have initiated discussions with GEST Holdings, LLC, as a potential alternative provider to ensure continued mobility support for our community. Staff have held productive conversations with representatives from GEST Holdings, LLC, who have expressed a commitment to delivering a comparable service with improved features. Based on input from the City Council and a detailed analysis of monthly ridership data supplied by KCATA, the service model has been revised to better align with current usage patterns and resident needs. Key adjustments include a refined service area and modified hours of operation to enhance efficiency and coverage. The proposed service through GEST will include a shared cost structure of \$3 per ride for the primary passenger. Eligible trips will include transportation within the City of Gladstone or a participating partner city (to be determined as enrollment expands), to the nearest bus stop, or to any healthcare facility located within the designated confines of the northern portion of the greater Missouri metropolitan region. Unlike the previous IRIS model, which offered pickup and drop-off within a ¼ mile radius, the GEST service will offer true door-to-door service, significantly improving accessibility and convenience for riders. GEST Holdings, LLC has committed to using new vehicles and will facilitate dispatching via a user-friendly mobile app or phone call. Drivers will be directly employed by GEST, ensuring consistency, thorough vetting, and accountability. For paratransit needs, GEST will subcontract services initially, with the option to expand to dedicated vehicles if demand increases. Given the urgency of securing a replacement provider and GEST's willingness to honor the City's current pricing structure with IRIS, staff recommends that the City Council authorize a pilot program agreement with GEST Holdings, LLC. The City's purchasing policy permits deviation from competitive bidding under unique circumstances, and this transition meets those criteria due to the immediate service need and favorable terms offered by GEST.

RES ☒ # R-25-47

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Budget Discussion: Funds are budgeted in the amount of \$ 125,000 from the TST Fund. Ongoing costs are estimated to be \$120,000 annually. Previous years' funding was \$120,000.

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

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-25-47

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH GEST MISSOURI HOLDINGS, LLC, TO PROVIDE PUBLIC TRANSPORTATION SERVICES TO GLADSTONE RESIDENTS AS OUTLINED IN THE AGREEMENT.

WHEREAS, the City Council of Gladstone, Missouri, has determined that executing an Agreement with GEST Missouri Holdings, LLC for public transportation services beginning September 1, 2025, will be beneficial to Gladstone residents; and

WHEREAS, the cost of public transit services to be provided by GEST Missouri Holdings, LLC to the City of Gladstone, Missouri, will be \$12,500 for the first month and then \$10,000 for each subsequent month of the Agreement.

WHEREAS, the transit services provided will require a shared cost to the primary rider of \$3.00 and will include door to door transportation to any location in Gladstone, a partner city, the nearest bus stop, or any health care facility within the boundaries outlined within the northern region of the greater Missouri metropolitan area.

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

THAT, the City Manager is hereby authorized to execute a contract with GEST Missouri Holdings, LLC for public transit services in accordance to the terms described above and further outlined within the Agreement.

FURTHER, THAT, expenditure of such funds is hereby authorized from the Transportation Sales Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF AUGUST 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk