



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
MARCH 23, 2026**

The City Council will meet in Closed Executive Session at 6:30 pm, March 23, 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, 610.021(2) Real Estate, 610.021(3) Personnel, and 610.021(12) Negotiated Contract.

OPEN STUDY SESSION 7:10 PM

1. **Linden Square and Atkins Johnson Farm and Museum Programming:** Andi Schibi, Special Event and Marketing Coordinator and Mika Schrader, Museum Manager will present details of the upcoming scheduled events.

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 March 9, 2026, Regular City Council Meeting Minutes.
6. **PRESENTATION:** 250 Coin Challenge Commendation

7. **PROCLAMATION:** Honoring the Service of the VFW Color Guard
8. **PROCLAMATION:** Arbor Day
9. **PROCLAMATION:** National Public Safety Telecommunicators Week
10. **PROCLAMATION:** National Animal Control Officer Appreciation Week
11. **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.*
12. **Communications from the City Council.**
13. **Communications from the City Manager.**
14. **CONSENT AGENDA**

CONSIDER SPECIAL EVENT PERMITS:

HAPPY ROCK PARK WEST: Spring Beautification, Friday, Saturday, April 24, 25, 2026, 8:00 am to 5:00 pm.

ATKINS-JOHNSON FARM & MUSEUM: Annual Car Show, Saturday, June 13, 2026, 11:00 am to 3:00 pm.

Children's Garden Day, Saturday, July 11, 2026, 9:00 am to 12:00 pm.

Pickin' on the Front Porch, Saturday, September 5, 2026, 6:00 to 8:00 pm.

Big Shoal Country Fair, Saturday, September 26, 2026, 10:00 am to 3:00 pm.

Cemetery Tours, Saturday, October 17, 2026, 5:00 to 10:00 pm.

LINDEN SQUARE: Sounds on the Square, various dates, beginning June 6, 2026, and ending September 25, 2026. (see attached Request for Council Action)

OAK GROVE PARK: Theatre in the Park, Addams Family, Friday, Saturday, Sunday, June 26, 27, 28, 2026. Bye Bye Birdie, Friday, Saturday, Sunday, August 7, 8, 9, 2026, 5:00 to 11:30 pm.

RESOLUTION R-26-15, A Resolution authorizing the City Manager to enter into a purchase Agreement with Zoll Medical Corporation for the purchase of two (2) Zoll Autopulse NXT CPR devices in the amount of \$41,269.62 for the Gladstone Fire/EMS Department.

RESOLUTION R-26-16, A Resolution authorizing the City Manager to enter into a purchase Agreement with Breathing Air Systems for the purchase of a Bauer DMT13 SCBA Compressor and Fill Station for the Gladstone Fire/EMS Department in the amount of \$43,458.69.

CONSIDER BUILDING PERMIT: KC QUICK, 5720 North Oak Trafficway.

REGULAR AGENDA

- 15. FIRST READING BILL NO. 26-07**, An Ordinance approving the Final Plat of Verdant Acres Replat and directing the appropriate officials to affix their signatures to said Plat for recording.
- 16. FIRST READING BILL NO. 26-08**, An Ordinance authorizing the City Manager to enter into an Agreement with the Junior College of Metropolitan Kansas City A/K/A Metropolitan Community College for use of the parking lots at the Maple Woods Campus on June 20th and July 4th, 2026.
- 17. RESOLUTION R-26-17**, A Resolution authorizing acceptance of work under contract with Viking Painting, LLC, and authorizing final payment in the amount of \$82,904.57 for the 0.3-MG Linden Water Tower and 1.0-MG Antioch Water Tower Painting and Repairs Project WP2492C.
- 18. Other Business.**
- 19. Adjournment.**

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

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

Posted at 4:30 pm
3/19/2026



Department of Parks, Recreation & Cultural Arts

Memorandum

DATE: March 19, 2026
TO: Robert M. Baer, City Manager
FROM: Jordan Brown, Director of Parks, Recreation, and Cultural Arts
RE: 2026 Linden Square Programming

Linden Square had a very successful 2025 season with attendance continuing to rise while programs/services are being restructured and improved upon.

Staff is excited to have completed the Linden Square program line-up for 2026 and begin the implementation process. Similar to past years, Food. Art. Drink. (FAD) will occur on the first Saturday of June followed by Sounds on the Square and other festivals. Despite the inclement weather, in 2025, the event had 50 vendors contracted to attend. Our goal this year for 2026 is to increase the quality and quantity of the event by securing a new line up for the concert series as well as partnering with local artist from our Rotating Art program offered at the Gladstone Community Center.

The 2026 season will be our year of partnerships with our local businesses and festivals that bring our community together. Kids Fest features free activities provided by vendors. This festival offers a HUGE inflatable water slide and snow cones to cool off! Kids Fest will debut our first “Movie on the Square” presenting “Lilo and Stitch” live action for a fun summer family flick of remake on the classic Disney movie. Our August “Movie on the Square” will show the “GOAT.” An award-winning movie, touching the hearts of the youth communities by showing “BIG Dreams” are possible no matter how small you are.

Kansas City has been selected as a featured city to host FIFA World Cup. The City of Gladstone will be hosting a live viewing on June 20th at Happy Rock Park. In preparation for this incredible opportunity, our staff has been diligently working on providing a once-in-a-lifetime experience for our community and soccer fans. We are projecting crowds of thousands to flood our park. Pinnacle Sports 3v3 Live and KC Blaze have partnered with our Parks & Recreation department to host a tournament prior to the Watch Party.

Special Event Coordinator, Andi Schibi, will be at City Council on Monday night to present complete details for the scheduled events and answer any questions City Council might have. Should you have any questions, please let me know.



Department of Parks, Recreation & Cultural Arts

Memorandum

DATE: March 19, 2025
TO: Robert M. Baer, City Manager
FROM: Jordan Brown, Director of Parks, Recreation, and Cultural Arts
RE: 2026 Atkins-Johnson Farm and Museum Programming

Atkins-Johnson Farm and Museum had very successful 2025 season. Attendance continues to grow each season when the museum is open. Although, the 2025 attendance reflects less visitors due to the discontinuation of the Farmers Market and limited parking caused by the construction of AJ Barn.

Staff is excited to have finalized the Atkins-Johnson Farm and Museum 2026 schedule. The farm will continue to host the familiar programs visitors have come to expect. For the past six years Gladstone Animal Control has hosted the annual Walk n' Wag at the Atkins Johnson Farm and Museum. For this year this event will be moved to Happy Rock East April 18th because of the limited parking but will return to the farm in 2027. The first event of the season will be the Annual Tea on May 9th. The Friends of the Farm corn, pumpkin, and sunflower sales will continue this year as the community has raved about these three crops over the past few years.

Attached, please find a schedule-at-a-glance outlining all the activities scheduled for the farm and museum. Museum Manager, Mika Schrader, will be at the City Council meeting on Monday night to present the full details of these events and address any questions City Council may have. If you have any questions in the meantime, please do not hesitate to reach out.



2026 Special Exhibits

**SPORTS AND RECREATION:
FUN ON THE FARMSTEAD IN
THE 19TH & 20TH CENTURIES**
APRIL 1 - JUNE 27

**LACE, LAUGH, LOVE:
WEDDING HISTORY IN
MISSOURI**
JULY 8 - OCTOBER 3

**DECLARATION 1776:
THE BIG BANG OF
MODERN DEMOCRACY**
OCTOBER 7 - OCTOBER 31

HOLIDAY TOYS
NOVEMBER 4 - DECEMBER 5

*Atkins-Johnson
Farm and Museum
4109 NE Pleasant Valley Rd
Gladstone, MO 64119
(816) 453-3276
atkinsjohnsonfarm.com*

Free Admission
Open Wednesday -
Saturday
11 a.m. - 4 p.m.
April - December



2026 Special Events

Cornsense 5/2
Afternoon Tea 5/9
Storytime on the Farm 6/3
Yoga on the Farm (Summer)
5/30-7/25 Saturdays
Mad Science: Science of
Sport Day Camp 6/11
Big Shoal Vintage
Auto Show 6/13
Children's Garden Day 7/11
Mad Science: Birds and
Beasts Day Camp 7/16
Storytime on the Farm 7/29
Sunflower Field Festival 8/15
Yoga on the Farm (Fall)
8/29-10/3 Saturdays
Pickin' on the Front Porch
Concert 9/5
Big Shoal Country Fair 9/26
Candlelight Big Shoal
Cemetery Tours 10/17
Photos and Cookies with
Santa & Mrs. Claus 12/5
Holiday Nights 12/5



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MARCH 9, 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 Jackson Auer
City Attorney Mathias Young
Deputy City Clerk Kris Keller

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

Mayor Smith opened the Regular City Council Meeting Monday, March 9, 2026 at 7:30 pm.

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

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

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

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

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

The agenda was approved as published.

Item No. 5. On the Agenda. Approval of the February 23, 2026, Closed City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the February 23, 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 23, 2026, Regular City Council Meeting Minutes.

Councilman Davis moved to approve the minutes of the February 23, 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 were no communications from the Audience.

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

Councilman Nave reported that the last date to register to vote for the April 7, 2026, Municipal Election is Wednesday, March 11, 2026. He also recognized Sunday, March 8th was International Women’s Day and encouraged everyone to remember the strong women in their lives.

Councilman Davis reflected on the excitement around the country with the upcoming World Cup. He shared that on March 12, 2026 at Class Act Coffee there will be a “Let’s Talk” Community Discussion with KSHB 41 from 8:30 to 10:30.

Councilmember Spallo shared that State Senator Maggie Nurrenbern will hold a legislative town hall at the Mid-Continent Library Antioch Branch on March 12, 2026, at 6:00 pm.

Mayor Pro Tem Moore reported that the Glad Green Team had to cancel this past Saturday due to weather conditions and that a special clean-up day will be scheduled. She requested members watch for upcoming notifications.

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

City Manager Baer announced the following:

- Residents can obtain the link to check their voter registration on the City’s website and other helpful election resources.
- The Freedom Fest website is now live at gladstonefreedomfest.com, and residents can visit it for information about the July 4th and 250th celebration at Happy Rock Park.

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 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.

Mayor Pro Tem Moore seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **SPECIAL EVENT PERMIT HAPPY ROCK PARK WEST:** Touch-A-Truck, Saturday, May 2, 2026, 9:00 am to 12:00 pm. **Mayor Pro Tem Moore**

seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **SPECIAL EVENT PERMIT ATKINS-JOHNSON FARM AND MUSEUM**: Afternoon Tea, Saturday, May 9, 2026, 1:30 to 3:00 pm. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **SPECIAL EVENT PERMIT LINDEN SQUARE**: Food, Art, Drink, Saturday, June 6, 2026, 12:00 to 10:00 pm. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-26-13**, 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. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve **SEMI-ANNUAL FINANCIAL STATEMENT FOR THE SIX MONTHS ENDED DECEMBER 2025**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

REGULAR AGENDA

Item No. 11. On the Agenda. 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.

Councilmember Spallo moved **BILL NO. 26-06** 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.

Councilmember Spallo moved to accept the First Reading of **BILL NO. 26-06**, 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.

Councilmember Spallo moved to accept the Second and Final Reading of **BILL NO. 26-06** and enact the Bill as **Ordinance 4.724**. **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. 26-06** stands enacted as **Ordinance Number 4.724**.

Item No. 12. On the Agenda. 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.

Councilman Davis moved to approve **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. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. Councilman Nave abstained from the vote. (4-1-0)

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

Mayor Smith announced the official grand reopening of the General Mills La Tiara Taco Factory on Friday, April 10, 2026, and invited everyone to attend.

Item No. 14. On the Agenda. Adjournment.

Mayor Smith adjourned the March 9, 2026, Regular City Council meeting at 7:40 pm.

Respectfully submitted:

Kris Keller, Deputy City Clerk

Approved as presented: _____

Approved as modified: _____

Mayor Les Smith

PROCLAMATION

Honoring the Service of the VFW Color Guard

WHEREAS, for more than a decade, the members of the Veterans of Foreign Wars Color Guard Post 10906 have faithfully and proudly presented the Colors at meetings of the Gladstone City Council; and

WHEREAS, through their consistent presence and ceremonial duty, the VFW Color Guard has helped open each meeting with dignity, respect, and a powerful reminder of the sacrifices made by the men and women who have served our nation in uniform; and

WHEREAS, the VFW Color Guard has also led the Pledge of Allegiance, helping to unite those in attendance in a shared expression of patriotism and civic pride; and

WHEREAS, the members of the VFW Color Guard have volunteered their time and service to the community, demonstrating unwavering dedication to honoring our flag, our country, and the values it represents; and

WHEREAS, the City Council and residents of our community are deeply grateful for the years of commitment, professionalism, and patriotic spirit shown by the VFW Color Guard; and

WHEREAS, although the VFW Post 10906 has now merged with Post 7356 and will no longer be present at Gladstone City Council meetings, their contributions and the traditions they helped establish will long be remembered and appreciated; and

WHEREAS, the City Council recognizes the lasting impact of their dedication and honors the legacy of respect, patriotism, and civic pride they brought to each meeting.

NOW, THEREFORE, I, Les Smith, Mayor of the City of Gladstone, on behalf of the members of the Gladstone City Council and all Gladstone residents, express our sincere gratitude and appreciation to the VFW members of the former Post 10906 for their many years of distinguished service to this community.

Signed this 23rd Day of March 2026

PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton first proposed that a special commemorative day be officially established for the planting of trees and in 1970, the United States Congress set aside a special day to acknowledge mankind's responsibility to the natural environment; and

WHEREAS, these holidays, now designated as Arbor Day and Earth Day, are observed nationally on an annual basis during the month of April; and

WHEREAS, trees and the natural environment serve to assist in the moderation of temperature, help provide the clean air we breathe, produce oxygen and habitat for wildlife, and provide a source of joy, beauty, and spiritual renewal for the community; and

WHEREAS, trees and proper care for our Gladstone environment serve to increase property values, enhance the vitality of business areas, and serve to beautify our surroundings.

NOW, THEREFORE, I, Les Smith, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council encourage our citizens to support efforts that focus upon environmental betterment and the planting of trees and proclaim Friday, April 3rd, 2026 as:

ARBOR DAY

in Gladstone, Missouri and urge all citizens to participate in recognition of this observance.

Signed this 23rd Day of March 2026

PROCLAMATION

WHEREAS, emergencies can occur at any, time that require Police, Fire, or Emergency Medical Services; and

WHEREAS, when an emergency occurs the prompt response of Police Officers, Firefighters, and Paramedics is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our Police Officers and Firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Gladstone Emergency Communications Center; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our Police Officers and Firefighters by monitoring their activities by radio, providing them with information and ensuring their safety; and

WHEREAS, Public Safety Telecommunicators of the City of Gladstone have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and

WHEREAS, each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job in the past year.

NOW, THEREFORE, I, Les Smith, Mayor of the City of Gladstone, on behalf of the Gladstone City Council and all Gladstone residents do hereby proclaim April 12th through 18th, 2026 to be:

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

in Gladstone, in honor of the men and women whose diligence and professionalism keep our City and citizens safe.

Signed this 23rd Day of March 2026

PROCLAMATION

WHEREAS, Animal Control Officers serve a vital role in protecting both animals and the public through dedicated service, compassion, and professionalism; and

WHEREAS, these individuals work tirelessly to ensure the safety and well-being of communities by enforcing animal-related laws, responding to emergencies, preventing cruelty, and promoting responsible pet ownership; and

WHEREAS, Animal Control Officers often face challenging and unpredictable situations with courage, integrity, and a deep commitment to humane care; and

WHEREAS, their efforts contribute to public health, reduce the spread of disease, reunite lost pets with their families, and support the humane treatment of all animals; and

WHEREAS, it is fitting and proper to recognize the dedication, sacrifice, and invaluable contributions of Animal Control Officers across the nation.

NOW, THEREFORE, I, Les Smith, Mayor of the City of Gladstone, on behalf of the Gladstone City Council and all Gladstone residents do hereby proclaim April 12th through 18th, 2026 to be:

NATIONAL ANIMAL CONTROL OFFICERS APPRECIATION WEEK

and encourage all citizens to recognize and thank these professionals for their essential service to our community.

Signed this 23rd Day of March 2026



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/13/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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

Subject: Special Event Permit

Background: The Public Works Department will host the City's Annual Spring Beautification Event for Gladstone residents. This free event provides residents with an opportunity to bring bulky household items for proper disposal.

Location: Happy Rock Park West

Date: Friday, April 24, 2026
Saturday, April 25, 2026

Time: Friday – 8:00 am to 5:00 pm
Saturday – 8:00 am to 5:00 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: MARCH 13, 2026
PERMIT No.: SEP26-00025
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: SPRING BEAUTIFICATION
LOCATION OF EVENT: 7512 NE ANTIOCH ROAD
HAPPY ROCK PARK WEST
DATE OF EVENT: FRIDAY, APRIL 24, 2026
SATURDAY, APRIL 25, 2026
TIME OF EVENT: FRIDAY – 8:00 AM TO 5:00 PM
SATURDAY – 8:00 AM TO 5:00 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 _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstorie 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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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: 2/24/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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 Car Show. This free community event will showcase a diverse collection of vehicles representing various eras and automotive styles.

Location: Atkins-Johnson Farm & Museum

Date: Saturday, June 13, 2026

Time: 11:00 am 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 24, 2026
PERMIT NO.: SEP25-00014
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: CAR SHOW
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, JUNE 13, 2026
TIME OF EVENT: 11:00 AM TO 3:00 PM
EST. ATTENDANCE: 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.

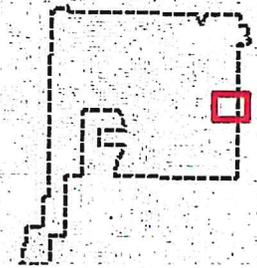
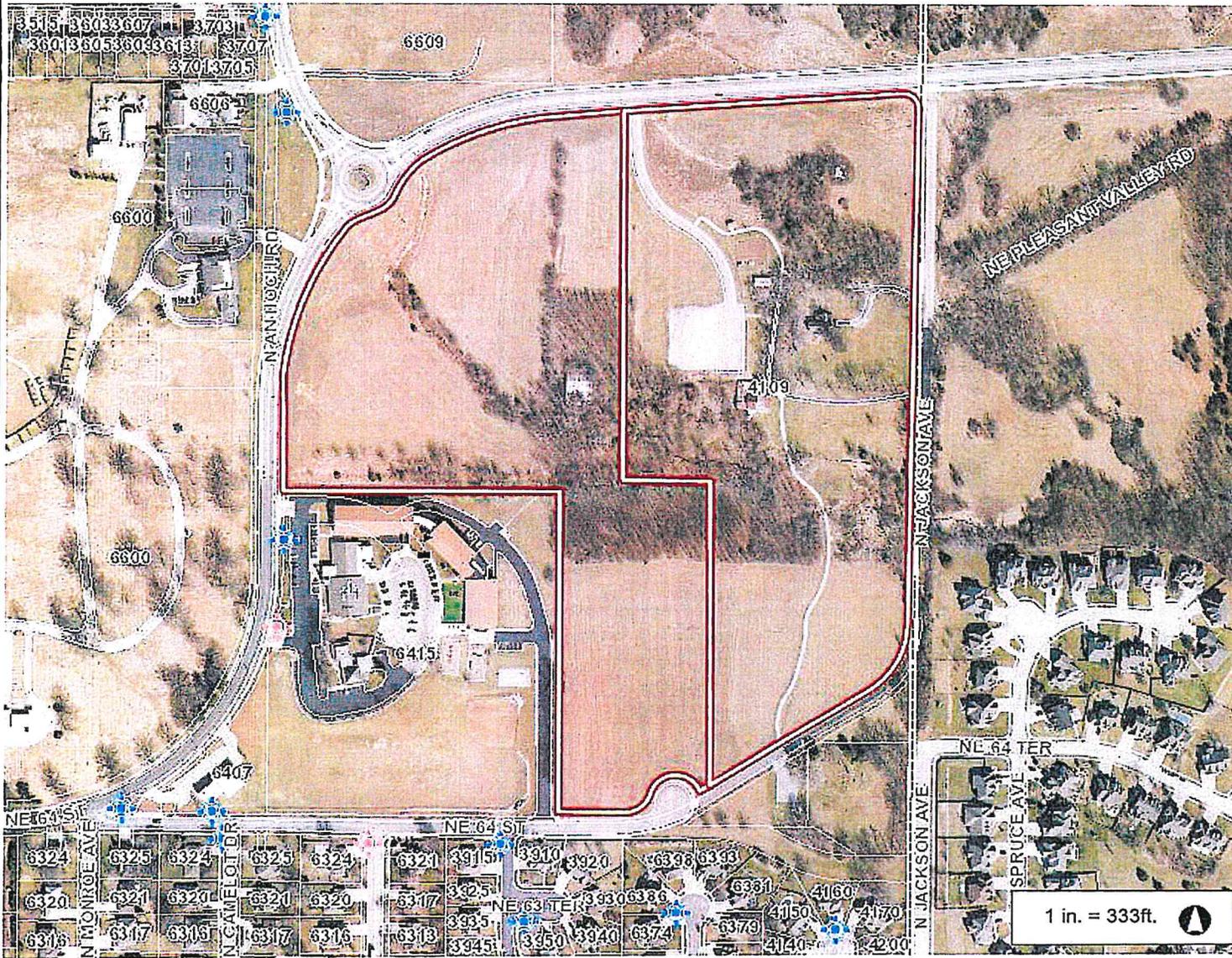
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



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

Notes

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Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 2/24/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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 Children's Garden Day in partnership with the Master Gardeners of Greater Kansas City. This educational event is designed to promote gardening and highlight the importance of growing your own food.

Attendees will have the opportunity to participate in complimentary children's crafts and hands-on activities, as well as enjoy recipes and gardening demonstrations. Guided garden tours, led by experienced Master Gardeners, will also be offered. Additionally, the Mid-Continent Public Library will host mini storytimes as part of the day's programming.

Location: Atkins-Johnson Farm & Museum and Garden

Date: Saturday, July 11, 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 24, 2026
PERMIT NO.: SEP25-00017
RE: TYPE 4 OUTDOOR SPECIAL EVENT

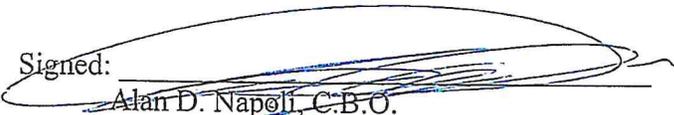
NAME OF EVENT: CHILDREN'S GARDEN DAY
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, JULY 11, 2026
TIME OF EVENT: 9:00 AM TO 12:00 PM
EST. ATTENDANCE: 500±

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.

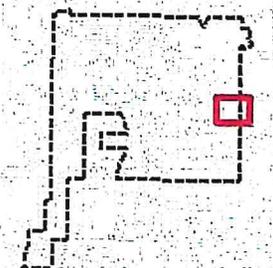
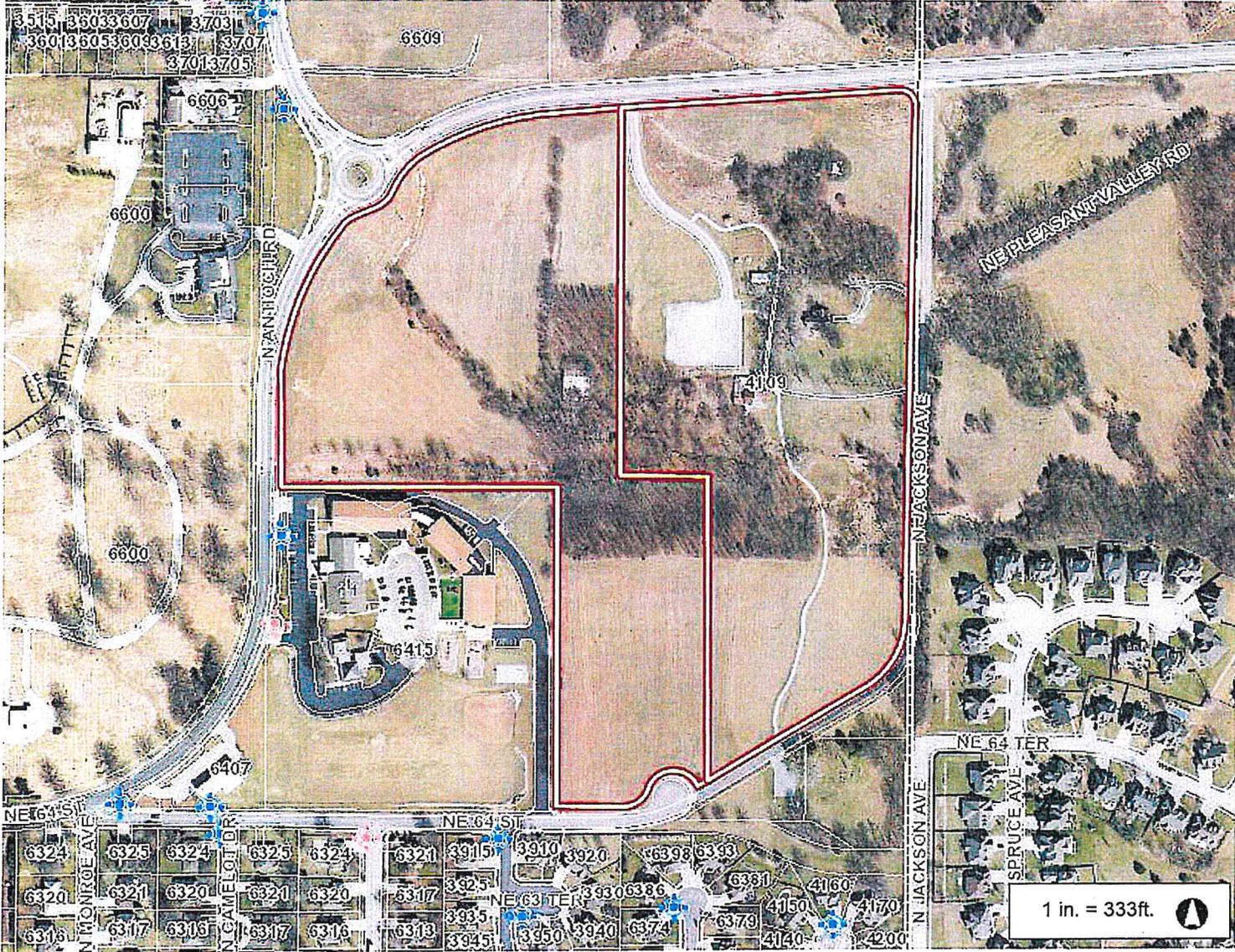
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



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

Notes

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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: 2/25/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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

Subject: Special Event Permit

Background: Parks, Recreation, and Cultural Arts Department will host the City's Annual Pickin' on the Front Porch event. This bluegrass concert will take place on the front porch of the museum. Visitors will be invited to bring blankets or lawn chairs and gather across the museum's front lawn to enjoy the performance.

Location: Atkins-Johnson Farm & Museum

Date: Saturday, September 5, 2026

Time: 6:00 pm to 8:00 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 25, 2026
PERMIT No.: SEP25-00018
RE: TYPE 4 OUTDOOR SPECIAL EVENT

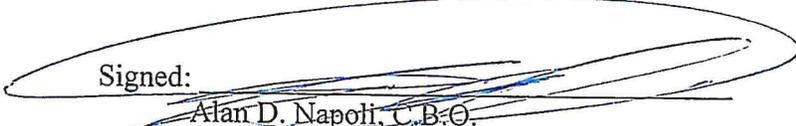
NAME OF EVENT: PICKIN' ON THE FRONT PORCH
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, SEPTEMBER 5, 2026
TIME OF EVENT: 6:00 PM TO 8:00 PM
EST. ATTENDANCE: 200±

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.

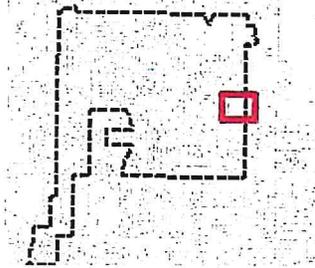
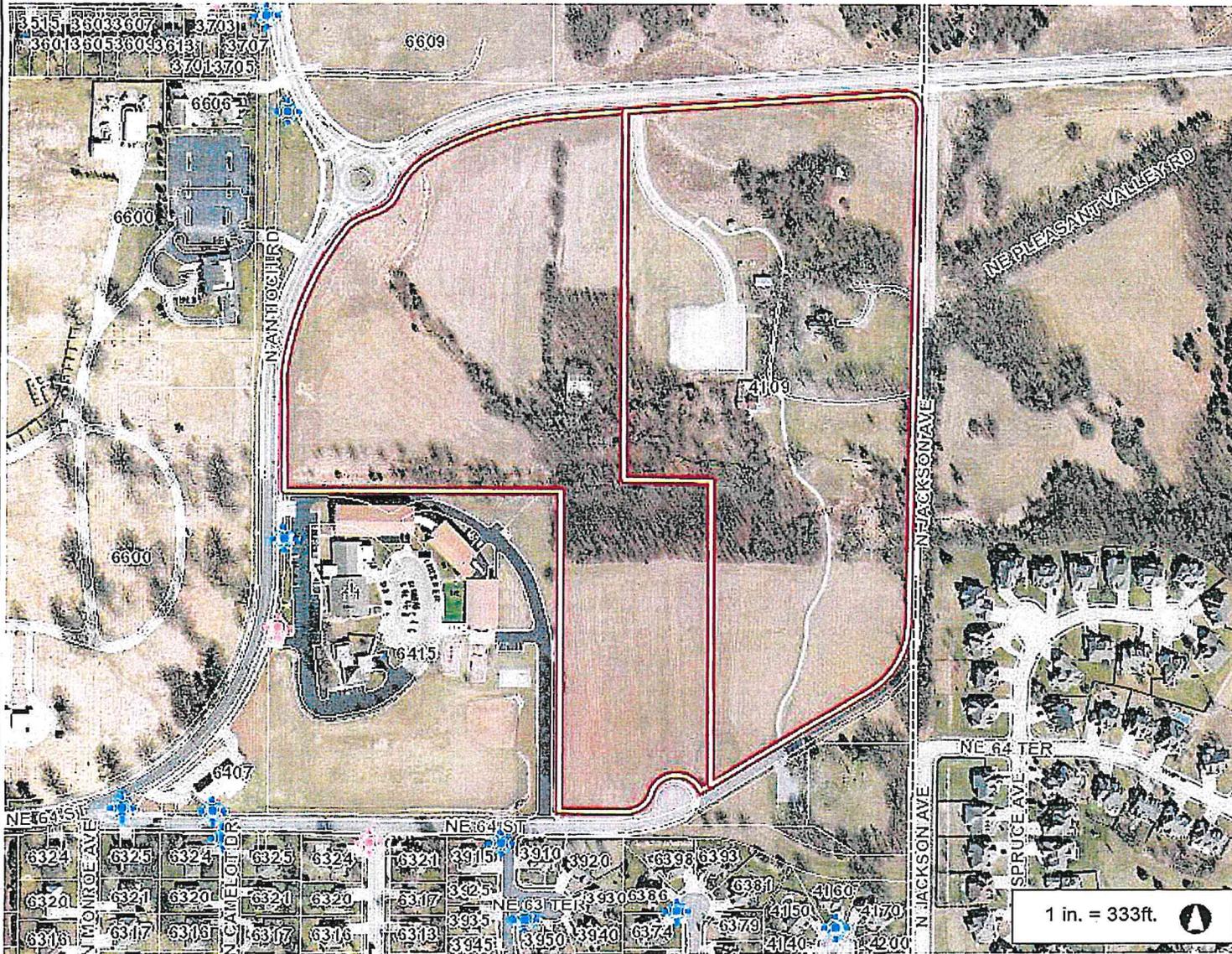
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____

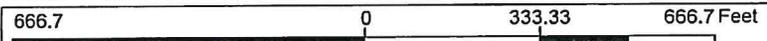


Gladstone, MO



- 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.



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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: 2/25/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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 Big Shoal Country Fair. This free, family-friendly event will feature live musical performances, arts and crafts, a children's activity zone (small entrance fee), a petting zoo, and a pumpkin patch. Food vendors and specialty vendors will offer a variety of items for purchase.

Event infrastructure will include two to three large tents (20' x 30') and approximately six to fifteen smaller tents (10' x 10') to accommodate activities and vendors.

Location: Atkins-Johnson Farm & Museum

Date: Saturday, September 26, 2026

Time: 10:00 am 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 25, 2026
PERMIT NO.: SEP25-00019
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: BIG SHOAL COUNTRY FAIR
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, SEPTEMBER 26, 2026
TIME OF EVENT: 10:00 AM TO 3:00 PM
EST. ATTENDANCE: 1,200±

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.

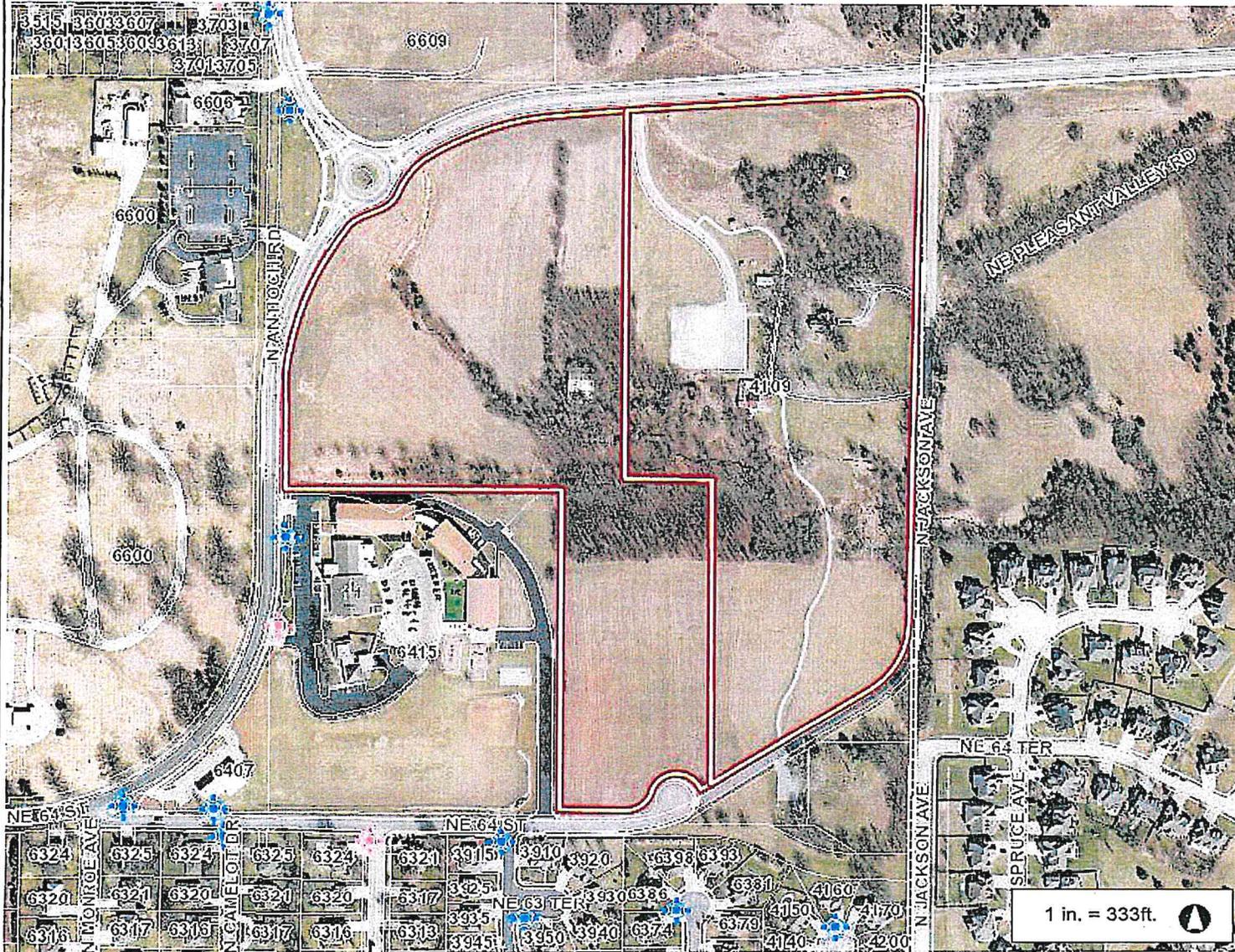
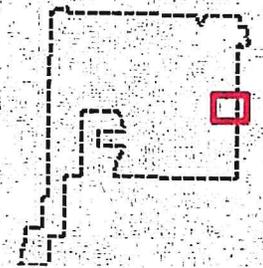
Community Development Administrator | Building Official

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.

666.7 0 333.33 666.7 Feet

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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: 2/25/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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 Cemetery Tours. This candlelit event features volunteer interpreters portraying notable individuals interred at the cemetery, providing guests with a unique and educational historical experience. Two (2) tour sessions will be offered. Attendees are also invited to visit the Atkins-Johnson Museum, where cider will be served.

Location: Big Shoal Cemetery and Atkins-Johnson Farm & Museum

Date: Saturday, October 17, 2026

Time: 5:00 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 25, 2026
PERMIT NO.: SEP25-00021
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: CEMETERY TOURS
LOCATION OF EVENT: 4125 NE 64TH STREET
BIG SHOAL CEMETERY
4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM & MUSEUM
DATE OF EVENT: SATURDAY, OCTOBER 17, 2026
TIME OF EVENT: 5:00 PM TO 10:00 PM
EST. ATTENDANCE: 50±

REQUESTED TEMPORARY VARIANCE:

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

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

Signed: _____

Alan D. Napoli, C.B.O.

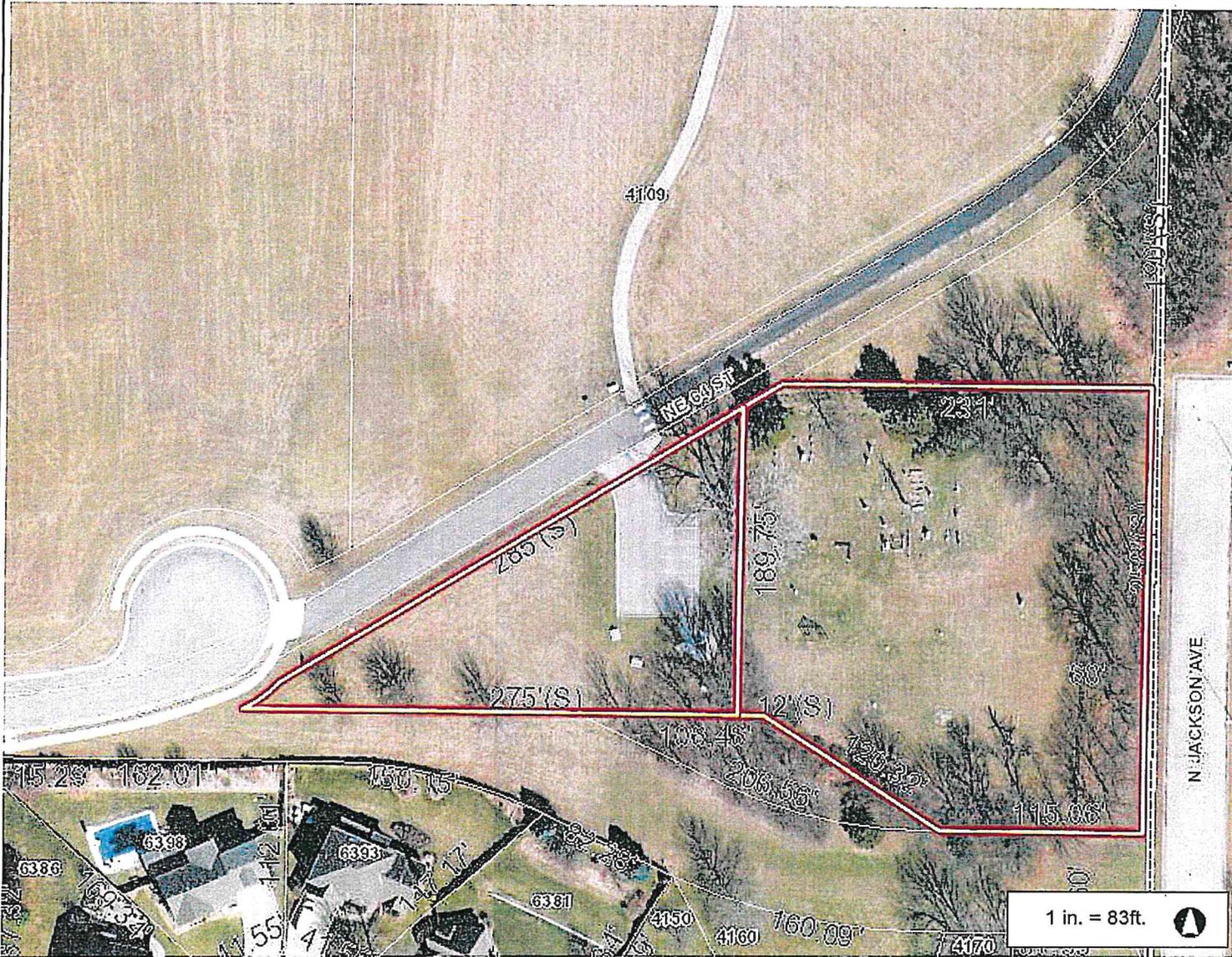
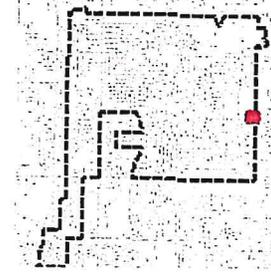
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO



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

1 in. = 83ft.

Notes

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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: 3/13/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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 "Sounds on the Square" concert series in 2026. The series will feature a variety of musical genres throughout the season to appeal to a broad audience. These events are free and open to the public, and beverages will be available for purchase.

Location: Linden Square

Date:

- Saturday, June 6, 2026 (in conjunction with Food Art Drink)
- Friday, June 12, 2026
- Friday, July 10, 2026
- Friday, July 17, 2026
- Saturday, July 18, 2026
- Friday, July 24, 2026
- Friday, July 31, 2026
- Friday, August 14, 2026
- Friday, August 21, 2026
- Saturday, August 22, 2026
- Saturday, August 29, 2026
- Friday, September 4, 2026
- Friday, September 11, 2026
- Friday, September 18, 2026
- Friday, September 25, 2026

Time: 12:00 pm to 10:00 pm (concerts will begin at 7:00 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: MARCH 13, 2026
PERMIT NO.: SEP25-00024
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: SOUNDS ON THE SQUARE
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE

DATE OF EVENT: SATURDAY, JUNE 6, 2026 (IN CONJUNCTION WITH FOOD ART DRINK)
FRIDAY, JUNE 12, 2026
FRIDAY, JULY 10, 2026
FRIDAY, JULY 17, 2026
SATURDAY, JULY 18, 2026
FRIDAY, JULY 24, 2026
FRIDAY, JULY 31, 2026
FRIDAY, AUGUST 14, 2026
FRIDAY, AUGUST 21, 2026
SATURDAY, AUGUST 22, 2026
SATURDAY, AUGUST 29, 2026
FRIDAY, SEPTEMBER 4, 2026
FRIDAY, SEPTEMBER 11, 2026
FRIDAY, SEPTEMBER 18, 2026
FRIDAY, SEPTEMBER 25, 2026

TIME OF EVENT: 12:00 PM TO 10:00 P (CONCERTS BEGIN AT 7:00 PM)
EST. ATTENDANCE: 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.

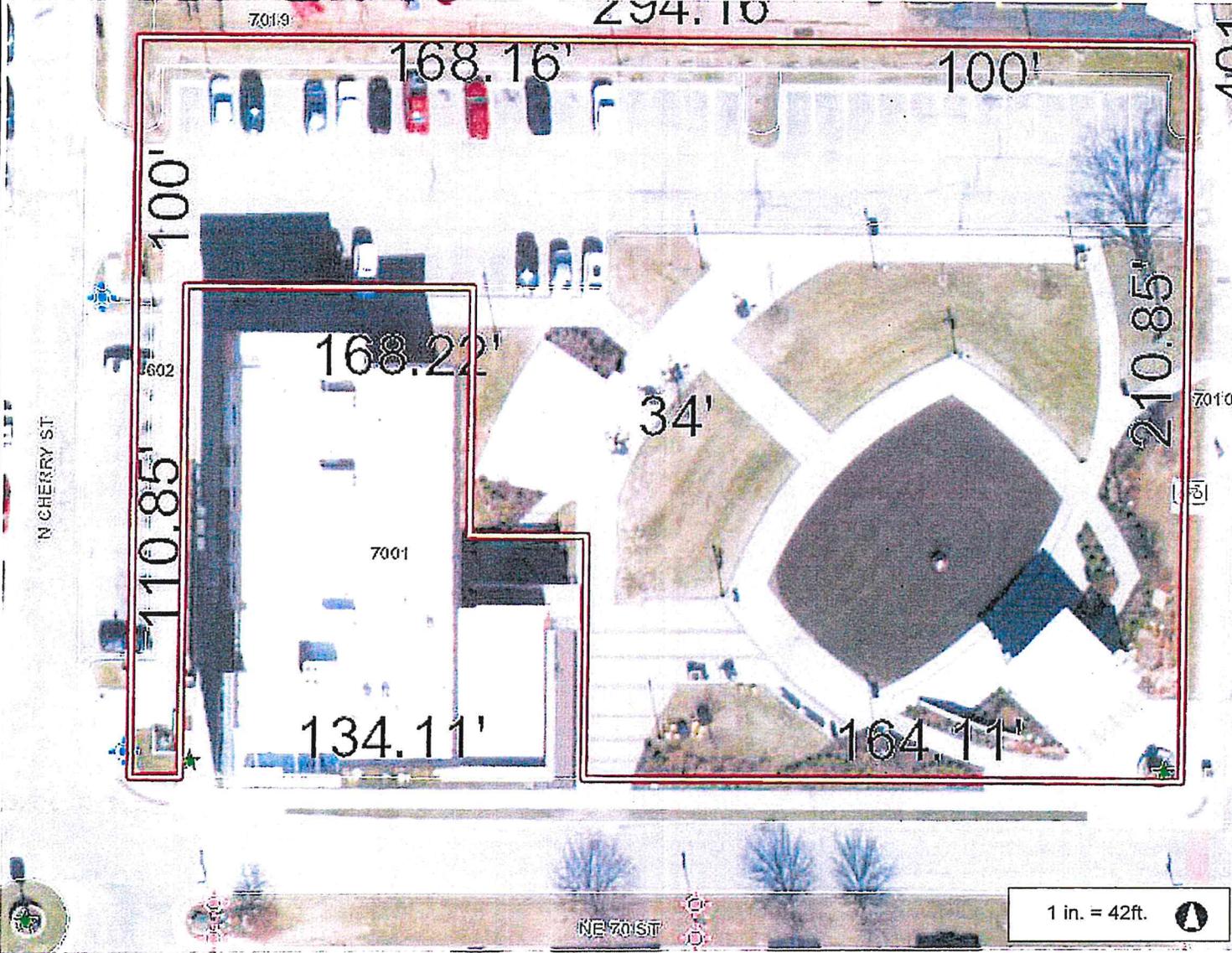
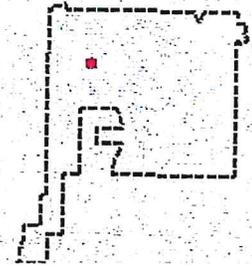
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO

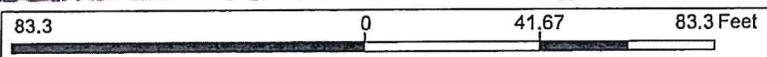


Legend

- 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
- Villages
- Apartment Polygon

Notes

1 in. = 42ft.



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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: 2/24/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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 2026 Annual Theatre in the Park season. This year's featured productions are The Addams Family and Bye Bye Birdie. The Gladstone Rotary Club will operate the concession stand and provide refreshments for patrons throughout the performances.

Location: Oak Grove Park

Addams Family-

Date: Friday, June 26, 2026
Saturday, June 27, 2026
Sunday, June 28, 2026

Bye Bye Birdie-

Date: Friday, August 7, 2026
Saturday, August 8, 2026
Sunday, August 9, 2026

Time: 5:00 pm to 11:30 pm (all shows)
5:00 pm park opens (all shows)
8:30 pm show begins (all shows)

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 24, 2026
PERMIT NO.: SEP25-00015
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: THEATRE IN THE PARK
LOCATION OF EVENT: 7600 N TROOST AVENUE
OAK GROVE PARK
DATE OF EVENT: ADDAMS FAMILY-
FRIDAY, JUNE 26, 2026
SATURDAY, JUNE 27, 2026
SUNDAY, JUNE 28, 2026
BYE BYE BIRDIE-
FRIDAY, AUGUST 7, 2026
SATURDAY, AUGUST 8, 2026
SUNDAY, AUGUST 9, 2026
TIME OF EVENT: THE PARK WILL OPEN AT 5:00 PM AND CLOSE AT 11:30 PM
SHOW BEGINS AT 8:30 PM AND CONCLUDES APPROXIMATELY 10:45 PM
EST. ATTENDANCE: 4000±

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.

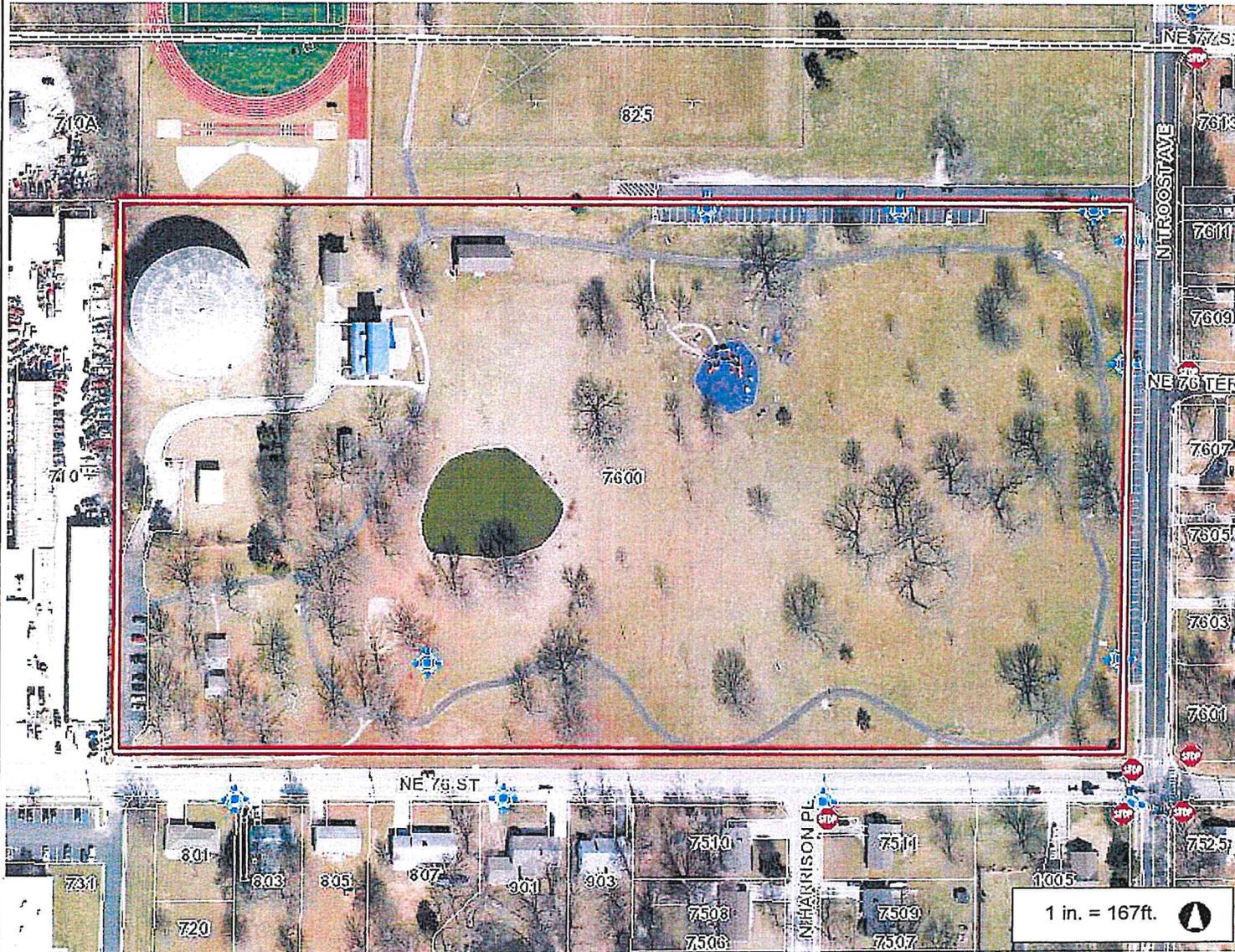
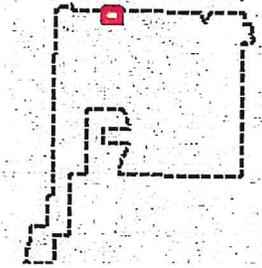
Community Development Administrator | Building Official

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
- Villages
- Apartment Polygon

Notes

1 in. = 167ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Request for Council Action

RES # R-26-15

BILL # City Clerk Only

ORD # City Clerk Only

Date 03/17/2026

Department: Fire

Meeting Date Requested: 03/23/2026

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

Subject: A Resolution authorizing the City Manager to enter into a purchase agreement with Zoll Medical Corporation for the purchase of two Zoll AutoPulse NXT CPR devices in the total amount of \$41,269.62

Background: Currently, the Fire/EMS Department deploys two Zoll AutoPulse units on the first-out ambulances. Due to the frequency with which these units are utilized, staff is requesting the purchase of two additional AutoPulse NXT CPR devices to be assigned to the first-out fire apparatus.

The next-generation AutoPulse NXT combines the clinically proven performance of the AutoPulse platform with enhanced usability to support more effective patient care. Its NXT band technology accommodates a wider range of patients and measures the patient to deliver appropriate compression depth, reducing the need for pauses or manual adjustments. In addition, the system integrates CPR feedback with the Zoll X Series Advanced cardiac monitor, allowing rescuers to confirm that high-quality CPR is being delivered while maintaining focus on other critical lifesaving tasks. Purchase of this device from Zoll is based on sole source manufacturer and GSA pricing comparisons.

Budget Discussion: Funds are budgeted in the amount of \$41,269.62 from the Equipment Capital. Ongoing annual costs are estimated at \$0. Previous years' funding for this item was \$0.

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

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

Mike Desautels
Fire Chief

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-15

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH ZOLL MEDICAL CORPORATION FOR THE PURCHASE OF TWO (2) ZOLL AUTOPULSE NXT CPR DEVICES IN THE AMOUNT OF \$41,269.62 FOR THE GLADSTONE FIRE/EMS DEPARTMENT

WHEREAS, high-quality cardiopulmonary resuscitation (CPR) is critical to improving survival outcomes for patients experiencing cardiac arrest; and

WHEREAS, the Gladstone Fire/EMS Department currently deploys two (2) Zoll AutoPulse CPR devices on first-out ambulances, which are frequently unavailable due to call volume and service demand; and

WHEREAS, the addition of two (2) Zoll AutoPulse NXT CPR devices to first-out fire apparatus will enhance the Department's ability to deliver consistent, high-quality, patient-customized compressions during emergency response, treatment, and transport; and

WHEREAS, staff recommends approval of this purchase as a necessary investment in lifesaving equipment and service delivery capability.

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

THAT, the City Manager is authorized to enter into a purchase agreement with Zoll Medical Corporation for the purchase of two AutoPulse NXT CPR devices in the amount of \$41,269.62.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF MARCH 2026.

Mayor Les Smith

ATTEST:

Kris Keller, Deputy City Clerk



ZOLL Medical Corporation

269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

Quote No: Q-134242 Version: 2

Gladstone Fire and EMS Station #2
6569 North Prospect Avenue
Gladstone, MO 64119

Quote No: Q-134242
Version: 2

ZOLL Customer No: 148573

Issued Date: February 9, 2026
Expiration Date: March 31, 2026

Jon Norman
(816) 651-1291
jonn@gladstone.mo.us

Terms: Net due in 30 days

FOB: Shipping Point
Freight: Prepay & Add

Prepared by: Jason Jonas
EMS CPR Territory Manager
jason.jonas@zoll.com
+1 8162158721

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
1		8700-001070-01	AutoPulse NXT Platform Includes: AutoPulse NXT Platform, 1 year factory warranty.	2	\$17,286.00	\$16,767.42	\$33,534.84
2		8700-001012-01	AutoPulse NXT Lithium Battery	4	\$1,542.00	\$1,495.74	\$5,982.96
3		8700-001018-01	AutoPulse NXT QuickCase	2	\$813.00	\$788.61	\$1,577.22
4		8700-001017-01	AutoPulse NXT Shoulder Restraint	2	\$90.00	\$87.30	\$174.60

Subtotal: \$41,269.62

Total: \$41,269.62

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <https://www.zoll.com/terms-and-conditions-of-sale>, for software products can be found at <https://www.zoll.com/software-legal>, and for ExpertCare Service Plans can be found at <https://www.zoll.com/ExpertCare-Service-Terms>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

1. Delivery will be made upon availability.
2. This Quote expires on March 31, 2026. Pricing is subject to change after this date.
3. Applicable tax, shipping & handling will be added at the time of invoicing.
4. All purchase orders are subject to credit approval before being accepted by ZOLL.
5. To place an order, please forward the purchase order with a copy of this quotation to esales@zoll.com or via fax to 978-421-0015.



ZOLL Medical Corporation

269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

Gladstone Fire and EMS Station #2
Quote No: Q-134242 Version: 2

- 6. All discounts from list price are contingent upon payment within the agreed upon terms.
- 7. Place your future accessory orders online by visiting the ZOLL web store.

Order Information (to be completed by the customer)

Tax Exempt Entity (Tax Exempt Certificate must be provided to ZOLL)

Taxable Entity (Applicable tax will be applied at time of invoice)

BILL TO ADDRESS	SHIP TO ADDRESS
Name/Department:	Name/Department:
Address:	Address:
City / State / Zip Code:	City / State / Zip Code:

Is a Purchase Order (PO) required for the purchase and/or payment of the products listed on this quotation?

Yes PO Number: _____ PO Amount: _____
(A copy of the Purchase Order must be included with this Quote when returned to ZOLL)

No (Please complete the below section when submitting this order)

For organizations that do not require a PO, ZOLL requires written execution of this order. The person signing below represents and warrants that she or he has the authority to bind the party for which he or she is signing to the terms and prices in this quotation.

Gladstone Fire and EMS Station #2

Authorized Signature:

Name: _____
Title: _____
Date: _____



Request for Council Action

RES # R-26-16

BILL # City Clerk Only

ORD # City Clerk Only

Date 03/17/2026

Department: Fire

Meeting Date Requested: 03/23/2026

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

Subject: A Resolution authorizing the City Manager to enter into a purchase agreement with Breathing Air Systems for the purchase of one (1) Bauer DMT13 SCBA Compressor and Fill Station system.

Background: The Gladstone Fire/EMS Department utilizes Self-Contained Breathing Apparatus (SCBA) for all interior firefighting operations, technical rescue incidents, and hazardous environment responses. A reliable breathing air supply system is critical to firefighter safety and operational effectiveness. The department's current SCBA air fill capabilities are aging and increasingly subject to maintenance issues and reduced reliability. The proposed Bauer DMT13 (Dive Mate Elite) compressor and fill station system is a modern, high-capacity solution designed to meet NFPA and OSHA breathing air standards. This system will significantly improve SCBA bottle refill capacity, reduce downtime, and enhance firefighter safety and readiness. Purchase of this device is based on obtaining and evaluating three bids, those requested required specifications meeting our MSA SCBA units in current service, as well future considerations, routine preventative maintenance, training and an industry record of proven reliability, as well comparative pricing through GSA.

Budget Discussion: Funds are budgeted in the amount of \$43,458.69. from the Equipment Capital line item. Ongoing annual costs are estimated at \$1500. Previous years' funding for this item was \$0.

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

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

Mike Desautels
Fire Chief

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-16

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH BREATHING AIR SYSTEMS FOR A BAUER DMT13 SCBA COMPRESSOR AND FILL STATION FOR THE GLADSTONE FIRE/EMS DEPARTMENT IN THE AMOUNT OF \$43,458.69.

WHEREAS, the City of Gladstone Fire/EMS Department requires reliable and compliant breathing air systems to support firefighting and emergency response operations; and

WHEREAS, Self-Contained Breathing Apparatus (SCBA) systems are critical life safety equipment used by firefighters in hazardous environments; and

WHEREAS, the department's current SCBA air compression system is aging and presents operational and maintenance concerns; and

WHEREAS, Breathing Air Systems has provided Quote No. QUO-IL2204 dated March 9, 2026, for a Bauer DMT13 SCBA Compressor and Fill Station system; and

WHEREAS, the proposed system meets applicable NFPA and OSHA breathing air standards and will improve operational readiness, efficiency, and firefighter safety.

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

THAT, the City Manager is authorized to enter into a purchase agreement with Breathing Air Systems for a Bauer DMT13 SCBA Compressor and Fill Station in the amount of \$43,458.69.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF MARCH 2026.

Mayor Les Smith

ATTEST:

Kris Keller, Deputy City Clerk



SALES & SERVICE CENTERS
SALES@BREATHINGAIR.COM | SERVICE@BREATHINGAIR.COM



8855 E. BROAD STREET
REYNOLDSBURG, OH 43068

OHIO - CORP HQ
614.864.1235
INDIANA/KENTUCKY
614.986.1025

NORTH CAROLINA
336.674.0749
PENNSYLVANIA
614.515.5765

FLORIDA
352.629.7712
MICHIGAN
517.786.4060

TENNESSEE
423.634.3184
ILLINOIS
217.768.4408

210 LABRADOR DR.
RANDLEMAN, NC 27317

WWW.BREATHINGAIR.COM | WWW.SAFEAIRSYSTEMS.COM

THE NATION'S LARGEST DISTRIBUTOR OF



Quote

Breathing Air Systems
210 N Main Street
Moweaqua IL 62550
United States

Requested By: Adam Namanny
Title:
Email:
Phone: (816) 452-3707

Page 1 of 3

Date 03/09/2026
Quote # QUO-IL2204
Customer ID 853471-1

Bill To

GLADSTONE FIRE STATION
6118 N OAK TRAFFIC WAY
Kansas City MO 64118
United States

Ship To

Adam Namanny
Gladstone Fire Station
6569 North Prospect Avenue
Gladstone MO 64119
United States

Expires 05/08/2026
Terms Net 30
Shipping Method LTL Motor Freight
FOB
Est Delivery Time

Sales Rep: Jamie Mullins
Sales Rep Email: jmullins@breathingair.com
Sales Rep Phone: (217) 518-5364

A 3% CREDIT CARD CONVENIENCE FEE WILL BE ADDED TO ALL ORDERS AT TIME OF FULFILLMENT FOR ALL CREDIT CARD TRANSACTIONS EXCEEDING \$1,200.00. A WIRE FEE OF \$45.00 WILL BE ADDED TO ALL ORDERS PAID BY WIRE.

NOTE: Our quotes do not include the offloading, uncrating, or placement of compressors or fill stations. Customers are responsible for the wiring to or into an electrical compressor and to the electrical supply. Warranty is as proposed.

Item	Quantity	Description	Rate	Amount	Tax Rate
DMT II 13-E3-EL	1	Bauer Dive Mate Elite Compressor - 13 cfm charging rate - 6000 psi - Complete with P41 purification - 10 HP motor - hourmeter - Innerstage gauges - Automatic Condensate Drains - pressure switch - Three phase electric	26,311.77	26,311.77	
BAS-4021CO- 110WM	1	CO MONITOR 110 VAC Wall Mount	3,231.75	3,231.75	
CFS5.5-2S	1	Two position CFS equipped with inlet pressure gauge adjustable regulator, regulated pressure gauge, fill control valve and fill pressure gauges	13,346.00	13,346.00	
USEDASC-6 000-P	2	Hydro Tested & Painted Used 6000 PSI Cylinders	1,000.00	2,000.00	
CS6-2KIT	1	Cascade Kit (Up to 6000 psi), which includes Plumbing, Mounting Kits, and Fill Hose for 2 cylinders. Cylinders are not included in this kit.	785.13	785.13	
Subtotal				45,674.65	
Discount 12%			-12.00%	-5,480.96	
Equipment Start-Up	10	Bauer Equipment Start-Up	165.00	1,650.00	
INCLUDES ROUND TRIP TRAVEL, ON SITE LABOR, START-UP, TESTING, AND TRAINING. BAS DELIVERY AND PLACEMENT OF					



8855 E. BROAD STREET
REYNOLDSBURG, OH 43068

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614.864.1235

INDIANA/KENTUCKY
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NORTH CAROLINA
336.674.0749

PENNSYLVANIA
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217.768.4408



210 LABRADOR DR.
RANDLEMAN, NC 27317

WWW.BREATHINGAIR.COM | WWW.SAFEAIRSYSTEMS.COM

THE NATION'S LARGEST DISTRIBUTOR OF



Quote

Breathing Air Systems
210 N Main Street
Moweaqua IL 62550
United States

Page 2 of 3

Date

03/09/2026

Quote #

QUO-IL2204

Customer ID

853471-1

Item	Quantity	Description	Rate	Amount	Tax Rate
SLP-HP-WITH START-UP	1	EQUIPMENT IS INCLUDED. CUSTOMER IS RESPONSIBLE FOR ELECTRIC SUPPLY AND HOOK-UP. Single High Pressure Air Test Kit to be taken at time of start-up by Breathing Air Service Technician.	115.00	115.00	
START-UP KIT	1	START-UP KIT FOR EQUIPMENT INSTALLATION FOR 7.5 H.P. THREE PHASE, YOU WILL NEED ONE OF THE FOLLOWING: 30 AMP. SUPPLY BREAKER WITH #10 WIRE FOR 230 VAC 40 AMP. SUPPLY BREAKER WITH #8 WIRE FOR 208 VAC - Customer will Offload, Uncrate, and Place Unit - Forklift will be Required - Customer Must Supply Electric to Unit - BAS Tech will Perform Factory Start Up - BAS Tech will Mount Fill station to Floor - BAS Tech will Mount and Connect Cascade Cylinders - BAS Tech will Perform Operator Training. - BAS Tech will Take One Air Quality Test For additional questions please contact sales rep NEW WARRANTY PROGRAM: TWO YEAR "BUMPER TO BUMPER" WARRANTY IS STANDARD FOR THE COMPRESSOR AND FILL STATION. OPTIONAL 5 YEAR 'BUMPER TO BUMPER' WARRANTY AVAILABLE FOR THE COMPLETE SYSTEM WITH A SIGNED AGREEMENT FOR A SEMI-ANNUAL MAINTENANCE PROGRAM WITH BREATHING AIR SYSTEMS. SEE ATTACHMENT FOR WARRANTY AGREEMENT.A SEPARATE QUOTE WILL BE AVAILABLE FOR A SEMI-ANNUAL	300.00	300.00	



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/9/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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

Subject: Building Permit

Background: The property owner, North Eagle Properties, LLC, and the applicant, RB Architecture Engineering Construction, on behalf of KC Quick, are requesting approval of Building Permit BP25-00457 for the construction of a convenience store and gas station located at 5720 N Oak Trafficway (see attached aerial).

The proposed construction materials and color palette are consistent with the previously approved site plan and the City's site design regulations. The exterior design includes king-sized brick and wood-textured aluminum panels.

The property was previously occupied by a gas station and convenience store operated by a former owner. The structure was demolished in 2021.

As part of the application, the applicant submitted both a stormwater study and a traffic study, which have been reviewed by City staff and found to comply with applicable City regulations.

Vehicular access to the site from N Oak Trafficway will be limited to right-in/right-out movements, with additional access provided from NE 58th Street.

The site plan received approval from the Planning Commission on June 20, 2023 (10-0) and was subsequently approved by the City Council on July 10, 2023 (5-0).

Budget Discussion: N/A.

Public/Board/Staff Input: See attached Building Permit Staff Report and accompanying plans.

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager

BUILDING PERMIT STAFF REPORT



CITY OF GLADSTONE
Community Development Department
7010 N. Holmes Street
Gladstone, Missouri 64118
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 9, 2026
PERMIT No.: BP25-00457

GENERAL INFORMATION

BUSINESS/PROPERTY NAME: KC Quick
APPLICANT: RB Architecture Engineering Construction
STATUS OF APPLICANT: Architect of Record
OWNER: North Eagle Properties, LLC
REQUESTED ACTION: Approval of Building Permit
PURPOSE: Construction of a Convenience Store / Gas Station
LOCATION: 5720 N Oak Trafficway
SIZE: 8,470± sq. ft. Convenience Store
5,720± sq. ft. Fuel Canopy

ZONING INFORMATION

EXISTING LAND USE: CP-3 Commercial Planned District
SURROUNDING LAND USE-N: CP-2 General Business Planned District
R-3 Garden-Apartment District
E: Village of Oakwood
W: R-1 Single-Family Dwelling District
S: C-1 Local Business District
R-1 Single-Family Dwelling District
COMPREHENSIVE PLAN: Commercial
ZONING HISTORY: Planning Commission Approved Site Plan 6/20/23 (10-0)
City Council Approved Site Plan 7/10/23 (5-0)

APPLICABLE REGULATIONS

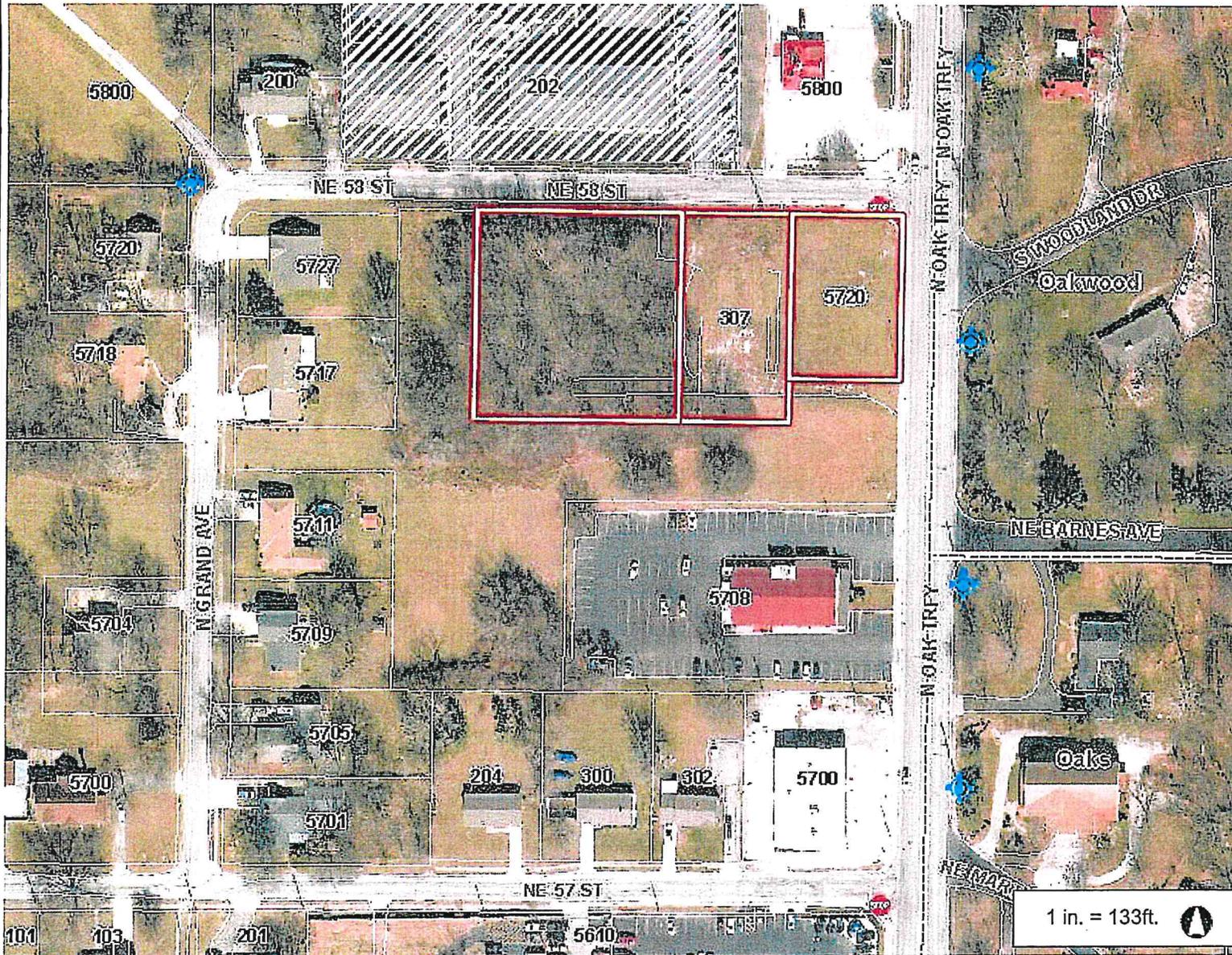
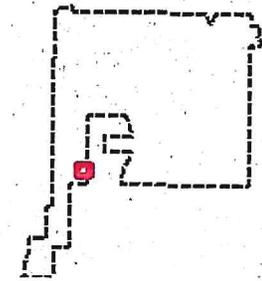
2021 IBC, 2021 IEBC, 2020 NEC, 2021 IFC, 2021 IECC, 2021 IFGC, 2021 IMC,
2021 IPC, 2021 ISPSC, AND 2017 ICC A117.1

ADDITIONAL COMMENTS

No Additional Comments



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
 - City Park
 - Villages
 - Apartment Polygon
- ortho2024
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1 in. = 133ft.

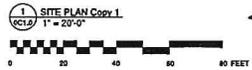
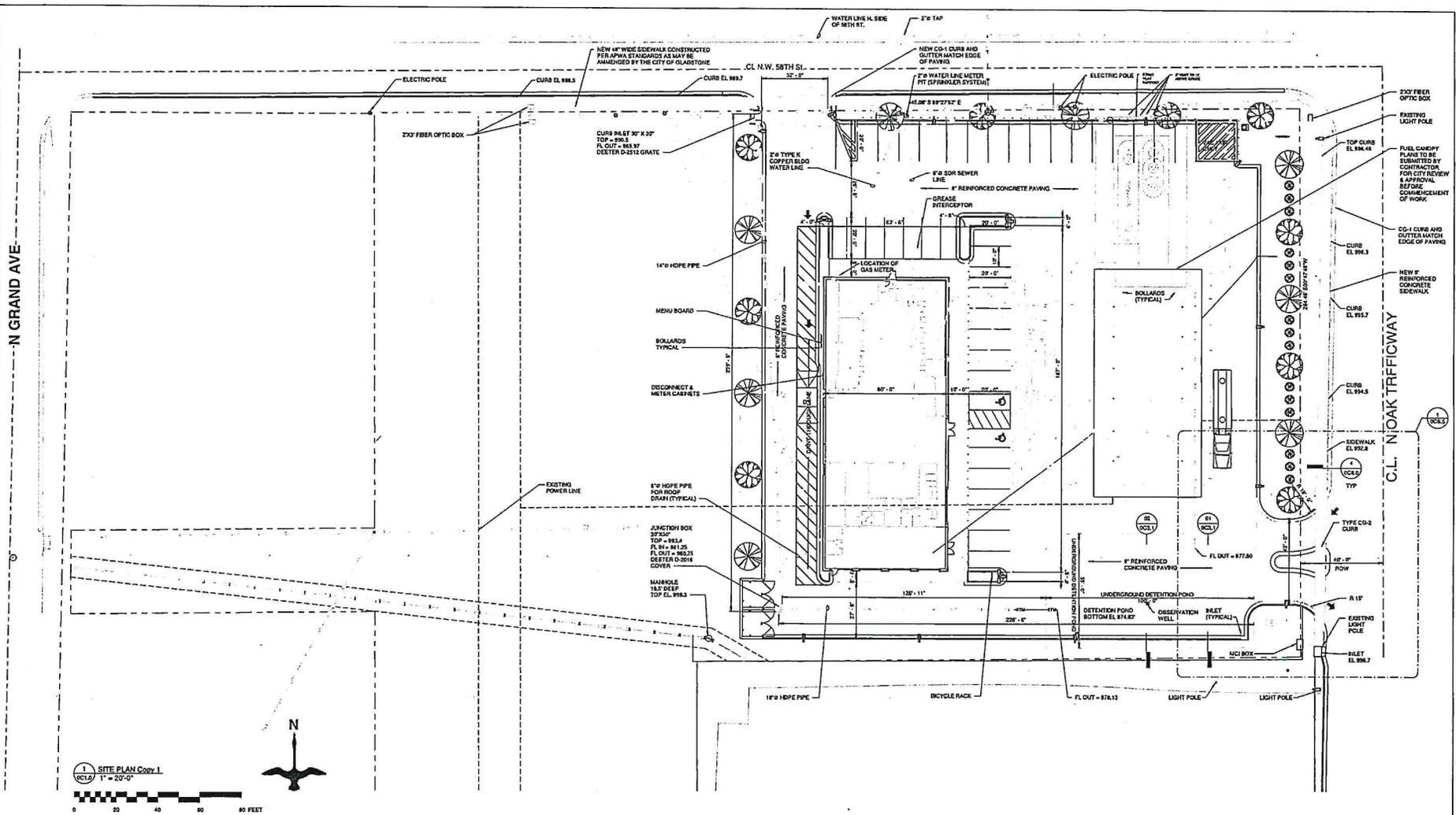


266.7 0 133.33 266.7 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

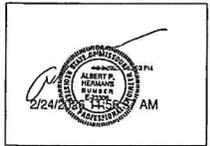
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



RB
ARCHITECTURE ENGINEERING CONSTRUCTION
 11661 COLLEGE BLVD STREET, OVERLAND PARK KANSAS 66210
 TEL: (913) 375-7659 EMAIL: rladbaghdadi@yahoo.com

No.	Description	Date
1	REVISED PER CITY COMMENTS	12-22-2021

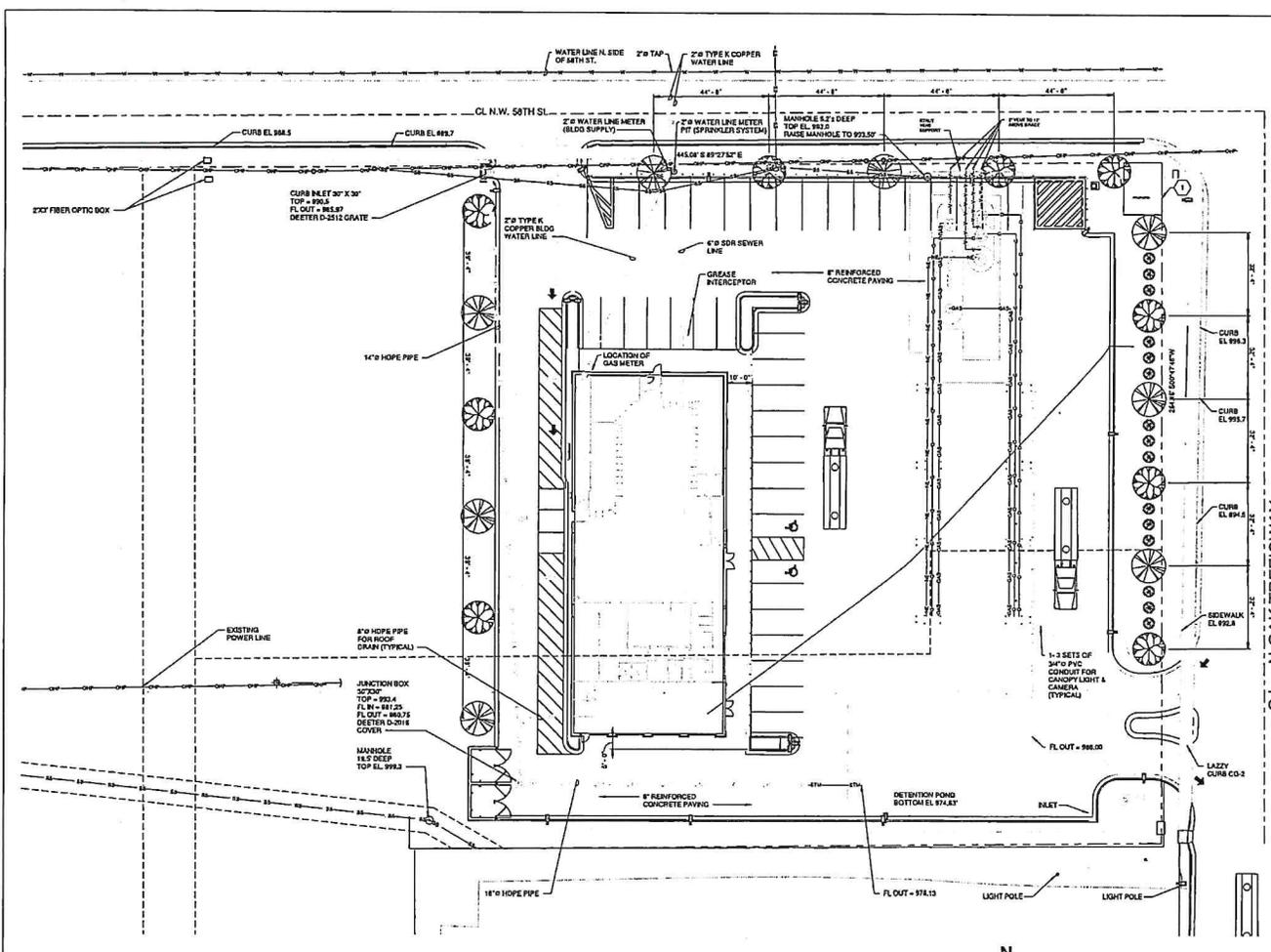


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KC QUICK
 5720 N OAK TRFWY
 GLADSTONE, MO 64118

SITE PLAN	
Project number	Project Number
Date	Author
Drawn by	Checker
Checked by	
OC1.0	
GROUP	SHEET NO.

C:\Users\ahayward\OneDrive\Projects\6152-2022 - 1410 GAS STATION GLADSTONE NORTH OAK ST22 N OAK TRFFWAY\PLANS 2022\Glad. Station North Oak Trfwy\172218



1 LANDSCAPE PLAN
SCALE 1" = 20'-0"



LANDSCAPE SCHEDULE			
TREES	QTY	NAME	SIZE
	9	NEW TREE JUMPERUS VIRGINIANA / CANADIAN HEMLOCK	4 FT
	9	QUERCUS RUBA / RED OAK	2" CAL.
	9	QUERCUS CANADENSIS / EASTERN REDWOOD	2" CAL.
		JUMPERUS VIRGINIANA / EASTERN RED CEDAR	2 FT
SHRUBS	QTY	NAME	SIZE
	27	GLANDULARIA CANADENSIS / ROSE YEWBERRY	1 GAL.
		PERNETTIA ORIENTALE / MARLE ROSE / KARLE POUNTAIN GRASS	1 GAL.
		EXISTING TREES TO REMAIN	
		EXISTING SHRUBS TO REMAIN	

- GENERAL LANDSCAPE NOTES:**
- CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
 - CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE OWNER.
 - CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE INSTALLATION.
 - ALL SHRUB BEDS WITHIN LAWN AREAS SHALL RECEIVE A MANICURED EDGE.
 - ALL SHRUB BEDS SHALL BE MULCHED WITH 3" OF SPREADED DYED DARK BROWN MULCH EXCEPT AS NOTED ON PLAN WHERE WASHED RIVER GRAVEL APPLIES.
 - ALL SHRUB BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE TUPERSAM OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - ALL DISTURBED AREAS AROUND BUILDING & PARKING SHALL BE SOODED PER CITY ORDINANCE & 444-SEEDING IS NOT PERMITTED.
 - CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
 - ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
 - ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED BY THE HORTICULTURAL TRADES.
 - ALL PLANT MATERIAL SHALL BE SPECIEMEN QUALITY STOCK AS DETERMINED BY THE AMERICAN ASSOCIATION OF NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. FREE OF PLANT DISEASES AND PESTS OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
 - SIZE INDICATED ON THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
 - PLANTS SHALL NOT BE PRUNED PRIOR TO INSTALLATION TO THE SITE OR AFTER INSTALLATION EXCEPT FROST DAMAGE THAT HAS BEEN DAMAGED IN SOME WAY.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER & AUTHORITY HAVING JURISDICTION OVER THE IRRIGATION FOR ANY INSTALLATION. CONTRACTOR SHALL PROVIDE PLANS TO THE CITY FOR REVIEW AND APPROVAL BEFORE COMMENCEMENT OF WORK.
 - PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
 - IN REEDED AREA REMOVE ALL DEBRIS INCLUDING WEEDS AFTER SPRAYING WITH ROUNDUP OR APPROVED EQUAL 2 WEEKS PRIOR TO OTHER WORK. ADD 4" OF CLEAN TOPSOIL & INSTALL EXISTING SOIL.
 - PLACE 4" DIAMETER MULCHED RING AROUND ALL PROPOSED TREES IN LAWN AREAS.

- EXISTING PLANT PROTECTION NOTES:**
- FOUR FOOT PLASTIC BARRIER FENCING SHALL BE ERECTED AROUND TREE AREAS TO BE SAVED @ LIMITS OF GRADING.
 - FENCE SHALL BE ERECTED BEFORE ANY OTHER WORK TAKES PLACE.
 - STEEL "T" POSTS SHALL BE PLACED 10FT. O.C. AND OR AT DRAPING OF TREES WITH 1/2" DIA. ATTACHED SECURELY.
 - FENCING SHALL REMAIN IN PLACE DURING ALL CONSTRUCTION RELATED IMPROVEMENTS & UNTIL THE LANDSCAPER'S SIGNATURE.
 - NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON THE TREE SIDE OF THE FENCE INCLUDING THE STORAGE OF ANY CONSTRUCTION MATERIALS INCLUDING TEMPORARY STORAGE OF EXCAVATED SOIL.

KEYNOTES	
KEY VALUE	KEYNOTE TEXT
1	PROVIDE MINIMUM 240 SQ FT LANDSCAPING AROUND MONUMENT SIGN PER CITY ORDINANCE NO. 4.844 AND ALL PLANTING HAVE BEEN UPDATED TO MISSOURI NATIVE SPECIES.

ARCHITECTURE ENGINEERING CONSTRUCTION

11681 COLLEGE BLVD STREET, OVERLAND PARK, KANSAS 66210
EMAIL: rfd@redhead.com

KC QUICK
5720 N OAK TRFWY
GLADSTONE, MO 64118

LANDSCAPE PLAN

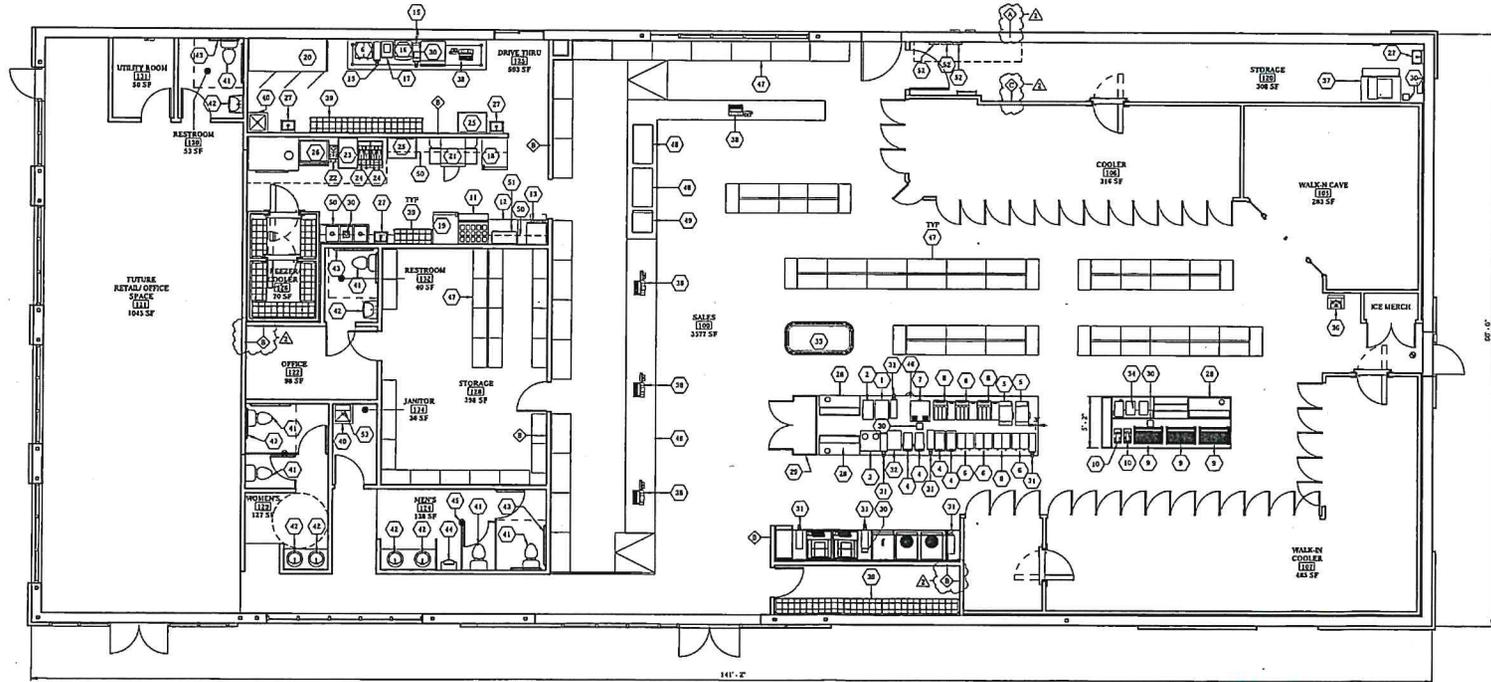
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SHEET NO.

KEY VALUE	KEYNOTE TEXT
1	FLAVOR BURST SOFT ICE CREAM - SELF SERVE C708, 110V
2	SOFT ICE FLAVOR
3	LEMONADE
4	TEA BREWER, BUNN, #TB-D8C DUAL DILUTION 120V/60/1PH, 14AMP, WITH SWEETENER (#13)
5	FROZEN COFFEE MACHINE, BUNN # ULTRA 2 BLACK, VERIFY ELECTRICAL REQUIREMENTS, BLACK WITH EXTENDED HANDLE (#49)
6	BUNN SLUSHY MACHINE 36" WIDE EACH, 110V
7	NITRO COLD DRAFT COFFEE, BUNN, 451600.0016, 120V/60/1PH, 6 AMP (#37)
8	BEAN TO CUP COFFEE BREWER, BUNN FAST CUP, VERIFY ELECTRICAL REQUIREMENTS (#39)
9	HOT DOG ROLLER
10	NACHO CHEESE DISPENSER, GEN'L'S, #G30028, VERIFY ELECTRICAL REQUIREMENTS (#32)
11	36" REFRIGERATED WORKTOP, TRUE MANUFACTURING, #TW1-36-HC (#60)
12	27" FREEZER WORKTOP, TRUE MANUFACTURING #TW1-27-FIC, 2.3 AMP (#61)
13	48" REFRIGERATED FOOD PREP TABLE, TRUE MANUFACTURING #TFP-48-18M (#58)
14	DRIVE THRU FOUNTAIN ICE & POST MIX, CORNELIUS # FLAVOR FUSION, 120V/60/1PH 14 AMP (#41)
15	CUP DISPENSER CAFE, DISPENSE RITE, IN-WALL & IN-COUNTER PER PLANS (#14)
16	AC PUFF CNO, BUNN #B6X 3, 120V/60/1PH, 15 AMP, BLACK (#38)
17	BEAN TO CUP COFFEE BREWER, SCHAEFER, ESPRESSO PLATFORM, 208V/60/1PH, 30 AMP (#44)
18	REACH-IN FRIDGE
19	REACH IN FREEZER
20	3-DOOR REACH IN COOLER, ZERO ZONE, #RVNC30, VERIFY ELECTRICAL REQUIREMENTS, BLACK W/ REMOTE REFRIGERATION (#48)
21	PIZZA CONVEYOR OVEN (#55)
22	2 BURNER RANGE, VULCAN, #VHP212, VERIFY ELECTRICAL REQUIREMENTS, CONFIRM IF ELECTRIC OR GAS (#51)
23	LANDING TABLE, GILES (#49)

KEY VALUE	KEYNOTE TEXT
24	FRYER, AUTO FRY, VULCAN OR EQUAL, VERIFY ELECTRICAL REQUIREMENTS, CONFIRM IF ELECTRIC OR GAS (#49)
25	BATTER TABLE, GILES, #BRT (#48)
26	24" FLAT GRIDDLE, VULCAN, #MS24, CONFIRM IF ELECTRIC OR GAS (#52)
27	STAINLESS STEEL HAND SINK
28	LID & CONDIMENT RACK, ROYSTON (#33)
29	DOUNUT DISPLAY CASE
30	FLOOR SINK
31	CUP & STRAW DISPENSER
32	FOUNTAIN ICE MACHINE, FOLLETT, #HMD10ICRIT, 120V/60/1PH, 6AMP, REMOTE REFRIGERATION TO ROOFTOP MOUNTED RACK BY OTHERS (#17)
33	REFRIGERATED OPEN MERCHANDISER, HUSSMAN, #TY4-4, VERIFY ELECTRICAL REQUIREMENTS, BLACK INTERIOR & EXTERIOR W/ REMOTE REFRIGERATION (#20)
34	NACHO CHIPS RACK, CHEESE & CHILI DISPENSER
35	1000 GAL GREASE INTERCEPTOR
36	ATM MACHINE
37	ICE BAGGING SYSTEM, FOLLETT, #DB1000 (#68)
38	CASH REGISTER
39	STORAGE RACKS
40	MOP SINK
41	ACCESSIBLE TWO PIECES ELONGATED WATER CLOSET
42	ACCESSIBLE LAVATORY INSTALL SCOLD PROTECTION ON UNDERSIDE OF LAVATORY PIPING
43	42" X 1-1/4" - 1-1/2" DIA & 36" X 1-1/2" - 1-1/2" DIA STAINLESS STEEL GRAB BAR, SURFACE MOUNTED, MOUNTED 1-1/2" FROM FINISHED WALL AND 34-1/2" A.F.F. & 36" X 1-1/4" - 1-1/2" DIA, STAINLESS STEEL GRAB BAR, SURFACE MOUNTED, MOUNTED 1-1/2" FROM FINISHED WALL AND 34-1/2" A.F.F. & 18" X 1-1/4" - 1-1/2" DIA, VERTICAL, STAINLESS STEEL BAR
44	URINAL

KEY VALUE	KEYNOTE TEXT
45	FLOOR DRAIN
46	PRE-FABRICATED METAL CABINET & ONYX COUNTER
47	SHELVING, ROYSTON, LOZZER, SHOPCO, OR EQUAL GONDOLA, ISLAND & WALL SHELVING, PER PLANS - BLACK FINISH (#19)
48	DISPLAY WARMER, 220V
49	PIZZA WARMER
50	16" DEEP SHELVES ABOVE WORK SURFACE
51	MICROWAVE MOUNTED ABOVE WORK SURFACE
52	ELECTRICAL PANELS
53	PREHEM ECO3000V/LN 9.5 CFM, 199,900 BTU NATURAL GAS CONDENSING TANKLESS WATER HEATER, OR EQUAL, WITH A REMOTE DIGITAL THERMOSTAT. PROVIDE DIRECT-VENT DESIGN UTILIZES SCHEDULE 40 PVC FOR A VENTING INSTALLATION.



RB
ARCHITECTURE ENGINEERING
CONSTRUCTION
 11601 COLLEGE BLVD STREET, OVERLAND PARK KANSAS 66210
 (913) 375-1659 EMAIL: rbf@rbeng.com



NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	12-23-2011
2	MODIFIED FOR COMMENTS	12-23-2011
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KC QUICK
 5720 N OAK TRFWY
 GLADSTONE, MO 64118

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 CONSTRUCTION
 THESE PLANS ARE THE PROPERTY OF
 RB ARCHITECTURE ENGINEERING
 CONSTRUCTION. NO REPRODUCTION,
 COPIING, OR TRANSMISSION OF ANY
 PART OF THESE PLANS IS PERMITTED
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 CONSTRUCTION.

LAYOUT PLAN

2A0

GROUP SHEET NO.

1/6/2011 1-1521 PM



Request for Council Action

RES # City Clerk Only

BILL # 26-07

ORD # 4.725

Date: 3/18/2026

Department: Community Development

Meeting Date Requested: 3/23/2026

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

Subject: Final Plat – Verdant Acres

Background: The applicant is requesting that the city approve a re-plat that would enable the property owner to combine four (4) separate parcels into one (1) parcel. The combination of these parcels equals approximately 15.48 acres. The property owner plans to build a single-family home on this property and construct a private driveway at the end of the dead-end street located on NW 59th Street for access. Also, the submitted plat will need to be amended to reflect Clay County instead of Platte County Missouri and the current Mayor.

** The plat received Planning Commission approval in 2024 but was inadvertently not scheduled for City Council final action. Staff has identified this oversight and is remedying the situation by placing the final plat on the March 23, 2026 City Council agenda.

Budget Discussion: N/A

Public/Board/Staff Input:

Public: None

Board: 8 Yes – 1 Abstained

Staff: City Staff recommends approval.

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

Austin Greer
Department Director /Administrator

JA
City Attorney

BB
City Manager

BILL NO. 26-07

ORDINANCE NO. 4.725

AN ORDINANCE APPROVING THE FINAL PLAT OF VERDANT ACRES REPLAT AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

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

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Plat, having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Plat as “the Southwest Quarter of Section 26, Township 51 North, Range 33 West, a subdivision in the City of Gladstone, Clay County, Missouri” is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF MARCH 2026.

Mayor Les Smith

ATTEST:

Kris Keller, Deputy City Clerk

1st Reading: March 23, 2026

2nd Reading: March 23, 2026

File: Plat 26-00001



Community Development Department

Staff Report

Date: July 10, 2024

File #: Plat 24-00002

Requested Action: Final Plat (Re-plat)

Date of PC Consideration: July 15, 2024

Date of Council Consideration: July 22, 2024

Applicant: Robert Young
RL Buford & Associates
PO Box 14069, Parkville, MO 64152
816-741-6152/rob@rlbuford.com

Owner: Alan & Gwendolyn Van Asselt
4317 NW 63rd Terrace, Kansas City, MO 64151

Architect/ Engineer: Jackson Dixon
Homoly
924 Oak Street, Kansas City, MO 64106
816-590-1405/jackson@homoly.com

Parcel Numbers: 139000202305, 13909000104300, 13909000201001, 13909000201000
(parcels are located north of 5700 N. Main Street)

Planning Information

- Current Zoning: R-1 Single-Family and RP-1 Planned Single-Family
- Planned Land Use: Residential
- Surrounding Uses: Residential (R-1, RP-1 and R-3)
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: NW 59th Street

Analysis

The applicant is requesting that the city approve a re-plat that would enable the property owner to combine four (4) separate parcels into one (1) parcel. The combination of these parcels equals approximately 15.48 acres.

The property owner plans to build a single-family home on this property and construct a private driveway at the end of the dead-end street located on NW 59th Street for access.

Also, the submitted plat will need to be amended to reflect Clay County instead of Platte County Missouri and the current Mayor.

Recommendation

City Staff recommends approval.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, July 15th, 2024
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Katie Middleton
Bill Turnage
Jennifer McGee
Cameron Nave, Vice-Chair
Robert Wilson
Steve Beamer, Chair
Brenda Lowe, Secretary
Kim Murch
Mike Ebenroth

Absent: Joseph Brancato
Chase Cookson

Council & Staff Present:

Austin Greer, Assistant City Manager | Community Development Director
Alan Napoli, Community Development Administrator & Building Official
Angie Daugherty, Admin. Assistant
Jean B. Moore, Councilmember

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the June 17th, 2024 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the June 17th meeting.

Mr. Turnage moved to approve the minutes; Mr. Nave seconded. The minutes were approved, 9-0.

Item 4 on the Agenda: Consideration: On a Re-Plat for parcel numbers 13909000202305, 13909000104300, 13909000201001 and 13909000201000.

Applicant/Owner: Alan & Gwendolyn Van Asselt
Architect/Engineer: Robert Young, RL Buford & Associates

City Council consideration for this project is scheduled for Monday, August 12, 2024.

Mr. Greer read from the staff report:

The applicant is requesting that the city approve a re-plat that would enable the property owner to combine four (4) separate parcels into one (1) parcel. The combination of these parcels equals approximately 15.48 acres.

The property owner plans to build a single-family home on this property and construct a private driveway at the end of the dead-end street located on NW 59th Street for access. Also, the submitted plat will need to be amended to reflect Clay County instead of Platte County Missouri.

City staff recommends that the Planning Commission approve the plat as submitted.

Mr. Alan Van Asselt (owner) stated he purchased the property about a year ago and his plan is to build a single-family home. The driveway cuts across multiple parcels and he wants to re-plat it to ease the few concerns of the neighbors that thought he wanted to secretly build a housing development. Hopefully, this gives them peace of mind and makes my planning and building process easier.

Mr. Murch asked whose responsibility is it to get the utilities to the house.

Mr. Van Asselt stated it would be his and he understands that it will likely be expensive. The city will tell them where to lay out the sewer line and they will have to work directly with the other utility companies to figure out the logistics.

Mr. Murch asked why a re-plat is needed.

Mr. Van Asselt stated that there are four separate parcels and the long driveway, house and outbuilding will cross them in some ways. Re-platting the multiple parcels into one will just make things easier.

Mr. Greer stated it will make the process simpler and easier on the property owner as well as ease the neighbors minds that this will not be subdivided in the future for a large residential development.

Mr. Murch stated that he drove down the private driveway and asked if the house is going to be built at the end of the driveway.

Mr. Van Asselt stated yes, it is.

Mr. Murch asked where the outbuilding is going.

Mr. Van Asselt stated that when you get to the end of the driveway, the last section of gravel on the right-hand side is where the outbuilding will be built.

Mr. Murch asked if they are going to remain having single access to the house and will the driveway remain gravel?

Mr. Van Asselt stated that the City is allowing them to pave the first 450 feet and then convert to gravel but will likely end up paving the entire road. Yes, we plan to only keep the one access point.

Mr. Murch asked if there is a lot of rock on the property.

Mr. Van Asselt stated yes, that is what he has heard and seems likely from the research that has been completed on the property.

Mr. Murch asked where will they get the utilities from.

Mr. Van Asselt stated that they believe they are all coming in from 59th Street but the property also bumps up against Main Street, so if that is easier and more cost effective that may be the route we choose.

Mr. Murch asked if the City has to provide fire protection for them.

Mr. Greer stated that that we provide fire and ems services to all citizens and business owners.

Mr. Beamer stated that whatever city code requires in terms of utility access will all be a part of the building permitting process to ensure everything is in order.

Mr. Greer stated that is correct sir.

Mr. Murch asked how they would access the parcels today.

Mr. Van Asselt stated that the driveway provides access.

Mr. Murch asked if the driveway was always there.

Mr. Van Asselt stated that the driveway was constructed three months ago.

Mr. Murch asked if this remained four individual parcels, would you only have access to one off of 59th Street?

Mr. Van Asselt stated if someone purchased the back parcel that they would have no way to access that parcel. He believes that at one time there were plans for a housing development.

Mr. Murch asked if Main Street is a dead end to the property, would that be city property that goes unto Main Street?

Mr. Napoli stated that there is no city right of way back there and N. Main Street is currently a dead end street.

MOTION: By Ms. Lowe, second by Mr. Turnage to consider a Re-Plat located at parcel numbers 13909000202305, 13909000104300, 13909000201001 and 13909000201000.

Vote: Mr. Wilson	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Beamer	Yes
Ms. McGee	Yes
Mr. Nave	Yes
Mr. Murch	Abstained
Ms. Lowe	Yes
Mr. Ebenroth	Yes

The motion carried. (8-1-0)

Item 5 on the Agenda: Communications from the City Council

Council Member Moore stated that she wanted to fill them in on what happened at the City Council meeting regarding the C-store and gas station on 72nd and Broadway. The Council ultimately turned the project down. She doesn't want to speak for the rest of the council members, but she thinks the primary issues revolved around access and traffic. They did come back with a drawing to show how the fuel trucks will come in and out of the property, but not enough was shown to persuade the council that this project wouldn't cause issues on Broadway.

Item 6 on the Agenda: Communications from the City Staff

No communication from City Staff.

Item 7 on the Agenda: Communications from the Planning Commission Members

Mr. Ebenroth wanted to apologize for missing the last meeting.

Mr. Nave stated that the fireworks at Oak Grove Park were great.

Item 8 on the Agenda: Adjournment

Chair Beamer adjourned the meeting at 7:13 p.m.

Respectfully submitted:



Steve Beamer, Chair

Approved as submitted ✓



Angie Daugherty, Recording Secretary

Approved as corrected ✓

DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-4110 FAX: 436-2228

File #: Plat 24-0002
Date: 6-24-2024

Application Type:

- Special Use Permit (\$500)
- Zoning Change (\$500)
- Site Plan Revision (\$500)
- Right-of-Way Vacation (\$200)
- Variance - BZA (\$200)
- Final Plat/Replat (\$75)

Address of Action: None. North of 5700 N. Main Street
Legal Description: SW 1/4 of Section 26, Township 51 North, Range 33 West
Attach under separate cover if needed.

Proposed Change: Combine 4 existing tracts into one.
Replat Verdant Acres

Applicant/Property Owner Information:

- Applicant(s) Robert Young
Company RL Buford & Associates
Address PO Box 14069, Parkville, MO 64152
Phone 816-741-6152 Fax: _____ E-Mail: rob@rlbuford.com
- Property Owner (if different than applicant) Alan & Gwendolyn Van Asselt
Company _____
Address 4317 NW 63rd Ter., Kansas City, MO
Phone _____ Fax: _____ E-Mail: _____
- Architect/Engineer Jackson Dixon
Company Homoly
Address 924 Oak St., Kansas City, MO 64106
Phone 816-590-1405 Fax: _____ E-Mail: jackson@homoly.com

Please indicate in one box above which person is to be the contact.

Applicant's Signature Date 06/19/2024

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, Bill Van Asselt, do hereby authorize Robert Young and/or Jackson Dixon
(Owner's name) (Applicant's name)

to apply for the following action on my property at North of 5700 N. Main St.,
Gladstone, MO aka Part of the SW 1/4 of Section 26, T51N, R33W

- a. Rezone from _____ to _____
- b. Site Plan Revision _____
- c. Special Use Permit _____
- d. Variance _____
- e. Plat/Replat Replat 4 tracts into 1

Date: 6/20/2024 Owner's Signature: [Signature]

NOTARIZATION

State of Kansas

County of Johnson

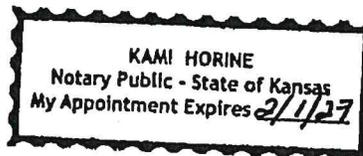
Subscribed and sworn before me this 20 day of June, 2024.

Notary's Signature:

[Signature]

My Commission expires: 2/1/2027

(seal)





Request for Council Action

RES # City Clerk Only

BILL # 26-08

ORD # 4.726

Date: 3/18/2026

Department: General Administration

Meeting Date Requested: 3/23/2026

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

Subject: An Ordinance authorizing the City Manager to enter into an Agreement with the Junior College of Metropolitan Kansas City, a/k/a Metropolitan Community College for use of the parking lots at the Maple Woods Campus on June 20th and July 4th, 2026.

Background: It is anticipated that the Freedomfest celebration on July 4th, 2026 and the FIFA watch party on June 20th, 2026, will draw large crowds and may require the use of overflow parking, especially if inclement weather prohibits parking on the grass field at Happy Rock East. Metropolitan Community College has graciously agreed to allow the free use of their paved parking lots at the Maple Woods Campus for overflow parking if needed. GEST has agreed to provide shuttle transportation for the events to and from the Maple Woods parking lots.

Budget Discussion: N/A

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

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

Bob Baer
Department Director/Administrator

CW
City Attorney

BB
City Manager

BILL NO. 26-08

ORDINANCE NO. 4.726

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE JUNIOR COLLEGE OF METROPOLITAN KANSAS CITY A/K/A/ METROPOLITAN COMMUNITY COLLEGE FOR USE OF THE PARKING LOTS AT THE MAPLE WOODS CAMPUS ON JUNE 20TH AND JULY 4TH, 2026.

WHEREAS, the City of Gladstone is planning events at Happy Rock Park on Saturday, June 20, 2026 for the FIFA watch party and on Saturday July 4, 2026 for Freedomfest, the commemoration of the 250th anniversary of the signing of the Declaration of Independence; and

WHEREAS, the planned events have the potential to draw large crowds, requiring the need for overflow parking; and

WHEREAS, Metropolitan Community College has agreed to allow overflow parking at their Maple Woods Campus.

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

THAT, the City Manager is hereby authorized to enter into an Agreement, in substantially the form attached hereto and incorporated herein, with Metropolitan Community College for use of the parking lots at the Maple Woods Campus on Saturday, June 20th and Saturday, July 4th, 2026 and to take any other such measures as may be required to ensure the execution of the agreement.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF MARCH 2026.

Mayor Les Smith

ATTEST:

Kris Keller, Deputy City Clerk

First Reading: March 23, 2026

Second Reading: March 23, 2026

FACILITY USE AGREEMENT

This Facility Use Agreement (Agreement) is made by and between the Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College (MCC), a public community college district and political subdivision of the State of Missouri, whose principal office is located at 3200 Broadway, Kansas City, Missouri 64111, and **the City of Gladstone** (Lessee), whose principal office is located at **7010 North Holmes, Gladstone, MO 64118**

For good and valuable consideration as described herein, the parties hereto agree as follows:

1. Use and Condition of Premises and Equipment

1.1. Use and Condition of Premises. MCC agrees to grant to Lessee the use of the parking lots, at **MCC-Maple Woods, located at, 2601 NE Barry Road, Kansas City, Missouri 64156-1299** (Premises), for the express purpose of **the World Cup soccer match watch party on June 20, 2026 and the Freedomfest 250th celebration on July 4, 2026 at Happy Rock Park** (Events). Lessee shall not use the Premises for any other purpose nor shall it use any other part of the Premises other than as stated hereunder. Lessee accepts the Premises in present condition and agrees to keep and maintain the same in as good a condition as at present, free from debris, danger of fire or any nuisance, to commit no acts of destruction or other acts tending to injure or deface the property, or which may invalidate the insurance or increase the rates thereon, and at the expiration of this Agreement will deliver the same without notice to MCC in as good a condition as when it received, with ordinary wear and tear excepted. MCC shall not permit alcoholic drinks to be sold or provided on the Premises under any circumstance.

1.2. Use and Condition of Equipment. MCC agrees to grant to Lessee the use of the equipment as standard to the Premises, and additional equipment that may be mutually agreed upon by the parties as described herein. Lessee understands and agrees that during the term of this Agreement, it shall be solely responsible for all equipment used or present in the Premises. Any equipment or services requested upon arrival may be invoiced after the conclusion of the Events.

2. Non-Standard Equipment. MCC agrees to provide to Lessee: **N/A**

- a) setup of Room # _____ to include _____ tables and _____ chairs for _____ participants;
- b) a stage with a small table and _____ chairs;
- c) _____ a computer and projector with wall screen and speakers;
- d) _____ wireless handheld microphones and _____ lavalier microphones for speakers;
- e) _____ tables and _____ chairs for registration setup in Room # _____ with power source
- f) _____ tables for refreshments in Room _____
- g) _____ tables setup for outside catering in Room _____
- h) _____ wireless internet accounts and passwords, provided that Lessee provide MCC with the names of the individuals for setup of said accounts and passwords.

3. Term and Termination.

3.1. Term. The term of this Agreement shall be on June 20th, 2026 and July 4th, 2026 from 8 am through 11:59 pm, unless terminated earlier in accordance with the terms and conditions set forth herein. The term may be extended upon the mutual written agreement of the parties.

3.2. Termination. Each party reserves the right to terminate this Agreement with or without cause upon five (5) days' written notice to the other party. Each party reserves the right to terminate this Agreement immediately if the other party fails to comply with any of the terms and conditions herein.

3.3. Schedule. MCC shall grant Lessee use of the Premises on June 20th and July 4, 2026 from 8 am through 11:59 pm. Such use of Premises excludes all holidays except for July 4th (Independence Day), inclement weather closings, closures due to emergencies, or for any reason that use of the Premises is impracticable.

4. Minors. Each party acknowledges that if the Events activities involve minors, each party agrees to inform the other party if they have any knowledge of any injuries, or suspected abuse, or neglect of any minor Participant. Lessee will bear responsibility for reporting the same to the appropriate authorities, advise MCC that such a report was made, and provide verification of the same.

5. Fees. For and in consideration of the Use of the Premises and Equipment, Lessee shall pay MCC a total sum of **zero dollars (\$ 0.00)**. This contract needs to be signed and returned to MCC at a minimum of 7 days prior to the first event start date listed.)

6. Liability Requirements.

6.1. Insurance. Lessee agrees to maintain the following insurance throughout the term of this Agreement: a) workers' compensation and employer's liability for its employees in amounts as required by Missouri law; b) automobile insurance, to include uninsured and underinsured motorists, in the minimum amounts of \$1,000,000 per occurrence and \$2,000,000 in the aggregate; and c) general liability in the amounts of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, which shall include students, participants, volunteers, property damage, and contractually assumed liability and name MCC as an additional insured listed as follows: **Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College; 3200 Broadway, Kansas City, MO 64111.** Upon the execution of this Agreement, Lessee agrees to provide MCC proof of insurance which shall include the stipulations hereunder and state that such coverage will not be cancelled without thirty (30) days written notice. Failure to so provide or maintain any insurance as requested hereunder will not relieve it of any contractual obligation or responsibility herein.

6.2. INDEMNIFICATION. TO THE EXTENT PERMITTED BY MISSOURI LAW, LESSEE SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS MCC, ITS TRUSTEES, OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS, COSTS, JUDGMENTS, OR OTHER FORMS OF LIABILITY, ACTUAL OR CLAIMED, INCLUDING REASONABLE ATTORNEYS' FEES, FOR INJURY OR DAMAGE TO PERSONS OR LOSS OR DAMAGE TO PROPERTY OCCURRING OR ALLEGEDLY OCCURRING IN CONNECTION WITH ANY ACTION, INACTION, OR CONDUCT COMMITTED BY LESSEE OR BY ITS OFFICERS, DIRECTORS, EMPLOYEES, STUDENTS, VOLUNTEERS, AGENTS, OR REPRESENTATIVES DURING THE TERM OF THIS AGREEMENT.

6.3. No Waiver. The foregoing provisions shall not be deemed a relinquishment or waiver of any kind of applicable limitations of liability provided or available to MCC under applicable Missouri governmental immunities law.

7. Order of Precedence. In the event of a conflict or inconsistency between the terms and conditions of this Agreement and the terms and conditions of any exhibit, invoice, purchase order, website or other document attached hereto or incorporated herein by reference, the terms and conditions of this Agreement shall govern.

8. Notices. All communications relating to this Agreement shall be in writing and may be (i) hand delivered, (ii) sent by overnight courier, (iii) shall be deemed received within five (5) business days after mailing if sent by registered or certified mail, return receipt requested, or (iv) upon confirmation of receipt when sent by electronic mail to the parties at the addresses written below.

Notices to MCC shall be sent to:

Attn: Auxiliary and Contract Services
Metropolitan Community College
3200 Broadway
Kansas City, MO 64111
Email address for notices: Auxiliary.Services@mccck.edu

Notices sent to Lessee shall be sent to:

Attn: City Manager Robert Baer
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
Email address for notices: bobb@gladstone.mo.us

9. No Solicitation. MCC does not permit on MCC's Premises the solicitation of products and/or services. Lessee acknowledges and agrees that solicitation is prohibited and warrants that Lessee shall not do any Solicitation.

10. Compliance with Law. Lessee will comply with all statutes, rules, regulations, and codes of the governmental agencies having jurisdiction over the property, project, and/or the Services; in addition, Lessee represents and warrants it will comply with all applicable local, state, and federal laws, rules, regulations, directives, and orders pertaining to the

operations and activities undertaken by Lessee, including but not limited to those pertaining to public health, safety, and welfare.

- 11. Non-Discrimination.** Lessee agrees not to discriminate against any employee or applicant for employment because of race, color, religion, age, sex, sexual orientation, gender identity, disability, national origin, veteran status or any other status protected by applicable law. **Lessee shall also abide by the requirements of 41 CFR § 60-300.5(a), and 41 CFR § 60-741.5(a). These regulations prohibit discrimination against qualified protected veterans and qualified individuals on the basis of disability, and require affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.**
- 12. Anti-Discrimination Against Israel.** In accordance with Missouri Revised Statute Section 34.600, titled the "Anti-Discrimination Against Israel Act," each party certifies it is not currently actively or indirectly engaged in and shall not, for the duration of this agreement, actively or indirectly engage in a boycott of goods or services from the State of Israel and shall otherwise comply with the provisions of R.S.Mo. § 34.600.
- 13. No Debarment.** Lessee represents that it is not debarred or suspended from doing business with the federal government and/or any state government, and shall notify MCC if it becomes debarred or suspended during the Term of this Agreement.
- 14. Powers and Authority.** Neither party may sign any document, perform any act, or make any commitment nor undertaking on behalf of the other party without such other party's express written consent.
- 15. No Agency.** Nothing in this Agreement shall create an agency, partnership, or joint venture between MCC and Lessee.
- 16. Tobacco-Free Policy.** Lessee agrees to strictly abide by MCC's tobacco-free policy, meaning all types of smoking and smokeless tobacco products are prohibited. At all times, MCC shall have the right to enforce such policy pursuant to the terms of this Agreement and under law.
- 17. Governing Law.** This Agreement is governed by and constructed in accordance with the substantive laws of the State of Missouri, without regard to choice of law principals. The forum for all disputes, claims, causes, and actions arising under this Agreement shall be Kansas City, Jackson County, Missouri.
- 18. Severability.** If, for any reason, any provision hereof shall be determined to be invalid or unenforceable, the validity and effect of the other provisions hereof shall not be affected thereby.
- 19. Waiver.** Failure of either party to insist upon strict performance of the terms of this Agreement shall not be construed as a waiver of such party's rights to later enforce any provision thereof.
- 20. Remedies.** All rights and remedies of the parties, in law or equity, are cumulative and may be exercised concurrently or separately. The exercise of one remedy will not be an election of that remedy to the exclusion of other remedies.

21. Successors and Assignments. This Agreement shall not be assigned by either party without the prior written consent of the other party and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

22. Force Majeure.

(a) If a Force Majeure Event occurs, the party that is prevented by that Force Majeure Event from performing any one or more obligations under this Agreement (the "Nonperforming Party") will be excused from performing those obligations, on condition that: (1) the Nonperforming Party used reasonable efforts to perform its obligations; (2) the Nonperforming Party's inability to perform its obligations is not due to its failure to take reasonable measures to protect itself against the event or circumstances giving rise to the Force Majeure Event, and (3) the Nonperforming Party complies with its obligations under Subsection (c).

(b) "Force Majeure Event" means, with respect to a party, any event or circumstance, regardless of whether it was foreseeable, that was not caused by that party and that prevents a party from complying with any of its obligations under this Agreement, except that a Force Majeure Event will not include the Covid-19 Pandemic of 2020.

(c) Upon occurrence of a Force Majeure Event, the Nonperforming Party shall promptly notify the other party of occurrence of the Force Majeure Event, its effect on performance, and how long that party expects it to last. Thereafter the Nonperforming Party shall update that information as reasonably necessary. During a Force Majeure Event, the Nonperforming Party shall use reasonable efforts to limit damages to the other party and to resume its performance under this Agreement.

23. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereto and supersedes all offers, negotiations, discussions, and other agreements that occurred prior to the date of the execution of this written Agreement. Any amendments to this Agreement must be in writing and executed by both parties.

24. Execution. This Agreement may be executed in counterparts, which together constitute one and the same Agreement. If a party sends a signed copy of this Agreement via digital transmission, such party will, upon request by the other party, provide an originally signed copy of this Agreement. No member or officer of MCC incurs personal liability by the execution or default of this Agreement. All such liability is released by Lessee as a condition of and consideration of the execution of this Agreement.

The parties have caused this Agreement to be executed by their authorized representatives on the day and year written below.

**Junior College District of Metropolitan
Kansas City, Missouri**

Lessee's Name

Signature: _____

Signature: _____

Name: _____

Name: Robert M. Baer

Title: _____

Title: City Manager

Date: _____

Date: _____



Request for Council Action

RES # R-26-17

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/5/2026

Department: Public Works

Meeting Date Requested: 3/23/2026

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

Subject: Final Payment, 0.3 MG Linden Water Tower and 1.0 MG Antioch Water Tower Painting and Repairs, Project WP2492C

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

Original Contract Amount:	\$ 1,638,400.00
Change Order(s):	19,691.37
Revised Contract Amount:	\$ 1,658,091.37
Amount Paid to Date:	1,575,186.80
Total Amount Due Final Pay:	\$ 82,904.57

Budget Discussion: Funds are available in the 2024 COP and budgeted in the CWSS Fund.

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

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-26-17

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH VIKING PAINTING, LLC, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$82,904.57 FOR THE 0.3-MG LINDEN WATER TOWER AND 1.0-MG ANTIOCH WATER TOWER PAINTING AND REPAIRS PROJECT WP2492C.

WHEREAS, work under the contract with Viking Painting, LLC, for the 0.3-MG Linden Water Tower and 1.0-MG Antioch Water Tower Painting and Repairs, Project WP2492C, 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:	\$ 1,638,400.00
Change Order(s):	19,691.37
Revised Contract Amount:	<u>\$ 1,658,091.37</u>
Amount Paid to Date:	1,575,186.80
Total Amount Due Final Pay:	<u>\$ 82,904.57</u>

FURTHER, funds for such purpose are authorized from the 2024 COP and budgeted in the CWSS Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23RD DAY OF MARCH 2026.

Mayor Les Smith

ATTEST:

Kris Keller, Deputy City Clerk