



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
MONDAY, JANUARY 26, 2026**

The City Council will meet in Closed Executive Session at 6:45 pm, Monday, January 26, 2026, 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(3) Personnel.

OPEN STUDY SESSION 7:00 PM

1. **University of Missouri Extension:** Sharon Euler will present a brief overview of the programs and services offered in the community.
2. **City Website Redesign:** Keenan Ewing, IT Manager and Nikki Lansford, Communications Specialist, will provide an overview of the proposed redesign and next steps.

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 January 12, 2026, Closed City Council Meeting Minutes.**
6. **Approval of the January 12, 2026, 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.**
 - **Mayor's Christmas Tree Check Presentation.**
9. **Communications from the City Manager.**
10. **CONSENT AGENDA**

RESOLUTION R-26-03, A Resolution authorizing acceptance of a proposal from Molle Chevrolet for the purchase of a 2025 Chevrolet Silverado 3500HD 4WD Crew Cab service truck with utility bed in the total amount of \$66,461.00.

RESOLUTION R-26-04, A Resolution authorizing the City Manager to execute a Time and Materials Contract with Embassy Landscape Group for City landscaping services in an amount not to exceed \$72,100.00.

ACKNOWLEDGE RECEIPT OF THE FY2026-2027 BUDGET OF DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT AND LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT.

REGULAR AGENDA

11. **RESOLUTION R-26-05,** A Resolution authorizing the City Manager to execute a contract with Weber's Tree Service, LLC for the mowing of certain City Parks and Facilities in the amount of \$3,580.00 per mowing cycle not to exceed \$128,880.00.
12. **RESOLUTION R-26-06,** A Resolution authorizing Change Order No. 4 in the amount of \$211,058.00 to the contract with Fleshman Construction, Incorporated, for the Northeast 76th Terrace Storm Drainage and Parking Improvements Project CP2531.
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 4:30 pm
1/22/2026



Department of General Administration Memorandum

DATE: January 22, 2026
TO: City Council
FROM: Robert M. Baer, City Manager 
SUBJECT: University of Missouri Extension Study Session Presentation

In 2024, Sharon Euler was appointed by the City Council to be the Gladstone representative on the Extension Council. On January 26, 2026, Ms Euler will provide a brief overview of the programs and services provided by the University of Missouri Extension during the Study Session scheduled before the City Council meeting.



Department of General Administration

Memorandum

DATE: January 21, 2026

TO: Robert Baer, City Manager
Austin Greer, Assistant City Manager & Community Development Director

FROM: Nikki Lansford, Communications Specialist
Keenan Ewing, IT Manager

SUBJECT: City Website Redesign Project

The City of Gladstone has initiated a redesign of its public website to improve usability, accessibility, transparency, and overall communication with residents. The current website launched in August 2015, and while it has remained functional, the design and underlying tools have not been significantly updated in nearly a decade.

In early 2023, staff began developing a roadmap for a full website redesign with goals focused on modernization, ADA compliance, reducing cybersecurity risk, and making City information easier for residents to find. Progress slowed due to the site's reliance on internal tools, which were later migrated to the City's new intranet platform, Gladstone Hub, in 2025. This transition positioned the City to move forward with a public website redesign.

During the City Council's goal-setting session in October, Council members emphasized the importance of improving the City's website as a tool for transparency, communication, and resident engagement. The current redesign effort directly supports that goal and reflects staff's ongoing work to modernize the City's digital presence while responding to Council direction.

The project also aligns with updated federal requirements. In 2024, the U.S. Department of Justice finalized new web accessibility standards for government websites, making compliance a priority for the City.

After reviewing websites from surrounding municipalities, staff selected Revize as the preferred platform. Revize specializes in government websites and serves more than 3,300 public sector clients nationwide, offering a secure, government-focused solution designed to support clear communication and consistent access to public information. Municipalities using Revize include local communities such as Riverside, Mo., Kearney, Mo., and Jefferson City, Mo., as well as nationally recognized cities including Troy, Mich., Olympia, Wash., Des Moines, Iowa, St. Petersburg, Fla., and Arcadia, Calif.

The redesigned website will feature a clean, long-scroll homepage with simplified navigation, one-click access to key services, limited on-page content, and a mobile-friendly design. These changes are intended to help residents more easily find information, stay informed, and interact with City services. Real photography will be used to create an authentic, community-focused appearance, with accessibility incorporated throughout the site.

Staff also evaluated options for a mobile application and identified an integrated solution through Revize that would allow residents to submit requests and receive notifications while maintaining a consistent user experience.

Overall, the website redesign will modernize the City's digital presence, improve transparency and communication, and provide a flexible foundation to support future needs while advancing a key City Council goal.

Thank you,

Nikki Lansford



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 12, 2026**

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

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

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

Mayor Smith opened the Regular City Council Meeting Monday, January 12, 2026 at 7:30 pm.

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

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

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

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

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the December 8, 2025, Closed City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the December 8, 2025, Closed City Council meeting as presented. **Councilman Davis** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 6. On the Agenda. Approval of the December 8, 2025, Regular City Council Meeting Minutes.

Councilman Nave moved to approve the minutes of the December 8, 2025, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 7. On the Agenda. PRESENTATION: 250 Coin Challenge Commendation.

Mayor Smith recognized Mr. Jim Oldebeken for his initial and continuing efforts to encourage residents in participating. He provided an overview of the Clay County’s 250th Coin Challenge and formally presented the coins to recipients Bryan Edinger and Ciara McCarthy.

Item No. 8. On the Agenda. Communications from the Audience.

There was no communication from the Audience.

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

Councilman Nave reported that he attended the first Neighborhood Commission meeting of the year on behalf of Councilmember Spallo, noting strong community interest with eighteen (18) applications received and that remaining funds are expected to be allocated before fiscal year-end. He highlighted there would be upcoming projects benefiting residents. He expressed thanks to City Manager Baer and Director Nebergall and the Public Works crew for installing new “No Littering” signs at City entrances in support of the City Ordinance. He recognized law enforcement and the Police Department in observance of Law Enforcement Appreciation Day on January 9th. He reminded residents that the City offices are closed on Monday in observance of Martin Luther King Jr. Day and encouraged residents to take time to reflect on Dr. King’s legacy and consider volunteering, if possible.

Councilman Davis recognized Finance Director Matt Dayton and Finance Manager Robert Daniels for their hard work and thanked them for a successful audit.

Councilmember Spallo thanked Councilman Nave for attending the Neighborhood Commission on her behalf. She emphasized the importance of the upcoming Employee Appreciation Luncheon, noting its purpose in recognizing employees for their hard work on behalf of the residents and expressing appreciation for the opportunity to thank staff whose work supports City operations and the Council. She wished everyone a Happy New Year and she’s looking forward to the new year.

Mayor Pro Tem Moore announced that due to the nice weather, Glad Green Team will meet in the Walmart parking lot at 3:30 pm tomorrow to clean up the surrounding area.

Mayor Smith announced the results of the snowplow naming contest, noting that there were over 200 applicants and recognized the winners: Sleetwood Mac, Travis Wessel, The Big Lepkowski, Morgan Rempfer, Blizzard of Oz, Andi Menteer, Frost Responder, Meg (no last name), and Darth Blader, Matt Lehrman. He reported that the former building logo had been repurposed into a rock garden in front of City Hall. He provided an update on the Mayor’s Christmas Tree fund, which currently totals approximately \$23,000. He thanked all contributors as well as Susan Foreman and Linda Borders for their assistance with the process and stated thank you notes are on their way. He acknowledged the passing of Pete Hall, a longtime resident and active community member, recognizing him for his many years of dedicated service and contributions to the City and numerous other community organizations. He shared memories and expressed appreciation for Pete’s commitment, friendship, and positive impact on the community. He announced a ceremony for Pete at the Gladstone Community Center, January 23, 2026, from 4:00 to 6:00 pm.

Item No. 10. On the Agenda. Communications from the City Manager.

City Manager Baer announced the following:

- Gladstone Future Leaders Academy has returned and applications are being accepted. It's a free five (5) session civic program that gives residents an inside look at city government. It meets once a week beginning March 4th through April 8th, 6:00 to 8:00 pm. Information and registration is available on the City's website.
- City Hall will be closed on Monday for Martin Luther King Jr. Day and will re-open Tuesday.
- City Hall will be closed from 11:30 am to 1:00 pm on Thursday, January 15, 2026, for a Staff Appreciation luncheon.

Item No. 11. 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 **RESOLUTION R-26-01**, A Resolution authorizing the City Manager to enter into a Fourth Amendment to the Antenna Site Lease with Verizon Wireless at the Water Treatment Plant. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-26-02**, A Resolution authorizing the City Manager to enter into a First Amendment to the Site Lease with SBA Monarch Towers I, LLC at 5925 N. Flora Avenue. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve the **MONTHLY FINANCIAL UPDATE NOVEMBER YTD 2025**. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

REGULAR AGENDA

Item No. 12. On the Agenda. **PUBLIC HEARING:** Special Use Permit – Inspire Adult Day Center, located at 1500 NE Englewood Road.

Mayor Smith announced the order of the Public Hearing and opened it at 7:48 pm.

Representatives from the Inspire Adult Day Center, Callie Brewer, a co-owner and Facility Director, along with Jennifer Gettman, co-owner, 1500 NE Englewood Road, addressed the Council and presented an overview of the adult care habilitation services offered, including program goals, supports, and the target population: adults with developmental disabilities. Ms. Brewer shared that she holds a master's degree in Speech Pathology and is currently employed as a licensed school psychologist with Liberty Public School District. She reported having extensive training and experience working with individuals with developmental and cognitive disabilities and noted that she is actively involved in coaching school sports and serving as a leader of Fellowship of Christian Athletes. Jennifer Gettman, shared that she holds a master's degree in Gerontology and is the owner of multiple healthcare and related businesses, including a skilled nursing Facility; one (1) RCF II (Assisted Living); three (3) adult day centers; one (1) memory care facility; one (1) home care agency; twelve (12) independent homes; one (1) real estate company; and one(1) management company. She

also shared that Polly Brewer and Dave Brewer will also serve as co-owners, and that the business will be family-run, and they too are local business owners.

The applicants stated that their mission is to provide loving, person-centered care that promotes independence, community inclusion, and participation, while supporting individuals in achieving personal growth, enrichment, and quality of life. They discussed licensing and funding, stating they will accept Medicaid through DHSS licensure, provide services as an extension DMH provider through a partnership with another adult day center, and offer transportation through DMH licensure and private pay. They also noted they have applied for DMH licensure, are seeking a VA contract, and will accept private pay. They shared Clay and Platte County statistics regarding the number of disabled individuals and facilities. They also shared the services that will be offered at the Center and that participants will be encouraged to participate in that process. They reported the Center's goals, including a planned opening in June 2026, growth of thirteen (13) participants by the end of 2026, increased community involvement through hosted events and education, and a three (3) year goal of forty (40) participants.

Councilmember Spallo inquired about staffing, recruiting, and credentialing and suggested contacting local school districts regarding transition fairs for graduating seniors. Ms. Brewer reported that employees will receive on-site and ongoing training, that significant training hours are required for adult day center staff, and that recruitment will include online outreach. Ms. Gettman noted very little staff turnover at her current facilities due to positive workplace relationships, and continued employee training.

Mayor Pro Tem Moore referenced the owners presentation at the Planning Commission meeting and requested that they share how individuals would be referred to their organization and inquired about the actions needed to rehabilitate the facility. Ms. Brewer explained that adults with developmental disabilities are typically connected through Developmental Disability Review Boards and case managers who match individuals with appropriate community programs. She reported plans to contact Development Disability Review Boards directly, conduct online community outreach, and rely on referrals through the Department of Health and Senior Services and the Department of Mental Health. She also noted positive relationships with local schools and opportunities to network with graduating seniors. Ms. Brewer reported that they will take necessary measures to comply with all required State and City Fire and City Building Codes and will install a security system with code-lock doors to enhance safety. Ms. Gettman indicated that they will perform cleaning and cosmetic updates, including improvements to the kitchen, to ensure compliance with the County Health Department regulations.

Councilman Nave inquired if they had any open complaints/files with the Department of Mental Health or Department of Health and Senior Services at any of her facilities. Ms. Gettman reported there were none and noted that their reviews had been excellent and they will be following the same procedures in Gladstone as they do at her other facilities.

Councilman Davis asked if the City could provide any assistance beyond passing the Ordinance tonight. Ms. Brewer requested only help in informing the community.

Assistant City Manager Austin Greer addressed the Council and presented an analysis of the applicant, Inspire Adult Day Center, LLC, requesting a three-year Special Use Permit to operate a state-licensed adult day care and day habilitation facility serving up to 50 clients at 1500 NE Englewood Road. He reported that the facility will be licensed by the Missouri Department of Health and Senior Services (DHSS) and the Missouri Department of Mental Health (DMH). The proposed program will offer comprehensive services for seniors and individuals with developmental

disabilities, including life skills training, job readiness, social and recreational activities, wellness programs, and community integration. He explained that the property was currently under contract for purchase with closing anticipated in January 2026 and was previously a church affiliated Knights of Columbus hall that has been significantly underutilized for several years. He noted that the proposed reuse represents a significant private investment in acquisition and renovations that would reactivate a dormant community asset. He stated that given the scale of investment and the compatibility of the proposed use, City Staff finds the requested three-year term reasonable and appropriate. He further explained that the ownership and management team (Calli Brewer, Jennifer Gettman, Dave Brewer, and Polly Brewer) has over 40 years of combined business experience, staffing is projected to increase from six (6) employees by the end of 2026 to 19 full- and part-time employees by the end of 2028. He also indicated that a detailed narrative and operational plan were included in the meeting packet for reference.

He continued with the recommended conditions, if the City Council chose to approve the Special Use Permit application and stated that the applicant has reviewed and agreed to all following recommended conditions:

1. The Special Use Permit is issued specifically to Inspire Adult Day Center, LLC for the premises at 1500 NE Englewood Road and is non-transferable. Should the operator sell, lease, or otherwise relinquish control of the property, or should the use relocate, a new Special Use Permit application will be required.
2. The operator shall obtain and maintain all required state, county, and city licenses and permits. Copies of current licenses shall be provided annually to the Community Development Department.
3. Hours of operation shall be limited to 7:00 a.m.–10:00 p.m., Monday through Saturday, unless otherwise authorized in writing by the Community Development Director.
4. Only the following uses are authorized under this permit:
 - Adult day care and day habilitation services
 - Life skills training
 - Job readiness programs
 - Social, recreational, physical, and mental wellness programs
 - Community integration activities
 - Occasional community events incidental to the primary use
5. The facility shall comply with all applicable building, fire, and life-safety codes at all times.
6. Loitering on the premises outside of normal operating hours is prohibited.
7. All signage and landscaping shall comply with the City of Gladstone Sign Regulations and Zoning Ordinance. Landscaping around the existing monument sign on NE Englewood Road shall be installed and maintained to the satisfaction of the Community Development Department.
8. Within one (1) year of the effective date of this ordinance, the operator shall complete the following site improvements:
 - Repair and maintain the existing brick monument sign
 - Replace the existing dumpster enclosure with durable, opaque, earth-tone composite or masonry material compatible with the primary building
 - Re-stripe the parking lot to current city standards
 - Install or upgrade parking lot lighting to energy-efficient LED fixtures providing adequate illumination and safety
 - Repair and repaint the on-site storage shed in a neutral earth-tone color compatible with the primary structure

9. All ground-mounted and rooftop mechanical equipment shall be fully screened from public view with materials and colors compatible with the primary building, subject to Community Development Department approval.
10. Trash collection and commercial deliveries shall occur only between 7:00 a.m. and 10:00 p.m.
11. Overnight parking or storage of tractor-trailers, shipping containers, RVs, campers, or commercial vehicles not owned by Inspire Adult Day Center is prohibited. Temporary storage containers are allowed only in conjunction with an active building permit.
12. Overnight accommodations of any kind on the premises are prohibited.
13. Any material misrepresentation in the application or violation of these conditions or other applicable City codes may result in revocation or non-renewal of this Special Use Permit after notice and opportunity to cure.

Assistant City Manager Greer reported that City Staff recommended approval of the requested three-year Special Use Permit subject to the conditions listed above. He noted that the proposed use is compatible with the surrounding area, meets all applicable standards for a Special Use Permit, and will bring meaningful reinvestment and community benefit to a long-underutilized property.

Mayor Smith asked if there was anyone who desired to address the Council in favor of the application.

There were none.

Mayor Smith asked if there was anyone who desired to address the Council in opposition of the application.

There were none.

Mayor Smith closed the Public Hearing at 8:11 pm.

Item No. 13. On the Agenda. FIRST READING BILL NO. 26-01, An Ordinance granting a three-year Special Use Permit subject to certain conditions to Inspire Adult Day Center in an R-1 Zoning District located at 1500 NE Englewood Road.

Councilman Davis moved **BILL NO. 26-01** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the First Reading of **BILL NO. 26-01**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the Second and Final Reading of **BILL NO. 26-01** and enact the Bill as **Ordinance 4.719**. **Councilmember Spallo** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) Mayor Smith stated **BILL NO. 26-01** stands enacted as **Ordinance Number 4.719**.

Item No. 14. On the Agenda. FIRST READING BILL NO. 26-02, An Ordinance calling a General Election for the election of three (3) positions to the Gladstone City Council on Tuesday, April 7,

2026; describing the form of the ballot and directing the City Clerk to submit certification of such election to the Clay County Board of Election Commissioners pursuant to RSMo.115.125.

Mayor Pro Tem Moore moved **BILL NO. 26-02** be placed on its First Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the First Reading of **BILL NO. 26-02**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

Mayor Pro Tem Moore moved to accept the Second and Final Reading of **BILL NO. 26-02** and enact the Bill as **Ordinance 4.720**. **Councilman Nave** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) Mayor Smith stated **BILL NO. 26-02** stands enacted as **Ordinance Number 4.720**.

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

There was no other business.

Item No. 16. On the Agenda. Adjournment.

Mayor Smith adjourned the January 12, 2026, Regular City Council meeting at 8:15 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Mayor Les Smith



Request for Council Action

RES ☒ # R-26-03

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/21/2026

Department: Public Works

Meeting Date Requested: 1/26/2026

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

Subject: Purchase of Parks Crew Truck

Background: City staff researched several readily-available heavy-duty class 3 trucks with utility beds to meet the needs of the Parks Department. The following four (4) trucks were identified.

McGrath Chevrolet (Dubuque, IA) – 2025 Chevrolet Silverado 3500HD	\$64,807.00
Molle Chevrolet (Blue Springs, MO) – 2025 Chevrolet Silverado 3500HD	\$66,461.00
Ed Morse Ford (Lebanon, MO) – 2026 Ford F-350	\$74,431.00
Olathe Fleet Solutions (Olathe, KS) – 2026 Ford F-350	\$80,329.00

Budget Discussion: Funds are budgeted in the General Fund. Ongoing costs are estimated to be \$500.00 annually.

Public/Board/Staff Input: Staff recommends the purchase of a 2025 Chevrolet Silverado 3500HD 4WD Crew Cab Service Truck with utility bed from Molle Chevrolet in the amount of \$66,461.00 due to its closer proximity to Gladstone. This truck will replace an existing 2015 Dodge Ram 3500, Asset #1511, which will be sold at auction at a later date.

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

Timothy A. Nebergall
Department Director/Administrator

CW
City Attorney

BB
City Manager



RESOLUTION NO. R-26-03

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM MOLLE CHEVROLET FOR THE PURCHASE OF A 2025 CHEVROLET SILVERADO 3500HD 4WD CREW CAB SERVICE TRUCK WITH UTILITY BED IN THE TOTAL AMOUNT OF \$66,461.00.

WHEREAS, staff researched several readily-available heavy-duty class 3 service trucks with utility beds; and

WHEREAS, the Department of Public Works recommends the purchase of a Chevrolet Silverado 3500HD 4WD Crew Cab Service Truck with utility bed from Molle Chevrolet in the total amount of \$66,461.00.

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 Molle Chevrolet in the amount of \$66,461.00.

FURTHER, THAT, funds for such purpose are budged in the General Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26TH DAY OF JANUARY 2026.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-26-04

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/21/2026

Department: Public Works

Meeting Date Requested: 1/26/2026

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

Subject: Contract Award, City Landscaping Services

Background: Staff requested bids from three (3) companies that perform landscaping services. One (1) company responded to the request as summarized below:

Embassy Landscape Group	\$72,100.00 (Time and Materials, not to exceed)
Signature Landscaping – No response	
Horizon Landscaping – No response	

Embassy Landscape Group has performed landscaping services for the City in the past.

Budget Discussion: Funds are budgeted in the General Fund. Ongoing costs are estimated to be \$72,100.00

Public/Board/Staff Input: Staff recommends that the City execute a time and materials contract with Embassy Landscape Group for the period of March 1, 2026 to February 28, 2027 with up to four (4) mutually agreeable one-year renewals in an amount not to exceed \$72,100.00.

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

Timothy A. Nebergall
Department Director/Administrator

CW
City Attorney

BB
City Manager

RESOLUTION NO. R-26-04

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A TIME AND MATERIALS CONTRACT WITH EMBASSY LANDSCAPE GROUP FOR CITY LANDSCAPING SERVICES IN AN AMOUNT NOT TO EXCEED \$72,100.00.

WHEREAS, staff requested bids from three (3) companies for City landscaping services and Embassy Landscape Group was the only company to respond to the request.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a time and materials contract with Embassy Landscape Group for City landscaping services in an amount not to exceed \$72,100.00.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26TH DAY OF JANUARY 2026.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

EXHIBIT A

**DOWNTOWN LINDEN
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET FOR FISCAL YEAR ENDING
MARCH 31, 2027**

**AMENDED BUDGET FOR FISCAL YEARS ENDING
MARCH 31, 2026**

**TRAVIS MASCHINO
CHAIR**

BOARD OF DIRECTORS

**JULIE JUSTUS
Secretary**

**MILES POWERS
Treasurer**

**ZACH HALL
Director**

**BRANDON CASSIDY
Director**

**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, 2025 the District collected of CID Sales & Use Tax revenues of \$151,938 and \$15,424 in special assessment revenues. Expenditures totaled \$159,297. The expenditures included \$123,500 in project cost reimbursements, administrative fees of \$15,997, and lease payments of \$16,800 plus \$3,000 in trustee fees. The year ended with outstanding Certificates of \$817,476.

In the fiscal year ending March 31, 2026 the District anticipates CID Sales & Use Tax revenues of approximately \$145,000 and special assessment revenues of \$140,000. The expenditures anticipated include administrative costs of \$19,150 and project cost reimbursements of \$155,000. The District anticipates lease payments of \$100,000 and trustee fees of \$3,000. The estimated balance on the outstanding Certificates is expected to be \$662,476 by year-end.

In the fiscal year ending March 31, 2027 the District anticipates CID Sales & Use Tax revenues of approximately \$145,000, transfer of remaining funds from the Linden Block 25 CID of \$21,944.02, and special assessment revenues of \$140,000. The expenditures anticipated include administrative costs of \$19,613.50 and project cost reimbursements of \$176,944. The District anticipates lease payments of \$100,000 and trustee fees of \$3,000. The estimated balance on the outstanding Certificates is expected to be \$485,532 by year-end.

**Downtown Linden Community Improvement District
Fiscal Year April 1, 2026 through March 31, 2027**

	Proposed Budget
Income	
General Fund	
CID Sales Tax (Security Bank ending in 6493)	65,000.00
CID Use Tax (Security Bank ending in 6493)	80,000.00
Transfer Funds from Linden Block 25 CID	21,944.02
Total General Fund Revenues	166,944.02
Special Assessment Fund	
Special Assessment	140,000.00
Total Special Assessment Fund Revenues	140,000.00
Total Income	306,944.02
Expense	
General Fund	
Project Cost Reimbursement	
Principal	155,000.00
Administration Fee	15,913.50
Insurance	1,200.00
Legal	2,500.00
Total General Fund Expenses	174,613.50
Special Assessment Fund	
Trustee Fees	3,000.00
Lease Payments	100,000.00
Total Special Assessment Fund Revenues	103,000.00
Total Expense	277,613.50
Net Income	29,330.52
Beginning Balance	\$ 15,914.99
Ending Balance	\$ 45,245.51

Obligation Outstanding	Balance 4/1/2026	Issued	Retired	Balance 3/31/2027
Certificate No 1, RESO 25-001	\$ 662,475.78	\$ -	\$ (155,000.00)	\$ 507,475.78
Total	\$ 662,475.78	\$ -	\$ (155,000.00)	\$ 507,475.78

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

	Actual thru September 2025	Amended Budget	Original Budget
Income			
General Fund			
CID Sales Tax (Security Bank ending in 6493)	32,354.70	65,000.00	36,000.00
CID Use Tax (Security Bank ending in 6493)	63,733.38	80,000.00	0.00
Total General Fund Revenues	96,088.08	145,000.00	36,000.00
Special Assessment Fund			
Special Assessment	71,986.17	140,000.00	140,000.00
Total Special Assessment Fund Revenues	71,986.17	140,000.00	140,000.00
Total Income	168,074.25	285,000.00	176,000.00
Expense			
General Fund			
Project Cost Reimbursement			
Principal	50,000.00	155,000.00	155,000.00
Administration Fee	0.00	15,450.00	15,450.00
Insurance	0.00	1,200.00	1,200.00
Legal	0.00	2,500.00	2,500.00
Total General Fund Expenses	50,000.00	174,150.00	174,150.00
Special Assessment Fund			
Trustee Fees	0.00	3,000.00	0.00
Lease Payments	45,600.00	100,000.00	200,000.00
Total Special Assessment Fund Revenues	45,600.00	103,000.00	200,000.00
Total Expense	95,600.00	277,150.00	374,150.00
Net Income	72,474.25	7,850.00	-198,150.00
 Beginning Balance		\$ 8,064.99	
Ending Balance		\$ 15,914.99	

Obligation Outstanding	Balance 4/1/2025	Issued	Retired	Balance 3/31/2026
Certificate No 1, RESO 25-001	\$ 817,475.78	\$ -	\$ (155,000.00)	\$ 662,475.78
Total	\$ 817,475.78	\$ -	\$ (155,000.00)	\$ 662,475.78

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

	Actual	Budget
Income		
General Fund		
CID Sales Tax (Security Bank ending in 6493)	89,797.07	89,400.00
CID Use Tax (Security Bank ending in 6493)	62,140.56	0.00
Total General Fund Revenues	151,937.63	89,400.00
Special Assessment Fund		
Special Assessment	15,424.36	370,000.00
Interest	0.00	0.00
Total Special Assessment Fund Revenues	15,424.36	370,000.00
Total Income	167,361.99	459,400.00
Expense		
General Fund		
Project Cost Reimbursement		
Principal	123,500.00	240,000.00
Administration Fee	15,000.00	15,000.00
Insurance	0.00	1,200.00
Legal	997.00	2,500.00
Total General Fund Expenses	139,497.00	258,700.00
Special Assessment Fund		
Trustee Fees	3,000.00	0.00
Lease Payments	16,800.00	200,000.00
Total Special Assessment Fund Revenues	19,800.00	200,000.00
Total Expense	159,297.00	458,700.00
Net Income	8,064.99	700.00
 Beginning Balance	 \$ -	
Ending Balance	\$ 8,064.99	

Obligation Outstanding	Balance 4/1/2024	Issued	Retired	Balance 3/31/2025
Certificate No 1, RESO 25-001	\$ -	\$ 843,131.16	\$ (25,655.38)	\$ 817,475.78
Total	\$ -	\$ 843,131.16	\$ (25,655.38)	\$ 817,475.78

EXHIBIT A

**LINDEN BLOCK 25
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET TO ACTUAL FOR FISCAL YEAR ENDING
MARCH 31, 2025**

AMENDED BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2026

PROPOSED TERMINATION BUDGET FOR FISCL YEAR ENDING MARCH 31, 2027

**TRAVIS MASCHINO
CHAIR**

BOARD OF DIRECTORS

**MILES POWERS
Treasurer**

**JULIE JUSTUS
Secretary**

**ZACH HALL
Director**

**BRANDON CASSIDY
Director**

**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, 2025 the District collected CID Sales & Use Tax revenues of \$151,937.63. Expenditures were made totaling \$141,997.00. Expenses included project cost reimbursement of \$126,000 and administrative costs totaling \$15,997. The District outstanding certificates at fiscal year-end totaled \$14,578.85. The ending fund balance was \$9,940.63.

In the fiscal year ending March 31, 2026 the District anticipates CID Sales & Use Tax revenues of approximately \$125,000. The CID expects to rescind the sales and use tax and begin the process of district termination. The expenditure anticipated include project cost reimbursement of \$14,579 and administrative costs of \$19,150. The estimated year-end fund balance is estimated at \$93,538.04. The outstanding certificate balance is expected to be \$-0- at fiscal year-end.

In the fiscal year ending March 31, 2027 the District anticipates to follow a Termination Budget for the CID. CID Sales & Use Tax revenues expected to be \$-0-. The anticipated expenditures include administrative costs of \$26,650, termination costs of \$23,000, and a transfer of surplus funds to the city of Gladstone and Downtown Linden CID of approximately \$43,888. The ending fund balance is expected to be \$-0-.

Linden Block 25 Community Improvement District
TERMINATION BUDGET - FISCAL YEAR ENDING MARCH 31, 2027

	Termination Budget
Income	
CID Sales Tax (Security Bank ending in 6501)	0.00
CID Use Tax (Security Bank ending in 6501)	0.00
Total Income	0.00
Expense	
Transfer of Surplus Funds to City of Gladstone	21,944.02
Transfer of Surplus Funds to Downtown Linden CID	21,944.02
Administration Fee	15,450.00
Records Retention Fee	3,000.00
Insurance	1,200.00
Legal	10,000.00
Termination Expenses	20,000.00
Total Expense	93,538.04
Net Income	-93,538.04
 Beginning Balance	 \$ 93,538.04
Ending Balance	\$ -

Note: There are no outstanding certificates for repayment or other debt obligations of the Linden Block 25 CID.

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

	Actual thru Sept. 2025	Amended Budget	Original Budget
Income			
CID Sales Tax (Security Bank ending in 6501)	25,345.23	50,000.00	36,000.00
CID Use Tax (Security Bank ending in 6501)	70,742.79	75,000.00	0.00
Total Income	96,088.02	125,000.00	36,000.00
Expense			
Project Cost Reimbursement			
Principal	14,175.00	14,578.85	22,000.00
Total Project Cost Reimbursement	14,175.00	14,578.85	22,000.00
Administration Fee	15,623.74	15,623.74	15,450.00
Insurance	0.00	1,200.00	1,200.00
Legal	7,170.00	10,000.00	2,500.00
Total Expense	36,968.74	41,402.59	41,150.00
Net Income	59,119.28	83,597.41	-5,150.00
 Beginning Balance		\$ 9,940.63	
Ending Balance		\$ 93,538.04	

Obligation Outstanding	Balance 4/1/2025	Issued	Retired	Balance 3/31/2026
Certificates	\$ 14,578.85	\$ -	\$ (14,578.85)	\$ -
Total	\$ 14,578.85	\$ -	\$ (14,578.85)	\$ -

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

	Actual	Budget
Income		
CID Sales Tax (Security Bank ending in 6501)	80,626.05	89,400.00
CID Use Tax (Security Bank ending in 6501)	71,311.58	0.00
Total Income	151,937.63	89,400.00
Expense		
Project Cost Reimbursement		
Principal	126,000.00	75,000.00
Total Project Cost Reimbursement	126,000.00	75,000.00
Administration Fee	15,000.00	15,000.00
Insurance	0.00	1,200.00
Legal	997.00	2,500.00
Total Expense	141,997.00	93,700.00
Net Income	9,940.63	-4,300.00
 Beginning Balance	\$ -	\$ 8,855.38
Ending Balance	\$ 9,940.63	\$ 4,555.38

Obligation Outstanding	Balance 4/1/2024	Issued	Retired	Balance 3/31/2025
Certificate No. 1	\$ -	\$140,578.85	\$ (126,000.00)	\$ 14,578.85
Total	\$ -	\$ 140,578.85	\$ (126,000.00)	\$ 14,578.85



Request for Council Action

RES ☒ # R-26-05

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/21/2026

Department: Public Works

Meeting Date Requested: 1/26/2026

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

Subject: Contract Award, Parks and Facilities Mowing

Background: Staff requested bids from three (3) companies to perform mowing services at all City Parks (excluding Happy Rock), City Hall, Linden Square, the Community Center, and other various locations across the City. All responded to the request for bids as summarized below:

Company	Unit Cost (\$/Mowing Cycle)	Estimated Mowing Cycle (Mows/Year)	Total Estimated Cost
Warrior Lawn and Landscape, LLC	\$3,298.00	36	\$118,728.00
Weber's Tree Service, LLC	\$3,580.00	36	\$128,880.00
Embassy Landscape Group	\$3,687.30	36	\$132,742.80

Warrior Lawn and Landscape, LLC performed this service last year, however, they did not perform to the City's requested level of service, including string trimming or edging as necessary to meet the specifications of the contract. Weber's Tree Service, LLC currently has the Public Works mowing packages and continues to meet expectations.

Budget Discussion: Funds are budgeted in the General Fund. Ongoing costs are estimated to be \$128,880.00

Public/Board/Staff Input: Staff recommends that the City execute a contract with Weber's Tree Service, LLC for the period from March 1, 2026 to February 28, 2027 with up to four (4) mutually agreeable one-year renewals at a cost of \$3,580.00 per mowing cycle not to exceed \$128,880.00.

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

Timothy A. Nebergall
Department Director/Administrator

CW
City Attorney

BB
City Manager

RESOLUTION NO. R-26-05

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH WEBER'S TREE SERVICE, LLC FOR THE MOWING OF CERTAIN CITY PARKS AND FACILITIES IN THE AMOUNT OF \$3,580.00 PER MOWING CYCLE NOT TO EXCEED \$128,880.00.

WHEREAS, bids were received from three (3) vendors for mowing services and the proposal from Weber's Tree Service, LLC has been determined to be the best.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Weber's Tree Service, LLC for the mowing of certain City Parks and Facilities in the amount of \$3,580.00 per mowing cycle not to exceed \$128,880.00.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26TH DAY OF JANUARY 2026.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-26-06

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/21/26

Department: Public Works

Meeting Date Requested: 1/26/26

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

Subject: Change Order No. 4, NE 76th Terrace Storm Drainage & Parking Improvements, Project CP2531

Background: The contract for Project CP2531 was awarded to Fleshman Construction, Inc. as authorized by Resolution R-25-07. Change Order No. 1, authorized by Resolution R-25-23, expanded the scope of work to include the installation of three (3) pressure reducing valves to reduce system pressures in the southeast part of the City. Change Order No. 3 authorized additional curb and sidewalk replacement in the vicinity of City Hall and the Community Center and was authorized by Resolution R-25-54. Change Order 4 increases the scope of work to include the extension of a reinforced box culvert (RCB) at 6752 N. Park. Staff requested bids from Linaweaver Construction (\$295,190.00) and Fleshman Construction (\$211,058.00) to complete this work.

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

Original Contract Amount:	\$ 662,815.34
Change Orders 1 thru 3	<u>158,773.50</u>
Total approved to date:	821,588.84
Change Order 4	<u>211,058.00</u>
Revised Contract Amount:	<u><u>\$ 1,032,646.84</u></u>

Funds are budgeted in the amount of \$250,000.00 in the Capital Improvement Sales Tax Fund.

Public/Board/Staff Input: Staff recommends execution of this change order with Fleshman Construction.

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

Timothy A. Nebergall
Department Director/Administrator

CW
City Attorney

BB
City Manager

RESOLUTION NO. R-26-06

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 4 IN THE AMOUNT OF \$211,058.00 TO THE CONTRACT WITH FLESHMAN CONSTRUCTION, INCORPORATED, FOR THE NORTHEAST 76TH TERRACE STORM DRAINAGE AND PARKING IMPROVEMENTS PROJECT CP2531.

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

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute Change Order No. 4 to the Northeast 76th Terrace Storm Drainage and Parking Improvements, Project CP2531 with Fleshman Construction, Incorporated, as follows:

Original Contract Amount:	\$ 662,815.34
Change Orders 1 thru 3	<u>158,773.50</u>
Total approved to date:	821,588.84
Change Order 4	<u>211,058.00</u>
Revised Contract Amount:	<u><u>\$ 1,032,646.84</u></u>

FURTHER, THAT, 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 26TH DAY OF JANUARY 2026.

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk