



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

OPEN STUDY SESSION 6:55 PM

- 1. Neighborhood Commission's Home Repair Grant:** Community Development Administrator Alan Napoli, will provide an update on current projects.
- 2. Cryptocurrency:** Police Chief Fred Farris and City Attorney Mathias Young will present on the proposed Ordinance requiring warning signage at cryptocurrency ATM machines in Gladstone.

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 February 23, 2026, Closed City Council Meeting Minutes.**
- 6. Approval of the February 23, 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.**
9. **Communications from the City Manager.**
10. **CONSENT AGENDA**

SPECIAL EVENT PERMIT HAPPY ROCK PARK EAST:

Flashlight Easter Egg Hunt, Friday, March 27, 2026, 5:00 to 9:00 pm,
Rain date, Saturday, March 28, 2026, 5:00 to 9:00 pm.

Walk N Wag, Happy Rock Park East, Saturday, April 18, 2026, 8:00
am to 12:00 pm.

SPECIAL EVENT PERMIT HAPPY ROCK PARK WEST: Touch-A-
Truck, Saturday, May 2, 2026, 9:00 am to 12:00 pm.

**SPECIAL EVENT PERMIT ATKINS-JOHNSON FARM AND
MUSEUM:** Afternoon Tea, Saturday, May 9, 2026, 1:30 to 3:00 pm.

SPECIAL EVENT PERMIT LINDEN SQUARE: Food, Art, Drink,
Saturday, June 6, 2026, 12:00 to 10:00 pm.

RESOLUTION R-26-13, A Resolution authorizing the City Manager
to enter into a First Amendment to the site lease with Cellco
Partnership D/B/A Verizon Wireless at 5925 N. Flora Avenue.

**CONSIDER SEMI-ANNUAL FINANCIAL STATEMENT FOR THE
SIX MONTHS ENDED DECEMBER 2025.**

REGULAR AGENDA

11. **FIRST READING BILL NO. 26-06,** An Ordinance Amending the
Code of Ordinances of the City of Gladstone, Missouri, to Amend Title
V, Businesses and Occupations, to add Chapter 125 to address
concerns regarding virtual currency kiosks.

12. RESOLUTION R-26-14, A Resolution authorizing the City Manager to execute a Time and Materials Contract with Infrastructure Solutions, LLC, in the total amount not to exceed \$200,000.00 for On-Call Emergency Water System Repairs Project WP2690.

13. Other Business.

14. Adjournment.

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

City Clerk Kris Keller
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
816-423-4096

Posted at 3:30 pm
3/5/2026



Community Development Memorandum

TO: Bob Baer, City Manager

FROM: Alan D. Napoli, Community Development Administrator | Building Official

CC: Austin Greer, Assistant to the City Manager | Community Development Director

DATE: March 3, 2026

RE: Gladstone Neighborhood Commission Home Repair Grant

In 2025, the Neighborhood Commission launched the second year of its Home Repair Grant Program. To date, three (3) standard home repair projects and one (1) emergency repair project have been successfully completed. Staff provided an update to the Neighborhood Commission at its meeting on Monday, March 2, 2026, and will present the same update to the City Council at its Open Study session on Monday, March 9, 2026.

In November, the Home Repair Grant Program was more prominently advertised, resulting in the receipt of eighteen (18) applications. Of these, fourteen (14) applicants were contacted to provide additional information necessary to meet grant requirements. Staff received six (6) responses and have met with each of those applicants to review their proposed projects. Staff is currently developing the scope of work for these projects and will subsequently initiate the competitive bidding process.



Gladstone Police Department Chief's Office - Memorandum

Date: March 4, 2026

To: Robert M. Baer, City Manager

From: Fred Farris, Chief of Police

Re: Study Session – Cryptocurrency ATM Warnings

The steady increase in cryptocurrency transactions has resulted in a corresponding increase in fraudulent and scam-related activities, where victims sustain significant financial loss. Investigating these crimes is often very complex and they rarely result in charges or convictions, as perpetrators are difficult to identify and operate across multiple jurisdictions.

This study session will be conducted by myself and City Attorney Mathias Young, to inform City Councilmembers about the proposed City Ordinance requiring the display of warning signs at cryptocurrency ATM machines.

Respectfully,

Fred J. Farris
Chief of Police



PROTECT YOURSELF FROM SCAMS!

- ✓ Are you currently on the phone with someone giving you instructions on making a deposit?
- ✓ Were you told to lie about sending money?
- ✓ Has someone told you the money is to satisfy a warrant, settle tax debt or resolve a city or banking fee?
- ✓ Have you been told that someone you love is in trouble and making this deposit will satisfy the issue?

STOP WHAT YOU ARE DOING! YOU COULD BE THE VICTIM OF A SCAM!

SCAMMERS USE FEAR, SECRECY, AND URGENCY TO TRICK YOU INTO SENDING CRYPTOCURRENCY. HANG UP THE PHONE, WALK AWAY, AND CONTACT THE GLADSTONE POLICE DEPARTMENT BY DIALING 911.



**Gladstone Police Department | 7010 N. Holmes | Gladstone | MO | 64118
Non-Emergency (816) 436-3550**



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, FEBRUARY 23, 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, February 23, 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 members: Carla Gleaton and Jim Zimmerman for their participation. Mayor Smith thanked them for their many years of service and acknowledged that this would be their final meeting, as they informed the Council that the Gladstone VFW unit will be dissolved and will merge with a VFW unit located in Parkville.

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 February 9, 2026, Closed City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the February 9, 2026, Closed City Council meeting as presented. Councilman Nave seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 6. On the Agenda. Approval of the February 9, 2026, Regular City Council Meeting Minutes.

Councilman Davis moved to approve the minutes of the February 9, 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.

There was no communication from the audience.

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

Councilman Nave stated that he recently attended the Park Board meeting and reported that progress continues at Flora Park. He noted that tree removal was currently underway and was expected to be completed by March 30th. He advised residents to use caution if they are in the area during that time. He also provided an update for the AJ Barn project and said that the expected completion date is June 1st, with events expected to begin July 1st. He mentioned that inaugural year rental rates are available for the event center and encouraged anyone planning events for 2026 to consider that location. He advised registration for the outdoor pool will begin March 2nd. Lastly, he shared that Buford Scott, a 26-year volunteer at the Gladstone Community Center recently passed away and services were pending.

Councilman Davis reported that the Independence Day Celebration, Freedom Fest website will launch this week. Sponsorship opportunities will also open at that time, allowing local businesses and companies the opportunity to showcase their organizations. The sponsorship link will be available on the website.

Councilmember Spallo shared additional remarks about Buford Scott, following his recent passing and reiterated that he was a dedicated volunteer, with whom she worked with for 19 years. She stated that he coached thousands of children, served as a scorekeeper, supervisor, and referee at games, and later became a seasonal employee. She noted that he was an integral part of the Gladstone Parks and Recreation Department and he will be missed.

Mayor Pro Tem Moore expressed her appreciation to the Community Center as well as Parks and Recreation Staff for the hosting the wonderful Annual Sweetheart Dance. She specifically recognized Linda Borders, Jordan Brown, and their Staff for all their efforts that made it a successful evening.

Mayor Smith shared that he and **Councilman Nave** recently attended the Atkins-Johnson Farm appreciation luncheon. He reported that Council expressed its appreciation for the group’s efforts and the attendees appeared pleased with the progress of the new barn event center. He expressed his thanks and congratulations to Becky Jarrett, who is retiring and announced that it was her last meeting.

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

City Manager Baer reported that the temporary Short-Term rental applications approved by Council at the last meeting for the 2026 FIFA World Cup period are now available. Property owners interested in participating between May 1 and July 31, 2026, must complete a permit application, pass an inspection, and submit a \$150 nonrefundable permit fee. Additional information is available on the City’s website.

He also shared that the City Leadership Academy begins Wednesday, March 4th, and that registration remains open for the five-session program, which provides an overview of City programs, departments, leadership, and local government operations. Sessions will be held on Wednesday evenings from 6:00 to 8:00 p.m. through April 8th. Application details are available on the City’s website.

He expressed appreciation to Becky Jarrett on her retirement and thanked her for the positive impact she made over the years.

Lastly, he reported that the Assistant City Manager recently attended a legislative conference in Jefferson City and invited him to provide a brief update.

Assistant City Manager Greer addressed the Council and gave a brief update regarding some of the larger bills that would impact the City that include the following: property tax reform, eliminating local sales tax on food, loss of local control on adopting energy building codes, elimination of state income tax, and local government being held responsible to move utilities in the right-of-way.

Item No. 10 On the Agenda. CONSENT AGENDA.

Following the Clerks' reading:

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

Councilmember Spallo moved to approve **SPECIAL EVENT PERMIT**: The Gladstone Area Chamber of Commerce, Gladstone Summertime Bluesfest, Linden Square, Friday, May 15, 2026, 5:00 to 10:00 pm and Saturday, May 16, 2026, 4:00 to 10:00 pm. **Councilman Davis** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **SPECIAL EVENT PERMIT**: FIFA World Cup Watch Party, primary location Happy Rock Park West, overflow at Happy Rock Park East, Saturday, June 20, 2026, 8:00 am to 10:30 pm. **Councilman Davis** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **SPECIAL EVENT PERMIT**: Independence Day Celebration, primary location Happy Rock Park West, overflow at Happy Rock Park East, Saturday, July 4, 2026, 8:00 am to 11:30 pm. **Councilman Davis** 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-26-09**, A Resolution declaring certain City property surplus and authorizing the sale and/or disposal of such property held by the City to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager. **Councilman Davis** 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-26-10**, A Resolution amending or revising the 2026 General Fund, Community Center and Parks Sales Tax Fund, Public Safety Sales Tax Fund, Capital Improvement Sales Tax Fund, Transportation Sales Tax Fund, Capital Equipment Replacement Fund, and Combined Waterworks and Sewer System Fund for the City of Gladstone, Missouri, and authorizing expenditures of funds. **Councilman Davis** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **MONTHLY FINANCIAL UPDATE JANUARY YTD 2026**. **Councilman Davis** 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. FIRST READING BILL NO. 26-05, An Ordinance authorizing the City to participate in the Missouri Highway Safety Program and receive grant funds, under the terms outlined by the Missouri Department of Transportation, for the purpose of increased enforcement of traffic laws.

Councilman Davis moved **BILL NO. 26-05** 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.

Councilman Davis moved to accept the First Reading of **BILL NO. 26-05**, 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.

Councilman Davis moved to accept the Second and Final Reading of **BILL NO. 26-05** and enact the Bill as **Ordinance 4.723**. **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. 26-05** stands enacted as **Ordinance Number 4.723**.

Item No. 12. On the Agenda. RESOLUTION R-26-11, A Resolution authorizing Change Order No. 7 in the amount of \$125,000.00 to the contract with Lan-Tel Communications Services Incorporated, for the FY25 Curb, Gutter, and Sidewalk Program – Phase 1 Project TP2505.

Mayor Pro Tem Moore moved to approve **RESOLUTION R-26-11**, A Resolution authorizing Change Order No. 7 in the amount of \$125,000.00 to the contract with Lan-Tel Communications Services Incorporated, for the FY25 Curb, Gutter, and Sidewalk Program – Phase 1 Project TP2505. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 13. On the Agenda. RESOLUTION R-26-12, A Resolution authorizing acceptance of work under contract with Metro Asphalt, Incorporated, for the FY25 Mill and Overlay Program and authorizing final payment in the amount of \$72,123.65 for Project TP2506.

Councilman Nave moved to approve **RESOLUTION R-26-12**, A Resolution authorizing acceptance of work under contract with Metro Asphalt, Incorporated, for the FY25 Mill and Overlay Program and authorizing final payment in the amount of \$72,123.65 for Project TP2506. **Councilman Davis** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

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

There was no other business.

Item No. 15. On the Agenda. Adjournment.

Mayor Smith adjourned the February 23, 2026, Regular City Council meeting at 7:49 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Mayor Les Smith



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 2/23/2026

Department: Community Development

Meeting Date Requested: 3/9/2026

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

Subject: Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Flashlight Easter Egg Hunt. This family-oriented event invites children to search for Easter eggs filled with candy and prizes using flashlights in an exciting nighttime setting. In addition to the egg hunt, attendees will have the opportunity to participate in a variety of organized games and activities designed to provide an engaging and memorable experience for families in our community.

Location: Happy Rock Park East

Date: Friday, March 27, 2026

Rain Date: Saturday, March 28, 2026

Time: 5:00 pm to 9:00 pm

Budget Discussion: N/A

Public/Board/Staff Input: See attached letter of transmittal.

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: FEBRUARY 20, 2026
PERMIT NO.: SEP25-00009
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: FLASHLIGHT EASTER EGG HUNT
LOCATION OF EVENT: 7511 NE ANTIOCH ROAD
HAPPY ROCK PARK EAST (SPORTS COMPLEX)
DATE OF EVENT: FRIDAY, MARCH 27, 2026
(RAIN DATE SATURDAY, MARCH 28, 2026)
TIME OF EVENT: 5:00 PM TO 9:00 PM
EST. ATTENDANCE: 700±

REQUESTED TEMPORARY VARIANCE:

- Section 2.100.250(1) Outdoor display, sale and storage.
- Section 2.100.250(3) Sales transactions.
- Section 2.120.050 Noise prohibited.
- Section 2.130.010(2) Park rules and regulations (hours).
- Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- Section 2.140.040 Public fireworks display prohibited, exceptions.
- Section 3.100.060 Burning prohibited general; exceptions.
- Section 5.110.1800 Drinking in public.
- Section 5.160.230(a) Street use permit (street use permit allowed).
- Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

Signed: _____

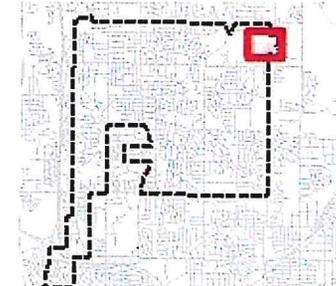
Alan D. Napoli, C.B.O.
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO



Legend

- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- School Polygon
- Villages
- Apartment Polygon

Notes

666.7 0 333.33 666.7 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 2/23/2026

Department: Community Development

Meeting Date Requested: 3/9/2026

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

Subject: Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Walk N Wag event. This dog-centered festival provides an opportunity for residents and their canine companions to enjoy a variety of vendors, activities, and entertainment designed for dogs and their owners.

Location: Happy Rock Park East (Relocated due to construction of the AJ Barn – Event Center at the Atkin-Johnson Farm & Museum)

Date: Saturday, April 18, 2026

Time: 8:00 am to 12:00 pm

Budget Discussion: N/A

Public/Board/Staff Input: See attached letter of transmittal.

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: FEBRUARY 23, 2026
PERMIT NO.: SEP25-00010
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: WALK N WAG
LOCATION OF EVENT: 7511 NE ANTIOCH ROAD
HAPPY ROCK PARK EAST
DATE OF EVENT: SATURDAY, APRIL 18, 2026
TIME OF EVENT: 8:00 AM TO 12:00 PM
EST. ATTENDANCE: 150±

REQUESTED TEMPORARY VARIANCE:

- Section 2.100.250(1) Outdoor display, sale and storage.
- Section 2.100.250(3) Sales transactions.
- Section 2.120.050 Noise prohibited.
- Section 2.130.010(2) Park rules and regulations (hours).
- Section 2.130.010(3)(e) Park rules and regulations (vehicular use).
- Section 2.130.010(7)(a) Park rules and regulations (wildlife/domestic animals).
- Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- Section 2.140.040 Public fireworks display prohibited, exceptions.
- Section 3.100.060 Burning prohibited general; exceptions.
- Section 5.110.1800 Drinking in public.
- Section 5.160.230(a) Street use permit (street use permit allowed).
- Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

Signed: _____

Alan D. Napoli, C.B.O.

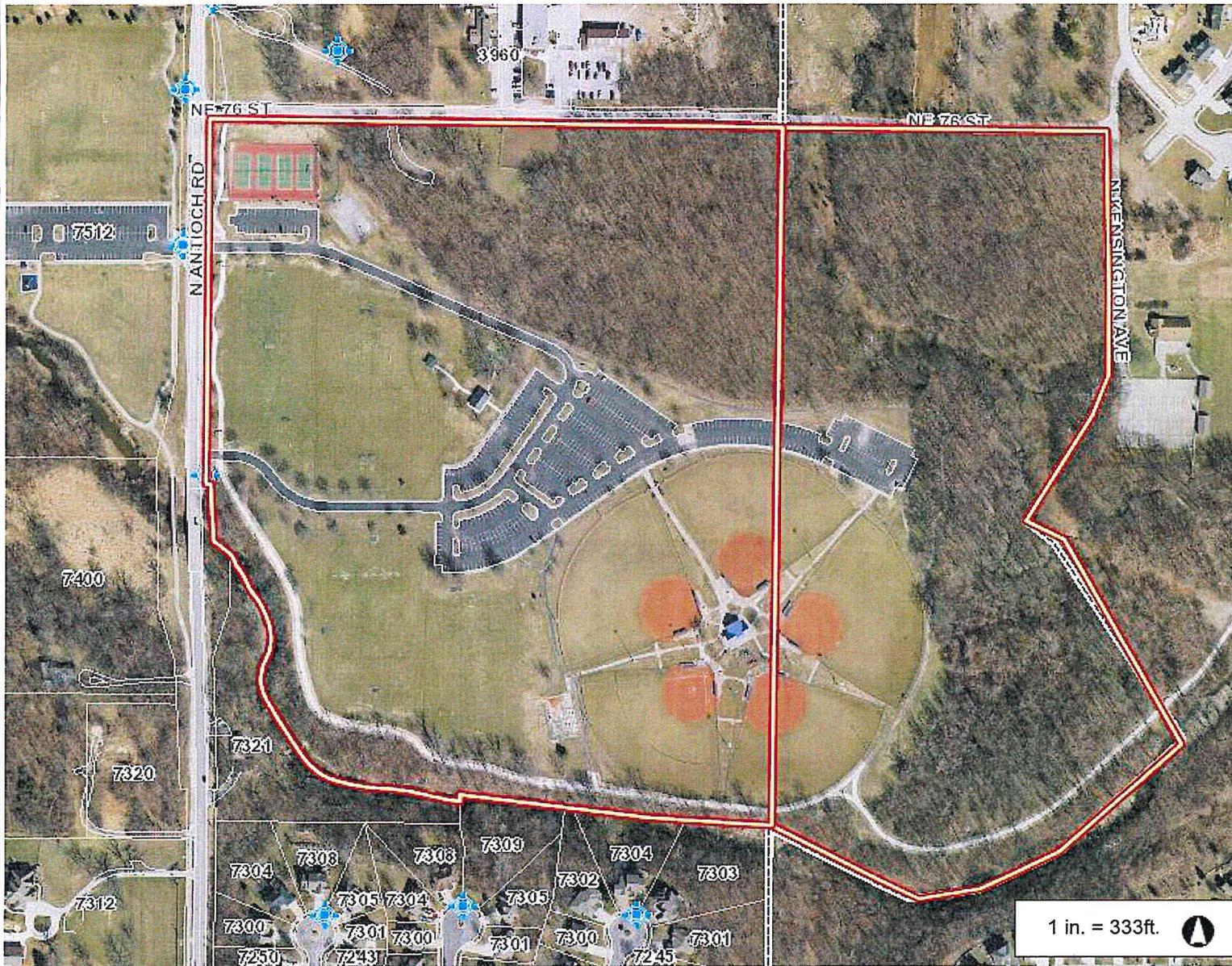
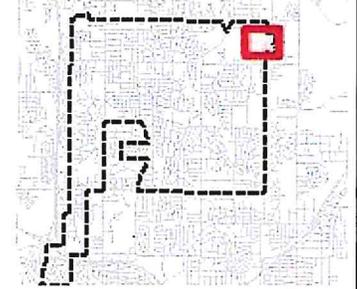
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO



Legend

- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- School Polygon
- Villages
- Apartment Polygon

1 in. = 333ft.



666.7 0 333.33 666.7 Feet

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Notes



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 2/23/2026

Department: Community Development

Meeting Date Requested: 3/9/2026

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

Subject: Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Touch-A-Truck event. This family-friendly event is designed to engage and educate children by providing hands-on access to a wide variety of vehicles. Attendees will have the opportunity to explore Police, Fire, and Public Works vehicles, as well as specialty vehicles from participating vendors. Children and families are invited to get an up-close look, climb aboard, and interact with the vehicles and personnel who operate them.

Location: Happy Rock Park West

Date: Saturday, May 2, 2026

Time: 9:00 am to 12:00 pm

Budget Discussion: N/A

Public/Board/Staff Input: See attached letter of transmittal.

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: FEBRUARY 23, 2026
PERMIT NO.: SEP25-00011
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: TOUCH A TRUCK
LOCATION OF EVENT: 7512 NE ANTIOCH ROAD
HAPPY ROCK PARK WEST
DATE OF EVENT: SATURDAY, MAY 2, 2026
TIME OF EVENT: 9:00 AM TO 12:00 PM
EST. ATTENDANCE: 150±

REQUESTED TEMPORARY VARIANCE:

- Section 2.100.250(1) Outdoor display, sale and storage.
- Section 2.100.250(3) Sales transactions.
- Section 2.120.050 Noise prohibited.
- Section 2.130.010(2) Park rules and regulations (hours).
- Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- Section 2.140.040 Public fireworks display prohibited, exceptions.
- Section 3.100.060 Burning prohibited general; exceptions.
- Section 5.110.1800 Drinking in public.
- Section 5.160.230(a) Street use permit (street use permit allowed).
- Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

Signed: _____

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- School Polygon
- Villages
- Apartment Polygon

Notes

333.3 0 166.67 333.3 Feet

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Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 2/23/2026

Department: Community Development

Meeting Date Requested: 3/9/2026

Public Hearing: Yes Date:

Subject: Special Event Permit

Background: The Park, Recreation, and Cultural Arts Department will host the City's Annual Afternoon Tea event. The event will be held under a 60' x 30' tent and will feature a formal tea service, including beverages and light hors d'oeuvres. The afternoon will also include a brief educational program for attendees.

Location: Atkins-Johnson Farm & Museum

Date: Saturday, May 9, 2026

Time: 1:30 pm to 3:00 pm

Budget Discussion: N/A

Public/Board/Staff Input: See attached letter of transmittal.

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: FEBRUARY 23, 2026
PERMIT NO.: SEP25-00012
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: AFTERNOON TEA
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, MAY 9, 2026
TIME OF EVENT: 1:30 PM TO 3:00 PM
EST. ATTENDANCE: 100±

REQUESTED TEMPORARY VARIANCE:

- Section 2.100.250(1) Outdoor display, sale and storage.
- Section 2.100.250(3) Sales transactions.
- Section 2.120.050 Noise prohibited.
- Section 2.130.010(2) Park rules and regulations (hours).
- Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- Section 2.140.040 Public fireworks display prohibited, exceptions.
- Section 3.100.060 Burning prohibited general; exceptions.
- Section 5.110.1800 Drinking in public.
- Section 5.160.230(a) Street use permit (street use permit allowed).
- Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

Signed:


Alan D. Napoli, C.B.O.

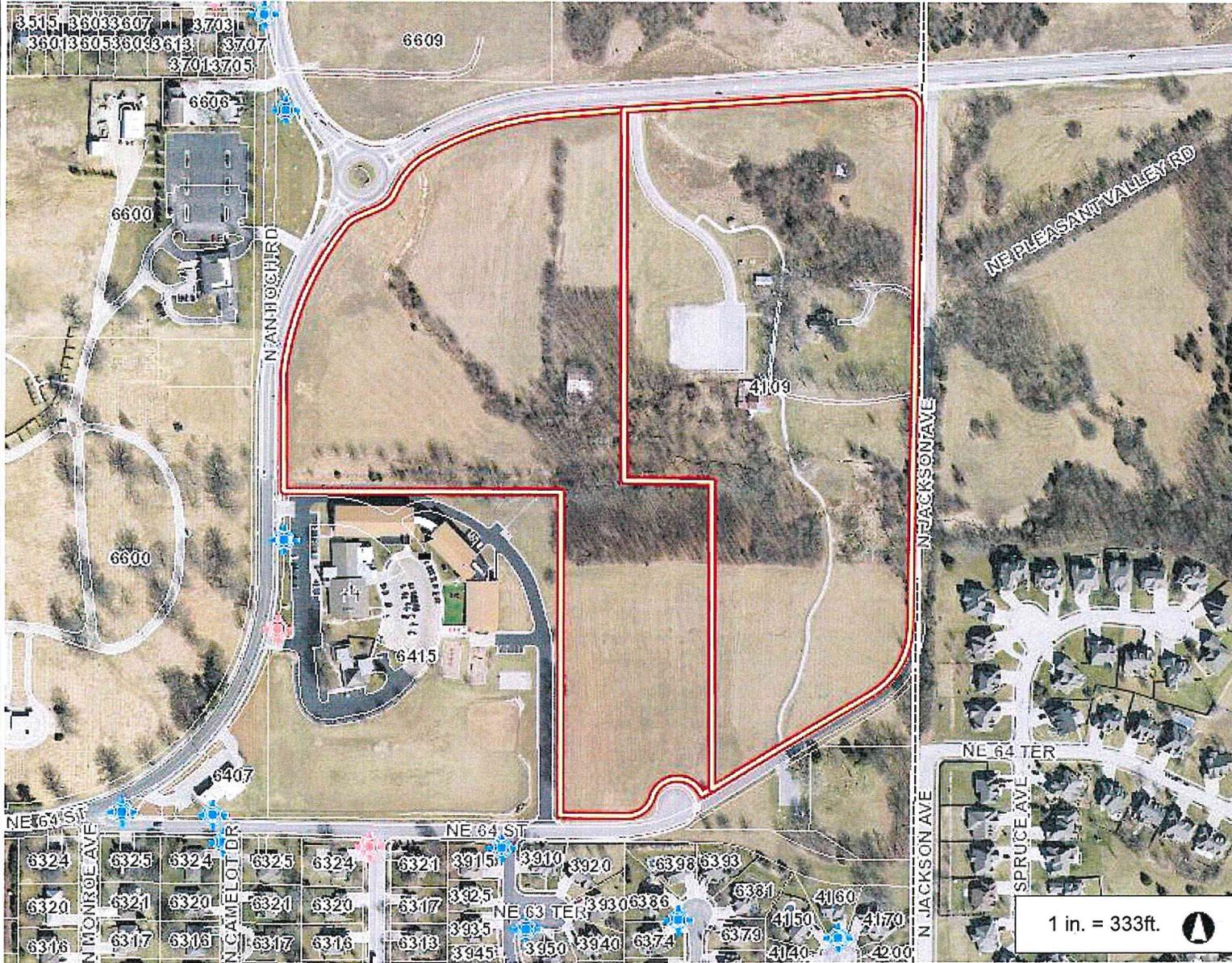
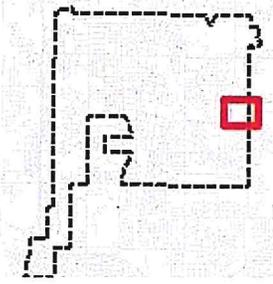
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



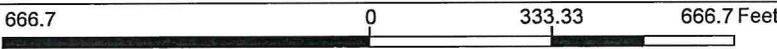
Gladstone, MO



Legend

- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Villages
- Apartment Polygon

1 in. = 333ft.



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

Notes



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 2/23/2026

Department: Community Development

Meeting Date Requested: 3/9/2026

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

Subject: Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Food, Art, Drink event. This event will feature local artists showcasing their work for public viewing and purchase, alongside a variety of food and beverage vendors and live musical performances. Artists will exhibit their work along NE 70th Street.

Location: Linden Square

Date: Saturday, June 6, 2026

Time: 12:00 pm to 10:00 pm

Budget Discussion: N/A.

Public/Board/Staff Input: See attached letter of transmittal.

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: FEBRUARY 23, 2026
PERMIT NO.: SEP25-00013
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: FOOD ART DRINK
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: SATURDAY, JUNE 6, 2026
TIME OF EVENT: 12:00 PM TO 10:00 PM
EST. ATTENDANCE: 1,500±

REQUESTED TEMPORARY VARIANCE:

- Section 2.100.250(1) Outdoor display, sale and storage.
- Section 2.100.250(3) Sales transactions.
- Section 2.120.050 Noise prohibited.
- Section 2.130.010(2) Park rules and regulations (hours).
- Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- Section 2.140.040 Public fireworks display prohibited, exceptions.
- Section 3.100.060 Burning prohibited general; exceptions.
- Section 5.110.1800 Drinking in public.
- Section 5.160.230(a) Street use permit (street use permit allowed).
- Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

Signed: _____

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Request for Council Action

RES # R-26-13

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/4/2026

Department: Finance

Meeting Date Requested: 3/9/2026

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

Subject: A Resolution Authorizing the City Manager to enter into a First Amendment to the Antenna Lease with Cellco Partnership d/b/a Verizon Wireless at 5925 N. Flora Avenue.

Background: City Staff has been in contact with the representatives of Cellco Partnership, an authorized representative of Verizon Wireless regarding negotiating terms for a First Lease Amendment for 5925 N. Flora Avenue. After discussions and review of proposed changes related to site plans, notice requirements, and usage of Unmanned Aircraft System (“UAS”) the City and Verizon Wireless have reached an agreement to the terms of the Fourth Lease Amendment.

Budget Discussion: N/A

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

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

Matt Dayton
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-13

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT TO THE SITE LEASE WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS AT 5925 N. FLORA AVENUE.

WHEREAS, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS (“Tenant”), currently maintains equipment at the City of Gladstone, Missouri (“City”) at 5925 N. Flora Avenue pursuant to a Site Lease originally dated January 19, 2009 (collectively the “Lease”); and

WHEREAS, the City and Lessee have negotiated terms for a first amendment to the Site Lease at 5925 N. Flora Avenue including updated site plans, a revised notice provision, and terms for the usage of Unmanned Aircraft System (“UAS”); and

WHEREAS, the City Council desires for the City to enter into the First Amendment to the Antenna Site Lease at 5925 N. Flora Avenue.

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

THAT, the City Manager of the City of Gladstone is hereby authorized to execute the First Amendment to the Site Lease at 5925 N. Flora Avenue with Cellco Partnership d/b/a Verizon Wireless and take such other actions as may be necessary to effectuate the intent of this Resolution.

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

Mayor Les Smith

ATTEST:

Kris Keller, Deputy City Clerk



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/4/2026

Department: Finance

Meeting Date Requested: 3/9/2026

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

Subject: Semiannual Financial Statement

Background: Cities are required by the Missouri Revised Statutes to publish a semi-annual financial statement along with a schedule of indebtedness. The amounts in the financial statement are not audited, nor final, but a “snapshot” at a period of time when the information is pulled from the financial software.

Budget Discussion: N/A

Public/Board/Staff Input: The presentation of the financial statement is broken down into fund types, General Fund, Enterprise Funds (Water and Sewer Fund), and Special Revenue Funds (all other funds except General or Enterprise). The indebtedness of the city is listed by the type of financing. Staff is seeking the approval of the financial statement from the Council before the financial statement is published.

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

Matt Dayton
Department Director/Administrator

JA
City Attorney

BB
City Manager

City of Gladstone, Missouri
Statement of Receipts and Expenditures
For the Six Months Ended December 31, 2025 (unaudited)

		General Fund	Special Revenue Funds	Enterprise Fund
Receipts				
Taxes	\$	6,183,472	3,406,994	-
Licenses & Permits		530,906	-	-
Intergovernmental Revenue		1,185,835	(55,076)	-
Charges for Services		2,586,415	808,532	6,323,556
Fines & Forfeitures		151,875	1,646	-
Misc. Revenue		625,948	280,638	198,067
Debt Proceeds		-	-	-
Transfers		428,731	3,025,210	-
Total Receipts	\$	<u>25,682,750</u>		
Expenditures				
Personnel	\$	7,626,253	1,151,329	870,453
Supplies		529,626	114,064	505,928
Services		1,984,019	1,232,902	5,228,475
Capital		146,228	148,083	4,701,149
Debt		1,390,126	1,960,178	488,361
Transfers		2,185,910	1,218,031	50,000
Total Expenditures	\$	<u>31,531,115</u>		

The Statement of Receipts and Expenditures does not take into account the use of lease purchase proceeds or fund balance from previous periods to fund expenditures.

Indebtedness of the City

Certificates of Participation (COP)	\$	47,596,692
Lease Purchase		12,010,221
	\$	<u>59,606,913</u>

This statement was prepared from recorded receipts and expenditures as shown on the books and records for the City of Gladstone, Missouri, and in compliance with Missouri Revised Statutes, Sec. 77.110. This statement is true and correct to the best of my knowledge.

Les Smith, Mayor

Date



Request for Council Action

RES # City Clerk Only

BILL # 26-06

ORD # 4.724

Date: 3/4/2026

Department: Police

Meeting Date Requested: 3/9/2026

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

Subject: An Ordinance requiring potential scam warnings to be posted at cryptocurrency ATM machines in the City of Gladstone.

Background: ATM machines dedicated to cryptocurrency transactions pose a significant risk of fraud and large financial loss. These transactions often cross multiple jurisdictions and the victims are often coerced, threatened, or convinced that legitimate government entities require deposits. Investigating these crimes is extremely difficult and recovery of lost funds is nearly impossible. This Ordinance would require a warning placard be posted near any cryptocurrency ATM within the City of Gladstone, informing users of potential scams and possibility of loss. Signs will be provided by the Police Department to businesses, along with a copy of the Ordinance.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends passing this Ordinance.

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

Fred Farris
Police Chief

JA
City Attorney

BB
City Manager

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF GLADSTONE, MISSOURI, TO AMEND TITLE V, BUSINESSES AND OCCUPATIONS, TO ADD CHAPTER 125 TO ADDRESS CONCERNS REGARDING VIRTUAL CURRENCY KIOSKS.

WHEREAS, the City Council recognizes that the use of virtual currency kiosks within the City of Gladstone presents a risk of fraud and the furtherance of other financial crimes; and

WHEREAS, victims of fraud perpetrated through the use of virtual currency kiosks within the City may incur substantial financial losses; and

WHEREAS, transactions using virtual currency kiosks allow the transfer of funds across jurisdictions, impeding the ability of local and U.S. law enforcement agencies to recover such funds; and

WHEREAS, requiring the registration of businesses which make virtual currency kiosks available to their customers and the public and the posting of notice warning users of virtual currency kiosks of the risk of fraud preserves the peace and good order of the City and benefits legitimate trade and commerce.

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

SECTION 1. That Title V, Business and Occupations, is hereby amended to add a new Chapter 125, Virtual Currency Kiosks, to read as follows:

SECTION 5.125.010 Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

Virtual Currency Kiosk shall mean an electronic terminal that enables the owner or operator thereof to facilitate the exchange of fiat currency for virtual currency or virtual currency for fiat currency or other virtual currency, including, but not limited to:

- (a) Connecting directly to a separate virtual currency exchange that performs the actual virtual currency transmission; or
- (b) Drawing upon the virtual currency in the possession of the owner or operator of the electronic terminal.

Virtual Currency Kiosk Provider shall mean any person, firm or corporation that maintains a virtual currency kiosk within its regular place of business or makes virtual currency kiosks available to patrons of such business or the public at large.

SECTION 5.125.020 Licenses required: duty to post notice.

- (a) Every virtual currency kiosk provider within the city shall procure a license for each place where a virtual currency kiosk is made available for use by the public or customers of said provider, and at the same time such license is issued, shall pay to the city collector the sum of \$1.00, as a registration fee for each such place of business.
- (b) Every virtual currency kiosk provider shall post a sign in a conspicuous location on or immediately adjacent to each virtual currency kiosk providing notice of the potential risk of fraud or scams associated with utilizing the virtual currency kiosk.
- (c) Each sign required to be posted under this Section shall contain the following statements, printed legibly in boldface type sufficiently large to fill a piece of paper measuring 8.5 inches in width by 11 inches in height, in a form provided by the Gladstone Police Department:

STOP

PROTECT YOURSELF FROM SCAMS!

STOP: Did you receive a phone call from someone claiming to be your bank, software provider, or the police?

STOP: Were you directed to make a payment for social security, utility bill, investment, warrants, or bail money at this kiosk?

STOP: Were you told to lie about sending money?

STOP: Have you been told that someone you love is in trouble and making this deposit will satisfy the issue?

STOP: Is anyone on the phone pressuring you to make a payment of any kind?

STOP WHAT YOU ARE DOING! YOU COULD BE THE VICTIM OF A SCAM!

SCAMMERS USE FEAR, SECRECY AND URGENCY TO TRICK YOU INTO SENDING CRYPTOCURRENCY. HAND UP THE PHONE, WALK AWAY, AND CONTACT THE GLADSTONE POLICE DEPARTMENT BY DIALING 911.

SECTION 5.125.030 Violations; penalty.

- (a) Any person or business upon whom a duty is placed by the provisions of this Chapter who shall fail or neglect or refuse to perform such duty shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of \$500.00, recoverable with costs.
- (b) Each day that a violation continues shall constitute a separate and distinct offense and shall be punishable as such.

BILL NO. 26-06

ORDINANCE NO. 4.724

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

Mayor Les Smith

ATTEST:

Kris Keller, Deputy City Clerk

First Reading: March 9, 2026

Second Reading: March 9, 2026



Request for Council Action

RES # R-26-14

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/4/2026

Department: Public Works

Meeting Date Requested: 3/9/2026

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

Subject: Contract Award, On-Call Emergency Water System Repairs, Project WP2690

Background: Public Works is currently experiencing multiple vacancies, which has required staff to evaluate service delivery methods and identify operational efficiencies. Recruiting and retaining qualified and dependable staff has become increasingly difficult, which has further highlighted the need for alternative approaches to maintain critical services. To improve emergency response capabilities, staff issued a Request for Proposals (RFP) seeking contractors to provide on-call support for emergency water system repairs including restoration. Historically, the City has contacted contractors on an as-needed basis, typically utilizing firms already under contract. This informal approach can create challenges in securing timely assistance during emergencies. Three (3) proposals were received, and staff selected Infrastructure Solutions, LLC to begin contract negotiations.

Under the proposed model, the contractor will provide scheduled on-call coverage every other weekend from 7:00 a.m. Saturday to 7:00 a.m. Monday, as well as on an as-needed basis during holidays, specifically for emergency water system repairs. Furthermore, the contractor will be available for non-emergency repairs when requested by the City such as valve and hydrant maintenance and concrete restoration such as curbs, sidewalks, and driveways within a specified timeframe. City staff will continue to serve on-call for all other Public Works-related issues. This structured approach formalizes emergency response procedures, improves contractor availability, and reduces the burden on existing crews who continue to meet operational demands with limited staffing. Services will be billed on a time and materials basis. Staff plans to evaluate adding a second contractor in the future to strengthen coverage and redundancy.

Budget Discussion: Funds are budgeted in the amount of \$200,000 in the CWSS Fund. Ongoing costs are estimated to be \$200,000 annually.

Public/Board/Staff Input: Staff recommends that the City of Gladstone execute a Time and Materials Contract with Infrastructure Solutions, LLC, in an amount not to exceed \$200,000. The initial term of the contract will be one (1) year with up to two (2) additional mutually agreeable one (1) year renewals.

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

Timothy A. Nebergall
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-14

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A TIME AND MATERIALS CONTRACT WITH INFRASTRUCTURE SOLUTIONS, LLC, IN THE TOTAL AMOUNT NOT TO EXCEED \$200,000.00 FOR ON-CALL EMERGENCY WATER SYSTEM REPAIRS, PROJECT WP2690.

WHEREAS, staff issued a Request for Proposals seeking assistance with on-call emergency water system repairs; and

WHEREAS, a total of three (3) responses were received and staff selected Infrastructure Solutions, LLC, to begin contract negotiations.

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 Infrastructure Solutions, LLC, for work as outlined in the contract for a total amount not to exceed \$200,000.00.

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

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

Mayor Les Smith

ATTEST:

Kris Keller, Deputy City Clerk