



**CITY COUNCIL MEETING  
7010 NORTH HOLMES  
GLADSTONE, MISSOURI  
MONDAY, FEBRUARY 9, 2026**

The City Council will meet in Closed Executive Session at 6:45 pm, Monday, February 9, 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. **Midyear Budget:** Finance Director, Matt Dayton, will present the FY26 Midyear Budget.

**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 26, 2026, Closed City Council Meeting Minutes.
6. Approval of the January 26, 2026, Regular City Council Meeting Minutes.
7. **PRESENTATION:** 250 Coin Challenge Commendation.

8. **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.*
9. **Communications from the City Council.**
  - Appoint Sharon Euler to the University of Missouri Extension Council for a term of two years, March 1, 2026, through February 29, 2028.
10. **Communications from the City Manager.**

## **REGULAR AGENDA**

11. **PUBLIC HEARING:** Application to Amend Chapter 100 of the Gladstone City Code to temporarily relax Short-Term Rental Regulations for the 2026 FIFA World Cup.
12. **FIRST READING BILL NO. 26-03,** An Ordinance temporarily Amending Chapter 100 of the Gladstone City Code to relax Short-Term Rental Regulations for the 2026 FIFA World Cup.
13. **FIRST READING BILL NO. 26-04,** An Ordinance authorizing the City Manager to enter into a Memorandum of Understanding with Clay County, Missouri, to provide housing at the Clay County Detention Center for prisoners held on municipal charges.
14. **RESOLUTION R-26-07,** A Resolution authorizing Change Order No. 8 in the amount of \$101,350.00 to the contract with Linaweaver Construction, Incorporated, for the FY25 Water Main Replacements Project WP2587.
15. **RESOLUTION R-26-08,** A Resolution authorizing acceptance of work under contract with Vance Brothers, Incorporated, for the FY26 Intermediate Maintenance Project, and authorizing final payment in the amount of \$7,143.28 for Project TP2603.
16. **Other Business.**
17. **Adjournment.**



***Department of Finance***  
***Memorandum***

**DATE:** February 5, 2026  
**TO:** Robert Baer, City Manager  
**FROM:** Matt Dayton, Director of Finance  
**RE:** 2026 Fiscal Year Midyear Budget

With the 2026 fiscal year 50% complete and the 2025 fiscal year closed, we have a better understanding of how revenues, expenses, and fund balances are shaping up for the 2026 fiscal year. Staff begins work on the fiscal year budget several months before year end. Assumptions are made for both revenue and expense projections using past data, trend analysis, and information on the economic and legal environment. Because budgets are created before the fiscal year begins and needs for government services and programming can change over time, a midyear budget review gives staff and the City Council the opportunity to reevaluate and re-allocate resources where they may be needed to better align with the current and future goals.

Using the December 2025 interim financial statement as a comparison, revenue at mid-year is pacing below plan at 43.3% of budgeted. The lower results are largely expected based on the timing for receiving annual property tax revenue in the January timeframe. From an expense perspective, citywide expenses are equal to plan at 50.0% of budgeted. Savings from open headcount are offset by the timing of annual insurance expense and due to timing of debt service expense.

As we consider the proposed mid-year budget adjustments, please note that some of the recommended changes in budgeted expenditures are a result of expenditures incurred for items procured in the previous fiscal year but not received until the 2026 fiscal year. Additional recommendations primarily relate to unforeseen or new expenditures, repairs and maintenance, and overtime.

The midyear budget review for fiscal year 2026 is hereby submitted to the City Council for review. This memorandum will provide information on the General Fund, Community Center and Parks Tax Fund (CCPT), Public Safety Sales Tax Fund (PSST), Capital Improvements Sales Tax Fund (CIST), Transportation Sales Tax Fund (TST), Capital Equipment Replacement Fund (CERF), and Combined Water and Sewerage System Fund (CWSS). The comparisons referencing budgeted revenues and expenditures in the narrative are based on the December Interim Financial Report.

## GENERAL FUND

Based on the December Interim Financial Statement, overall revenue is trending 2.2% or \$243k higher than the previous year. There are currently no material increases (more than \$100,000 over the previous year). Notable increases do include higher sales tax, state gasoline tax, and intergovernmental revenue. Property tax revenue is currently pacing below budget primarily due to timing of receiving the bulk of property tax revenue until after the end of the calendar year. Staff are recommending an equity adjustment of \$2,970,415 which would provide budget additions as detailed below.

Recommended changes in budgeted expenditures address the variations in revenue and the needs of the City. Many of the expenditures are “one time” and will not need to be budgeted on a reoccurring basis. Of the \$2,970,415 that was requested for the General Fund adjustments, \$2,613,559 in additional expenditures are being recommended which include Dog Park art sculpture and name plate (\$38,500), 250<sup>th</sup> Celebration (\$180,000), AJ Farm Barn Event Center (\$600,000), FIFA World Cup event (\$50,000), Road Maintenance (\$750,000), and to pay off line of credit at Security Bank (\$995,059). Total changes in both revenue and expense are \$2,970,415. Total revenue for the General Fund is projected to be \$25,356,918. Total expenditures have increased to \$29,314,165. This will result in a net budgetary fund balance of \$11,463,481 before the required 20% minimum reserve.

## COMMUNITY CENTER AND PARK TAX FUND (CCPT)

Revenues for the Community Center and Park Tax Fund (CCPT) through mid-year are pacing at ~35.0% of budget. With sales tax collections for the fund being at 42.0% of projected budget and 12.0% lower than the same time last year. Charges for services and facility rental are pacing ~46.0% of budget YTD, but have increased \$38,234 or 4.9% from the previous year.

Total budgeted expenditures through mid-year for the fund are pacing just below plan at 49.1% of budgeted. The only budget adjustment requested for the CCPT fund is for temporary heating for natatorium of \$16,120. Total projected revenues for the fund are estimated to be \$5,194,743. Expenditures are projected to increase by \$16,120. Ending fund balance is expected to be \$1,767,367.

## PUBLIC SAFETY SALES TAX FUND (PSST)

Revenue for the Public Safety Sales Tax Fund is pacing at 45.1% of plan and behind prior year by \$27,000 or 5.0%. Staff recommend no mid-year requests or changes to revenue projections at this time. Mid-year expenditures are over budget projections by 4.2% due to higher personnel costs, along with timing of supplies and capital purchases. Total budgeted expenditures are estimated to be \$1,211,117. Projected ending fund balance for PSST Fund is \$641,286.



### CAPITAL IMPROVEMENT SALES TAX FUND (CIST)

Revenue for the Capital Improvement Sales Tax Fund is pacing 3.4% higher than prior year. Sales tax received is 1.7% over the same period last year and interest revenue is higher by 59.7%. Total revenues for the fund are projected to be \$5,779,445.

Staff are not recommending any changes to the Capital Improvement Sales Tax Fund at this time.

### TRANSPORTATION SALES TAX FUND (TST)

Revenue for the Transportation Sales Tax Fund is pacing 14% below budget due to lower sales tax and interest revenue. Compared to prior year, revenues are slightly higher. Total revenues for this fund are projected to be \$4,931,738.

Staff are not recommending any changes to the Capital Improvement Sales Tax Fund at this time.

### CAPITAL EQUIPMENT REPLACEMENT FUND (CERF)

Revenues received for the Capital Equipment Replacement Fund are pacing higher than prior year by 6.8% due to higher sales tax receipts. Compared to forecast the fund is pacing 1.7% below budget primarily due to lower interest revenue. Staff are recommending an increase of \$15,738 to budget authority for Microsoft 365 implementation expenses. Total expenditures will increase to \$543,547.

### COMBINED WATERWORKS AND SEWERAGE SYSTEM FUND (CWSS)

Actual revenues for the CWSS Fund are pacing below mid-year projections at 45.8% of budgeted. The lower performance is primarily driven by reduced sewer commodity receipts YTD. Revenues for the CWSS fund are projected to be \$20,413,630.

Staff are recommending increases in budget for increased lime costs (\$40,000) and for water-meter equipment (\$101,000). Total expenditures for the CWSS fund are projected to be \$20,554,632. Projected ending fund balance for the fund will be \$25,280,677.

### CONCLUSION

In conclusion, the General Fund, the Community Center Park Tax Fund, the Public Safety Sales Tax Fund, Capital Improvement Sales Tax Fund, Transportation Sales Tax Fund, and Combined Water and Sewer System Fund will end the fiscal year with a positive fund balance and within policy. These adjustments will assist staff in carrying out council goals and give the city the flexibility needed to continue and improve operations at the city.

Staff recommend changing the budget authority in aggregate as presented below:

- General Fund: \$2,970,415
- Community Center Parks Fund: \$16,120
- Combines Sewerage and Waterworks Fund: \$141,000
- Capital Equipment Replacement Fund: \$15,738
- Total increase in budgetary authority: \$3,143,273

A resolution to amend the 2026 Budget based on recommended budgets will be placed on the Council agenda for consideration on February 23, 2026. If you have any questions, please contact me at your convenience.

A handwritten signature in black ink, appearing to read "Matt Dayton", with a stylized flourish at the end.

Matt Dayton

Director of Finance



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, JANUARY 26, 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 26, 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 and expressed appreciation to VFW Color Guard member Carla Gleaton for her participation.

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

The agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the January 12, 2026, Closed City Council Meeting Minutes.

**Mayor Pro Tem Moore** moved to approve the minutes of the January 12, 2026, 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 January 12, 2026, Regular City Council Meeting Minutes.

**Councilman Nave** moved to approve the minutes of the January 12, 2026, 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.** Communications from the Audience.

Daniel Fowler, 6917 N. Troost, addressed the Council and began by thanking the crews and those at the Community Center who keep the streets and sidewalks clear. He expressed concerns about his young children walking to school during winter conditions. He noted that City sidewalks around Central Park are not consistently cleared and requested that the City address the issue to set a positive example for the neighborhood.

**Mayor Smith** asked that this request be communicated through City Manager Baer, who agreed to pass the information along and reported that it would be resolved.

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

- Mayor’s Christmas Tree Check Presentation.

**Mayor Smith** presented the checks to **Northland Christmas Store** Chairman Larry Gardner, **Feed Northland Kids** Board Vice President, Derek Espeer, and **Neighbors Helping Neighbors** Executive Director, Art Hammen, all received a check in the amount of \$7,649.30. Each representative expressed appreciation to the City and community members for their donations and spoke to the positive impact the funds will have in support of their organizations’ missions. **Mayor Smith** also acknowledged and thanked those who made donations.

**Councilman Nave** reported that it’s been an exciting start to the year. He attended the first Parks, Recreation, and Cultural Arts Advisory Board meeting, where four (4) new members and two (2) new staff members were welcomed. He acknowledged Gladstone Area Chamber of Commerce Chairman Michael Engleman who stepped down after five years of service and then welcomed the new Chairman Christian Williams of The Grove Church.

**Councilman Davis** remarked that it is encouraging to see the City’s streets consistently well-maintained during winter weather, especially in comparison to surrounding areas and he expressed his appreciation. He also noted lighthearted discussions about the named snowplows and mentioned that the “Blizzard of Oz” cleared his neighborhood street over the weekend.

**Councilmember Spallo** reported that the “The Big Leplowski” and “Sleetwood Mac” snowplows serviced her neighborhood during the inclement weather over the weekend, which she noted as a positive and fun experience.

**Mayor Pro Tem Moore** commended the Mayor for his successful Mayor’s Christmas Tree fundraiser, recognizing the significant effort and funds raised. She noted that she attended the recent Planning Commission meeting regarding short-term rentals, which she reported had a positive outcome, and will be presented to the Council in the coming weeks.

**Mayor Smith** reported that a very nice reception was held for Pete Hall, who recently passed away. He thanked all who attended and noted that Mr. Hall will be truly missed by everyone.

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

**City Manager Baer** reiterated the appreciation for the staff at Public Works and the Parks crew for their work done during the storm. He also recognized the Police Officers and Fire Fighter/Paramedics

that also have to work in inclement weather, noting the difficult conditions they face while continuing to perform their duties at a high level.

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

Following the Clerks' reading:

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

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

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

**Councilman Davis** moved to **ACKNOWLEDGE RECEIPT OF THE FY2026-2027 BUDGET OF DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT AND LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT**. **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. 11. On the Agenda. 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.

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

**Item No. 12. On the Agenda. RESOLUTION R-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.

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



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

There was no other business.

**Item No. 14. On the Agenda.** Adjournment.

**Mayor Smith** adjourned the January 26, 2026, Regular City Council meeting at 7:48 pm.

Respectfully submitted:

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Kris Keller, City Clerk

Approved as presented: \_\_\_\_\_

Approved as modified: \_\_\_\_\_

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Mayor Les Smith



February 9, 2026

Ms. Sharon Euler  
3410 NE 68<sup>th</sup> Terrace  
Gladstone, Missouri 64119

Dear Ms. Euler,

This confirms that the Gladstone City Council will take formal action at its February 9, 2026, City Council meeting to reappoint you to the University of Missouri Extension Council of Clay County for a two-year term, beginning March 1, 2026 and ending February 29, 2028.

Members of the City Council are certainly aware of your active participation in our community and appreciate your willingness to serve as Gladstone's appointed member of the University Extension Council.

Sincerely,

Les Smith, Mayor

Cc: Edythe Weber, University of Missouri Extension



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 26-03

ORD ☒ # 4.721

Date: 2/3/2026

Department: Community Development

Meeting Date Requested: 2/9/2026

Public Hearing: Yes ☒ Date: 2/9/2026

Subject: Proposed Temporary Amendment to Short-Term Rental Regulations to Accommodate FIFA World Cup Visitors.

Background: The City of Gladstone wants to welcome visitors to Gladstone and the Kansas City metro area for the 2026 FIFA World Cup, which runs from May 1 to July 31, 2026. The event is expected to bring around 650,000 visitors to the region, creating a big need for extra lodging beyond what hotels can provide.

Temporarily easing our short-term rental regulations during this period would help boost tourism, support local businesses, and create economic opportunities for residents who can offer their homes for lodging. Currently, short-term rentals are prohibited in the City of Gladstone.

This change would be strictly temporary, and it would only apply from May 1, 2026, to July 31, 2026, matching the World Cup timeline. After that, our regular short-term rental regulations would go back into effect, which prohibits them from legally operating within the City.

In October 2025, during the City Council's annual Goal Setting meeting, the Council expressed interest in exploring ways to relax our short-term rental regulations ahead of the World Cup. They directed City Staff to research what neighboring cities in the Kansas City metro area have done, or are planning to do, and to develop a proposed ordinance for the Planning Commission and City Council to consider.

**Regional Context** Many nearby communities are taking similar steps to help with the expected lodging demand:

- Kansas City, Missouri, has introduced a special "major event" short-term rental registration for the World Cup period, allowing operations during the event window while keeping core rules in place.
- Cities like Parkville, Independence, and others in the metro area are temporarily lifting certain restrictions, streamlining permitting, or suspending caps on rentals to increase availability.
- Liberty, Missouri, has developed a well-regarded ordinance that several nearby cities have used as a template for their own World Cup-related changes. City Staff have similarly drawn from Liberty's framework in preparing our proposed temporary amendment, as it provides a balanced, practical model for accommodating visitors without permanent shifts to local rules.

**RES ☐ # City Clerk Only**

**BILL ☒ # 26-03**

**ORD ☒ # 4.721**

The Mid-America Regional Council has also requested that cities consider supporting this event specific approach that balances tourism benefits with community protections.

Budget Discussion: N/A

Public/Board/Staff Input:

Public – No public

Board – Recommended approval of the ordinance (8 Yes – 1 No)

Staff - City Staff recommends approval of this temporary ordinance amending the Gladstone City Code to relax short-term rental regulations for the 2026 FIFA World Cup.

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

Austin Greer  
Department Director/Administrator

CW  
City Attorney

BB  
City Manager

**AN ORDINANCE TEMPORARILY AMENDING CHAPTER 100 OF THE GLADSTONE CITY CODE TO RELAX SHORT-TERM RENTAL REGULATIONS FOR THE 2026 FIFA WORLD CUP.**

**WHEREAS**, the City of Gladstone, Missouri, seeks to accommodate visitors for the 2026 FIFA World Cup, occurring from May 1 to July 31, 2026, in the Kansas City Metro area; and

**WHEREAS**, the anticipated influx of approximately 650,000 visitors requires additional lodging options beyond available hotel rooms; and

**WHEREAS**, temporarily relaxing short-term rental (STR) regulations will support tourism, local businesses, and economic opportunities for residents; and

**WHEREAS**, this amendment is temporary, effective from May 1, 2026, to July 31, 2026, to align with the World Cup period, after which existing regulations will resume;

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

**SECTION 1. TEMPORARY AMENDMENT TO SHORT-TERM RENTAL REGULATIONS.** For the period of May 1, 2026, to July 31, 2026, the following provisions shall temporarily amend Chapter 100 of the Gladstone City Code regarding short-term residential dwelling rentals (STRs):

- a. Unlimited Number of Short-Term Rentals (STRs).
- b. Multiple Units per Property: Property owners may offer more than one-dwelling unit per property as an STR.
- c. Occupancy Limit: 2 transient persons per bedroom; a total of 8 transient persons maximum per STR property, including children.
- d. Off-Site Owners: Property owners are not required to reside on-site during the rental period.
- e. Licensing Requirement: All STR operators must obtain a City of Gladstone business license prior to operation. Applications are available at [www.gladstone.mo.us](http://www.gladstone.mo.us) and must be submitted to the Community Development Department.
- f. Parking Requirement: Each STR unit must provide at least one dedicated off-street parking space.
- g. Application Fee: A non-refundable application fee of \$150 shall be paid per STR property.
- h. Transient Guest Tax: STR operators shall collect and remit, and STR platforms (Airbnb, Vrbo, Booking.com, etc.) shall be required to remit directly to the City, a 5% Transient Guest Tax as required by Gladstone City Code Section 6.105.042.



**BILL NO. 26-03****ORDINANCE NO. 4.721**

- i. Safety Standards: STRs must comply with federal, state, and local safety laws, including providing a working fire extinguisher, smoke and carbon monoxide detectors, a portable flashlight or emergency lighting, and contact information for the host and local emergency services.
- j. STR Inspection: A STR inspection must be conducted by a City of Gladstone Building Inspector prior to operation.
- k. The City of Gladstone-approved STR Permit shall be prominently displayed on the interior of the primary entrance door at all times.
- l. Good Neighbor Requirements. All short-term rental operators and guests shall comply with the following:
  - 1. A local responsible party reachable 24/7 and able to be on-site within 45 minutes must be listed on the permit application.
  - 2. A “House Rules & Good Neighbor” information sheet containing maximum occupancy, parking rules, quiet hours (10:00 p.m.–7:00 a.m.), trash procedures, and the 24-hour contact number shall be posted inside the unit and included in every guest booking.
  - 3. Serious violations of noise, parking, trash, or occupancy rules may result in immediate permit revocation for the remainder of the World Cup period (one-strike policy).
  - 4. A weatherproof exterior sign no larger than 8 ½ inches by 11 inches with the STR permit number, 24-hour contact number, and maximum occupancy shall be posted at the primary entrance of the home.
  - 5. Violation of the Good Neighbor Requirements shall constitute grounds for immediate permit revocation.
- m. HOA Restrictions Unaffected: Nothing in this Ordinance shall supersede or override any prohibitions or restrictions on short-term rentals imposed by homeowners' associations (HOAs), condominium associations, or other private covenants, conditions, and restrictions. STR operators must comply with all applicable HOA rules and regulations.

**SECTION 2. SUNSET PROVISION.** This Ordinance shall automatically expire on August 1, 2026, at which time all prior STR regulations in Chapter 100 of the Gladstone City Code shall be reinstated without further action.

**SECTION 3. COMPLIANCE AND ENFORCEMENT.** Failure to comply with licensing, tax, or safety requirements may result in denial, suspension, or revocation of the STR permit, as determined by the Community Development Department.

**SECTION 4. SEVERABILITY.** If any section of this Ordinance is found invalid by a court, the remaining provisions shall remain in effect.

**BILL NO. 26-03**

**ORDINANCE NO. 4.721**

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its passage and approval.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF FEBRUARY 2026.**

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Mayor Les Smith

ATTEST:

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Kris Keller, City Clerk



## Community Development Department

### Staff Report

Date: 1/13/2026

File #: Zoning Amendment 25 - 001

Requested Action: Zoning Amendment

Date of PC Consideration: 1/20/2026

Date of Council Consideration: 2/9/2026

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**Applicant:** Austin Greer, Assistant City Manager

**Subject:** Proposed Temporary Amendment to Short-Term Rental Regulations to Accommodate FIFA World Cup Visitors.

### Analysis

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The City of Gladstone wants to welcome visitors to Gladstone and the Kansas City metro area for the 2026 FIFA World Cup, which runs from May 1 to July 31, 2026. The event is expected to bring around 650,000 visitors to the region, creating a big need for extra lodging beyond what hotels can provide.

Temporarily easing our short-term rental regulations during this period would help boost tourism, support local businesses, and create economic opportunities for residents who can offer their homes for lodging. Currently, short-term rentals are prohibited in the City of Gladstone.

This change would be strictly temporary, and it would only apply from May 1, 2026, to July 31, 2026, matching the World Cup timeline. After that, our regular short-term rental regulations would go back into effect, which prohibits them from legally operating within the City.

In October 2025, during the City Council's annual Goal Setting meeting, the Council expressed interest in exploring ways to relax our short-term rental regulations ahead of the World Cup. They directed City Staff to research what neighboring cities in the Kansas City metro area have done, or are planning to do, and to develop a proposed ordinance for the Planning Commission and City Council to consider.

**Regional Context** Many nearby communities are taking similar steps to help with the expected lodging demand:

- Kansas City, Missouri, has introduced a special "major event" short-term rental registration for the World Cup period, allowing operations during the event window while keeping core rules in place.
- Cities like Parkville, Independence, and others in the metro area are temporarily lifting certain restrictions, streamlining permitting, or suspending caps on rentals to increase availability.

- Liberty, Missouri, has developed a well-regarded ordinance that several nearby cities have used as a template for their own World Cup-related changes. City Staff have similarly drawn from Liberty's framework in preparing our proposed temporary amendment, as it provides a balanced, practical model for accommodating visitors without permanent shifts to local rules.

The Mid-America Regional Council has also requested that cities consider supporting this event specific approach that balances tourism benefits with community protections.

## **Recommendation**

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City Staff recommends approval of this temporary ordinance amending the Gladstone City Code to relax short-term rental regulations for the 2026 FIFA World Cup.

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
Gladstone City Hall  
Tuesday, January 20, 2026  
7:00 p.m.

**Item 1 on the Agenda: Roll Call.**

**Present:** Andrea Johnson  
Nick Smith  
Jennifer McGee  
Bob Wilson  
Katie Middleton  
Jacob Dobbs  
Joseph Brancato  
Bill Turnage  
Steve Beamer, Chairman

**Absent:** Chase Cookson, Secretary  
Brenda Lowe

**Council & Staff Present:**

Mayor Pro Tem Jean Moore  
Austin Greer, Assistant City Manager/Community Development Director  
Alan Napoli, Community Development Administrator/Building Official  
Angie Daugherty, Admin. Assistant

**Item 2 on the Agenda: Pledge of Allegiance.**

Chairman Beamer led the group in reciting the Pledge of Allegiance to the United States of America.

**Item 3 on the Agenda: Approval of the December 15, 2025 Minutes.** Chairman Beamer asked if there was a motion to approve the minutes from the December 15, 2025 meeting.

**MOTION: By Mr. Brancato, second by Ms. Johnson to approve the December 15, 2025 minutes. The motion carried. (9-0).**

**Item 4 on the Agenda: Public Hearing on a request to temporarily amend Chapter 100 of the Gladstone City Code to relax Short Term Rental Regulations for the FIFA World Cup. Applicant: City of Gladstone.**

Chairman Beamer opened the public hearing. Hearing no one to speak in favor or opposition of the application, he called on Mr. Greer to present the staff report.

Assistant City Manager Greer began by challenging the Commissioners to focus on the short-term rental regulations that are being presented tonight. He knows the conversations surrounding these



regulations can be wide ranging and much has been discussed and observed on the news. If the Commission desires they can certainly have a much larger conversation around short-term rental regulations throughout the City beyond this at a future meeting.

Mr. Greer read the staff report into the record. The City of Gladstone wants to welcome visitors to Gladstone and the Kansas City metro area for the 2026 FIFA World Cup, which runs from May 1 to July 31, 2026. The event is expected to bring around 650,000 visitors to the region, creating a big need for extra lodging beyond what hotels can provide.

Temporarily easing the City's short-term rental regulations during this period would help boost tourism, support local businesses, and create economic opportunities for residents who can offer their homes for lodging. Currently, short-term rentals are prohibited in the City of Gladstone.

This change would be strictly temporary, and it would only apply from May 1, 2026, to July 31, 2026, matching the World Cup timeline. After that, the regular short-term rental regulations would go back into effect which prohibits them from legally operating within the City.

In October 2025, during the City Council's annual Goal Setting meeting, the Council expressed interest in exploring ways to relax the short-term rental regulations ahead of the World Cup. They directed City Staff to research what neighboring cities in the Kansas City metro area have done, or are planning to do, and to develop a proposed ordinance for the Planning Commission and City Council to consider.

Mr. Greer said to provide some regional context, many nearby communities are taking similar steps to help with the expected lodging demand. Kansas City already has short term rental regulations, but they have introduced a special "major event" short-term rental registration. Cities like Parkville, Independence, and others in the metro area are temporarily lifting certain restrictions.

The City of Liberty has a well-regarded ordinance that several nearby cities have used as a template. It's short and very basic and Mr. Greer thought it was a good framework for Gladstone's ordinance.

The Mid-America Regional Council has also requested that cities consider supporting this event which balances tourism benefits with community protections; considering that there is a shortage of hotel rooms in the area.

Mr. Greer said that City staff recommends approval of this application and offered to answer any questions there may be.

Ms. Middleton asked if short-term rental [in Gladstone] is already going on.

Mr. Greer answered yes. He said these homes are not operating legally.

Ms. Middleton asked if Gladstone does something to address those operating illegally now.

Mr. Greer said the City hasn't shied away from trying; however, enforcement is a challenge.

Mr. Wilson asked what the method of enforcement currently is.

Mr. Greer answered that at this time staff has to apply the current City Code that was written a couple of decades ago. The process involves having Code Enforcement write a ticket, then get the prosecutors involved to build a case along with the Police Department.

Ms. Johnson asked if the other cities that Mr. Greer mentioned are providing any further education to the public regarding ways to operate a short-term rental.

Mr. Greer believes that they are. He referred to the application included in the Commission's packet that has a section labeled 'Good Neighbor Clauses'. That is how most cities are going about educating the public. During his research he found the information to be very informative.

Mr. Dobbs made reference to Section 1 of the draft ordinance regarding parking requirements. He asked if one off-street parking space is typical of the other municipalities' ordinances.

Mr. Greer replied that some municipalities actually require two.

Mr. Dobbs asked what the thought process was for allowing one versus two.

Mr. Greer explained that some of the complaints that the City has heard from HOAs have been about off-street parking. He feels that this is a reasonable way to accommodate the neighborhood and the rental owner.

Mr. Dobbs said he noticed property owners are not required to reside in the home. He asked if there are any different parking requirements when the owners are on-site versus off-site.

Mr. Greer answered no; there is no difference.

Mr. Dobbs asked if the City would be employing extra staff for the short-term rental inspections.

Mr. Greer said although we can anticipate how many applications we will receive we think current City staffing levels can handle the process. Mr. Greer said he did speak with the two current building inspectors, and they were adamant about performing the inspections themselves.

Mr. Turnage asked if Mr. Greer had any idea how many applications they might receive.

Mr. Greer said he truly doesn't know. He knows that there are a couple of dozen that operate throughout the City currently, so he's guessing they may want to legally conform to the new licensing regulations. He thinks over 50 registrations might be a stretch.

Mr. Wilson asked what the criteria is for the inspection process.

Mr. Greer replied that inspections will consist of general life safety issues. The application notes items such as fire extinguishers, smoke detectors, carbon monoxide detectors, and flashlights, etc.

Ms. Middleton asked if the owners are putting their own homes in jeopardy if they are inviting inspectors to come in.

Mr. Greer said certainly that would be the case. The owner will probably want to have their home in order before they apply.

Mr. Brancato asked where this information is going to be advertised.

Mr. Greer said it will be on the City's website, social media sites, and the Gladstone Dispatch.

Mr. Smith asked if there is a separate fee for the inspection.

Mr. Greer answered that the application fee of \$150.00 covers the inspection.

Ms. McGee asked about #1 under Good Neighbor Requirements on the draft ordinance: *A local responsible party reachable 24/7 and able to be on-site within 45 minutes must be listed on the permit application.*

Mr. Greer noted that some of the complaints that the City has received over the years have been regarding out of town "LLC" owners. This leaves the City no way to pinpoint who owns the property or who can actually make a decision or help with issues that come to the City in a timely manner. The local responsible party stipulation allows the City to have someone to help solve a problem quickly.

Ms. McGee said that she understands how this would make sense in a long-term rental situation, but within the scope of the World Cup she can see some residents making their house a short-term rental and then taking a vacation in a different area.

Mr. Greer said that is a very good point and he had not thought of it from that perspective. He still would like to see that those residents would have someone locally that could respond quickly.

Mr. McGee cited an example from Oshkosh, Wisconsin where a large conference brings about a similar situation in regard to influx in visitors to the area. It was very common for people to schedule vacations and rent out their house.

Mr. Greer asked the Planning Commission what they think of that particular situation.

Chairman Beamer said the challenge of this is going to be enforcement. Number three of the Good Neighbor Requirements states that serious violations of noise, parking, trash, or occupancy rules may result in immediate permit revocation for the remainder of the World Cup period (one-strike policy). He said that since this is a governmental act, he's assuming there is going to be a requirement for due process before something can be revoked. By the time that process gets initiated and the responsible party is contacted the event is over. The Good Neighbor Requirements do not have any muscle. It feels and sounds good, but in reality, it has very little muscle because someone cannot just walk in and pull someone's permit off the wall. The process must be followed.

Chairman Beamer continued by noting that there have been some very good points brought up about Good Neighbor Requirements and other issues, but in the 60-90 days that this will take place, there's not time for due process to work and the FIFA event will be over.

Ms. Johnson asked how long the process usually takes.

Mr. Greer said that's a hard question to answer because each case is different. Once someone is in the court system they can ask for a continuation. The judge also has the ability to make all types of determinations that may prolong the case. He said Chairman Beamer makes a valid point but to put a time frame on the process would be hard to do.

Ms. Johnson said she can't imagine a troublesome occupant being in a rental for the duration of the World Cup. She would think people would come into town to watch their favorite team and then leave.

Mr. Dobbs commented that he has heard that some fans like to follow their team and stay near the team for the duration of the World Cup. It's just rumors right now, but there are three powerhouse FIFA teams that are eyeing Kansas City as their home base: Argentina, The Netherlands, and England. He believes that England put in a formal request to FIFA to make Kansas City their home base. Mr. Dobbs said that could be one scenario where fans could be in a short-term rental for the duration of the World Cup.

Ms. Middleton asked what the legal liability if, for example, she was to rent out her house, go out of town and ask her neighbor to be the person responsible. She wasn't sure if this would apply to what is being discussed.

Mr. Greer replied that he didn't really have a good answer for that. In the scenario described, he said that would depend upon the agreement between her and her neighbor.

Chairman Beamer asked if City staff will be following up with those who apply for a short-term rental permit after the World Cup to make sure it's not still operating.

Mr. Greer answered that it will be a team effort between Community Development and other members of City staff. Emails will be sent near the end of the time period to those applicants informing them that the permits will be expiring.

Regarding the HOAs, Chairman Beamer asked if there has been communication from the City with them making them aware of this pending legislation.

Mr. Greer answered no. To reiterate, this proposed ordinance will not supersede HOAs restrictions on their neighborhood. He knows of a couple that have banned short-term rentals and this proposal will not change that.

Chairman Beamer stated that the short-term rentals that are operating now are not going to apply for this permit because that will bring them out into the open. They may not meet the requirements and so they are not going to want the City to be made aware of how they are operating. He suspects that they will remain out of the City's view.

Mr. Greer agreed that it is a reasonable observation and a very good point. He believes that by passing an ordinance it gives the City more 'teeth' for enforcement but that's just his opinion.

Mr. Smith asked if there are any plans for financial penalties if people are continuously violating the ordinance after the event is over.

Mr. Greer said the City typically doesn't have any administrative penalties that are put in place. Any fees would come through the court system.

Ms. Johnson asked if there could be a limit on the length of any given single reservation.

Mr. Greer suspects that there could be, but he thinks it would be very hard to manage from a city perspective and would become cumbersome.

Mr. Wilson asked Mr. Greer if he thought that this [proposed ordinance] has the potential of 'opening a can of worms.'

Mr. Greer replied that he thinks the conversations about short term rentals in general are coming regardless. It's just matter of time.

Ms. McGee asked about the parking of recreational vehicles (RV) at these rentals.

Community Development Administrator Alan Napoli answered that if the RVs are parked on a paved surface, such as a driveway, they are conforming to the City's current code. If the RVs are parked in the street the Police Department has a 72-hour time limit and after that they would have to be moved.

Hearing no further comments, Chairman Beamer closed the public hearing and asked if there was a motion.

**MOTION: By Mr. Brancato, second by Ms. Johnson to temporarily amend Chapter 100 of the Gladstone City Code to relax Short-Term Rental Regulations for the FIFA World Cup.**

<b>Vote:</b>	<b>Andrea Johnson</b>	<b>Yes</b>
	<b>Nick Smith</b>	<b>Yes</b>
	<b>Jennifer McGee</b>	<b>Yes</b>
	<b>Bob Wilson</b>	<b>Yes</b>
	<b>Katie Middleton</b>	<b>Yes</b>
	<b>Jacob Dobbs</b>	<b>Yes</b>
	<b>Joseph Brancato</b>	<b>Yes</b>
	<b>Bill Turnage</b>	<b>Yes</b>
	<b>Chairman Steve Beamer</b>	<b>No</b>

**The motion carried. (8-Yes, 1-No)**

**Item 5 on the Agenda: Planning Commission Election of Officers:**



**MOTION: By Bill Turnage, second by Bob Wilson to nominate and elect Steve Beamer for Chairman. The motion carried.**

**MOTION: By Bill Turnage, second by Katie Middleton to nominate and elect Joe Brancato for Vice-Chairman. The motion carried.**

**MOTION: By Joe Brancato, second by Nick Smith to nominate and elect Chase Cookson for Secretary. The motion carried.**

**Item 6 on the Agenda: Planning Commission Representatives for the Capital Improvement Committee.**

**MOTION: By Bill Turnage, second by Bob Wilson to appoint the following Planning Commissioners to the Capital Improvements Committee for 2026:**

**Steve Beamer  
Joe Brancato  
Brenda Lowe**

**Item 7 on the Agenda: Communications from the City Council**

Mayor Pro Tem Moore made note of some upcoming events:

17<sup>th</sup> Annual Sweetheart Dance at the Community Center- February 13 & 14  
Future Leaders Academy- Begins March 4 (5 sessions)  
July 4<sup>th</sup> – Gladstone USA Freedom Fest at Happy Rock Park

**Item 8 on the Agenda: Communications from the City Staff**

Assistant City Manager Greer thanked the Commission for their great discussion tonight. He also informed them that the Special Use Permit for Inspire Adult Day Center was approved by the City Council and they are hoping to open in June 2026. Lastly, there has been some noise coming from the Water Plant as the City begins a multi-million-dollar renovation project there.

**Item 9 on the Agenda: Communications from the Planning Commissioners**

Chairman Beamer introduced and welcomed Jacob Dobbs to the Commission. He invited Mr. Dobbs to tell them a little about himself.

Mr. Dobbs said he is twenty-eight years old and lives on Highland Avenue with his wife and new baby. He works as a civil engineer in land development so he has been to his fair share of Planning Commission meetings on the other side of the table.

Mr. Wilson said construction of the Atkins-Johnson Event Center is coming along.

Ms. McGee said she has now biked the entire trail at 68<sup>th</sup> Street and it looks great! She asked if there are any plans to connect the trail to the one across the street (Missouri Highway 1). It's very hard to cross that area.

Mr. Greer said he believes there is a plan for that crossing and asked her to email him and he will get an answer for her.

Mr. Turnage announced that Friday, January 23<sup>rd</sup> is the memorial service for Pete Hall. Pete was very active in Gladstone for many years.

Chairman Beamer commented that the City needs to re-visit short term rentals once the World Cup has passed. While they are currently prohibited, one of the challenges is how to manage them and prevent them from popping up without any City input. This trial run will likely bring about issues the City hasn't even thought about. He thanked the Commissioners for their participation tonight.

**Item 10 on the Agenda: Adjournment**

Chairman Beamer adjourned the meeting at 7:41 p.m.

Respectfully submitted:

\_\_\_\_\_  
Steve Beamer, Chairman

Approved as submitted \_\_\_\_\_

\_\_\_\_\_  
Becky Jarrett, Recording Secretary

Approved as corrected \_\_\_\_\_

## AFFIDAVIT OF PUBLICATION

**Courier Tribune**  
**104 N. Main St.**  
**(816) 781-4941**

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Courier Tribune, a publication that is a "legal newspaper" as that phrase is defined for the city of Liberty, for the County of Clay, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

**Publication Dates:**

- Dec 31, 2025

**Notice ID:** NkSC6OVSwfJjd46nomGX

**Publisher ID:** 4099170

**Notice Name:** Public Hearing 2026 Short Term Rental

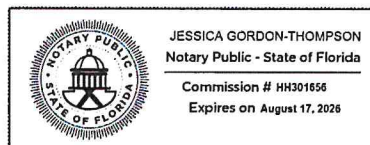
**Publication Fee:** \$26.38

*Anjana Bhadoriya*

Agent

**VERIFICATION**

State of Florida  
County of Orange



Signed or attested before me on this: 12/31/2025

*J. R.*

Notary Public

Notarized remotely online using communication technology via Proof.

## PUBLIC HEARING 2026

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on , Tuesday, January 20, 2026 at 7:00 p.m. in the Council Chambers of Gladstone City Hall regarding an ordinance temporarily amending Gladstone City Code to relax short-term rental regulations for the 2026 FIFA World Cup in the City of Gladstone. Subsequently, at its regular meeting of Monday, February 9, 2026 at 7:30 pm, the City Council will hold a public hearing on the same request. The public is invited to attend. Please call 423-4110 if you have any questions

\*Submitted December 31, 2025 to NPG newspapers for publication in the Gladstone Dispatch.

Publish: Courier Tribune  
Date: December 31, 2025  
4099170



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 26-04

ORD # 4.722

Date: 2/2/2026

Department: Police

Meeting Date Requested: 2/9/2026

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

Subject: An Ordinance authorizing the City Manager to enter into a Memorandum of Understanding with Clay County, Missouri to provide housing for prisoners held at the Clay County Detention Center on municipal charges.

Background: The Gladstone Police Department has a temporary detention facility in Police Headquarters; however, the Clay County Detention Center is utilized for extended housing on municipal charges, Gladstone City Court committals, and City warrant arrests. This MOU sets the agreement between the City of Gladstone and Clay County regarding procedures and fees for utilization.

Budget Discussion: Funds are budgeted in the amount of \$80,275.00 from the General Fund. Ongoing costs are estimated to be \$ 80,275.00 annually. Previous years' funding was \$84,500.00.

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

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

Fred Farris  
Chief of Police

CW  
City Attorney

BB  
City Manager

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH CLAY COUNTY, MISSOURI TO PROVIDE HOUSING AT THE CLAY COUNTY DETENTION CENTER FOR PRISONERS HELD ON MUNICIPAL CHARGES.**

**WHEREAS**, the Clay County Sheriff's Office operates the Clay County Detention Center; and

**WHEREAS**, the Gladstone Police Department and Gladstone Municipal Court at times require extended housing for prisoners held on municipal charges, and

**WHEREAS**, Clay County, Missouri determines the policies, procedures, and fees associated with municipal prisoner housing; and

**WHEREAS**, the City of Gladstone believes a Memorandum of Understanding with Clay County, Missouri is required to ensure the interests of the City of Gladstone and Clay County are mutually understood.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to enter into a Memorandum of Understanding with Clay County, Missouri to provide municipal prisoner housing as available and necessary.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF FEBRUARY 2026.**

---

Mayor Les Smith

ATTEST:

---

Kris Keller, City Clerk

1st Reading: February 9, 2026

2nd Reading: February 9, 2026

# Clay County Sheriff's Office

Sheriff Will Akin



Undersheriff Jeff Self

*Embrace Change... Create Value... Inspire Others...*

TO: Clay County Municipalities  
FROM: Clay County Sheriff's Office  
DATE: 2-2-2026  
RE: Municipal Discretion Regarding Four-Hour Bond Holding Period

This memorandum serves to clarify and modify the bonding procedure provisions of the Clay County Detention Center Detainee Housing Agreement as they relate to municipal detainees.

Effective immediately, the provision under "**Bonding Arrangements**" stating that "*City will hold detainees for a minimum of four hours to allow them to post bond before transporting to the Jail*" shall be at the discretion of the municipality.

Municipalities shall have **sole discretion** to determine whether to hold a detainee for up to four (4) hours to allow the opportunity to post bond prior to transport to the Clay County Detention Center. Municipalities may elect to transport a detainee to the Jail **without observing a four-hour holding period**, based on operational needs or other considerations.

All other terms and conditions of the Detainee Housing Agreement remain in full force and effect.

Please retain this memorandum with your copy of the agreement for reference. Questions regarding this clarification may be directed to the Municipal Housing Coordinator.

A handwritten signature in blue ink, appearing to read "P. Coffey".

Major Phil Coffey

Clay County Sheriff's Office

## **CLAY COUNTY DETENTION CENTER DETAINEE HOUSING AGREEMENT**

THIS AGREEMENT entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Clay County, Missouri, ("County") and the City of \_\_\_\_\_, ("City").

WHEREAS the County and the City are political subdivisions (70.210 RSMo);

WHEREAS the City and County are both empowered to house detainees;

WHEREAS the County is the owner and operator of the Clay County Detention Center (hereinafter referred to as the "Jail");

WHEREAS the City requires additional space in which to house its detainees;

WHEREAS the Jail is willing to house a manageable number of the City's detainees;

WHEREAS, the parties are desirous of entering into a cooperative agreement (70.220 RSMo) for the common service of housing a manageable number of the City's detainees in the Jail; and

WHEREAS, housing the City's detainees in the Jail will mutually benefit both parties.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the parties agree as follows:

1. County and City agree to this Detainee Housing Agreement under the following terms:

### **Prisoner Housing Arrangements:**

Housing arrangements for a City detainee must be made in advance by contacting the Jail's Municipal Housing Coordinator ("MHC"). If the MHC is not available, the on-duty booking sergeant will assume this role. The MHC will check for bed availability and verify the detainee is "fit for confinement."

### **Requirements for Incarceration:**

The Jail will not accept any detainee who is medically unsuitable for incarceration (RSMO 221.040).

City detainees who are dangerous to staff and other inmates may be prohibited unless suitable segregation cells are available.

**For City arrests and City warrants** (Clay County Cities only): the authorized agent or officer responsible for delivering a detainee will complete the *Clay County Intake Information* form, and a *Clay County Detainee Housing* form for each detainee delivered.

**For City commitments:** the City will submit all court commitment paperwork signed by the Judge or Court Clerk, not an officer. The City will complete a *Clay County Detainee Housing* form.

Special requirements or conditions will be specifically outlined in writing and documented.



Detainees who refuse to cooperate with the intake/booking process will be given 12 hours to complete the process. If Jail staff are unable to complete the process, the City is required to pick up their detainee.

The Jail will have sole discretion on accepting or denying custody of any detainee.

#### **State / Other Holds**

Detainees with an active County warrant will automatically be transferred to County custody and will not be released to the City for court without a Writ.

#### **24-Hour Holds**

24-hour holds will not be accepted without Sheriff or designee approval.

#### **Detainee Transportation and Property**

Transportation of detainees to and from the Jail is the City's responsibility.

Detainee's property is the City's responsibility. Jail will not accept any detainee property other than the clothes they are wearing, a cell phone, and approved medication.

No knives, guns, ammunition, or other weapons, marijuana, or alcohol, regardless of legal ownership.

Detainees are allowed to deposit cash or money orders (made out to the detainee's name) into a Jail account in their name. Such funds may be used at the commissary.

#### **Bonding Arrangements**

City will hold detainees for a minimum of four hours to allow them to post bond before transporting to the Jail. Time begins when MHC is notified. Bonds will not be processed at the Jail.

#### **Release Arrangements**

When detainee is sentenced to incarceration by a judge, the court documentation will specify the date and time the detainee will be released. Court documents without date and time will not be accepted.

The City must monitor their own release dates, court status changes, and communicate with the Jail.

#### **Court Arrangements**

The City must contact the MHC no less than 30 minutes in advance to prepare detainee for transport. Video arraignment is not available. The City is responsible for compliance (479.360 RSMo).

#### **Medical Care**

Detainees will receive the same level of medical care as received by Jail inmates. Detainees will receive a complete medical intake exam by Jail medical staff within 72 hours of delivery.

The City will assume custody when detainees are discovered to have significant medical problems.

Detainees are required to pay for medical services, like all Jail inmates. If a detainee is currently taking medication, their medication should be delivered with the detainee and given to Jail staff.

### **Off-Site Medical Services**

If a detainee must be accompanied off-site for medical services or any other reason, the Jail will notify the City immediately. The City will respond to the off-site location within one hour of being notified and assume custody. The City will be responsible for returning their detainee to the Jail.

### **Rates**

Housing Rate per day: \$150.00

- Daily rate, intake, and booking
- Administrative fee
- Search and property inventory
- Fit for confinement
- Medical screening
- Body scan
- Daily municipal booking audits
- Commissary requests, orders, and delivery
- Monthly municipal invoice creation
- Classification verification
- Room & Board
- Clothing, bedding, and laundry services
- Meals-3 meals prepared by 3<sup>rd</sup> party vendor
- Medical

24-Hour Hold Fee-\$500.00 (If approved by Sheriff or designee)

- Includes daily rate, intake & booking, administrative fee, segregation housing fee.

Segregation Housing rate per day: \$250.00

- If a detainee requires segregation or their classification status changes to require segregation, the Jail will contact the City and advise of the housing requirement. The City may approve the fee or respond within four hours to assume custody. Fee is assessed after four hours.

Off-Site Medical Services: \$250.00 per hour

- Doctor appointments or non-emergency ER visits are the City's responsibility including transportation to and from. The Jail will notify the City of any medical appointments or ER visits.
- The Jail will provide life-threatening emergency medical services as needed. The Jail will immediately contact the City and advise them of the situation involving their detainee. The City is granted a one-hour grace period to take custody of their detainee.

### **Billing**

1. The City will be billed on or before the 15<sup>th</sup> day of each month for all amounts due to the County under this MOU for the services rendered and costs incurred in the prior calendar month. Payment shall be due from the City by the 15<sup>th</sup> day of the following month. Any account balances not paid by the 15<sup>th</sup> day of the following month shall be subject to a service charge of 1% per month.
2. *Term/Termination.* The term of this agreement shall be for one (1) year, commencing on the effective date. Either party may terminate this agreement without cause upon 30 days' written notice to the other party. The County may terminate this agreement by either formal action by the County Commission or written notice by the County Sheriff. In the event of termination, the

City shall compensate the County for services rendered and costs incurred on the last day that the Jail houses their detainees.

3. *Effective Date.* This cooperative agreement will take effect upon approval of the County Commission and the City. Each body shall approve and maintain this agreement pursuant to 70.230, RSMo.
4. This writing contains the entire agreement of the parties. No representations were made or relied upon by either party, other than those expressly set forth herein. No agent, employee or other representative of either party is empowered to alter any term of this agreement, unless done in writing and signed by the same officers as have executed this contract.
5. *Controlling Law.* The validity, interpretation, and performance of this agreement shall be controlled by and construed under the laws of the State of Missouri.
6. *Waiver.* The failure of either party to this agreement to object to or to take affirmative action with respect to the conduct of the other which is in violation of the terms of this agreement shall not be construed as a waiver of the violation or breach, or any future violation, breach, or wrongful conduct.
7. *Notices.* All notices pertaining to this agreement shall be in writing and transmitted by either personal hand delivery or through the United States Post Office, certified or registered mail return receipt requested. All notices shall be sent to addresses set forth above for the respective parties, unless either party gives written notice of a change of address.
8. *Headings.* Headings in this agreement are for convenience only and shall not be used to interpret or construe as provisions.
9. *Binding Effect.* The provisions of this agreement are binding on the parties hereto, their heirs, successors, and assigns.

**COUNTY OF CLAY, MISSOURI**

Approved:

\_\_\_\_\_  
County Counselor

By: \_\_\_\_\_  
Presiding Commissioner  
Name: \_\_\_\_\_  
Authorized Agent of County

**CITY OF** \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of the County Commission

By: \_\_\_\_\_  
Title: \_\_\_\_\_



## *Request for Council Action*

RES ☒ # R-26-07

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/3/2026

Department: Public Works

Meeting Date Requested: 2/9/2026

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

Subject: Change Order No. 8, FY25 Water Main Replacements, Project WP2587

Background: The contract for Project WP2587 was awarded to Linaweaver Construction, Inc. as authorized by Resolution R-24-71. Change Orders 1 through 4 added two (2) emergency water main break repairs, ratified the emergency repair of ten (10) additional water main breaks including the one on NE 72nd Street just west of N. Oak Trafficway and added an additional 1,000 square feet of sidewalk replacement to the project. Change Order 5 added the installation of a new gate valve to isolate Well No. 2 and the replacement of an existing check valve that is leaking at the wellfield. Change Order 6 added the emergency repair and stabilization of a 12" sanitary sewer located near 5101 Old Pike Road on property owned by the Old Pike Country Club. Change Order 7 added the replacement of approximately 295 linear feet of 6" water main at Meadowbrook Shopping Center directly in front of Dollar General. Change Order 8 adds emergency water main replacement on Missouri Route 1 between NE Shady Lane and NE 63rd Place.

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

Original Contract Amount:	\$ 645,180.00
Change Orders 1 thru 7	<u>337,495.15</u>
<b>Total approved to date:</b>	982,675.15
Change Order 8	<u>101,350.00</u>
<b>Revised Contract Amount:</b>	<b><u>\$ 1,084,025.15</u></b>

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

Public/Board/Staff Input: A water main break was reported on Missouri Route 1 at approximately 10pm on Saturday, January 31, 2026 in the vicinity of NE Shady Lane. Staff requested assistance from Linaweaver Construction due to the depth of the 8" cast iron main which was determined to be a minimum of 15-feet deep. As-builts of Missouri Route 1 show that when the roadway was widened in 1966, as much as 9-foot of fill was placed. Due to its age and depth, staff is recommending that the City install approximately 450-feet of new 8" PVC main at a depth of 42" between NE Shady Lane Drive and NE 63rd Place.

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-26-07

**A RESOLUTION AUTHORIZING CHANGE ORDER NO. 8 IN THE AMOUNT OF \$101,350.00 TO THE CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, FOR THE FY25 WATER MAIN REPLACEMENTS PROJECT WP2587.**

**WHEREAS**, additional work under the FY25 Water Main Replacements Project has been determined necessary and is recommended by the Director of Public Works.

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

**THAT**, the City Manager of the City of Gladstone, Missouri is hereby authorized to execute Change Order No. 8 to the FY25 Water Main Replacements Project WP2587 with Linaweaver Construction, Incorporated, as follows:

Original Contract Amount:	\$ 645,180.00
Change Orders 1 thru 7	<u>337,495.15</u>
<b>Total approved to date:</b>	982,675.15
Change Order 8	<u>101,350.00</u>
<b>Revised Contract Amount:</b>	<b><u>\$ 1,084,025.15</u></b>

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

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF FEBRUARY 2026.**

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Mayor Les Smith

ATTEST:

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Kris Keller, City Clerk



## *Request for Council Action*

RES ☒ # R-26-08

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/3/2026

Department: Public Works

Meeting Date Requested: 2/9/2026

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

Subject: Final Payment, FY26 Intermediate Maintenance, Project TP2603

Background: Work has been completed on the referenced project and the contractor, Vance Brothers, has made application for final pay.

Budget Discussion: Funds for this contract were budgeted in the Transportation Sales Tax Fund.

Original Contract Amount:	\$ 144,973.00
Change Order(s):	(2,107.31)
Revised Contract Amount:	<u>\$ 142,865.69</u>
Amount Paid to Date:	<u>135,722.41</u>
<b>Total Amount Due Final Pay:</b>	<b><u>\$ 7,143.28</u></b>

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

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-26-08**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH VANCE BROTHERS, INCORPORATED, FOR THE FY26 INTERMEDIATE MAINTENANCE PROJECT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$7,143.28 FOR PROJECT TP2603.**

**WHEREAS**, work under the contract with Vance Brothers, Incorporated, for the FY26 Intermediate Maintenance, Project TP2603, has been completed to the satisfaction of the Director of Public Works.

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

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to accept work under the contract and make final payment as follows:

Original Contract Amount:	\$ 144,973.00
Change Order(s):	(2,107.31)
Revised Contract Amount:	<u>\$ 142,865.69</u>
Amount Paid to Date:	135,722.41
<b>Total Amount Due Final Pay:</b>	<u><b>\$ 7,143.28</b></u>

**FURTHER, THAT**, funds for such purpose are authorized from the Transportation Sales Tax Fund.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF FEBRUARY 2026.**

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Mayor Les Smith

ATTEST:

\_\_\_\_\_  
Kris Keller, City Clerk