



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
APRIL 27, 2026**

OPEN STUDY SESSION 6:15 PM

- 1. AJ Barn Event Center, 4109 NE Pleasant Valley Road, Gladstone:**
A tour will be provided by the Parks, Recreation, and Cultural Arts Staff.

CLOSED EXECUTIVE SESSION 7:00 PM

The City Council will meet in Closed Executive Session at 7:00 pm, April 27, 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(13) Performance Ratings.

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 April 13, 2026, Regular City Council Meeting Minutes.**

6. **PROCLAMATION: OLDER AMERICANS MONTH**
7. **PROCLAMATION: NATIONAL POLICE WEEK**
8. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*
9. **Communications from the City Council.**
10. **Communications from the City Manager.**
11. **CONSENT AGENDA**

CONSIDER SPECIAL EVENT PERMITS:

Big Shoal Heritage Farm, Atkins-Johnson Farm, April 10, 2026, to November 15, 2026, 6:30 am to 4:00 pm.

Annual Brush Drop-Off, Public Works Facility, Friday, Saturday, Sunday, May 1, 2, 3, 2026, 8:00 am to 5:00 pm.

Document Shredding Event, Public Works Facility, Saturday, May 9, 2026, 9:00 am to 1:00 pm.

Electronics Recycling Event, Public Works Facility, Saturday, June 13, 2026, 9:00 am to 1:00 pm.

Shores Real Estate Professionals Client Appreciation Picnic, Oak Grove Park, Tuesday, June 16, 2026, 5:00 to 9:00 pm.

Household Hazardous Waste Collection, Happy Rock Park West, Saturday, August 1, 2026, 8:00 am to 12:00 pm (or first 200 cars).

RESOLUTION R-26-18, A Resolution authorizing acceptance of work under contract with Linaweaver Construction Incorporated and authorizing final payment in the amount of \$500.00 for the Linden Connector Trail City Project TP2373/Federal Project TAP-3323(413).

RESOLUTION R-26-19, A Resolution authorizing acceptance of work under contract with Linaweaver Construction, Incorporated, for the

FY25 Water Main Replacements, and authorizing final payment in the amount of \$60,947.88 for Project WP2587.

RESOLUTION R-26-20, A Resolution authorizing Change Order No. 5 in the amount of \$50,000.00 to the contract with Fleshman Construction, Incorporated, for the Northeast 76th Terrace Storm Drainage and Parking Improvements Project CP2531.

RESOLUTION R-26-21, A Resolution accepting right-of-way and easements from certain property owners in conjunction with the North Oak Trafficway Road Construction Project TP2371.

RESOLUTION R-26-22, A Resolution authorizing the City Manager to enter into a Sixth Amendment to the Site Lease with Cellco Partnership D/B/A Verizon Wireless at 480 NE 71st Street.

RESOLUTION R-26-23, A Resolution declaring certain City property surplus and authorizing the sale and/or disposal of such property held by the City to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager.

CONSIDER MONTHLY FINANCIAL UPDATE MARCH YTD 2026.

REGULAR AGENDA

- 12. FIRST READING BILL NO. 26-11**, An Ordinance declaring the results of the Gladstone General Municipal Election held on Tuesday, April 7, 2026, as certified by the Clay County Board of Election Commissioners; declaring that candidates Les Smith and Tina Spallo have each been elected to three year terms on the Gladstone City Council and Cameron Nave has been elected to a two year term on the Gladstone City Council.
- 13. CITY COUNCIL OATH OF OFFICE:** Les Smith, Tina Spallo, Cameron Nave.
- 14. FIRST READING BILL NO. 26-12**, An Ordinance authorizing the City Manager to execute a Lease Amendment to the Office Sublease Agreement between the City of Gladstone, Missouri, as sub-lessor, and Calvin, Eddy and Kappelman, Inc., as sub-lessee, for office space located on the second floor of the building at 7001 North Cherry, Gladstone, Missouri, 64118.

15. **RESOLUTION R-26-24**, A Resolution authorizing the City Manager to execute a contract with Cornell Roofing and Sheet Metal Co. in the total amount not to exceed \$214,650.00 for the Water Treatment Plant Roof Replacement Project WP2492I.
16. **RESOLUTION R-26-25**, A Resolution authorizing the City Manager to execute a contract with Linaweaver Construction, Incorporated, in the total amount not to exceed \$409,450.00 for the FY26 Water Main Replacement Project WP2687.
17. **Other Business.**
18. **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 4:15 pm
4/23/2026



***Parks, Recreation, and Cultural Arts Department
Memorandum***

DATE: April 22, 2026

TO: Bob Baer, City Manager

FROM: Jordan Brown, Director

RE: Study Session – AJ Barn Event Center Tour

The AJ Barn, wedding and event venue, located at 4101 NE Pleasant Valley Road, Gladstone, MO 64119, is nearing completion and is at a point in construction where it is easy to visualize the final outcome. The project remains on track for a June 2026 completion and July 2026 grand opening.

On Monday, April 27th, Parks, Recreation, and Cultural Arts staff will provide a tour of the new building and discuss the work needed for completion, as well as a tentative plan for opening the new AJ Barn Event Center. Questions from Councilmembers will be fielded accordingly.

Respectfully submitted,

Jordan Brown
Director



MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, APRIL 13, 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 Clerk Kris Keller

ABSENT: City Attorney Chris Williams

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

Mayor Smith opened the Regular City Council Meeting Monday, April 13, 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.

Mayor Pro Tem Moore requested removal of Item No. 12 from the Agenda because the certified results of the April 7, 2026, election were not available from the Clay County Board of Election Commissioners.

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

Mayor Pro Tem Moore moved to approve the minutes of the March 23, 2026, Closed 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. 6. On the Agenda. Approval of the March 23, 2026, Regular City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the March 23, 2026, Regular City Council meeting as presented. **Councilman Davis** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 7. On the Agenda. FUTURE LEADERS ACADEMY RECOGNITION.

Mayor Smith recognized participants of the 2026 Future Leaders Academy and explained that the program offers community members a series of weekly evening classes that introduce participants to key City departments, including Police, Community Development, Finance, Public Works, Fire/EMS, Parks, Recreation, and Cultural Arts. He noted that the following individuals graduated from the program: Larry Newport, Shirley Quackenbush, Andrea Johnson, Gracelove Simons, Jacob Dobbs, Jason Berve, Jim Oldebeken, and Nick Smith; each was presented with certificates. The Mayor thanked the participants for their commitment to learning about municipal government. He noted that several Councilmembers were graduates of the program and encouraged participants to consider future service on Boards and Commissions. Participants provided positive feedback and expressed appreciation for the time and effort contributed by each department. The Mayor also announced that, beginning next year and as space allows, a portion of academy slots will be made available to City employees interested in learning about other departments.

Item No. 8. On the Agenda. INTRODUCTION OF PAST MAYORS AND CITY COUNCIL MEMBERS.

Mayor Smith introduced Rick Moore as past Mayor and Councilmember. He also recognized R.D. Mallams, who was unable to attend the meeting due to a family matter.

Item No. 9. On the Agenda. MAYOR’S STATE OF THE CITY ADDRESS.

Mayor Smith reflected on the past year’s progress, emphasizing that “it is our time” in Gladstone and highlighted strong community engagement and economic activity. He reported the following highlights of his 2025-2026 term as Mayor:

- The highly anticipated opening of General Mills, La Tierra Taco Factory, whose products are distributed nationally.
- A positive year for Gladstone small business startups and expansions.
- Reported on major infrastructure efforts, some of which have been underway over the past two years, including a \$14 million water project (water tower repainting), planned replacement of 3.5 miles of water lines, and repair or reconstruction of 30 lane miles of roadway, along with Missouri Department of Transportation’s ongoing second phase of the M-1 Highway restoration project. He expressed appreciation to the Public Works Director Tim Nebergall for overseeing numerous concurrent projects.
- AJ Barn Event Center project, which complements the Atkins-Johnson Farm and Museum, was reported ahead of schedule, with potential completion as early as June 1. He described the project as a significant community asset that will serve the residents and other community members for years to come. He expressed his appreciation to all who contributed to the project, including community volunteers and professional staff.
- Praised the City’s 185 employees for their professionalism and recognized individual staff achievements this year; Jennifer Stafford, “MVP” and Fire Chief Mike Desautels “Coach of the Year” while also noting the passing of several current and former employees.

- Highlighted the City’s robust calendar of community events, including Food, Art, Drink; Whiskey Fest; Gladfest; Theatre in the Park; Linden Square concerts; activities at the Atkins-Johnson Farm and Museum; and upcoming World Cup watch events and Freedom Fest, which all bring the community together.
- The ongoing development of the City’s park system, including the recent groundbreaking at the new inclusive Flora Park with partners like Variety KC and a grant from the Land and Water Conservation Fund of Missouri. The opening of the new dog park last year, and the new 72nd Street pickleball courts.
- Acknowledged the City’s long-standing challenges with public transportation and described the new GEST Transit service as a major step toward improved local mobility, supported through regional collaboration among the “Northland Five” cities (Gladstone, Liberty, North Kansas City, Parkville, and Riverside). He reported that City Manager Bob Baer and Assistant City Manager Austin Greer positioned Gladstone as the leader in the Northland by facilitating this service.
- Cited that improvements at the Atkins-Johnson Barn, Flora Park, and the North Oak roundabout and corridor will enhance safety and improve traffic flow, and noted these projects are key components of the City’s future. He also recognized Mayor Pro Tem Moore’s efforts in developing the Glad Green Team to beautify the City, as well as the Future Leaders Academy for contributing to making Gladstone an even better place to live.

Mayor Smith praised the mix of experienced and newer Councilmembers and concluded that Gladstone is a City on the move—grounded in community, respectful of its heritage, and focused on the future. He recognized and honored Pete Hall and Gary Lint who both passed away this year and stated that they were instrumental in building many bridges in Gladstone. In closing, he thanked everyone for being part of the journey. He presented flowers to his wife and expressed appreciation for her support.

Councilman Nave thanked Mayor Smith for his mentorship and guidance this past year and expressed his excitement for the upcoming year.

Councilman Davis thanked the Mayor for his leadership over the past year, noting that he led with both experience and compassion. He acknowledged the City’s many accomplishments and initiatives that began during the Mayor’s term and highlighted the Mayor’s steady guidance through several challenging situations. He also expressed appreciation for the Mayor’s mentorship of less experienced Council members and stated that the Council is stronger as a result of his service.

Councilmember Spallo stated that the Mayor exemplifies the qualities of a true public servant and a genuine friend. She noted that his dedication and commitment to serving others have guided the City through a challenging yet successful year. She added that the future remained bright under his outstanding leadership and concluded by thanking and congratulating him.

Mayor Pro Tem Moore thanked the Mayor for a year of strong leadership, stating that he met the challenges faced by the City with thoughtful deliberation and insightful guidance. She noted that his leadership sets a high standard for the coming year. She expressed gratitude for his time, talents, and commitment to the Council and the City. She also remarked on the Council’s strong composition and stated that she looks forward to the year ahead, which she expects to be highly successful. She concluded by again thanking the Mayor.

REGULAR AGENDA

Item No. 10. On the Agenda. FIRST READING BILL NO. 26-09, An Ordinance authorizing the execution of certain documents in connection with the refinancing and assignment of a project previously financed by the City under the provisions of Article VI, Section 27 of the Missouri Constitution, as Amended, and Sections 100.100 to 100.200, inclusive, of the Revised Statutes of Missouri, as Amended; and authorizing the execution of certain documents and taking of certain other actions in connection therewith.

Councilmember Spallo moved **BILL NO. 26-09** be placed on its First Reading. **Councilman Davis** 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. 26-09**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Davis** 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. 26-09** and enact the Bill as **Ordinance 4.727**. **Councilman Davis** 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. 26-09** stands enacted as **Ordinance Number 4.727**.

Item No. 11. On the Agenda. FIRST READING BILL NO. 26-10, An Ordinance declaring the results of the Gladstone General Municipal Election held on Tuesday, April 7, 2026, as certified by the Clay County Board of Election Commissioners; declaring that candidates Les Smith and Tina Spallo have each been elected to three year terms on the Gladstone City Council and Cameron Nave has been elected to a two year term on the Gladstone City Council.

City Manager Baer noted that this item should be removed from the Agenda because the certified results of the April 7, 2026, election were not available from the Clay County Board of Election Commissioners.

Item No. 12. On the Agenda. CITY COUNCIL OATH OF OFFICE: Les Smith, Tina Spallo, Cameron Nave.

This item was removed from the Agenda because the certified results of the April 7, 2026, election were not available from the Clay County Board of Election Commissioners.

Item No. 13. On the Agenda. ELECTION OF THE MAYOR AND OATH OF OFFICE.

Mayor Smith presided and opened nominations for the office of Mayor of the City of Gladstone. **Councilman Davis** made a motion to nominate Mayor Pro Tem Moore for Mayor. **Councilman Nave** seconded.

Mayor Smith stated the motion has been made and seconded to nominate **Mayor Pro Tem Moore** as Mayor and called for a vote. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, and Mayor Smith (4-0)

The Oath of Office was administered by the City Clerk.

Councilman Smith handed the gavel to **Mayor Moore** to complete the meeting.

Mayor Moore expressed appreciation to the Council, stating that she respects and admires each member and is grateful for their confidence and support. She stated that she is humbled by their belief in her and pledged to do her best as Mayor. She added that, by working together, the Council can make the coming year a successful one for Gladstone.

Item No. 14. On the Agenda. ELECTION OF MAYOR PRO TEM.

Councilmember Spallo made the motion to nominate Councilman Spencer Davis as Mayor Pro Tem. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, and Mayor Moore. (4-0)

Item No. 15. On the Agenda. Communications from the Audience.

There were no communications from the Audience.

Item No. 16. On the Agenda. Communications from the City Council.

Councilman Nave shared his experience at the Peace Pole dedication at Chapel Hill Elementary and stated it is a great the partnership between the Gladstone Rotary Club and North Kansas City Schools.

Mayor Pro Tem Davis reminded the audience about the Clay County 250 Coin challenge and encouraged participation. He directed the audience to the Clay County 250 website for more information.

Mayor Moore reported that the City celebrated Arbor Day by planting a maple tree in Central Park with assistance from Oak Hill Day School students. She also shared that she attended the ribbon-cutting ceremony for Oak Hill Day School’s new addition. Lastly, she noted the excitement surrounding the recent opening of the La Tierra Taco Factory.

Item No. 17. On the Agenda. Communications from the City Manager.

City Manager Baer thanked former Mayor Smith for his leadership, guidance, and friendship. He congratulated Mayor Moore and informed Council that he is looking forward to another great year.

Item No. 18. On the Agenda. Other Business.

There was no other business.

Item No. 19. On the Agenda. Adjournment.

Mayor Moore adjourned the April 13, 2026, Regular City Council meeting at 8:07 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Jean B. Moore, Mayor

PROCLAMATION

WHEREAS, May is Older Americans Month, a time for us to recognize and honor the City of Gladstone older adults and their influence on every facet of American society; and

WHEREAS, through their wisdom and wealth of life experiences, older adults make immeasurable contributions to the community through intergenerational relationships, community service, civic engagement, and many other activities; and

WHEREAS, communities benefit when people of all ages, abilities, and backgrounds have the opportunity to participate and thrive; and

WHEREAS, the City of Gladstone must ensure that older Americans have the resources and support needed to stay independent and involved in their communities — reflecting our commitment to inclusivity and connectedness.

NOW, THEREFORE, I, Jean B. Moore, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council, and all Gladstone residents, do hereby proclaim May 2026 as:

OLDER AMERICANS MONTH

This year's theme, "Champion Your Health," highlights the importance of prevention, wellness, and taking charge of our own health as we age.

We call upon all residents to join us in recognizing the value and contributions of our older citizens and promoting programs and activities that help them to live longer, healthier lives with dignity and independence – while ensuring that all the members of our community have the opportunity to age safely and successfully!

Signed this 27th Day of April 2026

PROCLAMATION

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Gladstone Police Department; and

WHEREAS, since the first recorded death in 1786, there are currently more than 24,500 law enforcement officers in the United States who have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC; and

WHEREAS, 363 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 109 officers killed in 2025 and 254 officers killed in previous years; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 38th Candlelight Vigil, on the evening of May 13, 2026; and

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be observed this year May 11th-16th;

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff;

NOW, THEREFORE, I, Jean B. Moore, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all Gladstone residents, will observe May 11-16, 2026 as:

NATIONAL POLICE WEEK

in the City of Gladstone and publicly salute the service of law enforcement officers in our community and in communities across the nation.

Signed this 27th Day of April 2026



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/3/2026

Department: Community Development

Meeting Date Requested: 4/27/2026

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

Subject: Special Event Permit

Background: Through the Friends of the Atkins-Johnson Farm & Museum, the Big Shoal Heritage Area will serve as the site of the Annual Gladstone Big Shoal Heritage Area Farm. The farm will be managed by volunteer Eugene Suter and will occupy approximately seven (7) acres (\pm) located in the southern quadrant of the Big Shoal Heritage Area.

The farm will produce sweet corn, sunflowers, and pumpkins, which will be available for purchase by the public at the museum and at two (2) additional locations. In addition to crop production, the farm will offer educational programming for both adults and children.

Location: Big Shoal Heritage Farm

Date: April 10, 2026 to November 15, 2026

Time: 6:30 am to 4:00 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: APRIL 3, 2026
PERMIT NO.: SEP26-00035
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: BIG SHOAL HERITAGE AREA FARM
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
ATKINS-JOHNSON FARM
DATE OF EVENT: APRIL 10, 2026 TO NOVEMBER 15, 2026
TIME OF EVENT: 6:30 AM TO 4:00 PM
EST. ATTENDANCE: 4,000± FOR THE SEASON

REQUESTED TEMPORARY VARIANCE:

- Section 2.100.250(1) Outdoor display, sale and storage.
- Section 2.100.250(2) License for display, sale and storage.
- Section 2.100.250(3) Sales transactions.
- Section 2.100.250(4) Outdoor display and storage.
- Section 2.100.250(5) Duration of sale, display and storage.
- Section 2.120.050 Noise prohibited.
- Section 2.130.010(2) Park rules and regulations (hours).
- Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- Section 2.140.040 Public fireworks display prohibited, exceptions.
- Section 3.100.060 Burning prohibited general; exceptions.
- Section 5.110.1800 Drinking in public.
- Section 5.160.230(a) Street use permit (street use permit allowed).
- Section 9.1600.110 Temporary signs.

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

Signed: _____

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/16/2026

Department: Community Development

Meeting Date Requested: 4/27/2026

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 Brush Drop-Off event for Gladstone residents. This event provides residents with an opportunity to properly dispose of yard trimmings, brush, leaves, and other yard waste generated through routine yard maintenance.

Location: Public Works Facility

Date: Friday, May 1, 2026
Saturday, May 2, 2026
Sunday, May 3, 2026

Time: 8:00 am to 5:00 pm (all three days)

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 16, 2026
PERMIT NO.: SEP26-00026
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: BRUSH DROP-OFF
LOCATION OF EVENT: 4000 NE 76TH STREET
PUBLIC WORKS FACILITY
DATE OF EVENT: FRIDAY, MAY 1, 2026
SATURDAY, MAY 2, 2026
SUNDAY, MAY 3, 2026
TIME OF EVENT: FRIDAY- 8:00 AM TO 5:00 PM
SATURDAY- 8:00 AM TO 5:00 PM
SUNDAY- 8:00 AM TO 5:00 PM
EST. ATTENDANCE: 600±

REQUESTED TEMPORARY VARIANCE:

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

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

Signed:


Alan D. Napoli, C.B.O.

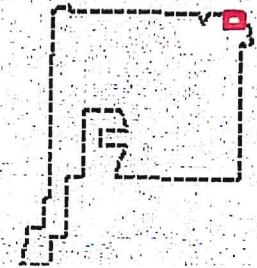
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO



Legend

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

Notes

1 in. = 167ft.

333.3 0 166.67 333.3 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



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/18/2026

Department: Community Development

Meeting Date Requested: 4/27/2026

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 Document Shredding event. This service is available to Gladstone residents, providing a secure and convenient way to dispose of personal documents.

Location: Public Works Facility

Date: Saturday, May 9, 2026

Time: 9:00 am to 1:00 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 18, 2026
PERMIT NO.: SEP26-00027
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: DOCUMENT SHREDDING
LOCATION OF EVENT: 4000 NE 76TH STREET
PUBLIC WORKS FACILITY
DATE OF EVENT: SATURDAY, MAY 9, 2026
TIME OF EVENT: 9:00 AM TO 1:00 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.

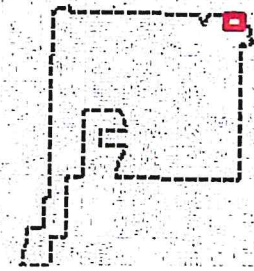
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO



Legend

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

Notes

1 in. = 167ft.



333.3 0 166.67 333.3 Feet

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Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/18/2026

Department: Community Development

Meeting Date Requested: 4/27/2026

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 Electronics Recycling Event. Gladstone residents will have the opportunity to responsibly dispose of their electronic devices at no cost. A fee will apply for the disposal of televisions, with pricing varying based on size and type.

Location: Public Works Facility

Date: Saturday, June 13, 2026

Time: 9:00 am to 1:00 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 18, 2026
PERMIT NO.: SEP26-00028
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: ELECTRONICS RECYCLING
LOCATION OF EVENT: 4000 NE 76TH STREET
PUBLIC WORKS FACILITY
DATE OF EVENT: SATURDAY, JUNE 13, 2026
TIME OF EVENT: 9:00 AM TO 1:00 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. Napel, C.B.O.

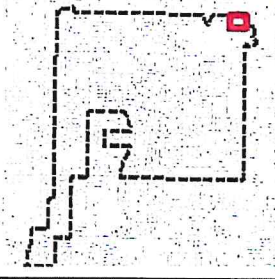
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



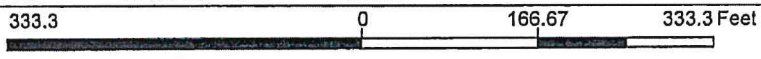
Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
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Notes



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/18/2026

Department: Community Development

Meeting Date Requested: 4/27/2026

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

Subject: Special Event Permit

Background: Shores Real Estate Professionals will host their annual Client Appreciation Picnic for valued clients. The event will include grilled hot dogs, an on-site ice cream vendor, and an inflatable bounce house for children. Audio equipment will be available for announcements throughout the event.

Location: Oak Grove Park

Date: Tuesday, June 16, 2026

Time: 5:00 pm to 9:00 pm

Budget Discussion: N/A

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

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

Alan Napoli
Department Director/Administrator

JA
City Attorney

BB
City Manager

LETTER OF TRANSMITTAL



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



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: MARCH 18, 2026
PERMIT NO.: SEP26-00030
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: CLIENT APPRECIATION
LOCATION OF EVENT: 7600 N TROOST AVENUE
OAK GROVE PARK
DATE OF EVENT: TUESDAY, JUNE 16, 2026
TIME OF EVENT: 5:00 PM TO 9:00 PM
EST. ATTENDANCE: 100±

REQUESTED TEMPORARY VARIANCE:

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

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

Signed: _____

Alan D. Napoli, C.B.O.

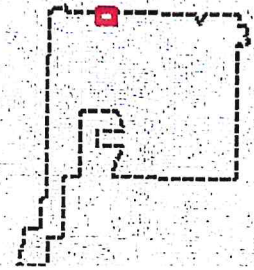
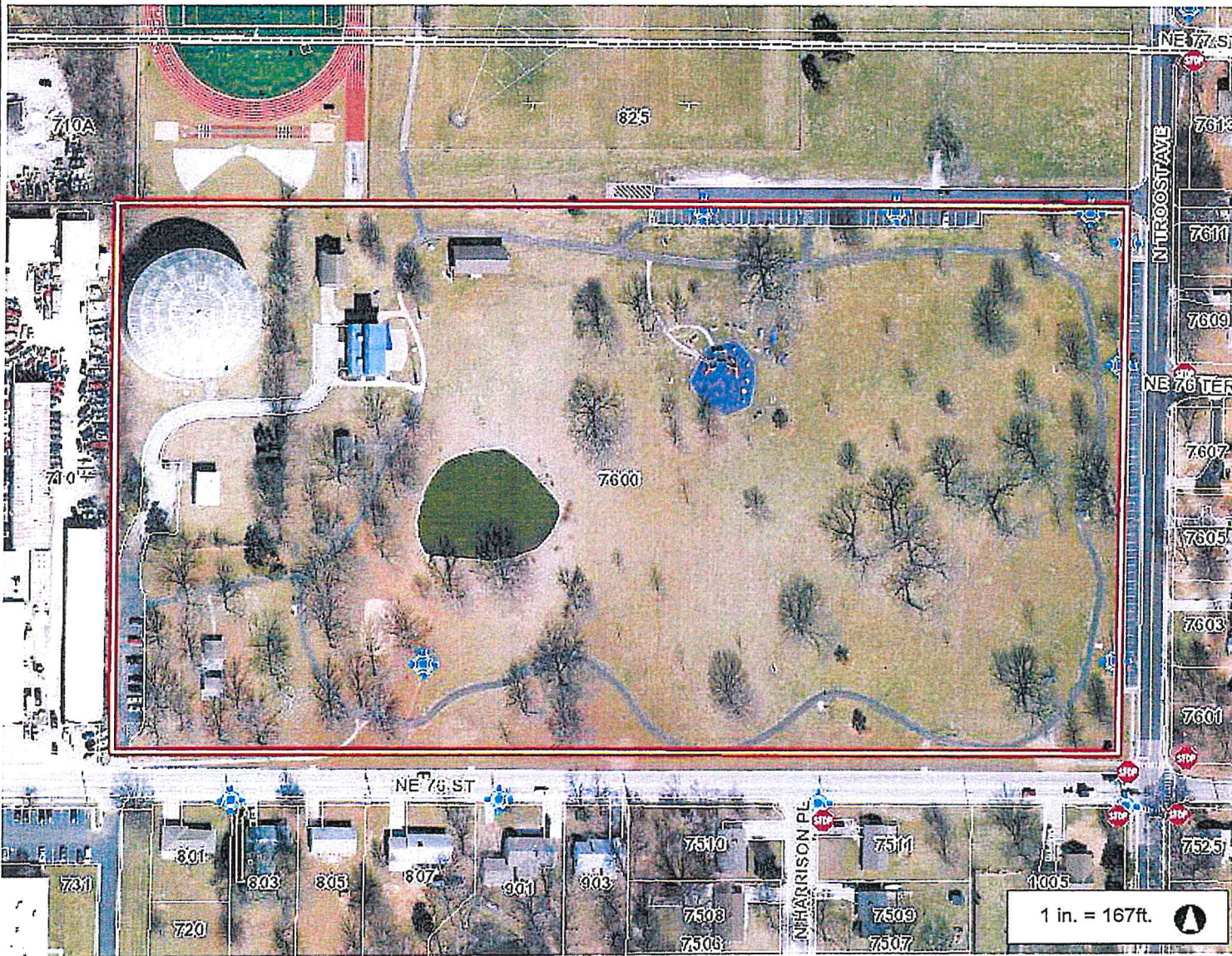
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO

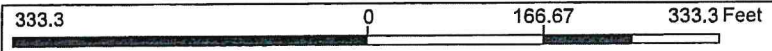


Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
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Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 3/18/2026

Department: Community Development

Meeting Date Requested: 4/27/2026

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 Household Hazardous Waste Collection event for Gladstone residents. This event provides an opportunity for residents to safely dispose of household hazardous waste materials in an environmentally responsible manner.

Location: Happy Rock Park West

Date: Saturday, August 1, 2026

Time: 8:00 am to 12:00 pm (or first 200 cars)

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 18, 2026
PERMIT NO.: SEP26-00032
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: HOUSEHOLD HAZARDOUS WASTE
LOCATION OF EVENT: 7512 NE ANTIOCH ROAD
HAPPY ROCK PARK WEST
DATE OF EVENT: SATURDAY, AUGUST 1, 2026
TIME OF EVENT: 8:00 AM TO 12:00 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. Napeli, C.B.O.

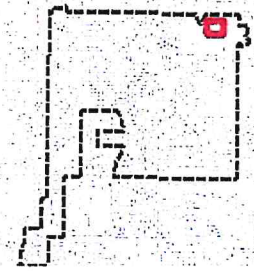
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
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Request for Council Action

RES # R-26-18

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/9/2026

Department: Public Works

Meeting Date Requested: 4/27/2026

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

Subject: Final Payment approval, Linden Connector Trail, Project TP2373

Background: Work has been completed on the referenced project and the contractor, Linaweaver Construction, has made application for final pay. Change Orders were the result of field adjustments to the trail slope, the removal and replacement of existing sidewalk and a curb inlet top in the vicinity of NE 68th Street and N. Flora and adjustments for field measured quantities.

Budget Discussion: Funds for this contract were budgeted in the Transportation Sales Tax Fund and a grant from the Federal Transportation Alternatives Program administered by the Missouri Department of Transportation.

Original Contract Amount:	\$ 1,455,072.50
Change Order(s):	38,965.30
Revised Contract Amount:	\$ 1,494,037.80
Amount Paid to Date:	1,493,537.80
Total Amount Due Final Pay:	\$ 500.00

Public/Board/Staff Input: Staff recommends approval of this 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-26-18

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$500.00 FOR THE LINDEN CONNECTOR TRAIL, CITY PROJECT TP2373/FEDERAL PROJECT TAP-3323(413).

WHEREAS, work under the contract with Linaweaver Construction, Incorporated, for the Linden Connector Trail, City Project TP2373/Federal Project TAP-3323(413), 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:	\$ 1,455,072.50
Change Order(s):	38,965.30
Revised Contract Amount:	<u>\$ 1,494,037.80</u>
Amount Paid to Date:	1,493,537.80
Total Amount Due Final Pay:	<u>\$ 500.00</u>

FURTHER, THAT, funds for such purpose are authorized from the Transportation Sales Tax Fund and a grant from the Federal Transportation Alternatives Program administered by the Missouri Department of Transportation.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES # R-26-19

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/17/2026

Department: Public Works

Meeting Date Requested: 4/27/2026

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

Subject: Final Payment, FY25 Water Main Replacements, Project WP2587

Background: Work has been completed on the referenced project and the Contractor, Linaweaver Construction, has made application for final pay. Change Orders were the result of several emergency water main break repairs and quantity adjustments (R-25-33), the installation of a new valve at the wellfield (R-25-40), sanitary sewer work at the Old Pike Country Club (R-25-43), installation of a new 8-inch water main to serve the Meadowbrook Shopping Center (R-25-59) and the installation of a new 8-inch water main on Missouri Route 1 (R-26-07).

Budget Discussion: Funds for this contract were from the Combined Waterworks and Sewer System Fund.

Original Contract Amount:	\$ 845,180.00
Change Order(s):	302,527.65
Revised Contract Amount:	<u>\$ 1,147,707.65</u>
Amount Paid to Date:	1,086,759.77
Total Amount Due Final Pay:	<u>\$ 60,947.88</u>

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

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

Timothy A. Nebergall
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-19

A RESOLUTION AUTHORIZING ACCEPTANCE OF WORK UNDER CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, FOR THE FY25 WATER MAIN REPLACEMENTS, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$60,947.88 FOR PROJECT WP2587.

WHEREAS, work under the contract with Linaweaver Construction, Incorporated, for the FY25 Water Main Replacements, Project WP2587, 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:	\$ 845,180.00
Change Order(s):	302,527.65
Revised Contract Amount:	<u>\$ 1,147,707.65</u>
Amount Paid to Date:	1,086,759.77
Total Amount Due Final Pay:	<u>\$ 60,947.88</u>

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES # R-26-20

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/21/26

Department: Public Works

Meeting Date Requested: 4/27/26

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

Subject: Change Order No. 5, NE 76th Terrace Storm Drainage & Parking Improvements, Project CP2531

Background: The contract for Project CP2531 was awarded to Fleshman Construction, Inc., as authorized by Resolution R-25-07. Change Order No. 1 (R-25-23) expanded the scope of work to include the installation of three (3) pressure reducing valves to reduce system pressures in the southeast part of the City. Change Order No. 3 (R-25-54) further increased the scope of work to include additional curb and sidewalk replacement in the vicinity of City Hall and the Community Center. Change Order 4 (R-26-06) increased the scope of work to include an RCB extension at 6752 N. Park. Change Order 5 provides for additional concrete work in the vicinity of the Community Center.

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

Original Contract Amount:	\$ 662,813.54
Change Orders 1 thru 4	<u>369,831.40</u>
Total approved to date:	1,032,644.94
Change Order 5	<u>50,000.00</u>
Revised Contract Amount:	<u>\$ 1,082,644.94</u>

Funds are available from the Capital Improvements Sales Tax Fund.

Public/Board/Staff Input: Staff recommends approval of this change order.

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-26-20

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 5 IN THE AMOUNT OF \$50,000.00 TO THE CONTRACT WITH FLESHMAN CONSTRUCTION, INCORPORATED, FOR THE NORTHEAST 76TH TERRACE STORM DRAINAGE AND PARKING IMPROVEMENTS PROJECT CP2531.

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

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute Change Order No. 5 to the Northeast 76th Terrace Storm Drainage and Parking Improvements, Project CP2531 with Fleshman Construction, Incorporated, as follows:

Original Contract Amount:	\$ 662,813.54
Change Orders 1 thru 4	<u>369,831.40</u>
Total approved to date:	1,032,644.94
Change Order 5	<u>50,000.00</u>
Revised Contract Amount:	<u>\$ 1,082,644.94</u>

FURTHER, THAT, funds for such purpose are authorized from the Capital Improvements Sales Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27 TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES # R-26-21

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/21/2026

Department: Public Works

Meeting Date Requested: 4/27/2026

Public Hearing: Yes Date: N/A

Subject: Property Acquisition, N. Oak Trafficway Road Construction, Project TP2371

Background: The City of Gladstone is working to finalize the design of improvements to N. Oak Trafficway from NE 69th Street to NE 72nd Street. In order to construct the improvements, right-of-way and/or easements are required from 20 property owners.

Budget Discussion: Funds are available from the 2024 COP and budgeted in the Transportation Sales Tax Fund.

Public/Board/Staff Input: Staff requests that the right-of-way and/or easements listed in the Resolution be submitted to Council for approval. This action will complete acquisition for five properties, with fifteen (15) remaining to be acquired.

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-26-21

A RESOLUTION ACCEPTING RIGHT-OF-WAY AND EASEMENTS FROM CERTAIN PROPERTY OWNERS IN CONJUNCTION WITH THE NORTH OAK TRAFFICWAY ROAD CONSTRUCTION PROJECT TP2371.

WHEREAS, right-of-way and easements from certain property owners are necessary to construct the North Oak Trafficway Road Construction Project TP2371.

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

THAT, right-of-way and easements from the property owners attached hereto as Exhibits “A” through “I” are hereby accepted.

Permanent Landscape and Utility Easement

“A” – RIAR 1 LLC 7020 N. Oak Trafficway

Permanent Utility Easements

“B” – Chris & Amanda Surber Real Estate LLC 7000 N. Oak Trafficway

“C” – 7100 N. Oak LLC 7116 N. Oak Trafficway

Temporary Construction Easements

“D” – Chris & Amanda Surber Real Estate LLC 7000 N. Oak Trafficway

“E” – Thomas L. Sims 7116 N. Oak Trafficway

“F” – Shelly L. Wyatt LLC 7027 N. Oak Trafficway

Right-of-Way by Quit-Claim Deeds

“G” – Thomas L. Sims 7116 N. Oak Trafficway

“H” – L. Wyatt LLC 7027 N. Oak Trafficway

“I” – RIAR 1 LLC 7020 N. Oak Trafficway

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to execute and undertake and perform on behalf of the City of Gladstone, Missouri, the obligations and undertakings set forth in said conveyances; and

FURTHER, THAT, the City Clerk is hereby directed to record said documents in the Office of the Recorder of Deeds, Clay County, Missouri.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES # R-26-22

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/22/2026

Department: Finance

Meeting Date Requested: 4/27/2026

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

Subject: Sixth Amendment, Cellco Partnership d/b/a Verizon Wireless Lease at the Linden Water Tower

Background: Cellco Partnership d/b/a Verizon Wireless (Verizon) temporarily relocated its equipment from the Linden Water Tower handrail to accommodate tower painting and construction of a new corral system. Now that the painting project is complete, Verizon has agreed to relocate its facilities from the temporary tower to the new corral system instead of the handrail. This amendment reflects that change.

Budget Discussion: N/A

Public/Board/Staff Input: Verizon started the relocation of its equipment this week. Once complete, the temporary tower will be removed. Staff recommends approval of the proposed Amendment.

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

Matt Dayton
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION R-26-22

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SIXTH AMENDMENT TO THE SITE LEASE WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS AT 480 NE 71ST STREET.

WHEREAS, CELLOCOPARTNERSHIP d/b/a Verizon Wireless (“Tenant”), currently maintains equipment in the City of Gladstone, Missouri (“City”) at 480 NE 71st Street pursuant to a Site Lease originally dated November 12, 1996 (collectively the “Lease”); and

WHEREAS, the City and Lessee have negotiated terms for a sixth amendment to the Site Lease at 480 NE 71st Street including allowing Tenant to place additional equipment on the water tower, change the location of certain equipment already placed on the water tower, and to make all necessary configurations to their equipment in accordance with their plans attached to the lease amendment; and

WHEREAS, The City Council desires for the City to enter into the Sixth Amendment to the Antenna Site Lease at Linden Water Tower.

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

THAT, the City Manager of the City of Gladstone is hereby authorized to execute the First Amendment to the Site Lease at 480 NE 71st Street with CELLCO PARTNERSHIP d/b/a/ Verizon Wireless and take such other actions as may be necessary to effectuate the intent of this Resolution.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES # R-26-23

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/22/2026

Department: Parks & Recreation

Meeting Date Requested: 4/27/2026

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

Subject: A Resolution authorizing the sale and/or disposal of such property held by the City to the highest bidder, via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager.

Background: A recent inventory of surplus equipment and property held by the City led to a comprehensive list from the Parks Recreation & Cultural Arts Department. In order to sell the equipment, a Declaration of Surplus is required by the City Council. The proposed Resolution will declare the property as surplus and authorize the City Manager to sell and/or dispose of it. (See attached Exhibit A with full list of items)

Budget Discussion: N/A

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

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

Jordan Brown
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-23

A RESOLUTION DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE SALE AND/OR DISPOSAL OF SUCH PROPERTY HELD BY THE CITY TO THE HIGHEST BIDDER VIA ONLINE AUCTION, SEALED BID, AND/OR OTHERWISE DISPOSED OF AS APPROVED BY THE CITY MANAGER.

WHEREAS, the items set forth in the attachment, Exhibit “A” are no longer necessary for any municipal public purpose of the City; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of Gladstone that the said items be sold to the highest bidder via online auction, sealed bid and/or otherwise disposed of appropriately as approved by the City Manager.

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

THAT, the items set forth in Exhibit “A” are hereby declared surplus property of the City of Gladstone; and

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to sell the items set forth in Exhibit “A” to the highest bidder via online auction, sealed bid, or otherwise disposed of as appropriate upon approval of the City Manager.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

RESOLUTION NO. R-26-23

EXHIBIT A

Park Recreation & Cultural Arts Department

Description

Flora Park Play Structure

Serial Number

MPR010000PITO013

March YTD 2026

Monthly Financial Update

Interim Report, Unaudited



Progress Through People
CITY OF GLADSTONE, MO

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MISSION STATEMENT

**THE CITY COUNCIL, BOARDS, COMMISSIONS, AND CITY STAFF ARE INSPIRED AND INVESTED
TO ENHANCE GLADSTONE'S QUALITY OF LIFE AND SENSE OF COMMUNITY THROUGH
INNOVATIVE AND EFFECTIVE LEADERSHIP AND INCLUSIVE CITIZEN ENGAGEMENT.**



Executive Summary

The attached Monthly Financial Update document provides a high-level overview of the YTD financial results through the month of March. Please note that we have excluded ‘transfers’ to eliminate unnecessary noise from the overall financial results.

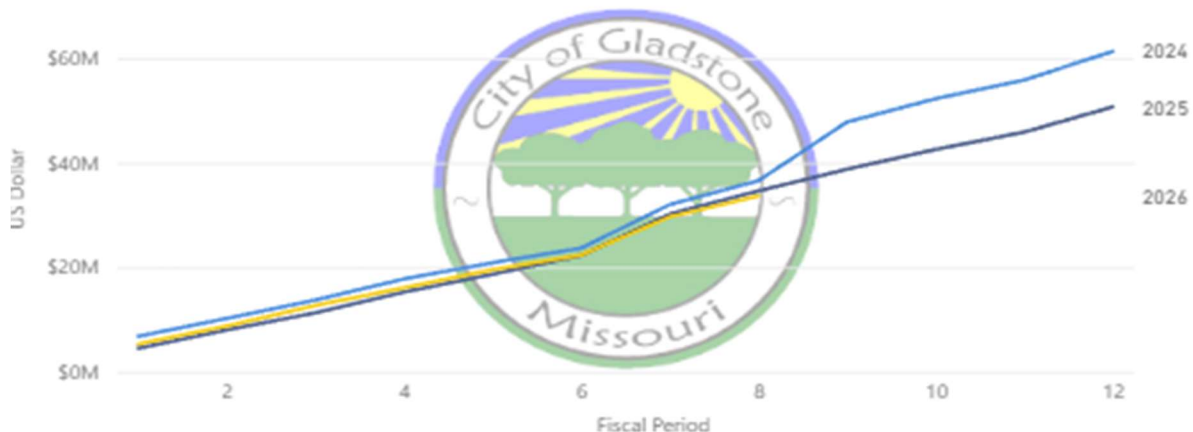


City Wide: Inflows

Citywide revenue through the month of March finished lower than forecast at 72.8% versus target of 75.0% of budget. The lower results are primarily due to timing of intergovernmental revenue, timing of sewer commodity receipts, timing of emergency medical services revenue, lower fines & forfeitures revenue and lower interest revenue due to declining interest rates.

Revenue Rate: FY Cumulative Inflows by Fiscal Period

FY ● 2024 ● 2025 ● 2026

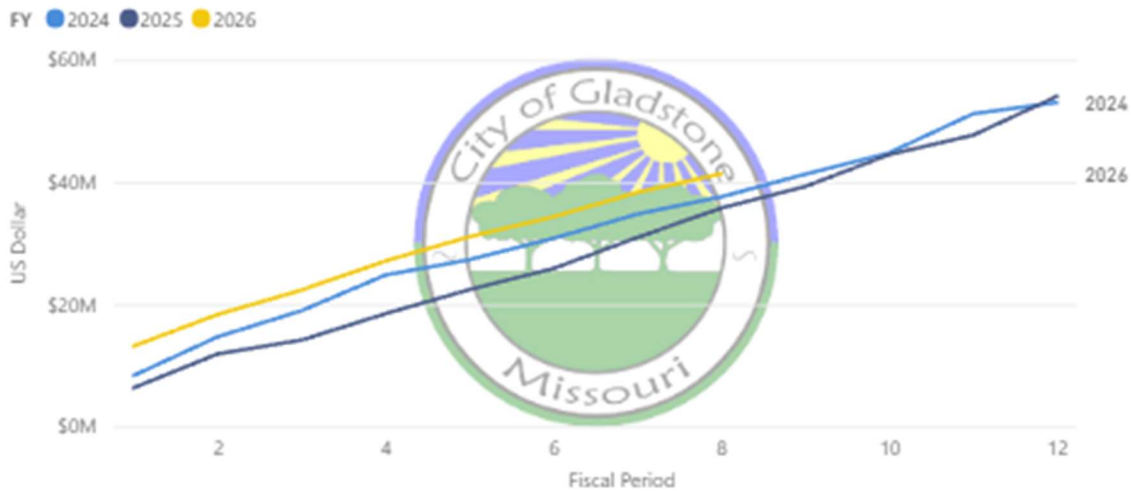




City Wide: Outflows

Citywide expenses through the month of March finished higher than prior year, but below forecast at 67.6% of budget. The strong YTD performance continues to be driven primarily by savings from open headcount, along with timing of supplies and services expenses.

Expense Burn Rate: FY Cumulative Spend by Fiscal Period



Resources Available By Category: All

GL Type	YTD Actuals	Authorized Budget	% of Budget
Revenue	37,551,958	51,615,169	72.75%
31 Taxes	18,794,918	24,190,518	77.70%
32 Licenses & Permits	648,360	854,339	75.89%
33 Intergovernmental Revenue	2,543,436	4,105,405	61.95%
34 Charges for Services	13,693,648	19,319,490	70.88%
35 Fines & Forfeitures	231,035	367,755	62.82%
36 Misc Revenue	1,640,561	2,777,663	59.06%
Expense	38,968,559	57,665,109	67.58%
41 Personnel	14,172,877	21,285,338	66.59%
42 Supplies	1,499,225	2,762,882	54.26%
43 Services	10,971,362	16,849,177	65.12%
46 Capital	6,387,417	7,872,740	81.13%
47 Debt	5,937,679	8,894,972	66.75%

CAUTION: Transfers both to and from various funds have been REMOVED from this data presentation.

Budgeted Funds

From a Fund perspective the city continues to perform well at the individual Fund level with the General, CCPT, and PSST funds having excess funds available.

Summary of Budgeted Resources Remaining

Fund Description	Account Class	Authorized Budget	YTD Actuals	Funds Remaining	% of Funds Remaining
101-General	41 Personnel	17,259,663	11,283,240	5,976,423	34.6% ◆
	42 Supplies	1,307,187	669,832	637,355	48.8% ●
	43 Services	4,882,033	2,777,967	2,104,066	43.1% ●
	46 Capital	535,584	249,378	286,206	53.4% ●
	47 Debt	2,671,893	1,482,908	1,188,985	44.5% ●
	Total	26,656,360	16,463,325	10,193,035	38.2%
202-CCPT	41 Personnel	1,613,557	1,103,295	510,262	31.6% ◆
	42 Supplies	134,932	66,888	68,044	50.4% ●
	43 Services	1,077,633	821,639	255,994	23.8% ◆
	46 Capital	111,685	87,391	24,294	21.8% ◆
	47 Debt	2,279,559	1,051,577	1,227,982	53.9% ●
	Total	5,217,367	3,130,790	2,086,577	40.0%
203-PSST	41 Personnel	646,777	536,488	110,289	17.1% ◆
	42 Supplies	97,047	64,008	33,039	34.0% ◆
	43 Services	148,559	63,174	85,384	57.5% ●
	46 Capital	121,484	104,269	17,215	14.2% ◆
	47 Debt	197,249	98,624	98,624	50.0% ●
	Total	1,211,114	866,563	344,551	28.4%
401 CIST	43 Services	122,127	100,000	22,127	18.1% ◆
	47 Debt	1,681,280	1,538,416	142,864	8.5% ◆
	Total	1,803,407	1,638,416	164,991	9.1%
402-TST	43 Services	326,000	306,120	19,880	6.1% ◆
	47 Debt	724,914	486,512	238,403	32.9% ◆
	Total	1,050,914	792,632	258,283	24.6%
501-CWSS	41 Personnel	1,765,342	1,232,104	533,238	30.2% ◆
	42 Supplies	1,223,716	698,497	525,219	42.9% ●
	43 Services	9,327,326	6,647,471	2,679,855	28.7% ◆
	46 Capital	7,052,319	5,913,557	1,138,762	16.1% ◆
	47 Debt	1,276,929	1,246,084	30,845	2.4% ◆
	Total	20,645,631	15,737,713	4,907,918	23.8%



Items to watch

- Sales Tax performance
- Sewer Commodity Receipts
- The frequency and volume of water main breaks
- The impact of lower interest rates on investment accounts
- Employee turnover specifically in Police and Public Works

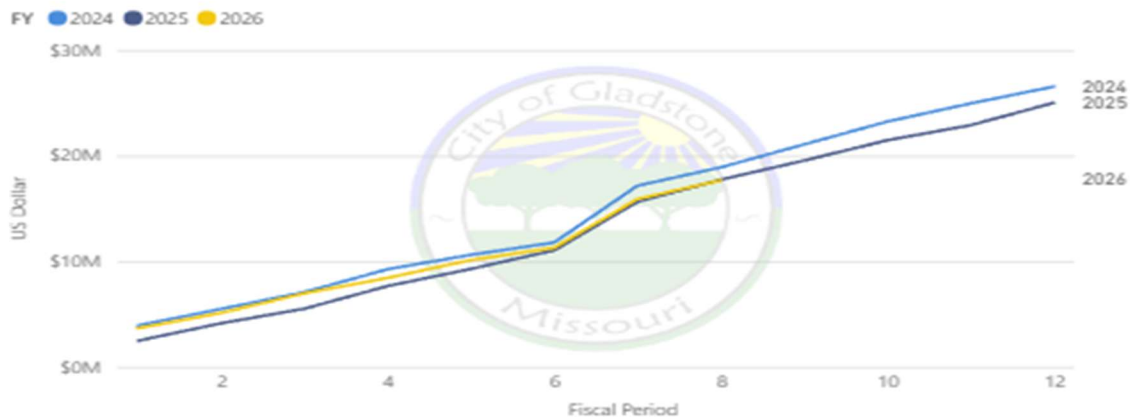
General Fund

Revenue: General Fund

Revenue: Comparison to Past Performance

Revenue collected YTD is outpacing prior year by 1%. The favorability is largely driven by timing of higher sales and use tax receipts.

Cumulative Performance by Fiscal Period



Revenue: Comparison to Current Year Budget

Through the month of March revenue for the General Fund is now pacing at 79.4% of forecast on a YTD budget of 75.0%. The higher YTD revenue numbers are primarily due to the timing for receiving the annual property tax revenues in the months of January, February and in March. Licenses & permits, intergovernmental, and charges for services revenues are also outpacing forecast. The overall favorability is partially offset by lower fines & forfeitures, lower interest and lower rental revenues.

Budget Activity to Date : By Class

GL Type	YTD Actuals	Authorized Budget	% of Budget
Revenue	19,802,561	24,928,187	79.44%
31 Taxes	13,143,842	16,539,265	79.47%
32 Licenses & Permits	648,360	854,339	75.89%
33 Intergovernmental Revenue	1,873,512	1,913,506	97.91%
34 Charges for Services	3,001,302	3,707,394	80.95%
35 Fines & Forfeitures	228,711	362,755	63.05%
36 Misc Revenue	906,834	1,550,928	58.47%
Total	19,802,561	24,928,187	79.44%

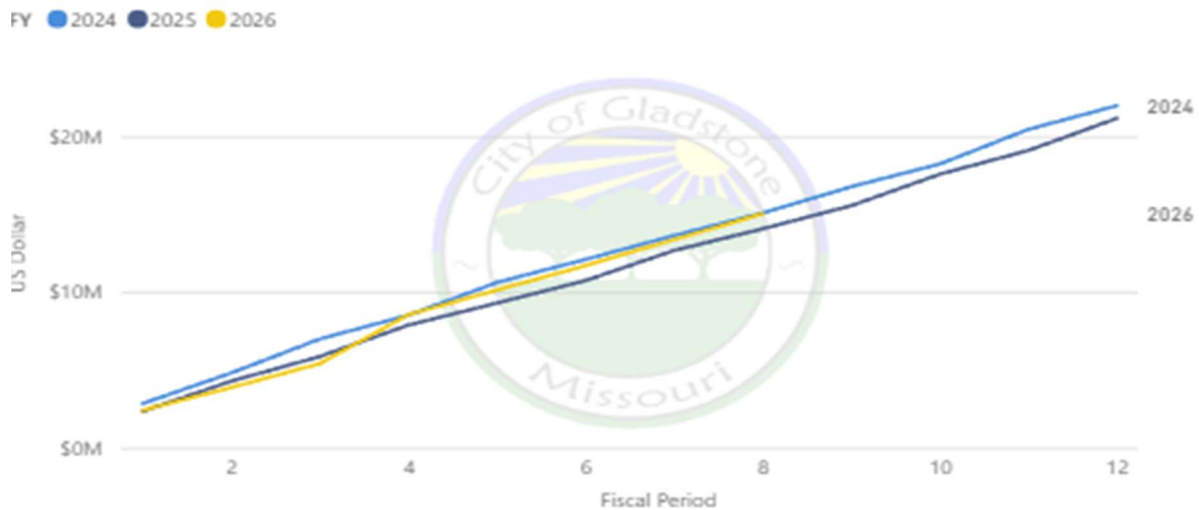
General Fund

Expenses: General Fund

Expenses: Comparison to Past Performance

General Fund expenses are out pacing prior year by 5.9% or \$921k. The current overage is primarily due to paying off the \$1M Security Bank line of credit early, along with increased personnel costs, partially offset by lower service and capital expenses.

Cumulative Performance by Fiscal Period



Expenses: Comparison to Current Year Budget

General Fund expenses through the first nine months of the year are now at 61.8% of budget. Lower personnel, supplies, services, capital and debt expenses are contributing to the favorability which is partially offset by the timing of higher COP debt service due to paying off the \$1M Security Bank Line of Credit early.

Budget Activity To Date : By Class

GL Type	YTD Actuals	Authorized Budget	% of Budget
Expense	16,463,325	26,656,360	61.76%
41 Personnel	11,283,240	17,259,663	65.37%
42 Supplies	669,832	1,307,187	51.24%
43 Services	2,777,967	4,882,033	56.90%
46 Capital	249,378	535,584	46.56%
47 Debt	1,482,908	2,671,893	55.50%
Total	16,463,325	26,656,360	61.76%

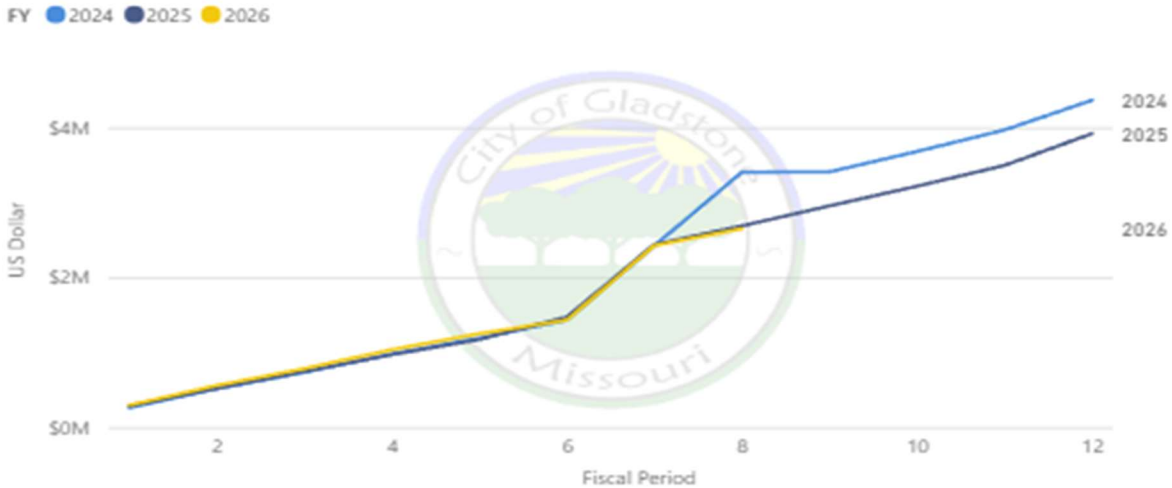
Community Center Parks Tax Fund (CCPT)

Revenue: CCPT

Revenue: Comparison to Past Performance

CCPT Fund revenue YTD is pacing lower than prior year by \$55k or 1.9%. The lower performance is primarily due to lower sales tax, banquet room rental, and family membership enrollment.

Cumulative Performance by Fiscal Period



Revenue: Comparison to Current Year Budget

For the current year CCPT revenue is now pacing below forecast at 71.4% of budget. This variance is primarily due to the \$725k Natatorium payment from North Kansas City School District being below budget of \$750k, along with lower sales tax receipts, lower banquet room rental, and lower membership enrollments.

Budget Activity To Date : By Class

GL Type	YTD Actuals	Authorized Budget	% of Budget
Revenue	2,898,837	4,061,492	71.37%
31 Taxes	757,057	1,115,689	67.86%
33 Intergovernmental Revenue	725,000	750,000	96.67%
34 Charges for Services	1,195,435	1,785,714	66.94%
36 Misc Revenue	221,345	410,089	53.97%
Total	2,898,837	4,061,492	71.37%

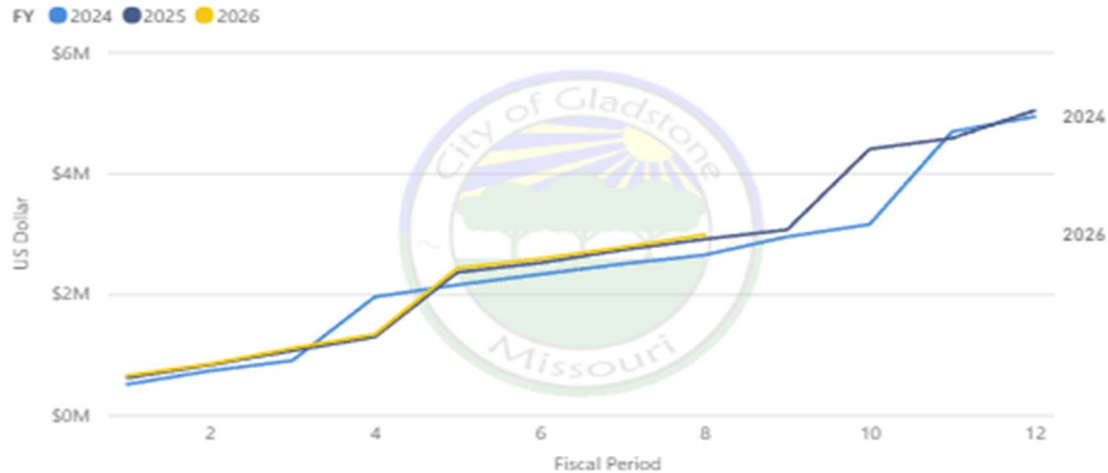
Community Center Parks Tax Fund (CCPT)

Expenses: CCPT

Expenses: Comparison to Past Performance

CCPT expenses through March are now \$70k or 2.3% below prior year. The lower spend is primarily driven by lower capital expenses YTD.

Cumulative Performance by Fiscal Period



Expenses: Comparison to Current Year Budget

CCPT expenses for the current year are currently below forecast at 60.0% on a budget of 75.0%. Lower personnel, supplies, and debt expense are the primary contributors to the favorability YTD.

Budget Activity To Date : By Class

GL Type	YTD Actuals	Authorized Budget	% of Budget
Expense	3,130,790	5,217,367	60.01%
41 Personnel	1,103,295	1,613,557	68.38%
42 Supplies	66,888	134,932	49.57%
43 Services	821,639	1,077,633	76.24%
46 Capital	87,391	111,685	78.25%
47 Debt	1,051,577	2,279,559	46.13%
Total	3,130,790	5,217,367	60.01%

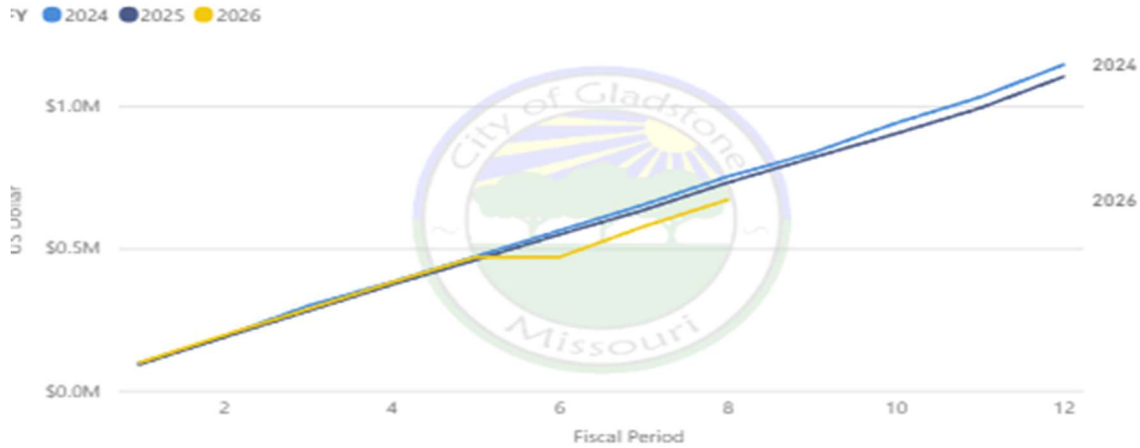
Public Safety Sales Tax Fund (PSST)

Revenue: PSST

Revenue: Comparison to Past Performance

PSST Fund revenue year-over-year is \$57.9k or 7.1% lower. The primary contributor to the lower performance is YTD sales tax revenue and interest revenue.

Cumulative Performance by Fiscal Period



Revenue: Comparison to Current Year Budget

Compared to current year’s budget, PSST revenue is pacing lower at 65.7% YTD. The primary contributor to the lower performance is lower sales tax revenue and lower misc. revenue YTD.

Budget Activity To Date : By Class

GL Type	YTD Actuals	Authorized Budget	% of Budget
Revenue	759,349	1,155,141	65.74%
31 Taxes	757,044	1,115,689	67.85%
33 Intergovernmental Revenue		3,898	
36 Misc Revenue	2,305	35,553	6.48%
Total	759,349	1,155,141	65.74%

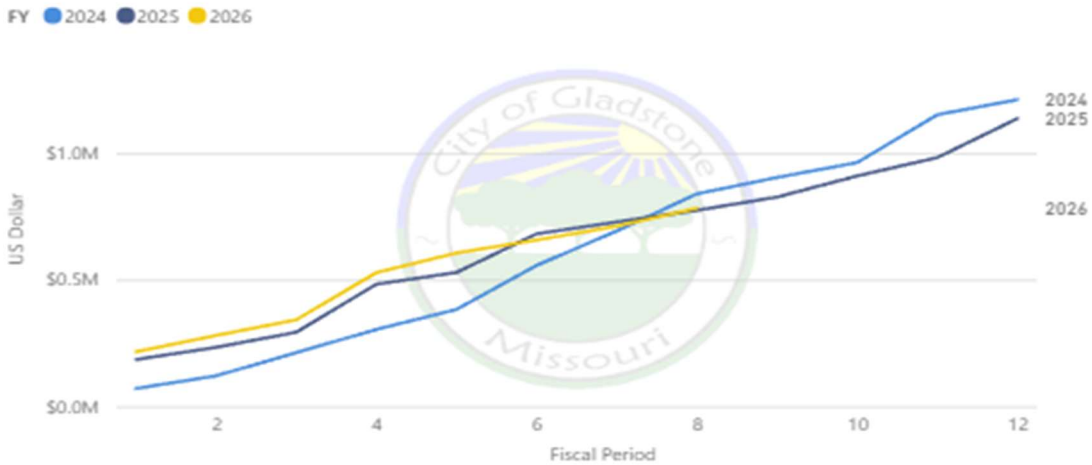
Public Safety Sales Tax Fund (PSST)

Expenses: PSST

Expenses: Comparison to Past Performance

PSST Fund expenses are currently pacing higher than prior year by \$40.8k or 4.9%. The unfavorability is primarily driven by higher personnel, supplies, and insurance expenses YTD.

Cumulative Performance by Fiscal Period



Expenses: Comparison to Current Year Budget

For the current year PSST Fund expenses continue to pace budget at 71.6%. Timing of training, travel, equipment maintenance, and debt expenses are driving the favorability which is partially offset by higher personnel and capital expenses.

Budget Activity To Date : By Class

GL Type	YTD Actuals	Authorized Budget	% of Budget
Expense	866,563	1,211,114	71.55%
41 Personnel	536,488	646,777	82.95%
42 Supplies	64,008	97,047	65.96%
43 Services	63,174	148,559	42.52%
46 Capital	104,269	121,484	85.83%
47 Debt	98,624	197,249	50.00%
Total	866,563	1,211,114	71.55%

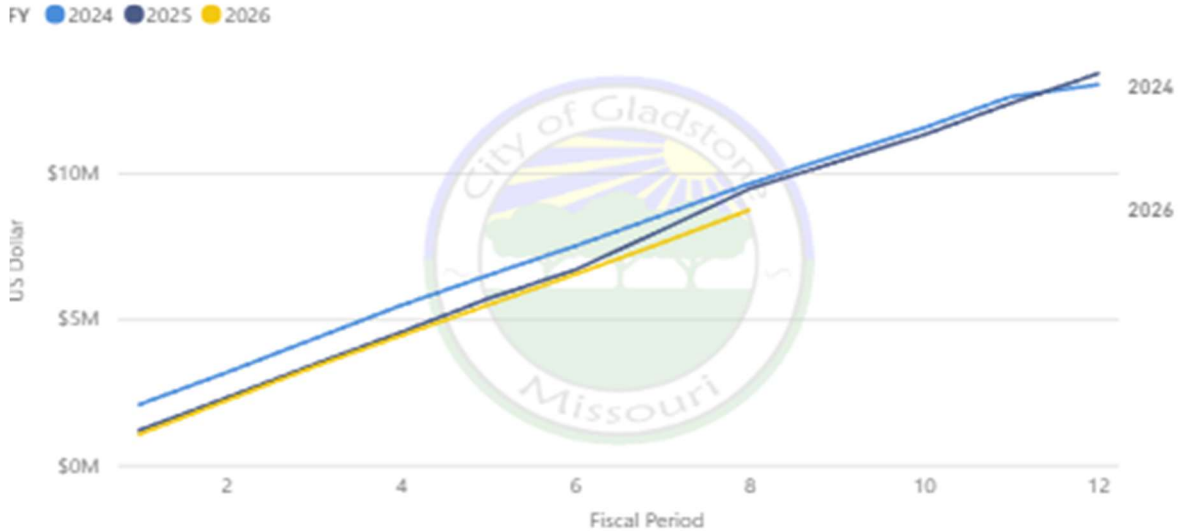
Combined Water and Sewer Fund (CWSS)

Revenue: CWSS

Revenue: Comparison to Past Performance

CWSS revenue YTD is \$573.0k or 5.5% below prior year. This is primarily driven by lower sewer commodity receipts and interest revenue.

Cumulative Performance by Fiscal Period



Revenue: Comparison to Current Year Budget

CWSS revenue through the month of March is now pacing at 68.8% of budget. The lower performance YTD is also due to lower sewer commodity receipts, water metered sales, and interest revenue.

Budget Activity To Date : By Class

GL Type	YTD Actuals	Authorized Budget	% of Budget
Revenue	9,796,681	14,249,163	68.75%
34 Charges for Services	9,496,911	13,826,382	68.69%
36 Misc Revenue	299,770	422,781	70.90%
Total	9,796,681	14,249,163	68.75%

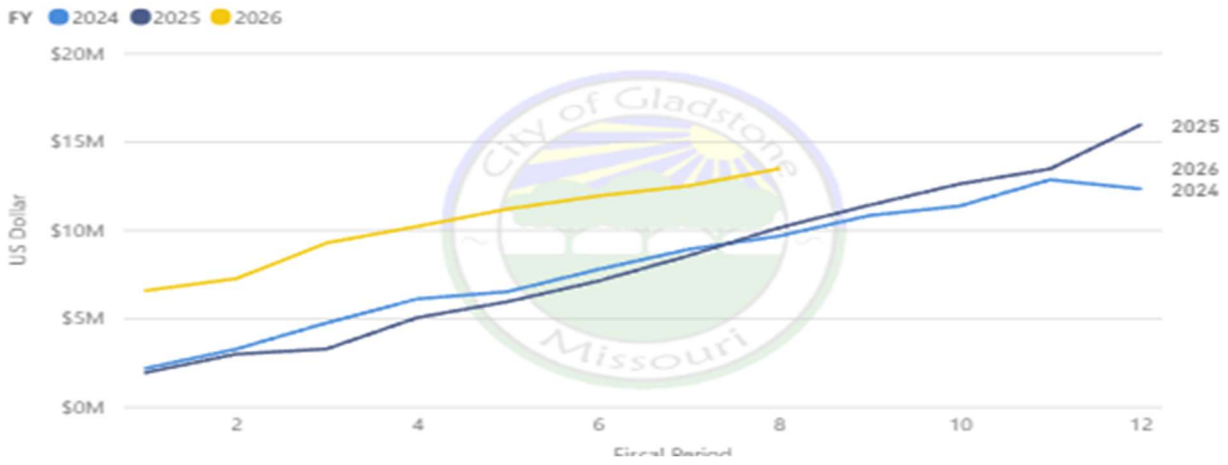
Combined Water and Sewer Fund (CWSS)

Expenses: CWSS

Expenses: Comparison to Past Performance

CWSS YTD expenses are \$4.3M higher than prior year. The higher spend is primarily due to increased capital expenses for projects, along with higher personnel costs and timing for recognizing administrative services & insurance expenses YTD.

Cumulative Performance by Fiscal Period




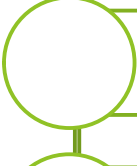


Expenses: Comparison to Current Year Budget

CWSS expenses through March are now pacing higher than budget at 76.2%. The primary driver is the timing of capital spend and debt service. The unfavorability is partially offset by lower personnel, supplies, and services costs YTD.

Budget Activity To Date : By Class

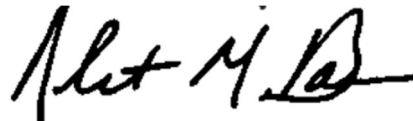
GL Type	YTD Actuals	Authorized Budget	% of Budget
Expense	15,737,713	20,645,631	76.23%
41 Personnel	1,232,104	1,765,342	69.79%
42 Supplies	698,497	1,223,716	57.08%
43 Services	6,647,471	9,327,326	71.27%
46 Capital	5,913,557	7,052,319	83.85%
47 Debt	1,246,084	1,276,929	97.58%
Total	15,737,713	20,645,631	76.23%

Notes and Upcoming Items from Finance

-  FY26 Mid-Year Budget process: Completed
-  FY27 Assessment of Water & Sewer Rates: In Progress
-  FY27 Budget Planning: In Progress
-  Financial Planning for the World Cup and 250th Celebration Events



Matt Dayton
Director of Finance



Bob Baer
City Manager



AN ORDINANCE DECLARING THE RESULTS OF THE GLADSTONE GENERAL MUNICIPAL ELECTION HELD ON TUESDAY, APRIL 7, 2026, AS CERTIFIED BY THE CLAY COUNTY BOARD OF ELECTION COMMISSIONERS; DECLARING THAT CANDIDATES LES SMITH AND TINA SPALLO HAVE EACH BEEN ELECTED TO THREE YEAR TERMS ON THE GLADSTONE CITY COUNCIL AND CAMERON NAVE HAS BEEN ELECTED TO A TWO YEAR TERM.

WHEREAS, an election was held April 7, 2026, and the certified election results are attached as Exhibit A.

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

SECTION 1. THAT, the City Council finds and declares upon the face of the returns of the Judges, the results of the Gladstone General Election held on the 7th day of April, 2026, as certified by the Clay County Board of Election Commissioners, to be as follows:

CITY COUNCIL ELECTION RESULTS

<u>Candidates for Three Year Term</u>	<u>Total Votes Cast</u>
LES SMITH	959
TINA SPALLO	1079
<u>Candidates for Two Year Term</u>	<u>Total Votes Cast</u>
BILL GARNOS	432
CAMERON NAVE	855

SECTION 2. FURTHER, THAT, based on the returns, the following Candidates have been elected to the City Council of the City of Gladstone, Missouri for terms as follows:

- LES SMITH, Three Year Term
- TINA SPALLO, Three Year Term

- CAMERON NAVE, Two Year Term

BILL NO. 26-11

ORDINANCE NO. 4.728

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: April 27, 2026

Second Reading: April 27, 2026

DARLA WIERZBICKI, CHAIRWOMAN
 VACANT, MEMBER
 AARON CRAIG, ATTORNEY
 SARAH WOODWARD, DIRECTOR



MEGAN WORD, SECRETARY
 ANTHONY BOLOGNA, MEMBER
 STEVEN B. SALMON, ATTORNEY
 TIFFANY ELLISON, DIRECTOR

**CLAY COUNTY
 BOARD OF ELECTION COMMISSIONERS**

100 W. Mississippi St. Liberty, MO 64068 Phone: 816-415-8683 Fax; 816-792-5334

www.voteclaycountymo.gov

04/16/2026

The Clay County Board of Election Commissioners hereby certifies the attached document/s to be a true, correct and complete abstract of all of the votes cast in Clay County, Missouri in the CITY OF GLADSTONE at the General Municipal Election held on April 07, 2026, as shown by the returns made from the precincts in said district within Clay County, and as verified by the Verification Board.

ABSTRACT of VOTES:

CITY OF GLADSTONE FOR COUNCILMEMBER

NAMES OF CANDIDATES ON THE BALLOT	TOTAL VOTES RECEIVED (IN FIGURES)
LES SMITH - NONPARTISAN	959
TINA M. SPALLO - NONPARTISAN	1079
Write-in	39
Total Number of Overvotes for Office	2

CITY OF GLADSTONE FOR COUNCILMEMBER

NAMES OF CANDIDATES ON THE BALLOT	TOTAL VOTES RECEIVED (IN FIGURES)
BILL GARNOS - NONPARTISAN	432
CAMERON NAVE - NONPARTISAN	855
Write-in	8
Total Number of Overvotes for Office	2

IN TESTIMONY WHERE OF, I hereunto set my hand and affix the seal of the Election Board at the Board of Election Commissioners office in Liberty, Missouri.



Given under our hands this 16th day of April, 2026

 Sarah Woodward

 Tiffany Ellison

CITY OF GLADSTONE FOR COUNCILMEMBER
 Vote For 2

	<i>LES SMITH</i>	<i>TINA M. SPALLO</i>	<i>Write-in</i>	<i>Over Votes</i>	<i>Under Votes</i>	<i>Total Registered Voters</i>	<i>Total Votes Cast</i>
	NON	NON	NON				
GALLATIN 03	148	143	14	0	77	2,160	305
GALLATIN 04	114	135	7	0	64	2,670	256
GALLATIN 05	137	151	3	2	71	2,292	291
GALLATIN 06	103	128	3	0	64	2,451	234
GALLATIN 07	56	62	3	0	47	1,459	121
GALLATIN 09	31	31	0	0	18	1,838	62
GALLATIN 10	71	79	4	0	52	1,756	154
GALLATIN 11	147	176	4	0	83	2,310	327
GALLATIN 12	78	93	1	0	38	1,716	172
GALLATIN 13	74	81	0	0	43	1,311	155
Contest Total	959	1,079	39	2	557	19,963	2,077

CITY OF GLADSTONE FOR COUNCILMEMBER
 Vote For 1

	<i>BILL GARNOS</i>	<i>CAMERON WAVE</i>	<i>Write-in</i>	<i>Over Votes</i>	<i>Under Votes</i>	<i>Total Registered Voters</i>	<i>Total Votes Cast</i>
	NON	NON	NON				
GALLATIN 03	79	106	3	1	2	2,160	188
GALLATIN 04	52	105	2	0	1	2,670	159
GALLATIN 05	56	117	1	0	8	2,292	174
GALLATIN 06	52	95	0	0	2	2,451	147
GALLATIN 07	34	50	0	0	0	1,459	84
GALLATIN 09	14	26	0	0	0	1,838	40
GALLATIN 10	26	76	0	0	1	1,756	102
GALLATIN 11	52	145	1	1	6	2,310	198
GALLATIN 12	32	73	0	0	0	1,716	105
GALLATIN 13	35	62	1	0	1	1,311	98
Contest Total	432	855	8	2	21	19,963	1,295



Request for Council Action

RES # City Clerk Only

BILL # 26-12

ORD # 4.729

Date: 4/20/2026

Department: General Administration

Meeting Date Requested: 4/27/2026

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

Subject: Calvin, Eddy, & Kappelman, INC. (CEK Insurance) - Lease Amendment

Background:

Calvin, Eddy, & Kappelman, Inc. (CEK Insurance) sub-leases office space on the second floor of the Dentistry for Children building from the City of Gladstone. They entered into the original sublease in 2017 for a ten-year initial term and are now exercising their first five-year renewal option. City Staff has negotiated with Calvin, Eddy, & Kappelman, Inc. an amendment to the current sublease subject to City Council approval. The amendment removes the \$650 monthly cleaning fee, adjusts the monthly base rent during the remainder of the initial term to \$3,152.33 and during the renewal term to \$3,376.00, provides a one-time \$375 rent credit, and shifts all routine maintenance and janitorial responsibilities to the tenant. The Resolution on tonight's agenda formally approves the lease extension.

Public/Board/Staff Input: City Staff recommends approval.

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

Austin Greer
Assistant City Manager

JA
City Attorney

BB
City Manager

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT TO THE OFFICE SUBLEASE AGREEMENT BETWEEN THE CITY OF GLADSTONE, MISSOURI, AS SUB-LESSOR, AND CALVIN, EDDY, & KAPPELMAN, INC. AS SUB-LESSEE, FOR OFFICE SPACE LOCATED ON THE SECOND FLOOR OF THE BUILDING AT 7001 NORTH CHERRY, GLADSTONE, MISSOURI 64118.

WHEREAS, Pollina Enterprises, LLC, a Missouri limited liability company (“Pollina”) constructed a two story (with additional basement space) office building (“Building”) with the common address of 7001 North Cherry, Gladstone, Missouri, 64118; and

WHEREAS, On August 7, 2012, Pollina Enterprises, LLC, leased the entire Building to Dentistry for Children, V. Rodman, Jr., M.S., L. Pollina, D.D.S., P.C., a Missouri professional corporation (“Dentistry”); and

WHEREAS, On August 9, 2012, Dentistry leased to Sub-Lessor certain portions of the Building, including the second floor of the Building consisting of approximately 6,426 square feet; and

WHEREAS, the lease entered into by Dentistry and Sub-Lessor grants Sub-Lessor the ability to sublease all or substantially all of the premises subject to that lease; and

WHEREAS, on July 17, 2017, Sub-Lessor entered into an Office Sublease Agreement (the “Sublease”) with Calvin, Eddy, & Kappelman, Inc. (“Sub-Lessee”) for certain portions of the second floor of the Building, as more particularly described in the Sublease; and

WHEREAS, the Sublease provides for an Initial Term of ten (10) years, with the Sub-Lessee having the right to extend for two successive five (5)-year Renewal Terms; and

WHEREAS, the City of Gladstone and Calvin, Eddy, & Kappelman, Inc. desire to amend the Sublease to revise the following provisions:

- 1. Exercise of Renewal Term.** The Sub-Lessee hereby irrevocably exercises its option to extend the Sublease for the first Renewal Term of five (5) years commencing upon expiration of the Initial Term. All references in the Sublease to the “term” or “Initial Term” shall include the Renewal Term unless the context requires otherwise.
- 2. Immediate Rent Adjustment.** Effective immediately upon execution of this Amendment (or as of the first day of the next calendar month following execution, whichever is later), the monthly base rent shall be reduced by \$650.00 to eliminate the monthly cleaning and supply fee component. The adjusted monthly base rent during the remainder of the Initial Term shall be \$3,152.33.
- 3. Rent During Renewal Term.** Effective as of the commencement of the Renewal Term, the annual base rent shall be \$48,312.00, payable in equal monthly installments of \$3,376.00. All other rent provisions remain unchanged.
- 4. One-Time Rent Credit.** Landlord shall provide Tenant with a one-time rent credit in the amount of \$375.00, to be applied against the first monthly rent payment due under the Renewal Term.

BILL NO. 26-12

ORDINANCE NO. 4.729

- 5. Maintenance and Janitorial Amendments.** New provisions are added as Section III.A making the Sub-Lessee solely responsible, at its sole cost and expense, for routine maintenance of plumbing fixtures within the Premises, all janitorial, cleaning, housekeeping services, consumable supplies, and Tenant’s proportionate share of any Common Area cleaning, with Landlord having no obligation to provide such services.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to enter into the proposed Lease Amendment with Calvin, Eddy, & Kappelman, Inc., on the terms and conditions described herein and as more particularly set forth in the Lease Amendment document attached and to take any other such measures as may be required.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: April 27, 2026

Second Reading: April 27, 2026

LEASE AMENDMENT

This Lease Amendment ("Amendment") is entered into as of April __, 2026, by and between:

Sub-Lessor / Landlord: City of Gladstone, Missouri, a municipal corporation, with principal office at 7010 N. Holmes, Gladstone, MO 64118 ("Landlord"), and

Sub-Lessee / Tenant: Calvin, Eddy, & Kappelman, Inc., with principal office at 1011 Westdale Rd, Lawrence, KS 66049 ("Tenant").

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Office Sublease Agreement dated July 17, 2017 (the "Sublease"), for premises located on the second floor of the building at 7001 N. Cherry, Gladstone, Missouri 64118 (the "Premises"), as more particularly described in the Sublease;

WHEREAS, the Initial Term of the Sublease is ten (10) years, with Tenant having the right to extend for two successive five (5)-year Renewal Terms;

WHEREAS, Tenant hereby exercises its first Renewal Term (the first five-year extension option under the Sublease) in accordance with Section II of the Sublease;

WHEREAS, the parties desire to amend certain terms of the Sublease as set forth below, including immediate adjustment of the current monthly rent to reflect removal of a \$650 monthly cleaning fee component (which is no longer applicable as the current term concludes) and further adjustment upon commencement of the Renewal Term;

NOW, THEREFORE, in consideration of the mutual promises herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Exercise of Renewal Term.** Tenant hereby irrevocably exercises its option to extend the Sublease for the first Renewal Term of five (5) years, commencing upon expiration of the Initial Term (the "Renewal Term"). All references in the Sublease to the "term" or "Initial Term" shall include the Renewal Term unless the context requires otherwise. The Sublease, as amended hereby, shall continue in full force and effect during the Renewal Term.
2. **Immediate Rent Adjustment (Effective Now).** Effective immediately upon execution of this Amendment (or as of the first day of the next calendar month following execution, whichever is later), the monthly base rent shall be reduced by **\$650.00** to eliminate the monthly cleaning and supply fee component that is no longer applicable. The adjusted monthly base rent during the remainder of the Initial Term shall be **\$3,152.33** (\$3802.33 - \$650.00).
3. **Rent During Renewal Term.** Effective as of the commencement of the Renewal Term, the annual base rent shall be **\$48,312.00** (calculated as the originally scheduled Renewal Term base rent of \$4,026 monthly. Reduced by \$650.00 monthly due to the elimination of the monthly cleaning and supply fee referenced above), payable in equal monthly installments of **\$3,376.00**. All other rent provisions (including additional rent for operating costs, pro-rata share, annual increases not to exceed 5%, and sales tax) remain unchanged.

4. **One-Time Rent Credit.** Landlord shall provide Tenant with a one-time rent credit in the amount of **\$375.00**, to be applied against the first monthly rent payment due under the Renewal Term (representing reimbursement of Tenant's initial cleaning charge).
5. **Maintenance and Janitorial Amendments.** The following provisions are added as a new Section III.A to the Sublease (immediately following the existing maintenance provisions in Section III):

III.A. Tenant Maintenance and Janitorial Obligations

1. Tenant shall be solely responsible, at Tenant's sole cost and expense, for routine maintenance of plumbing fixtures within the Premises, including unclogging toilets, sinks, and drains caused by normal use or Tenant negligence (such as hair, soap scum, food particles, excessive toilet paper, wipes, or other improper items). Landlord shall not be responsible for clearing routine stoppages or clogs unless caused by defective plumbing, structural issues, or other causes beyond Tenant's control (as reasonably determined by a licensed plumber if disputed).
2. Tenant shall be solely responsible, at Tenant's sole cost and expense, for providing all janitorial, cleaning, and housekeeping services within the Premises, including regular cleaning of floors, walls, windows, fixtures, restrooms, break areas, and all other interior spaces. Tenant shall maintain the Premises in a clean, sanitary, neat, and orderly condition at all times, consistent with first-class standards for similar properties.
3. Landlord shall have no obligation to provide any janitorial, cleaning, or housekeeping services to the Premises and shall not supply, replace, or reimburse Tenant for any cleaning supplies, materials, or equipment.
4. Tenant shall supply and maintain, at Tenant's sole cost and expense, all necessary consumable supplies for the Premises and any common areas used exclusively or primarily by Tenant, including toilet paper, paper towels, hand soap, trash bags, cleaning agents, interior light bulbs, and similar items.
5. With respect to Common Areas (including hallways, restrooms, conference room, lobbies, entrances, and shared spaces), Tenant shall: (a) keep such areas clean and free of debris, trash, or obstructions caused by Tenant's use, employees, agents, or invitees; and (b) be responsible for paying Tenant's proportionate share (pro rata based on rentable square footage or as otherwise agreed among tenants) of any professional cleaning services for the Common Areas if collectively determined necessary by the tenants.
6. Any cleaning, repair, or maintenance in the Common Areas necessitated by Tenant's negligence, misuse, or failure to comply with this Section shall be performed at Tenant's sole expense upon demand by Landlord.

Except as expressly amended herein, all other terms and conditions of the Sublease (including the Shared Conference Room Agreement attached as Exhibit 2) remain in full force and effect and are ratified and confirmed.

This Amendment may be executed in counterparts, each of which shall be deemed an original, and may be delivered electronically (including PDF). This Amendment shall be governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

LANDLORD: City of Gladstone, Missouri

By: _____ Name: _____ Title: City Manager

TENANT: Calvin, Eddy, & Kappelman, Inc.

By: _____ Name: _____ Title:



Request for Council Action

RES # R-26-24

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/21/2026

Department: Public Works

Meeting Date Requested: 4/27/2026

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

Subject: Contract Award, Water Treatment Plant Roof Replacement, Project WP2492I

Background: Water Treatment Plant Improvements were bid and awarded to David E. Ross Construction in May 2025. The overall project budget included the roof replacement; however, it was determined that the work would be bid as a separate contract. Staff is recommending award of a contract to Cornell Roofing and Sheet Metal Co. through The Interlocal Purchasing System (TIPS# 240104) for a total sum of \$214,650.00 in accordance with the City purchasing policy and Missouri Revised Statutes, Chapter 70.

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

Public/Board/Staff Input: Cornell Roofing and Sheet Metal Co. has worked with David E. Ross Construction in the past which is anticipated to help with coordination. Staff recommends approval of this contract.

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

Timothy A. Nebergall
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION R-26-24

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH CORNELL ROOFING AND SHEET METAL CO. IN THE TOTAL AMOUNT NOT TO EXCEED \$214,650.00 FOR THE WATER TREATMENT PLANT ROOF REPLACEMENT PROJECT WP2492I.

WHEREAS, Water Treatment Plant Improvements were bid and awarded to David E. Ross Construction in May 2025; and

WHEREAS, the roof replacement was bid as a separate contract; and

WHEREAS, staff recommends awarding a contract to Cornell Roofing and Sheet Metal Co. through The Interlocal Purchasing System (TIPS# 240104) in accordance with the City's purchasing policy and Missouri Revised Statutes, Chapter 70.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Cornell Roofing and Sheet Metal Co. for work as outlined in the agreement for a total amount not to exceed \$214,650.00.

FURTHER, THAT, funds for such purpose are authorized from the 2024 COP and budgeted in the Combined Waterworks and Sewerage System Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES # R-26-25

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/7/2026

Department: Public Works

Meeting Date Requested: 4/27/2026

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

Subject: Contract Award, FY26 Water Main Replacements, Project WP2687

Background: Seven bids were received for this project. Linaweaver Construction, Inc. was the low bidder with a bid of \$409,450.00. This project includes the installation of 1,500 LF of new 8” water main on NE 73rd Terrace between N. Olive and N. Prospect, on NE Brooktree Lane between N. Chestnut and NE Kendallwood Parkway, and in the vicinity of NE 60th Street and NE Kendallwood Parkway. The project also includes the installation of three (3) new pressure reducing valves to lower system pressures in the Kendallwood area with the goal of reducing water main breaks and extending the life of existing infrastructure.

Linaweaver Construction Inc.	\$409,450.00
Infrastructure Solutions	\$465,300.00
Abay Construction INC.	\$465,688.00
SB Wyatt Contracting Inc.	\$499,892.00
Westland Construction	\$515,836.26
JE Dunn Construction Co.	\$557,191.00
Wiedenman, Inc.	\$614,700.00

Budget Discussion: Funds are available from the CWSS fund. Ongoing costs are estimated to be \$1,000,000 annually. Previous years’ funding was \$1,000,000.

Public/Board/Staff Input: Linaweaver Construction has completed numerous projects for the City in the past. Staff has always been pleased with their performance and is looking forward to working with them again.

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-26-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$409,450.00 FOR THE FY26 WATER MAIN REPLACEMENT PROJECT WP2687.

WHEREAS, seven proposals were received for the FY26 Water Main Replacement, Project WP2687, and the proposal of Linaweaver Construction, Incorporated, in the amount of \$409,450.00 has been determined by the Director of Public Works to be the lowest and best proposal.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Linaweaver Construction, Incorporated for work as outlined in the contract for a total amount not to exceed \$409,450.00.

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF APRIL 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk