



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 22, 2025**

The City Council will meet in Closed Executive Session at 7:00 pm, September 22, 2025, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021 (1) for Litigation and Confidential or Privileged Communications with Legal Counsel and 610.021(12) Negotiated Contract.

OPEN STUDY SESSION 7:15 PM

1. **Technology Update:** Keenan Ewing, IT Manager, will provide an overview of the City's current and upcoming technology initiatives.

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 September 8, 2025, Regular City Council Meeting Minutes.
6. **PROCLAMATION: MISSOURI GOOD NEIGHBOR WEEK**

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

RESOLUTION R-25-55, A Resolution authorizing acceptance of a proposal from Premier Picks, LLC, doing business as Performance Fitness Equipment, for the acquisition of ten (10) ellipticals in the total amount of \$53,975.00.

CONSIDER MONTHLY FINANCIAL UPDATE AUGUST YTD 2025.

REGULAR AGENDA

11. **PUBLIC HEARING:** Fixing the annual rate of levy for the 2025 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.
12. **FIRST READING BILL NO. 25-27**, An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of Levy for the 2025 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.
13. **FIRST READING BILL NO. 25-28**, An Ordinance establishing certain fees and charges for year-round brush and yard waste disposal provided by the City of Gladstone, Missouri, and amending all prior Ordinances inconsistent therewith particularly Ordinance Numbers 2.082, 2.615, 2.858, 3.082, 3.555, 3.755, and 4.029.
14. **FIRST READING BILL NO. 25-29**, An Ordinance amending Title I, Government, of the Code of Ordinances of the City of Gladstone, Missouri to amend Chapter 115 Meetings and Records.

15. RESOLUTION R-25-56, A Resolution authorizing the City Manager to sign a superseding addendum to the Park Development and Naming Rights Agreement with Variety of Greater Kansas City – Tent 8.

16. Other Business.

17. Adjournment.

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

City Clerk Kris Keller

Posted at 3:15 pm

City of Gladstone

9/18/2025

7010 North Holmes

Gladstone, MO 64118

816-423-4096



Department of Finance Memorandum

DATE: September 17th, 2025

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

FROM: Keenan Ewing, IT Manager

SUBJECT: Technology Update 2025

On September 22, I will present to the City Council on the City's recent, ongoing, and upcoming technology initiatives. Topics include software modernization, network monitoring, infrastructure upgrades, public safety technology, collaboration tools, and the planned website redesign.

Consistent with our approach to protecting sensitive information, we will present high-level, non-sensitive details to ensure transparency while safeguarding the City's systems and security posture.

It will also note the impact on residents and staff efficiency, responsible use of 2024 COP funds and CERF IT replacement budgeting, and the City's commitment to long-term resiliency and improved services.

Thank you,

Keenan Ewing



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 8, 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, September 8, 2025 at 7:30 pm.

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

Mayor Smith stated that all Councilmembers were present except for Councilman Davis who was traveling for business, and there was a quorum.

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

Mayor Smith requested that all attendees stand and join in the Pledge of Allegiance to the Flag of the United States of America.

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the August 25, 2025, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the August 25, 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. 6. On the Agenda. Communications from the Audience.

There was no communication from the Audience.

Item No. 7. On the Agenda. Communications from City Council.

Councilmember Spallo thanked everyone who participated with the Glad Green Team Saturday to beautify another part of the City. She gave special thanks to Julie Beamer who led and organized the group.

Mayor Pro Tem Moore thanked the Mayor, his wife, and Councilmember Spallo for their participation with the Glad Green Team this past Saturday. She also encouraged everyone to feel free to submit any locations within the city that may need attention from the Glad Green Team.

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

City Manager Baer expressed the following:

- Thanks to everyone who attended last week's ribbon-cutting ceremony for GEST, Gladstone's new on-demand, door-to-door ride service. Residents can visit the City's website to learn more about how the service works.
- Thanks to Mayor Smith, Mayor Pro Tem Moore, and Councilman Nave for participating in the recent groundbreaking of the Northland Workforce Development Center, which will offer 23 career pathways for the region once completed.

REGULAR AGENDA.

Item No. 9. On the Agenda. SPECIAL EVENT PERMIT ADDENDUM: Street Closure, North side of NE 70th Street adjacent to Linden Square, Saturday, September 13, 2025, 12:00 to 10:00 pm, for the Taylor Made Concert.

Councilmember Spallo moved to approve the **SPECIAL EVENT PERMIT ADDENDUM**, Street Closure, North side of NE 70th Street adjacent to Linden Square, Saturday, September 13, 2025, 12:00 to 10:00 pm, for the Taylor Made Concert. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0)

Item No. 10. On the Agenda. FIRST READING BILL NO. 25-26, An Ordinance authorizing the City Manager to execute the required documents necessary for the City of Gladstone to participate in the Missouri Firefighters Critical Illness Trust Pool.

Mayor Pro Tem Moore moved **BILL NO. 25-26** 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.

Mayor Pro Tem Moore moved to accept the First Reading of **BILL NO. 25-26**, 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.

Mayor Pro Tem Moore moved to accept the Second and Final Reading of **BILL NO. 25-26** and enact the Bill as **Ordinance 4.710**. **Councilman Nave** seconded.

Roll Call vote: "aye", Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0) Mayor Smith stated **BILL NO. 25-26** stands enacted as **Ordinance Number 4.710**.

Item No. 11. On the Agenda. **RESOLUTION R-25-52**, A Resolution authorizing the City Manager to sign an Agreement with Extra Duty Solutions for the administration of law enforcement off-duty employment in certain circumstances.

Councilman Nave moved to approve **RESOLUTION R-25-52**, A Resolution authorizing the City Manager to sign an Agreement with Extra Duty Solutions for the administration of law enforcement off-duty employment in certain circumstances. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0)

Item No. 12. On the Agenda. **RESOLUTION R-25-53**, A Resolution authorizing Amendment No. 1 in the amount of \$233,700.00 to the professional engineering services agreement with McClure Engineering Company for the detailed design of a 24-Inch Transmission Main, Project WP2492E.

Councilmember Spallo moved to approve **RESOLUTION R-25-53**, A Resolution authorizing Amendment No. 1 in the amount of \$233,700.00 to the professional engineering services agreement with McClure Engineering Company for the detailed design of a 24-Inch Transmission Main, Project WP2492E. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0)

Item No. 13. On the Agenda. **RESOLUTION R-25-54**, A Resolution authorizing Change Order No. 3 in the amount of \$60,000.00 to the contract with Fleshman Construction, Incorporated, for the Northeast 76th Terrace Drainage and Parking Improvements, Project CP2531.

Mayor Pro Tem Moore moved to approve **RESOLUTION R-25-54**, A Resolution authorizing Change Order No. 3 in the amount of \$60,000.00 to the contract with Fleshman Construction, Incorporated, for the Northeast 76th Terrace Drainage and Parking Improvements, Project CP2531. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (4-0)

Item No. 14. On the Agenda. Other Business.

There was no other business.

Item No. 15. On the Agenda. Adjournment.

Mayor Smith adjourned the September 8, 2025, Regular City Council meeting at 7:38 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Mayor Les Smith

PROCLAMATION

WHEREAS, Mister Rogers once reminded us, "Imagine what our real neighborhoods would be like if each of us offered ... just one kind word to another person"; and

WHEREAS, too often, being a “good neighbor” is mistakenly defined as simply being quiet and keeping to ourselves, even though research shows that genuine connection with our neighbors creates stronger, safer, and more vibrant communities; and

WHEREAS, studies reveal that most Americans do not know the names of their neighbors and have little meaningful interaction with them, despite overwhelming evidence that nearby friendships can reduce crime, strengthen local leadership, improve emergency readiness, and foster inclusive communities where everyone belongs; and

WHEREAS new national and local research warns of an epidemic of loneliness and social isolation, which can lead to depression, anxiety, and even shorter life expectancy—yet intentional acts of neighboring can reverse these trends, improving mental health, increasing happiness, and deepening community pride; and

WHEREAS, neighboring is not just about helping other—it is also about gratitude for those who live nearest us, about the give-and-take of kindness, and about building the kind of connected neighborhoods we want to call home;

WHEREAS, the Missouri Legislature, with the Governor’s signature in 2022, officially established September 28 to October 4 as Missouri Good Neighbor Week to encourage acts of kindness, generosity, and connection; and

WHEREAS, this annual celebration is organized statewide by the University of Missouri Extension and The Hopeful Neighborhood Project, challenging Missourians to complete and report thousands of intentional acts of neighboring.

NOW, THEREFORE, I Les Smith, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all Gladstone residents, do hereby proclaim September 28 to October 4, 2025.

MISSOURI GOOD NEIGHBOR WEEK

Signed this 22nd day of September 2025



Request for Council Action

RES ☒ # R-25-55

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/11/2025

Department: Parks & Recreation

Meeting Date Requested: 9/22/2025

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

Subject: Purchase of 10 New Ellipticals for the Community Center Fitness Floor

Background: The Gladstone Community Center has 10 consistently used ellipticals identified as beyond their expected useful life in need of replacement. Three bids were obtained from Premier Picks, LLC at \$53,975.00, Elite Exercise Equipment at \$57,900.00, and Fitness Showcase at \$56,450.00. Each bid includes delivery and installation.

Budget Discussion: Funds are budgeted in the amount of \$53,975.00 from the CCPT Fund.

Public/Board/Staff Input: Staff recommends the purchase of the Ellipticals from Premier Picks, LLC in the amount of \$53,975.00

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

Jordan Brown
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-25-55

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM PREMIER PICKS, LLC, DOING BUSINESS AS PERFORMANCE FITNESS EQUIPMENT, FOR THE ACQUISITION OF TEN (10) ELLIPTICALS IN THE TOTAL AMOUNT OF \$53,975.00.

WHEREAS, staff issued a request for bids for the purchase of ten (10) ellipticals. The request for bids was sent to three (3) vendors. All of the vendors submitted bids; and

WHEREAS, the lowest bid that meets all of the specifications is that of Premier Picks, LLC doing business as Performance Fitness Equipment; and

WHEREAS, it is the recommendation of the Department of Parks, Recreation and Cultural Arts to accept the bid of Premier Picks, LLC, doing business as Performance Fitness Equipment, for ten (10) Apex Ellipticals in the total amount of \$53,975.00.

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 the proposal of Premier Picks, LLC doing business as Performance Fitness Equipment in the amount of \$53,975.00.

FURTHER, THAT, funds for such purpose are authorized from the CCPT Supplemental Capital Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF SEPTEMBER 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

The seal of the City of Gladstone, Missouri, is a circular emblem. It features a central illustration of a sun with rays rising over a green landscape with trees. The words "City of Gladstone" are written in a serif font along the top arc, and "Missouri" is written along the bottom arc. The seal is rendered in a light, faded style as a background for the title.

MONTHLY FINANCIAL UPDATE

AUGUST YTD 2025



2025 CITY COUNCIL GOALS

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



Revenue Summary

- Citywide revenue overall finished higher than budget by .38% or \$200k primarily due to timing of business license, sales tax, swimming pool, and Oaks Service agreement revenues.



Expense Summary

- Citywide expenditures excluding capital spend finished lower than budget by \$100k or .1%.
- August expenditures are pacing lower YoY, primarily due to timing of debt payments and annual insurance expenses.
- The overall costs of the larger projects will be something to watch in the coming months.

CITYWIDE

REVENUE

Citywide revenue finished the month of August slightly above forecast at 17.05% vs. budget of 16.67%. From a dollar perspective August YTD revenue was \$8.8M vs. budget of \$8.6M excluding transfers.

EXPENSE

Citywide expenditures finished the month at 16.45% of budget on a forecast of 16.67%. From a dollar perspective, expenses totaled \$9.0M on a budget of \$9.1M excluding transfers.



Revenue Summary

- General Fund Revenue: \$4,924,802 compared to budget of \$4,156,274. Favorability is primarily driven by timing of recognizing Admin Services revenue, along with increases in sales tax, business licenses, and Oaks Service Agreement revenues.



Items to watch

- City staff continue to work on multiple multi-million-dollar grants that may affect FY2026 analysis and beyond.
- Sales Tax performance in the new fiscal year FY2026 is ahead of prior year by 4.3%.

GENERAL FUND- REVENUE

PROPERTY TAXES

Property tax revenue through August is \$31,814 compared to a budget of \$815,071. The unfavorability is due to the timing of receiving property tax revenue within the calendar year.

SALES TAXES

For the month of August, the city has collected \$1,208,467 in sales taxes compared to a budget of \$1,125,281. YOY Sales tax revenue is pacing at 4.3% above prior year.

GROSS RECEIPTS TAX

Revenue through the month of August sits at \$404,690 compared to a budget of \$542,854. YOY revenue is pacing 4% lower primarily due to timing of Electric and Natural Gas Gross Receipts.

LICENSES AND PERMITS

August revenue of \$194,155 compared to a budget of \$142,418. The favorability is being driven by timing of General Business License fees. Revenue YOY is pacing lower due to timing of General Business License revenue.

INTERGOVERNMENTAL

August revenue of \$403,908 compared to a budget of \$318,981. YOY revenue is now pacing 11.5% higher primarily due to increases in State Gasoline Tax and Oaks Service Agreement revenue.



Revenue Summary

- Through the month of August Charges for services revenue are pacing ahead of budget and prior year due to higher Admin Services and Senior Overnight activities.
- Fines and Forfeitures are below prior year due to lower Municipal Court Cost revenue.



Items to watch

- Seasonality impact on revenue for outdoor activities in Parks & Rec.
- Interest rates on investments.

GENERAL FUND- REVENUE

CHARGES FOR SERVICES

Through the month of August revenue finished at \$2,021,874 compared to budgeted \$618,023. The large variance is primarily due to the timing of Admin Services and Overnight Senior Activities revenue. YOY results are currently 141% higher also due to the timing of Admin Services and Overnight Senior Activities revenue.

FINES AND FORFEITURES

August YTD revenue is pacing at \$50,674 out of \$60,637 budgeted. This account category is 7% below prior year due to lower Municipal Court Cost revenue.

OTHER MISC. REVENUE

August YTD revenue of \$226,467 out of \$258,540 budgeted. 7.0% lower YOY primarily due to timing of recognizing interest revenue



Expense Summary

- August YTD expense of \$3,637,319 compared to \$4,029,936 budget.



Items to watch

- Employee turnover
- If open positions are able to be filled in the new fiscal year, staff expect personnel costs to increase accordingly. This would be especially noticeable in the Police and Public Works departments.

GENERAL FUND- EXPENSE

PERSONNEL

August YTD personnel expenses of \$2,373,224 out of a budgeted \$2,875,458. With a YOY increase of 7.1% due to annual compensation adjustments. YTD favorability is driven by open headcount.

SUPPLIES

August YTD expenses of \$143,448 out of a budgeted \$215,726. YOY spend is pacing 31.6% lower primarily due to timing of Parks & Rec expenditures.

SERVICES

August YTD expenses are pacing higher at \$930,606 out of a budgeted \$758,640. The large overage is primarily due to the timing of equipment maintenance and Senior Overnight Activity expenses. YOY Services expenses are 26.8% higher through the month of August.

CAPITAL

August YTD expense of \$17,061 out of a budgeted \$64,110. This represents a decrease of \$95,999 YOY due to timing of automotive capital spend in the new fiscal year.

DEBT

Preliminary YTD expense of \$172,980 out of a budgeted \$113,651. This is a decrease of 63.5% YOY and is attributed to the timing of debt payment schedule in the new fiscal year.



COMMUNITY CENTER AND PARKS FUND

Revenue Summary

- August YTD revenue excluding transfers of \$550,723 out of a budgeted \$677,051. Misc. Revenue is primary driver for lower overall revenue.



Expense Summary

- August YTD expense of \$810,534 compared to \$865,965 budgeted. The variance is primarily attributed to lower comp & benefit, interest, and utility expenses.



Items to watch

- Impact of price increases on activity enrollment.
- Number of new enrollments.

REVENUE- SALES TAX

August YTD revenue of \$191,463 out of a budgeted \$92,937. YOY increase of 6.7%.

REVENUE- CHARGES FOR SERVICES

August YTD revenue of \$326,984 out of a budgeted \$297,678 which is flat to prior year. The higher performance YTD is primarily due to timing of membership and swimming lesson fees.

EXPENSES

Personnel

August YTD expense of \$282,086 out of a budgeted \$273,980 representing a YOY increase of ~7.1%, mostly due to inflationary increases.

Capital

Through the month of August there has been \$3,716 in Capital expenditures on a budget of \$9,846.



Revenue Summary

- YTD PSST revenue of \$196,035 out of \$192,562 budgeted.
- YOY revenue is currently pacing 8.5% ahead of prior year.



Expense Summary

- August YTD PSST expense of \$192,096 out of \$201,892 budgeted. Timing for incurring debt expense is partially offset by timing of handgun and ammo purchase, along with the timing of accounting for insurance expenses.



Items to watch

- Employee turnover.

PUBLIC SAFETY SALES TAX

REVENUE- SALES TAX

August YTD Sales Tax revenue of \$191,460 represents a YOY increase of 8.5%.

EXPENSES

Personnel

August YTD expense of \$110,941 out of a budgeted \$107,817.

Supplies

August YTD expense \$54,695 out of a budgeted \$16,177. The unfavorability is due to timing of ammunition and handgun purchases.

Services

August YTD expense of \$26,460 out of budgeted \$24,764. The overage is primarily due to timing of accounting for insurance expense.

Capital

There have been no capital expenses incurred YTD.



Revenue Summary

- August YTD CWS revenue of \$2,212,428 out of a \$2,375,335 budgeted.
- New water meter technology (Neptune) has recently been implemented which should increase the accuracy of water usage and billings going forward.



Expense Summary

- August YTD expense of \$3,647,207 out of \$3,394,617 budgeted. The overspend is primarily due to the timing of accounting for annual Administration Service charges and insurance expenses.



Items to watch

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

CWSS – WATER AND SEWER FUND

REVENUE – CHARGES FOR SERVICES

August YTD revenue of \$2,212,428 represents a YOY decrease of 3.7% primarily due to lower sewer commodity receipts and lower interest revenue.

EXPENSES

Personnel

August YTD expense of \$257,653 out of \$294,282 budgeted. The underspend is attributed to the ongoing staffing shortage in 501 that staff continue to monitor.

Supplies

August YTD expense of \$103,757 out of \$156,984 budgeted. The underspend is due to timing of incurring supply expenses.

Services

August YTD expense of \$2,904,504 out of \$1,554,865 budgeted. The overspend is due to timing of accounting for annual Administration Service charges and Insurance expense.

Capital

August YTD expense of \$5,136 out of \$1,175,621 due to timing of incurring capital expenditures YTD.

PROPERTY TAX LEVY

City of Gladstone, Missouri
September 22, 2025



2025 Property Tax as Advertised

►Based on June
preliminary valuation
from Clay County

►Final Valuations
received in September

	Tax Year <u>2025</u>	Tax Year <u>2024</u>
<u>Real Estate</u>		
<u>Residential</u>	\$ 409,917,060	\$ 363,171,800
Residential (New Construction)	\$ 591,540	\$ 530,900
<u>Subtotal Residential</u>	<u>\$ 410,508,600</u>	<u>\$ 363,702,700</u>
<u>Agriculture</u>	<u>\$ 49,700</u>	<u>\$ 49,690</u>
<u>Commercial</u>	<u>\$ 97,083,746</u>	<u>\$ 94,753,626</u>
Commercial (New Construction)	\$ 315,390	\$ 189,890
<u>Subtotal Commercial</u>	<u>\$ 97,399,136</u>	<u>\$ 94,943,516</u>
<u>Total Real Estate</u>	<u>\$ 507,957,436</u>	<u>\$ 458,695,906</u>
<u>Personal Property</u>	<u>\$ 79,568,244</u>	<u>\$ 86,272,033</u>
<u>Total</u>	<u>\$ 587,525,680</u>	<u>\$ 544,967,939</u>

THE FOLLOWING TAX RATES ARE PROPOSED:

	<i>Estimated Amount</i> 2025 Property Tax <u>USD</u>	2025 Tax Rate (Per \$100)
<u>Real Estate</u>		
<u>Residential</u>	\$ 2,713,462	0.6610
Tax increase due to new construction	\$ 3,910	
% increase due to new construction	0.14%	
<u>Agriculture</u>	<u>\$ 298</u>	<u>0.5990</u>
<u>Commercial</u>	<u>\$ 690,560</u>	<u>0.7090</u>
Tax increase due to new construction	\$ 2,236	
% increase due to new construction	0.32%	
<u>Personal Property</u>	<u>\$ 739,189</u>	<u>0.9290</u>
<u>Total</u>	<u>\$ 4,143,508</u>	

Tax Year 2024 and 2025 (Pro Forma)

2024			
	<u>Valuation</u>	<u>Rate</u>	<u>Revenue</u>
Real Property			
Residential	363,702,700	0.700	2,545,919
Agricultural	49,690	0.581	289
Commercial	<u>94,943,516</u>	0.709	<u>673,150</u>
Total Real Property	458,695,906		3,219,357
Personal Property	86,272,033	0.929	801,467
Total	<u>544,967,939</u>		<u>4,020,824</u>

2025			
<u>Esitmate</u>	<u>Valuation</u>	<u>Rate</u>	<u>Revenue</u>
Real Property			
Residential	410,508,600	0.661	2,713,462
Agricultural	49,700	0.599	298
Commercial	<u>97,399,136</u>	0.709	<u>690,560</u>
Total Real Property	507,957,436		3,404,319
Personal Property	79,568,244	0.929	739,189
Total	<u>587,525,680</u>		<u>4,143,508</u>

► Historically,
95% of real
property tax is
collected in
current year of
levy

	<u>2025 Actual (unaudited)</u>	<u>2026 Budgeted</u>	<u>FY26 Estimated Actual Collection</u>	
Real Property	3,001,840	2,990,000	3,234,103	95% collection of total levy
Personal Property	<u>722,994</u>	<u>850,000</u>	<u>739,189</u>	
Total	3,724,834	3,840,000	3,973,292	

Fiscal Year 2025 and Budgeted 2026 Collections



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 25-27

ORD ☒ # 4.711

Date: 9/17/2025

Department: Finance

Meeting Date Requested: 9/22/2025

Public Hearing: Yes ☒ Date: 9/22/2025

Subject: Property Tax Levy

Background: A notice of public hearing to set the real and personal property tax rates for the City of Gladstone was advertised on September 10, 2025. The public hearing was advertised to take place on September 22, 2025. Staff received final valuations from Clay County on September 10th. Residential real property valuations increased \$46,805,900 to \$410,508,600. Agricultural real property valuations increased \$10 to \$49,700. Commercial real property increased \$2,455,620 to \$97,399,136. Total real property valuation is \$507,957,436. Personal property decreased \$7,158,789 from the previous year to \$79,568,244 for the current year. Staff promptly entered the final valuations into the State Auditor's property tax calculator. Due to the calculation and valuation, the levy for residential real property will be set at 0.661 per \$100 (decrease of 0.039 from 0.700 in 2024), agricultural property will be set at 0.599 up from 0.581 in 2024, and commercial real property will be unchanged at 0.709 per \$100. Personal property will also remain unchanged at 0.929 per \$100. Projected revenue from the 2025 property tax levy is estimated to be \$3,404,319 from real property and \$739,189 from personal property for a total of \$4,143,508 if 100% of the levy is collected.

Budget Discussion: N/A

Public/Board/Staff Input: To get the public hearing notice advertised within the legal guidelines, the public hearing notification was sent out using estimated values. Final valuations were on September 10th. Calculations from the Resolution and RCA are based on final valuations.

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

Matt Dayton
Department Director/Administrator

JA
City Attorney

BB
City Manager

AN ORDINANCE ENACTED PURSUANT TO MISSOURI REVISED STATUTES SECTION 67.110 FIXING THE ANNUAL RATE OF LEVY FOR THE 2025 REAL ESTATE AND PERSONAL PROPERTY TAXES WITHIN THE CORPORATE LIMITS OF THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, a public hearing has been held after the publishing of the required notice in compliance with the provisions of RSMo 67.110.

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

SECTION 1. TAX LEVY

A Tax Levy for each property class not to exceed the below listed tax rates per One-Hundred Dollar (\$100.00) valuation shall be assessed as applicable on all Real Property and on all Personal Property within the corporate limits of Gladstone, Missouri, for the taxable year 2025.

	2025 Tax Rate (Per \$100)
General Fund	
Real Estate	
Residential	0.6610
Agriculture	0.5990
Commercial	0.7090
Personal Property	0.9290

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF SEPTEMBER 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

1st Reading: September 22, 2025

2nd Reading: September 22, 2025



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 25-28

ORD ☒ # 4.712

Date: 9/17/2025

Department: Public Works

Meeting Date Requested: 9/22/2025

Public Hearing: Yes ☐ Date: N/A

Subject: Brush/Yard Waste Disposal Fees

Background: The City's Regional Brush/Yard Waste Facility has been in operation since 2007. Furthermore, the City continues to contract with Missouri Organic to grind the material to mulch. Recently, there has been significant increase in commercial customers that utilize the facility due to the cost of disposal which is much lower than neighboring facilities including Missouri Organic. Furthermore, there has not been a rate increase for residential and commercial customers since the program's inception.

Budget Discussion: Funds are budgeted in the amount of \$30,000 from the General Fund. Ongoing costs are estimated to be \$30,000 annually.

Public/Board/Staff Input: The facility continues to be well received by residents. It is the recommendation of staff to maintain the current fee structure for residential customers and to increase the cost for commercial customers as outlined in Exhibit "A".

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

Timothy A. Nebergall
Department Director/Administrator

JA
City Attorney

BB
City Manager

Exhibit "A"

Proposed Fee Schedule

Vehicle Size	Current Commercial Fee	Proposed Commercial Fee
Truck - Bed Level	\$20.00	\$40.00
Truck - Cab Level	\$25.00	\$50.00
Truck - Above the Cab	\$30.00	\$60.00
Trailer - 1 axle	\$30.00	\$60.00
Trailer - 2 axles	\$40.00	\$80.00
Trailer - 3 axles	\$50.00	\$100.00
Grapple Truck	\$80.00	\$160.00
Chip Trucks	\$5.00 per CY	\$8.00 per CY

Load that contains limbs/tree trunks greater than 24" in diameter will be twice the cost of the load.

Vehicle Size	Current Residential Fee	Proposed Residential Fee
Truck - Bed level	\$10.00	No Change
Truck - Cab level	\$15.00	No Change
Truck - Above the Cab	\$20.00	No Change
Trailer - 1 axle	\$20.00	No Change
Trailer - 2 axle	\$30.00	No Change
Trailer - 3 axle	\$40.00	No Change

Load that contains limbs/tree trunks greater than 24" in diameter will be twice the cost of the load.

AN ORDINANCE ESTABLISHING CERTAIN FEES AND CHARGES FOR YEAR-ROUND BRUSH AND YARD WASTE DISPOSAL PROVIDED BY THE CITY OF GLADSTONE, MISSOURI, AND AMENDING ALL PRIOR ORDINANCES INCONSISTENT THEREWITH, PARTICULARLY ORDINANCE NUMBERS 2.082, 2.615, 2.858, 3.082, 3.555, 3.755, AND 4.029.

WHEREAS, the Gladstone City Council has determined that the increased costs of providing services for Brush and Yard Waste Disposal justifies raising certain fees and charges for commercial companies that currently use the facility;

WHEREAS, it is in the best interest of the City to raise these rates to cover the cost of disposing of the brush brought in by commercial customers.

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

SECTION 1. FEE SCHEDULE ESTABLISHED.

The fees and charges for Year-Round Brush and Yard Waste Disposal as set out in the attached Exhibit "A" are hereby adopted for inclusion in the City Schedule of Fees and Charges.

SECTION 2. EFFECTIVE DATE.

The Fees and Charges as set out in Exhibit "A" shall become effective upon passage.

SECTION 3. SEVERABILITY.

The fees imposed by Section 1, of this Ordinance are deemed to be separate and severable and if any such fees are found by a court of competent jurisdiction to be illegal, invalid, unconstitutional, or not within the power of the City to impose, such shall not be deemed to invalidate any of the other such fees imposed by this Ordinance.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF SEPTEMBER 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 25-29

ORD ☒ # 4.713

Date: 9/18/2025

Department: General Administration

Meeting Date Requested: 9/22/2025

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

Subject: An Ordinance authorizing amendments to the Meetings and Records provisions of the Gladstone City Code.

Background: Recent changes to the State of Missouri's open records law, commonly referred to as Missouri's "Sunshine Law", have prompted City Staff to prepare revisions to our City Code Chapter 115 Meetings and Records. These revisions reflect the state law changes regarding what types of records are considered closed and how fees may be charged for providing such records.

Budget Discussion: N/A

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

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

Robert Baer
Administrator

JA
City Attorney

BB
City Manager

AN ORDINANCE AMENDING TITLE I, GOVERNMENT, OF THE CODE OF ORDINANCES OF THE CITY OF GLADSTONE, MISSOURI TO AMEND CHAPTER 115 MEETINGS AND RECORDS.

WHEREAS, The Code of Ordinances of the City of Gladstone, Missouri (the “City Code”) includes provisions in Title I addressing meetings and records within the City of Gladstone, Missouri (the “City”); and

WHEREAS, the City Staff have prepared revisions to amend Title I of the City Code to revise Chapter 115 to address changes made to the state open records law regarding what types of records are considered closed and how fees may be charged for providing such records.

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

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

SECTION 1: That Chapter 115 Meetings and Records of the City Code is hereby amended with additions in **bold underline** and deletions in ~~strikethrough~~:

Sec. 1.115.020: Closed meetings and closed records authorized; exceptions.

Except to the extent disclosure is otherwise required by law, and subject to additional actions on the part of the city, all meetings, records and votes of the city or its governmental bodies, are closed to the public to the extent they relate to the following:

(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys. However, any minutes, vote or settlement agreement relating to legal actions, causes of action or litigation involving a public governmental body or any agent or entity representing its interests or acting on its behalf or with its authority, including any insurance company acting on behalf of a public government body as its insured, shall be made public upon final disposition of the matter voted upon or upon the signing by the parties of the settlement agreement, unless, prior to final disposition, the settlement agreement is ordered closed by a court after a written finding that the adverse impact to a plaintiff or plaintiffs to the action clearly outweighs the public policy considerations of section 610.011, RSMo., however, the amount of any moneys paid by, or on behalf of, the public governmental body shall be disclosed; provided, however, in matters involving the exercise of the power of eminent domain, the vote shall be announced or become public immediately following the action on the motion to authorize institution of such a legal action. Legal work product shall be considered a closed record;

(2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore. However, any minutes, vote or public record approving a contract relating to the leasing,

purchase or sale of real estate by a public governmental body shall be made public upon execution of the lease, purchase or sale of the real estate;

(3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded. However, any vote on a final decision, when taken by a public governmental body, to hire, fire, promote or discipline an employee of a public governmental body shall be made available with a record of how each member voted to the public within seventy-two (72) hours of the close of the meeting where such action occurs; provided, however, that any employee so affected shall be entitled to prompt notice of such decision during the seventy-two-hour period before such decision is made available to the public. As used in this Subdivision, the term "*personal information*" means information relating to the performance or merit of individual employees;

(4) The State Militia or National Guard, or any part thereof;

(5) Non-judicial mental or physical health proceedings involving identifiable persons, including medical, psychiatric, psychological, or alcoholism or drug dependency diagnosis or treatment;

(6) Scholastic probation, expulsion, or graduation of identifiable individuals, including records of individual test or examination scores; however, personally identifiable student records maintained by public educational institutions shall be open for inspection by the parents, guardian or other custodian of students under the age of eighteen (18) years and by the parents, guardian or other custodian and the student if the student is over the age of eighteen (18) years;

(7) Testing and examination materials, before the test or examination is given or, if it is to be given again, before so given again;

(8) Welfare cases of identifiable individuals;

(9) Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups;

(10) Software codes for electronic data processing and documentation thereof;

(11) Specifications for competitive bidding, until either the specifications are officially approved by the public governmental body or the specifications are published for bid;

(12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected;

(13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment, except that this exemption shall not apply to the names, positions, salaries and lengths of service of officers and employees of public agencies

once they are employed as such, and the names of private sources donating or contributing money to the salary of a chancellor or president at all public colleges and universities in the State of Missouri and the amount of money contributed by the source;

(14) Records which are protected from disclosure by law;

(15) Meetings and public records relating to scientific and technological innovations in which the owner has a proprietary interest;

(16) Records relating to municipal hotlines established for the reporting of abuse and wrongdoing;

(17) Records relating to reports of allegations of improper governmental activities under Section 29.221 RSMo.;

~~(17)~~ (18) Confidential or privileged communications between a public governmental body and its auditor, including all auditor work product; however, all final audit reports issued by the auditor are to be considered open records pursuant to this Chapter;

~~18. Operational guidelines, policies and specific response plans developed, adopted, or maintained by any public agency responsible for law enforcement, public safety, first response, or public health for use in responding to or preventing any critical incident which has the potential to endanger individual or public safety or health. Financial records related to the procurement of or expenditures relating to operational guidelines, policies or plans purchased with public funds shall be open. When seeking to close information pursuant to this exception, the public governmental body shall affirmatively state, in writing, that disclosure would impair the public governmental body's ability to protect the security or safety of persons or real property, and shall in the same writing state that the public interest in non-disclosure outweighs the public interest in disclosure of the records;~~

(19) Safety and Security Information

a. Security measures, global positioning system (GPS) data, investigative information, or investigative or surveillance techniques of any public agency responsible for law enforcement or public safety that, if disclosed, has the potential to endanger the health or safety of an individual or the public.

b. Any information or data provided to a tip line for the purpose of safety or security at an educational institution that, if disclosed, has the potential to endanger the health or safety of an individual or the public.

c. Any information contained in any suspicious activity report provided to law enforcement that, if disclosed, has the potential to endanger the health or safety of an individual or the public.

d. Operational guidelines, policies and specific response plans developed, adopted, or maintained by any public agency responsible for law enforcement, public safety, first

response, or public health for use in responding to or preventing any critical incident which has the potential to endanger individual or public safety or health. Financial records related to the procurement of or expenditures relating to operational guidelines, policies or plans purchased with public funds shall be open. When seeking to close information pursuant to this exception, the public governmental body shall affirmatively state, in writing, that disclosure would impair the public governmental body's ability to protect the security or safety of persons or real property, and shall in the same writing state that the public interest in non-disclosure outweighs the public interest in disclosure of the records;

(19) (20) Existing or proposed security systems and structural plans of real property owned or leased by a public governmental body, and information that is voluntarily submitted by a non-public entity owning or operating an infrastructure to any public governmental body for use by that body to devise plans for protection of that infrastructure, the public disclosure of which would threaten public safety;

a. Records related to the procurement of or expenditures relating to security systems purchased with public funds shall be open;

b. When seeking to close information pursuant to this exception, the public governmental body shall affirmatively state, in writing, that disclosure would impair the public governmental body's ability to protect the security or safety of persons or real property, and shall in the same writing state that the public interest in non-disclosure outweighs the public interest in disclosure of the records;

c. Records that are voluntarily submitted by a non-public entity shall be reviewed by the receiving agency within ninety (90) days of submission to determine if retention of the document is necessary in furtherance of a State security interest. If retention is not necessary, the documents shall be returned to the nonpublic governmental body or destroyed;

(20) (21) The portion of a record that identifies security systems or access codes or authorization codes for security systems of real property;

(21) (22) Records that identify the configuration of components or the operation of a computer, computer system, computer network, or telecommunications network, and would allow unauthorized access to or unlawful disruption of a computer, computer system, computer network, or telecommunications network of a public governmental body. This exception shall not be used to limit or deny access to otherwise public records in a file, document, data file or database containing public records. Records related to the procurement of or expenditures relating to such computer, computer system, computer network, or telecommunications network, including the amount of moneys paid by, or on behalf of, a public governmental body for such computer, computer system, computer network, or telecommunications network shall be open;

(22) (23) Credit card numbers, personal identification numbers, digital certificates, physical and virtual keys, access codes or authorization codes that are used to protect the security of electronic transactions between a public governmental body and a person or entity doing business with a

public governmental body. Nothing in this Section shall be deemed to close the record of a person or entity using a credit card held in the name of a public governmental body or any record of a transaction made by a person using a credit card or other method of payment for which reimbursement is made by a public governmental body;

(23) (24) Records submitted by an individual, corporation, or other business entity to a public institution of higher education in connection with a proposal to license intellectual property or perform sponsored research and which contains sales projections or other business plan information the disclosure of which may endanger the competitiveness of a business;

(24) (25) Records relating to foster home or kinship placements of children in foster care under RSMO Section 210.498;

(25) (26) Individually identifiable customer usage and billing records for customers of a municipally-owned utility, or a utility operated by any political subdivision created by Article VI, Section 30(a) of the Constitution of Missouri, unless the records are requested by the customer or authorized for release by the customer, except that a municipally-owned utility or a utility operated by any political subdivision created by Article VI, Section 30(a) of the Constitution of Missouri shall make available to the public the customer's name, billing address, location of service, and dates of service provided for any commercial service account; and

(27) Any portion of a record that contains individually identifiable information of a minor under eighteen (18) years of age held by a public governmental body, if such public governmental body is a city, town, village, or park board except when such records are requested by the division of labor standards within the department of labor and industrial relations for the purpose of enforcing RSMo chapter 294;

(28) Individually identifiable customer information for visitors who make a camping, lodging, or shelter reservation for a county park, municipal park, or Missouri state park or state historic site unless the records are requested by the visitor or authorized for release by the visitor, and except that this exemption shall not apply to the municipality of residence and the zip code of residence of the visitor;

(29) Records to protect the specific location of a plant or animal species considered endangered, threatened, critically imperiled, imperiled, or vulnerable when the known location may cause the species to be at an increased risk of peril; and

(26) (30) Any records authorized by State law to be closed.

Section 1.115.040: Reasonable fees established for providing access to or copies of public records.

~~Should a person authorized by state law to obtain access to city records request access to or photocopies of public records, there is hereby established a search and photocopying fee as specified in a schedule of fees and charges to be paid to the city, all in accordance with state law. All moneys received by the City and its public governmental bodies will be paid over to the city treasurer to be deposited into the city's general fund.~~

(1) Fees for copying public records, except those records restricted under section 32.091 RSMo., shall not exceed ten cents per page for a paper copy not larger than nine by fourteen inches, with the hourly fee for duplicating time not to exceed the average hourly rate of pay for clerical staff of the public governmental body. Research time required for fulfilling records requests may be charged at the actual cost of research time. Based on the scope of the request, the public governmental body shall produce the copies using employees of the body that result in the lowest amount of charges for search, research, and duplication time. Prior to producing copies of the requested records, the person requesting the records may request the public governmental body to provide an estimate of the cost to the person requesting the records. Documents may be furnished without charge or at a reduced charge when the public governmental body determines that waiver or reduction of the fee is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the public governmental body and is not primarily in the commercial interest of the requester.

(2) Fees for providing access to public records maintained on computer facilities, recording tapes or disks, videotapes or films, pictures, maps, slides, graphics, illustrations or similar audio or visual items or devices, and for paper copies larger than nine by fourteen inches shall include only the cost of copies, staff time, which shall not exceed the average hourly rate of pay for staff of the public governmental body required for making copies and programming, if necessary, and the cost of the disk, tape, or other medium used for the duplication. Fees for maps, blueprints, or plats that require special expertise to duplicate may include the actual rate of compensation for the trained personnel required to duplicate such maps, blueprints, or plats. If programming is required beyond the customary and usual level to comply with a request for records or information, the fees for compliance may include the actual costs of such programming.

(3) Payment of fees may be requested prior to fulfilling the request.

(4) The custodian of records may request payment (or may require) of any fees prior to fulfilling the request. A request for public records shall be considered withdrawn if the requester fails to remit all fees within ninety (90) days or within one hundred fifty (150) days if the requested fees are greater than one thousand (1,000) dollars of a request for payment of the fees by the public governmental body, prior to fulfilling the request. The custodian shall include notice to the requester that if the requester fails to remit payment of the fees within ninety (90) days, or within one hundred fifty (150) days if the requested fees are greater than one thousand (1,000) dollars, then the request for public records will be withdrawn. If the custodian responds to a request for public records in order to seek a clarification of the request and no response to the request for clarification is received within ninety (90) days, or within one hundred fifty (150) days if the requested fees are greater than one thousand (1,000) dollars, of sending the request for clarification, the such request for public records shall be considered withdrawn. If the same or a substantially similar request for public records is made within six (6) months after the expiration of the ninety (90) day period, or within one hundred fifty (150) days if the requested fees are greater than one thousand (1,000) dollars, and no fee was remitted for such request or no response was received to the request for clarification, then the custodian may request payment of the same fees made for

BILL NO. 25-29

ORDINANCE NO. 4.713

the original request that has expired in addition to any allowable fees necessary to fulfill the subsequent request. Any request for records that is pending on August 28, 2025, shall be considered withdrawn if the requester fails to remit all fees by January 1, 2026. The provisions of this subsection shall not apply if a lawsuit has been filed against the City with regard to the records that are the subject of the request under this subsection.

SECTION 2: That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 3: That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF SEPTEMBER 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

1st Reading: September 22, 2025

2nd Reading: September 22, 2025



Request for Council Action

RES ☒ # R-25-56

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/15/2025

Department: Parks & Recreation

Meeting Date Requested: 9/22/2025

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

Subject: A Resolution authorizing the City Manager to sign a superseding addendum to the Park Development and Naming Rights Agreement with Variety of Greater KC – Tent 8.

Background: The City previously entered into a Park Development and Naming Rights Agreement with Variety of Greater Kansas City (“Variety KC”) to construct an inclusive park, located at NW 60th Terrace and N. Flora. After discussions with Variety KC surrounding breaking ground on this park project, the City and Variety KC now desire to amend their original agreement with a superseding addendum. This superseding addendum reflects that rather than having the City entering into a separate agreement with Variety KC to purchase park equipment and having Variety KC serve as the general contractor as originally contemplated, instead the City, Variety KC, and PlayPower LT Farmington, Inc., (“PlayPower”) will enter into a separate agreement to purchase park equipment from PlayPower and have PlayPower serve as the general contractor. Additionally, the addendum reflects that the City’s funding contribution to the park project as laid out in the original agreement, will be paid to Variety KC, and Variety KC will then administer and pay to PlayPower all fees for installation and construction of the park equipment. There is no change in the amount of funds that the City will contribute to this project per the original agreement. The City’s purchasing policy permits deviation from competitive bidding under unique circumstances and given PlayPower’s close working relationship with Variety KC, their expertise in the park equipment required for this inclusive park project, and the urgency with which the City desires to begin work on the park, the criteria to waive the purchasing policy competitive bidding requirements are met.

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.

Robert Baer
Administration

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-25-56

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A SUPERSEDING ADDENDUM TO THE PARK DEVELOPMENT AND NAMING RIGHTS AGREEMENT WITH VARIETY OF GREATER KANSAS CITY – TENT 8.

WHEREAS, the City of Gladstone previously entered into a Park Development and Naming Rights Agreement with Variety of Greater Kansas City (“Variety KC”) to construct an inclusive park, located at NE 60th Terrace and N. Flora; and

WHEREAS, the City and Variety KC now desire to amend their original Agreement with a superseding addendum reflecting that rather than the City entering into a separate Agreement with Variety KC to purchase park equipment and having Variety KC serve as the general contractor, the City, Variety KC, and PlayPower LT Farmington, Inc., (“PlayPower”) will enter into a separate Agreement to purchase park equipment from PlayPower and have PlayPower serve as the general contractor; and

WHEREAS, the superseding addendum also reflects that City’s funding contribution to the park will be paid to Variety KC and that Variety KC will then administer and pay to PlayPower all fees for installation and construction of the park equipment; and

WHEREAS, the City’s purchasing policy permits deviation from competitive bidding under unique circumstances and given PlayPower’s close working relationship with Variety KC, their expertise in the park equipment required for this inclusive park project, and the urgency with which the City desires to begin work on the park, the criteria to waive the purchasing policy competitive bidding requirements are met; and

WHEREAS, City staff recommends the approval of the superseding addendum to the original Park Development and Naming Rights Agreement between the City and Variety KC.

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

THAT, the City Manager of the City of Gladstone is hereby authorized to execute a superseding addendum to the Park Development and Naming Rights Agreement with Variety of Greater KC – Tent 8.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF SEPTEMBER 2025.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

Superseding Addendum to the Park Development and Naming Rights Agreement

1. This Superseding addendum is made and entered this ___ day of ___, 2025, by and between Gladstone, Missouri (“City”) and Variety of Greater Kansas City – Tent 8, a Missouri Nonprofit Corporation (“Variety KC”).
2. This superseding addendum form is hereby made a part of the Park Development and Naming Rights Agreement (the “Agreement”) by and between the parties, modifying and superseding where it is expressly incorporated and made a part of the Agreement.
3. Section 2 Park Construction, Paragraph (A) is hereby amended to read as follows: After the City Council has approved the Park design plans, the City will be responsible for letting and administering all contracts related to construction of the Park improvements. The City Council agrees to consider a Resolution waiving its purchasing policy requirements in order to purchase Park equipment from PlayPower LT Farmington, Inc., (“PlayPower”) and contract with it for installation and construction.
4. Section 3 Park Funding, Paragraph (A) is hereby amended to read as follows: The parties anticipate a total Park project budget of approximately \$750,000.00. Any previously approved Park design plans may be modified to fit within the total project budget. The City and Variety KC, by written amendment to this Agreement, may agree to additional “phases” of the project and the funding mechanisms required to facilitate such additional phases.
5. Section 3 Park Funding, Paragraph (D) is hereby amended to read as follows: Following the City Council’s approval of the Park design plans and assuming the City Council adopts a resolution as contemplated in Section 2.A, the City, Variety KC, and PlayPower will enter into a separate agreement providing for the terms upon which PlayPower will function as the contractor for the Park project including, but not limited to: customary terms associated with a public improvement project such as contract amount, timing of payments, insurance requirements, performance and payment bonds, prevailing wage, safety, etc. Variety KC will be responsible for remitting to PlayPower all fees due under the agreement, subject to the parties’ maximum respective obligations set forth in Section 3.B and 3.C.
6. Section 3 Park Funding is hereby amended by adding a Paragraph (E), which reads as follows: Following payment to Variety KC of City’s share of the Costs, Variety KC will administer and pay to PlayPower all fees for the installation and construction of Park equipment under the contract among City, Variety KC, and PlayPower.
7. Section 3 Park Funding is hereby amended by adding a Paragraph (F), which reads as follows: Upon completion of installation and construction of Park equipment, Variety KC shall provide documentation regarding City’s share of the Costs incurred under the contract between the City, Variety KC, and PlayPower. Disputes regarding the documentation must be communicated in writing, specifying the grounds for dispute and the proposed Resolution. At a minimum, the documentation shall include:

- A detailed breakdown of incurred Costs.
- Supporting documentation, such as contractor invoices, receipts, and other records substantiating the incurred Costs.

<p>Variety of Greater Kansas City – Tent 8, a Missouri Nonprofit Corporation</p> <p>_____</p> <p>By: _____</p> <p>Title: _____</p> <p>Dated: _____</p>	<p>City of Gladstone, Missouri:</p> <p>_____</p> <p>By: Robert M. Baer</p> <p>City Manager</p> <p>Dated: _____</p>
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