



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
MAY 11, 2026**

The City Council will meet in Closed Executive Session at 6:00 pm, May 11, 2026, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021(13) Performance Ratings.

OPEN STUDY SESSION 6:30 PM

- 1. FISCAL YEAR 2027 BUDGET PRESENTATION:** Finance Director Matt Dayton, will provide a summary of the proposed FY27 budget. This presentation will take place in the North and South Conference Rooms of City Hall.

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 27, 2026, Closed City Council Meeting Minutes.**

6. **Approval of the April 27, 2026, Regular City Council Meeting Minutes.**
7. **PRESENTATION: 250 Coin Challenge Commendation**
8. **PROCLAMATION: NATIONAL EMERGENCY MEDICAL SERVICES WEEK**
9. **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.*
10. **Communications from the City Council.**
11. **Communications from the City Manager.**
12. **CONSENT AGENDA**

CONSIDER SPECIAL EVENT PERMITS:

Drive-thru Vaccination Clinic, Animal Control Facility, Saturday, May 16, 2026, 7:00 am to 5:00 pm.

Nexus Disc Golf, will host the Nexus Flexus—a one-round, flex-start PDGA C-Tier disc golf tournament, Hobby Hill Park, Sunday, May 17, 2026, 8:00 am to 6:00 pm.

The Nelson Home Group in coordination with the Parks, Recreation, and Cultural Arts Department will host a Friends and Client Movie Night featuring “The Sandlot”, Linden Square, Saturday, May 30, 2026, 5:00 to 9:00 pm.

Annual Law Enforcement Night Out, Happy Rock Park East, Friday August 7, 2026, 6:00 to 9:00 pm.

Big Shoal Sunflower Festival, Big Shoal Farm, Saturday, August 15, 2026, 9:00 am to 3:00 pm.

RESOLUTION R-26-26, A Resolution accepting Right-of-Way and Easements from certain property owners in conjunction with the North Oak Trafficway Construction Project TP2371.

REGULAR AGENDA

13. **PUBLIC HEARING:** A Zoning Change for property located at 710A NE 76th Street, Gladstone, Missouri.
14. **FIRST READING BILL NO. 26-13,** An Ordinance approving a Zoning Change for property located at 710A NE 76th Street within the City of Gladstone, Missouri.
15. **FIRST READING BILL NO. 26-14,** An Ordinance Amending Title III, Offenses, of the Code Of Ordinances of the City of Gladstone, Missouri to Amend Chapter 105 Offenses Against Government Administration.
16. **FIRST READING BILL NO. 26-15,** An Ordinance Amending Title III, Offenses, of the Code Of Ordinances of the City of Gladstone, Missouri, to Amend Chapter 130 Offenses Against Public Peace And Safety.
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 4:30 pm
5/7/2026



OFFICE OF THE CITY MANAGER
MEMORANDUM

DATE: May 7, 2026

TO: Jean Moore, Mayor
Spencer Davis, Mayor Pro Tem
Tina Spallo, Councilmember
Les Smith, Councilmember
Cameron Nave, Councilmember

FROM: Robert Baer, City Manager
Austin Greer, Assistant City Manager
Matt Dayton, Director of Finance
Amanda Wheeler, Human Resources Administrator

SUBJECT: 2027 Fiscal Year Budget Study Session

We will be conducting our annual budget study session prior to the May 11th City Council meeting in which we will provide a broad overview of the FY27 budget, including the guiding principles, process, and assumptions used to create the proposed 2027 fiscal year budget. This includes information and exhibits that provide insight into the General Fund, Community Center/Parks Sales Tax Fund (CCPT), Public Safety Sales Tax Fund (PSST), Capital Equipment Replacement Fund (CERF), the Combined Waterworks and Sewerage System Fund (CWSS), Capital Improvement Sales Tax Fund (CIST), and Transportation Sales Tax Fund (TST) revenues and expenditures for fiscal year 2027 (FY27). The public hearing for the budget will be scheduled for the June 8th meeting, with the 2027 fiscal year budget Resolution scheduled for the June 22nd meeting.

A handwritten signature in blue ink, appearing to read "Robert Baer", is written over a horizontal line.

Robert Baer
City Manager



MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, APRIL 27, 2026

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

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

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

Mayor Moore opened the Regular City Council Meeting Monday, April 27, 2026 at 7:38 pm.

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

Mayor Moore 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 Moore 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.

City Manager Baer requested that a last-minute Special Event Permit for an Oakhill Day School event be added to the Consent Agenda. Mayor Moore thanked him for the addition.

Item No. 5. On the Agenda. Approval of the April 13, 2026, Regular City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the April 13, 2026, Regular City Council meeting as presented Councilman Smith seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 6. On the Agenda. PROCLAMATION: OLDER AMERICANS MONTH

Mayor Moore read and presented the Proclamation to Su Bacon, Clay County Senior Services. Ms. Bacon thanked the Council for the Proclamation and the Community for all their efforts.

Item No. 7. On the Agenda. PROCLAMATION: NATIONAL POLICE WEEK

Mayor Moore read and presented the Proclamation to Police Chief Fred Farris, Major Karl Burris, and Captain Bryan Boydston.

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

Patti A. Underwood addressed and thanked the City Council for recently proclaiming Missouri Amaranth Diabetes Awareness Week, which coincided with the 83rd Annual Session of the Missouri Grand Court and drew guests from approximately a dozen states. She reported that funds were raised for diabetes research and expressed gratitude for the continued support of their efforts to find a cure.

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

Councilman Nave reported a positive meeting with a community member who recently began attending Council meetings and expressed interest in city government and becoming involved. He commended the individual's civic engagement and encouraged continued participation, including potential involvement in the Future Leaders Academy next year.

Councilman Smith commended the Mayor for the State of the City address delivered at the Clay County EDC last week and stated she did an excellent job representing the community.

Councilmember Spallo reported representing the Council at the Northland Regional Chamber scholarship banquet, which drew more than 1,000 attendees and recognized students from across the Northland. She noted that support staff, including school kitchen workers, were also honored.

Councilman Davis expressed appreciation to John Hlade, Linda Borders, and Parks Director Jordan Brown for the recent tour of the AJ Barn event space. He described the space as impressive and exciting, noting that additional improvements are forthcoming.

Mayor Moore announced that the Gladstone Green Team is scheduled to meet on Saturday, weather permitting, at the CVS parking lot at NE 72nd Street and North Oak to conduct cleanup from 72nd to 76th Street, with the possibility of extending farther based on participation. She noted a strong turnout at the recent Broadway cleanup event and expressed appreciation to volunteers.

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

City Manager Baer announced the following:

- 953 residents participated in the annual Spring Beautification event at Happy Rock Park and he highlighted its continued success.
- Spring Brush Drop-Off is scheduled for May 1 through May 3 at the Public Works facility.
- Free paper shredding event will be held on May 9 from 9:00 am to 1:00 pm at the Public Works facility.
- Touch-A-Truck event for children and families will take place on May 2 at Happy Rock Park.

- Encouraged residents to visit downtown Gladstone to view the Parade of Hearts sculpture by artist Dan Hadley, on display in front of Overflow Coffee.

Item No. 11. On the Agenda. CONSENT AGENDA

Following the Clerks' reading:

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

Councilman Smith moved to approve **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).

Oakhill Day School End-of-Year Celebration, Linden Square, Monday, May 11, 2026, 3:00 to 6:00 pm.

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

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

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

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

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

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

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

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

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

REGULAR AGENDA

Item No. 12. On the Agenda. 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.

Mayor Pro Tem Davis moved **BILL NO. 26-11** be placed on its First Reading. **Councilman Smith** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the First Reading of **BILL NO. 26-11**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Smith** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the Second and Final Reading of **BILL NO. 26-11** and enact the Bill as **Ordinance 4.728**. **Councilman Smith** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) **Mayor Moore** stated **BILL NO. 26-11** stands enacted as **Ordinance Number 4.728**.

Item No. 13. On the Agenda. CITY COUNCIL OATH OF OFFICE: Les Smith, Tina Spallo, Cameron Nave.

The clerk administered the Oath of Office to Councilman Les Smith, Councilmember Tina Spallo, and Councilman Cameron Nave.

Item No. 14. On the Agenda. 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.

Councilman Nave moved **BILL NO. 26-12** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Nave moved to accept the First Reading of **BILL NO. 26-12**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Spallo** The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Nave moved to accept the Second and Final Reading of **BILL NO. 26-12** and enact the Bill as **Ordinance 4.729**. **Councilmember Spallo** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) **Mayor Moore** stated **BILL NO. 26-12** stands enacted as **Ordinance Number 4.729**.

Item No. 15. On the Agenda. 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.

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

Item No. 16. On the Agenda. 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.

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

Item No. 17. On the Agenda. Other Business.

There was no other business.

Item No. 18. On the Agenda. Adjournment.

Mayor Moore adjourned the April 27, 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, Emergency Medical Services is a vital public service; and

WHEREAS, the members of Emergency Medical Services teams are ready to provide life saving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency medical care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, Emergency Medical Services fills healthcare gaps by providing important, out-of-hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating the Emergency Medical Services Week.

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 17 - 23, 2026, as:

EMERGENCY MEDICAL SERVICES WEEK

in the City of Gladstone and we encourage the community to observe this week with appropriate programs, ceremonies, and activities in honor of the EMS profession and the essential service it provides.

Signed this 11th Day of May 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: 5/11/2026

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

Subject: Special Event Permit

Background: Animal Control will host the City's Annual Drive-Thru Vaccination Clinic in partnership with the Pet Resource Center of Kansas City. No appointment is required. A variety of vaccination packages will be offered at a nominal cost. A grooming truck and food truck are also planned to be on-site.

Location: Animal Control Facility

Date: Saturday, May 16, 2026

Time: 7:00 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: *APRIL 7, 2026*
PERMIT NO.: *SEP26-00036*
RE: *TYPE 4 OUTDOOR SPECIAL EVENT*

NAME OF EVENT: *DRIVE THRU VACCINATION CLINIC*
LOCATION OF EVENT: *3960 NE 76TH STREET*
ANIMAL CONTROL SHELTER
DATE OF EVENT: *SATURDAY, MAY 16, 2026*
TIME OF EVENT: *7:00 AM TO 5:00 PM*
EST. ATTENDANCE: *200± PETS*

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 _____



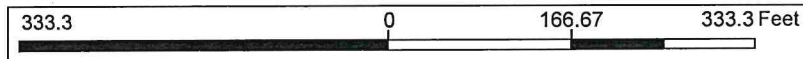
Gladstone, MO



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. = 167ft.



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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: 4/21/2026

Department: Community Development

Meeting Date Requested: 5/11/2026

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

Subject: Special Event Permit

Background: Parks, Recreation, and Cultural Arts, in partnership with Nexus Disc Golf, will host the Nexus Flexus— a one-round, flex-start PDGA C-Tier disc golf tournament.

Location: Hobby Hill Park

Date: Sunday, May 17, 2026

Time: 8:00 am to 6:00 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 21, 2026
PERMIT NO.: SEP26-00041
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: DISC GOLF TOURNAMENT-NEXUS FLEXUS-ONE ROUND FLEX-START PDGA C-TIER
LOCATION OF EVENT: HOBBY HILL PARK
DATE OF EVENT: SUNDAY, MAY 17, 2026
TIME OF EVENT: 8:00 AM TO 6:00 PM
EST. ATTENDANCE: 40± PLAYERS

REQUESTED TEMPORARY VARIANCE:

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

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

Signed: _____

Alan D. Napoli, C.B.O.

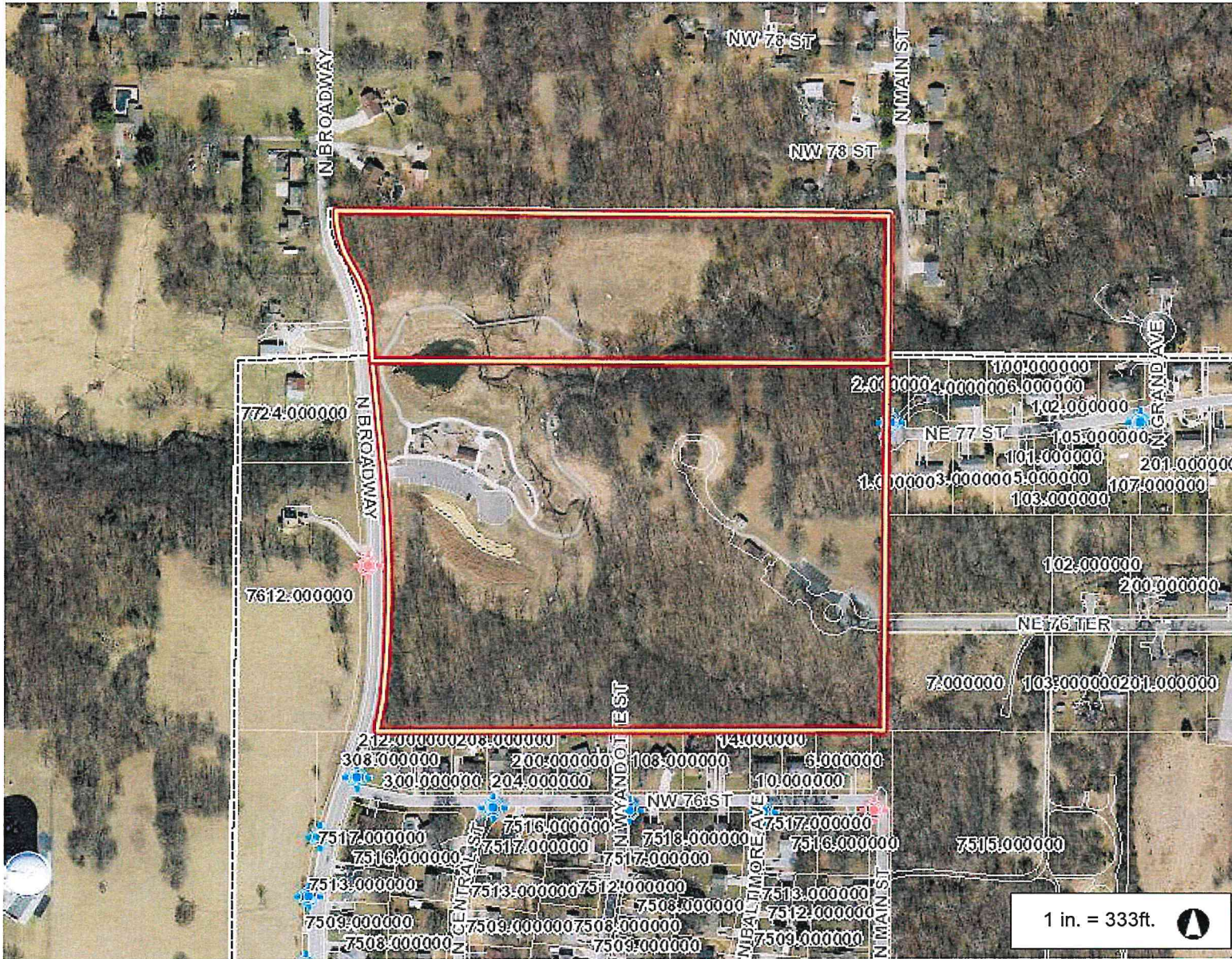
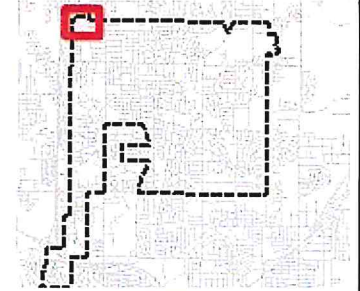
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



Gladstone, MO



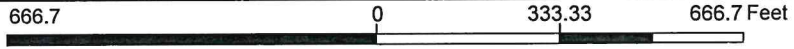
Legend

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

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 in. = 333ft.



Request for Council Action

RES # City Clerk Only

BILL # City Clerk Only

ORD # City Clerk Only

Date: 5/7/2026

Department: Community Development

Meeting Date Requested: 5/11/2026

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

Subject: Special Event Permit

Background: The Nelson Home Group, in coordination with the Parks, Recreation and Cultural Arts Department, will host a Friends and Client Movie Night featuring “The Sandlot”. The event will include a tented viewing area, complimentary popcorn and soda, and a variety of yard games and activities for attendees to enjoy prior to the movie.

Location: Linden Square

Date: Saturday, May 30, 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: MAY 7, 2026
PERMIT NO.: SEP26-00045
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: MOVIE ON THE SQUARE – NELSON HOME GROUP
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: MAY 30, 2026
TIME OF EVENT: 5:00 PM TO 9:00 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.

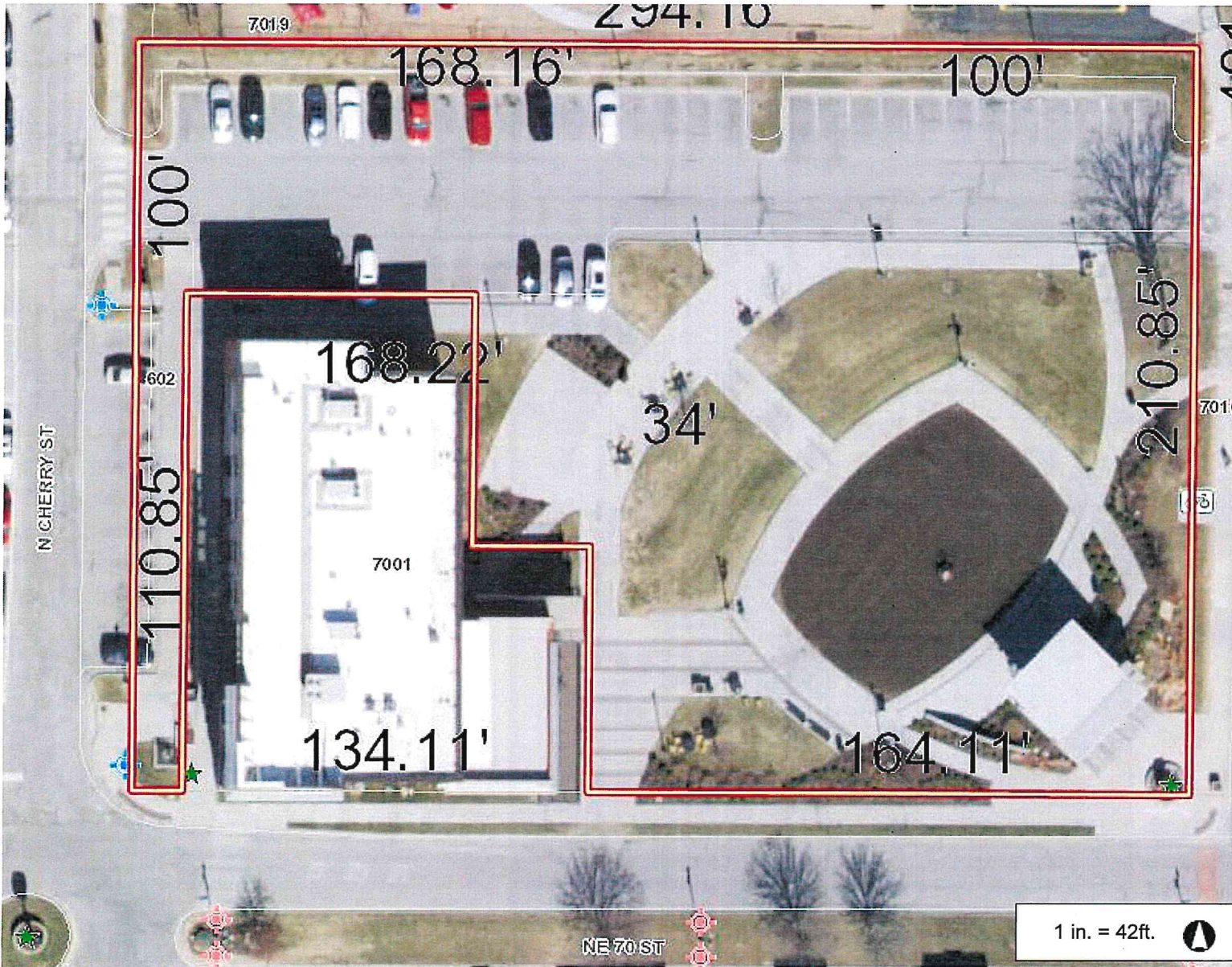
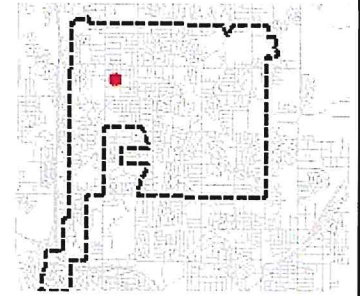
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____

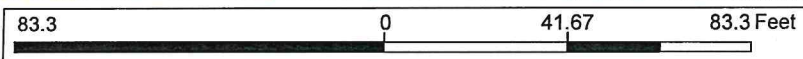


Gladstone, MO



- 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
 - 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: 3/20/2026

Department: Community Development

Meeting Date Requested: 5/11/2026

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

Subject: Special Event Permit

Background: The Gladstone Police Department will host its Annual Law Enforcement Night Out, a community outreach event designed to strengthen relationships between law enforcement agencies and the public. The event will feature participation from multiple local law enforcement departments, each hosting information booths. Additionally, food trucks may be available on-site, and Lifeflight Air Ambulance is expected to conduct a special fly-in as part of the event.

Location: Happy Rock Park East

Date: Friday, August 7, 2026

Time: 6:00 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 20, 2026
PERMIT NO.: SEP26-00033
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: LAW ENFORCEMENT NIGHT OUT
LOCATION OF EVENT: 7511 NE ANTIOCH ROAD
HAPPY ROCK PARK EAST
DATE OF EVENT: FRIDAY, AUGUST 7, 2026
TIME OF EVENT: 6:00 PM TO 9:00 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.

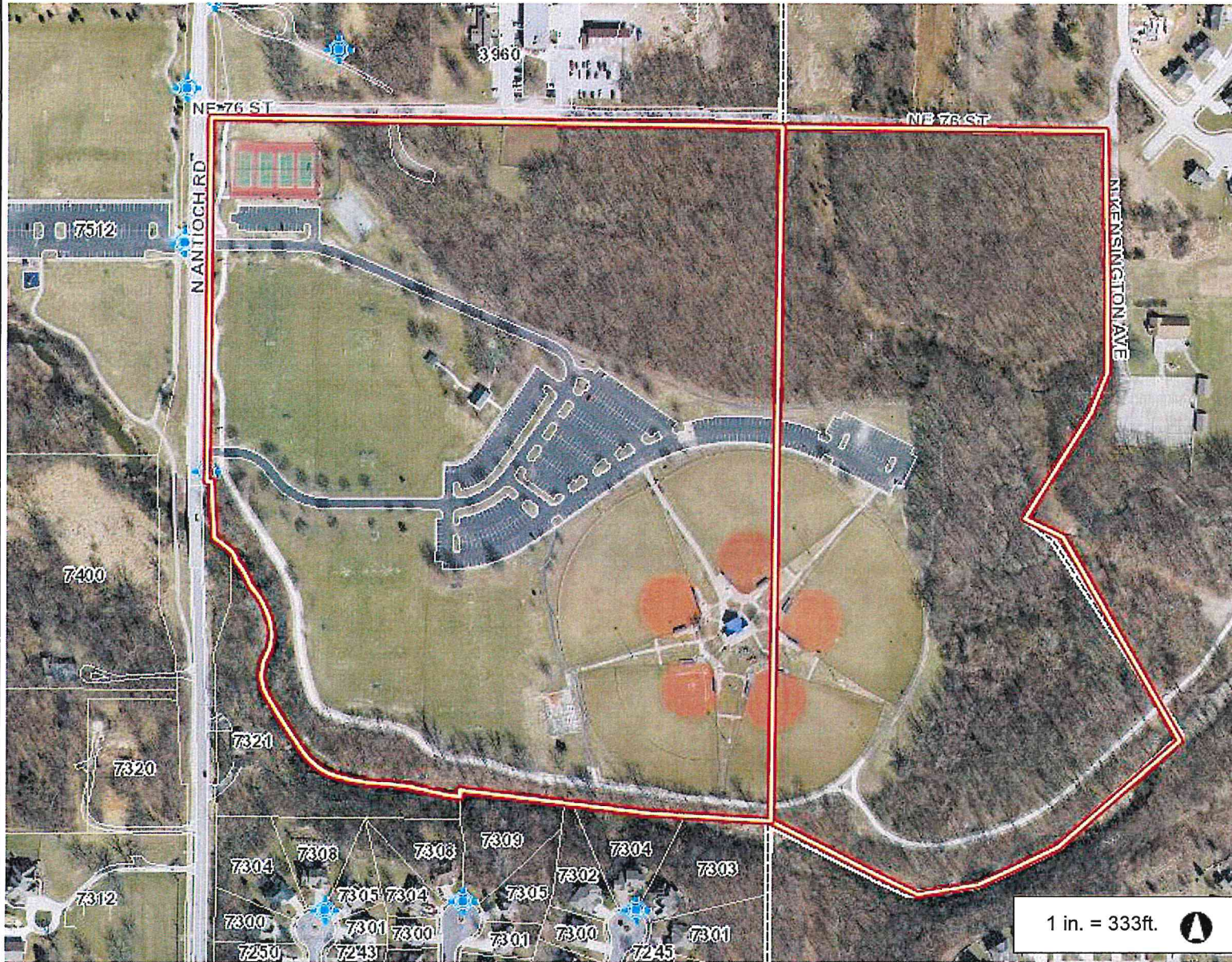
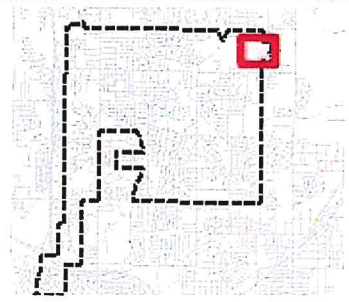
Community Development Administrator | Building Official

ATTACHMENT(S):

- Map
- Other _____



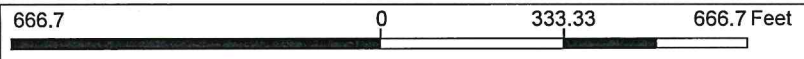
Gladstone, MO



Legend

- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
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- Apartment Point
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- Driveway
- City Limits
- Parcel
- House Number
- School Polygon
- Villages
- Apartment Polygon

1 in. = 333ft.



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Notes



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: 5/11/2026

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

Subject: Special Event Permit

Background: The Friends of the Atkins-Johnson Farm and Museum, in partnership with Big Shoal Farm, will host the Annual Big Shoal Farm Sunflower Festival. This free, family-friendly event is open to the public and will feature access to the Big Shoal sunflower field for self-harvest of flowers.

The festival will include local artists offering artwork for sale, a children's art tent, and a bounce house. Community organizations such as Scouting, 4-H, and the Friends of the Atkins-Johnson Farm and Museum will be present to promote youth programming and engagement opportunities.

Food and beverages will be available for purchase from Gladstone-approved vendors.

Location: Big Shoal Farm

Date: Saturday, August 15, 2026

Time: 9:00 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: APRIL 3, 2026
PERMIT NO.: SEP26-00037
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: BIG SHOAL FARM SUNFLOWER FESTIVAL
LOCATION OF EVENT: 4109 NE PLEASANT VALLEY ROAD
BIG SHOAL FARM
DATE OF EVENT: SATURDAY, AUGUST 15, 2026
TIME OF EVENT: 9:00 AM TO 3:00 PM
EST. ATTENDANCE: 2,000±

REQUESTED TEMPORARY VARIANCE:

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

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

Signed: _____

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

Map

Other _____



Request for Council Action

RES # R-26-26

BILL # City Clerk Only

ORD # City Clerk Only

Date: 5/5/2026

Department: Public Works

Meeting Date Requested: 5/11/2026

Public Hearing: Yes Date: N/A

Subject: Property Acquisition, N. Oak Trafficway 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 six properties, with 14 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-26-26

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

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

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

THAT, an easement from the property owner attached hereto as Exhibit “J” is hereby accepted. Easement labeling is a continuation of the easements submitted and accepted under Resolution R-26-21.

Temporary Construction Easements

“J” – Headrush Holdings, Inc.

7108 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 11TH DAY OF MAY 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

EXHIBIT J

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:**
3. **Grantor (s):** Headrush Holdings, Inc.
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 North Holmes, Gladstone, MO 64118
6. **Legal Description:**

The east 20 feet of Lot 1, K.C. Zipp's Addition, a subdivision located in the City of Gladstone, Clay County, Missouri
7. **Reference Book & Page:** N/A

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Headrush Holdings, Inc.
(Names)

7108 N Oak Trafficway, Gladstone, MO 64118
(Address)

of Clay County, Missouri, hereinafter called the **GRANTORS**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the construction on and adjacent to the lands hereafter described, the receipt of which is hereby acknowledge, do hereby grant, sell, convey and confirm unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, as temporary easement to construct, grade, regrade, or perform any and all other related necessary work on or across the following described land:

The east 20 feet of Lot 1, K.C. Zips Addition, a subdivision located in the City of Gladstone, Clay County, Missouri

GRANTEE will repair or replace any fences, pavement, and/or other appurtenances damaged or removed during construction. Upon completion of said construction and improvement, **GRANTORS** shall have full free and uninterrupted use and possession of said temporary construction easement and the easement rights therein shall cease and no longer be in effect.

GRANTORS make no warranties, expressed or implied to **GRANTEE**.

IN WITNESS WHEREOF the parties have hereunto set their names to the foregoing, this _____ day of _____, 20____.

CITY OF GLADSTONE

GRANTOR(S):

By: _____
Robert M. Baer, City Manager


Eric Schneider, Member

Attest: _____
Kris Keller, City Clerk

GRANTORS' ACKNOWLEDGMENT

STATE OF Missouri
COUNTY OF Clay ss.

On this 30th day of April, 2026 before me, the undersigned Notary Public, personally appeared Eric Schneider to me personally known to be the person described herein and who executed the foregoing instrumentation on behalf of Headrush Holdings, Inc and acknowledged that they executed the same as the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Notarial Seal at my office in Clay County, MO, the day and year last above written.

My commission expires June 28, 2027

Jennifer A Stafford
Notary Public Within Said County and State
JENNIFER A. STAFFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: June 28, 2027
Commission #15395199

GRANTEE'S ACKNOWLEDGMENT

On this _____ day of _____, 20____, before me, this undersigned Notary Public, personally appeared Robert M. Baer, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its City Council, and said City Manager acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my office in _____ County, Missouri, the day and year last above written.

My Commission expires _____, _____

Notary Public Within Said County and State



Request for Council Action

RES # City Clerk Only

BILL # 26-13

ORD # 4.730

Date: 5/5/2026

Department: Community Development

Meeting Date Requested: 5/11/2026

Public Hearing: Yes Date: 5/11/2026

Subject: Zoning Change for 710A NE 76th St – Thomas (Tom) Sims

Background: Mr. Tom Sims is requesting approval of a zoning change for the property located at 710A NE 76th Street. The applicant proposes to construct two (2) storage buildings that will be used to house equipment currently being stored outdoors on the property. The intent of the proposed structures is to provide adequate enclosed storage for the equipment, improve the overall organization and functionality of the site, and reduce the visual impact associated with outdoor storage.

The requested zoning change is necessary because storage buildings of this nature are not permitted within the R-1 Single-Family Dwelling District. The current zoning classification limits the property to uses that are primarily residential in character and does not allow accessory storage structures intended for equipment storage. As a result, the applicant must obtain a zoning change in order to construct the proposed buildings and bring the property into compliance with the City's zoning regulations.

Furthermore, based on the location of the property and the surrounding land use pattern, staff believe the likelihood of the site being developed for single-family residential purposes is limited and highly unlikely. The character of the surrounding area, combined with the physical characteristics of the site, reduces the practicality and viability of residential development. Approving the requested zoning change would allow the property to be utilized in a manner that is more compatible with existing conditions in the surrounding area, while also promoting a more orderly and visually screened method of storing equipment that is currently located outdoors.

Overall, the proposed zoning change would facilitate improved site organization, reduce visual clutter associated with outdoor equipment storage, and allow the property to be utilized in a manner that is more consistent with the existing development pattern of the surrounding area.

Public/Board/Staff Input:

Public: None

Board: Unanimously approved (8 Yes – 0 No)

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. 26-13

ORDINANCE NO. 4.730

AN ORDINANCE APPROVING A ZONING CHANGE FOR PROPERTY LOCATED AT 710A NE 76TH STREET WITHIN THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, pursuant to applicable City ordinances, a Petition has been submitted to the Gladstone City Council by Thomas (Tom) Sims to rezone the following described property from R-1 Single Family Dwelling District to M-1 Light Industrial District. This property is legally described as:

BEG SE COR W900' N1/2 S1/2, N180, E560, S180, W560 TO POB, in the City of Gladstone, Clay County, Missouri.

WHEREAS, public hearings have been held after the publishing of the required notices;

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

THAT, the aforesaid land be rezoned from R-1 Single Family Dwelling District to M-1 Light Industrial District.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF MAY 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: May 11, 2026

Second Reading: May 11, 2026

File # REZON26-00001



Community Development Department

Staff Report

Date: March 16, 2026

File #: Rezon26-00001

Requested Action: Zoning Change

Date of PC Consideration: April 20, 2026

Date of Council Consideration: May 11, 2026

Applicant/Owner: Thomas (Tom) Sims
1800 NE 76th Street
Gladstone, MO. 64118

Address of Property: 710A NE 76th Street
Gladstone, MO. 64118

Planning Information

Current Zoning: R-1 Single Family Dwelling District

Zoning History: R-1 Single Family Dwelling District

Planned Land Use: M-1 Light Industrial District

Surrounding Uses:

- North: KCMO (NKCSO – Oak Park High School)
- East: R-1 Single Family Dwelling District (NKCSO – Oak Park High School)
- West: C-4 Small Warehouse and Storage District (Public Storage)
- South: R-1 Single Family Dwelling District (Linden Mobile Home & RV Park)
M-1 Light Industrial District (Various Industrial Businesses)
R-1 Single Family Dwelling District (City of Gladstone - Oak Grove Park)

Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Analysis

Mr. Tom Sims is requesting approval of a zoning change for the property located at 710A NE 76th Street (see Aerial Exhibits A and B). The applicant proposes to construct two (2) storage buildings that will be used to house equipment currently being stored outdoors on the property. The intent of the proposed structures is to provide adequate enclosed storage for the equipment, improve the overall organization and functionality of the site, and reduce the visual impact associated with outdoor storage.

The requested zoning change is necessary because storage buildings of this nature are not permitted within the R-1 Single-Family Dwelling District. The current zoning classification limits the property to uses that are primarily residential in character and does not allow accessory storage structures intended for equipment storage. As a result, the applicant must obtain a zoning change

in order to construct the proposed buildings and bring the property into compliance with the City's zoning regulations.

Furthermore, based on the location of the property and the surrounding land use pattern (see Zoning Map Exhibit C), staff believe the likelihood of the site being developed for single-family residential purposes is limited and highly unlikely. The character of the surrounding area, combined with the physical characteristics of the site, reduces the practicality and viability of residential development. Approving the requested zoning change would allow the property to be utilized in a manner that is more compatible with existing conditions in the surrounding area, while also promoting a more orderly and visually screened method of storing equipment that is currently located outdoors.

Overall, the proposed zoning change would facilitate improved site organization, reduce visual clutter associated with outdoor equipment storage, and allow the property to be utilized in a manner that is more consistent with the existing development pattern of the surrounding area.

Recommendation

City Staff recommends that the Planning Commission approve the zoning change as submitted.



Exhibit A

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
- Villages
- orthp2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1 in. = 533ft.



1,066.7 0 533.33 1,066.7 Feet

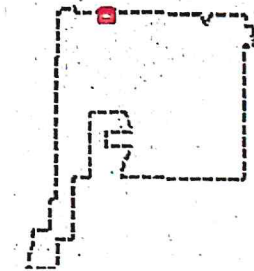
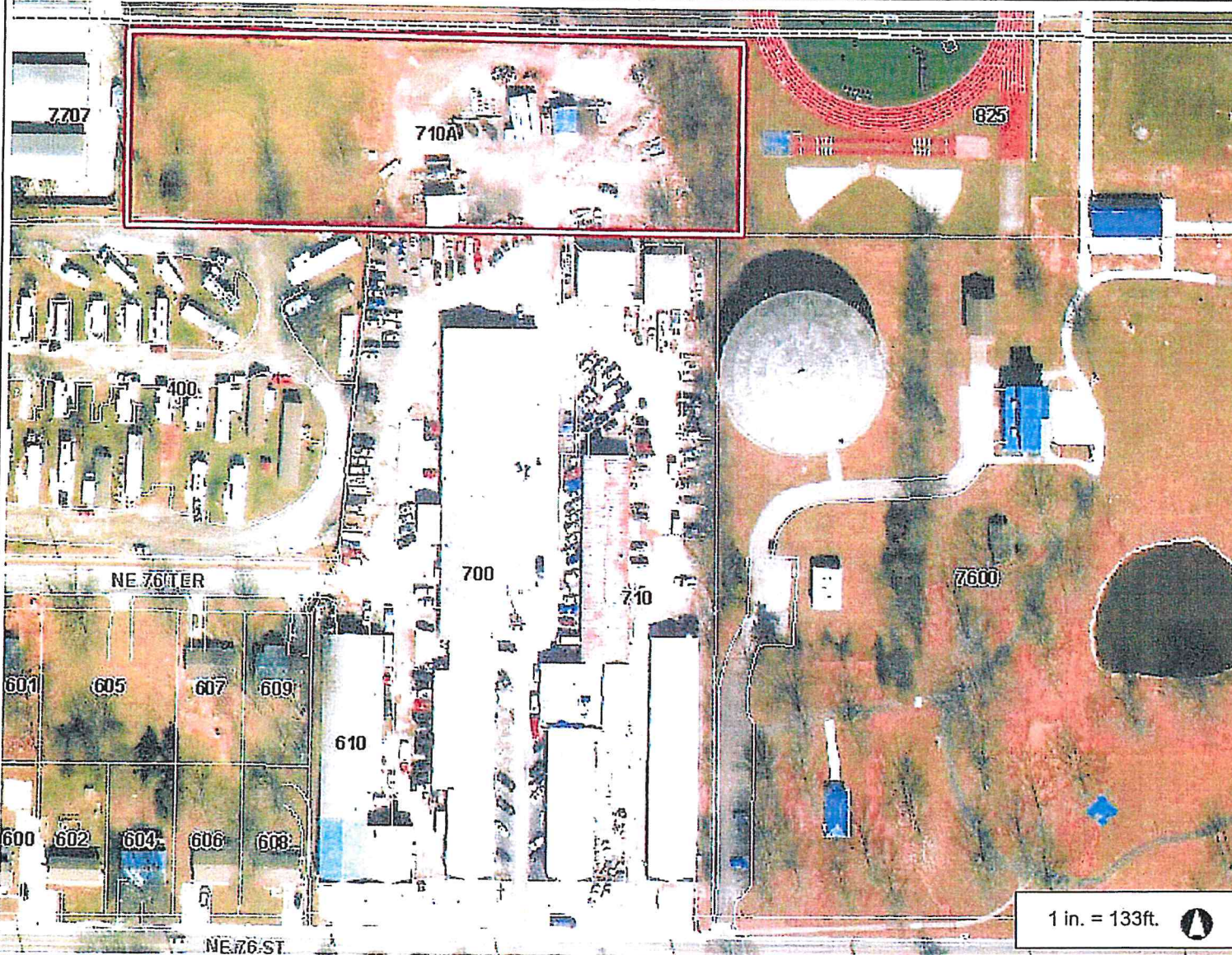
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



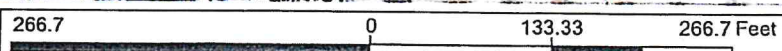
Exhibit B

Gladstone, MO



- Legend**
- Stop Sign
 - KCPL Lights
 - Gladstone Lights
 - School Point
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 - Bus Stop
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 - Church
 - Apartment Point
 - Street Centerline
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 - City Limits
 - Parcel
 - House Number
 - Villages
 - ortho2024 Red: Band_1
 - Green: Band_2
 - Blue: Band_3

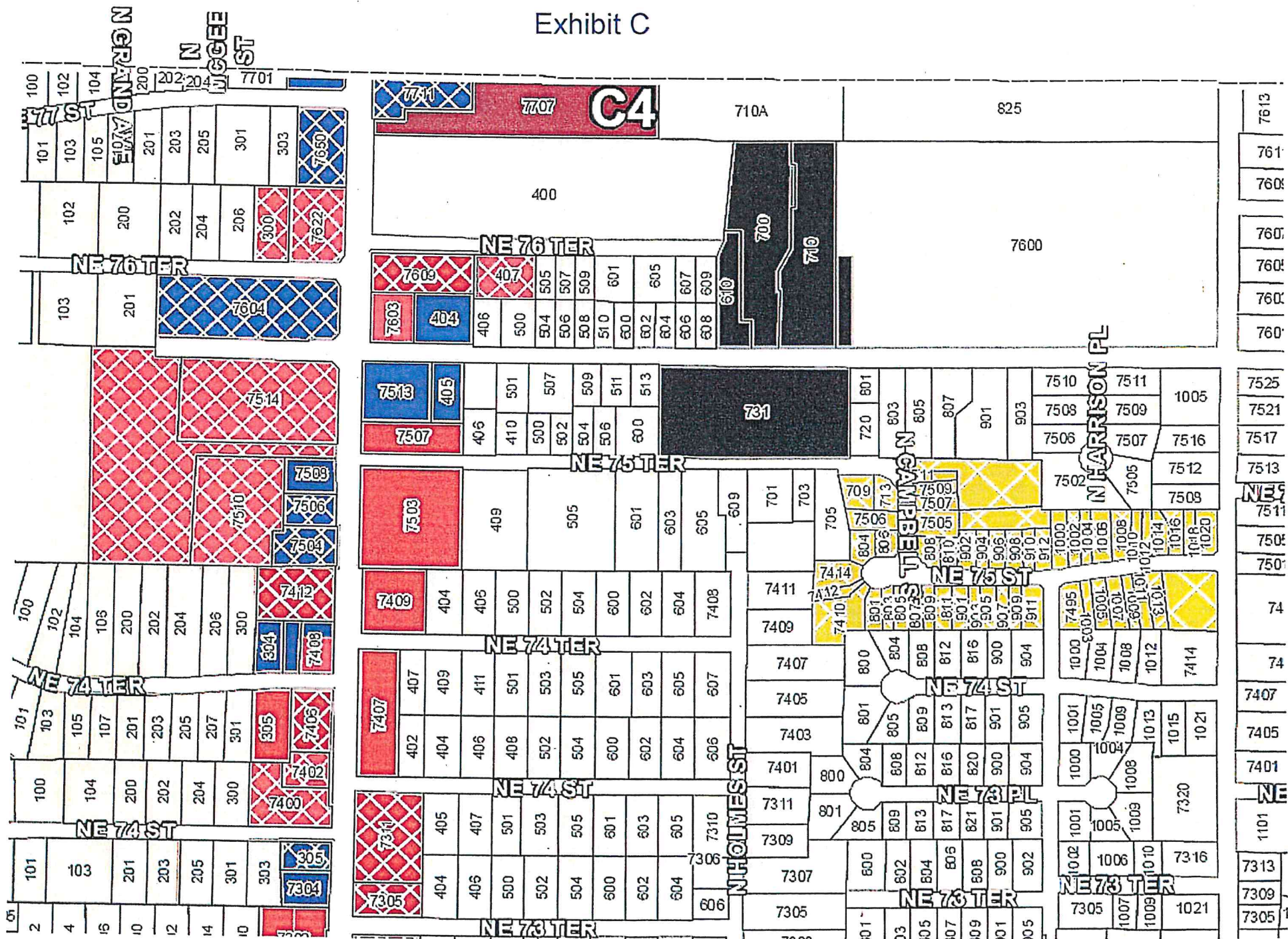
1 in. = 133ft.



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Notes

Exhibit C



PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, April 20th, 2026
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson, Secretary
Bill Turnage
Jennifer McGee
Brenda Lowe
Joseph Brancato, V-Chair
Katie Middleton
Nick Smith
Jacob Dobbs

Absent: Steve Beamer, Chair
Andrea Johnson

Council & Staff Present:

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

Item 2 on the Agenda: Pledge of Allegiance.

V-Chair Brancato led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the January 20th, 2026, Minutes. V-Chair Brancato asked if there was a motion to approve the minutes from the January 20th meeting.

Mr. Cookson moved to approve the minutes; Mr. Turnage seconded. The minutes were approved, 8-0.

Item 4 on the Agenda: Consideration: On a Re-Zone for address 710A NE 76th St.

Owner/Applicant: Thomas Sims

City Council consideration for this project is scheduled for Monday, May 11, 2026.

Mr. Greer read from the staff report:

Mr. Tom Sims is requesting approval of a zoning change for the property located at 710A NE 76th Street. The applicant proposes to construct two (2) storage buildings that will be used to house

equipment currently being stored outdoors on the property. The intent of the proposed structures is to provide adequate enclosed storage for the equipment, improve the overall organization and functionality of the site, and reduce the visual impact associated with outdoor storage.

The requested zoning change is necessary because storage buildings of this nature are not permitted within the R-1 Single-Family Dwelling District. The current zoning classification limits the property to uses that are primarily residential in character and does not allow accessory storage structures intended for equipment storage. As a result, the applicant must obtain a zoning change in order to construct the proposed buildings and bring the property into compliance with the City's zoning regulations.

Furthermore, based on the location of the property and the surrounding land use pattern staff believes the likelihood of the site being developed for single-family residential purposes is limited. The character of the surrounding area, combined with the physical characteristics of the site, reduces the practicality and viability of residential development. Approving the requested zoning change would allow the property to be utilized in a manner that is more compatible with existing conditions in the surrounding area, while also promoting a more orderly and visually screened method of storing equipment that is currently located outdoors.

Overall, the proposed zoning change would facilitate improved site organization, reduce visual clutter associated with outdoor equipment storage, and allow the property to be utilized in a manner that is more consistent with the existing development pattern of the surrounding area.

City Staff recommends that the Planning Commission approve the Zoning Change as submitted.

Mr. Rick Sims at the meeting on behalf of Mr. Thomas Sims said that they would like the property to be re-zoned to M-1 so they could add more storage facilities on the site for equipment and materials.

Mr. Turnage asked if there was a practical reason for this zoning change. The building would keep the equipment from being subject to the weather and vandalism.

Mr. Greer stated that was correct.

Mr. Cookson asked if M-1 uses are light storage and not large or major industrial purposes.

Mr. Sims stated that there are two auto-body shops, a mechanic shop, a landscape company, a paint company and a home remodeling company on site.

Mr. Greer stated that this site is light industrial which is more geared towards auto body, paint, landscaping and remodeling companies. This isn't geared towards heavy manufacturing or large industrial purposes.

V-Chair Brancato asked for a motion to approve the re-zone for address 710A NE 76th St.

MOTION: By Ms. Middleton, second by Mr. Turnage to consider a Re-Zone located at 710A NE 76th St.

Vote: Mr. Turnage	Yes
Mr. Cookson	Yes
Ms. McGee	Yes
Mr. Dobbs	Yes
Ms. Lowe	Yes
Mr. Brancato	Yes
Mr. Smith	Yes
Ms. Middleton	Yes

The motion carried. (8-0)

Item 5 on the Agenda: Communications from the City Council

Mayor Jean Moore announced that Tina Spallo, Les Smith, and Cameron Nave were elected to the City Council. At their most recent meeting, the Council also updated its leadership: I will serve as Mayor, and Spencer Davis has been appointed Mayor Pro Tem.

The city's annual Spring Beautification Event will take place at Happy Rock Park on Friday, April 24, and Saturday, April 25, from 8:00 a.m. to 5:00 p.m. both days.

Mayor Moore also shared a note with the Gladstone Green Team about a special Earth Day cleanup scheduled for Wednesday, April 22, at 1:30 p.m. Volunteers should meet at Gladstone Bowl before heading out to clean Broadway Street. This event replaces the usual first Saturday cleanup, which was canceled due to weather.

The taco factory La Tiara has reopened following its purchase by General Mills. The facility processes both white and yellow corn into masa, with a turnaround time of approximately five minutes from processing to packaging. The factory operates 24 hours a day, five days a week, across three shifts.

Mayor Moore also recognized Mr. Smith, Mr. Dobbs, and Ms. Johnson for their participation in the Future Leadership Academy.

Item 6 on the Agenda: Communications from the City Staff

Mr. Greer reported that the KC Quik Gas Station convenience store project officially broke ground last week at the corner of NE 58th Street and North Oak Trafficway. Silt fencing and construction equipment have been placed on the property as work begins.

Mr. Greer also shared that Bob Wilson recently resigned from the Planning Commission Board. In his resignation letter, Mr. Wilson stated that it has been a privilege to serve the community alongside such dedicated colleagues. He expressed gratitude for the opportunity to contribute to the city's growth and development and appreciated the support and cooperation he experienced during his time on the commission. He also extended his best wishes for the city's continued

success in future planning efforts. With Mr. Wilson's resignation, there are now two vacant seats on the board. The City Council plans to fill these vacancies as soon as possible.

Regarding the short-term rental update, Mr. Greer noted that there are currently 18 registered short-term rentals, with 10 approved. A few applications initially failed inspection but passed after corrections were made. Based on input from a building inspector, the city anticipates receiving approximately 30 to 35 total applications.

Mr. Greer also thanked Mr. Brancato for leading his first meeting this evening.

Item 7 on the Agenda: Communications from the Planning Commissioners

Mr. Dobbs wanted to recommend signing up for the next Future Leadership Academy. He learned a lot about the City of Gladstone and thinks it is a wonderful program.

Mr. Smith also wanted to recommend the Future Leadership Academy. If anyone wants to know how Gladstone is different, they should take this program.

Mr. Brancato wanted to thank everyone for being there tonight and bearing with him as he lead his first meeting.

Item 8 on the Agenda: Adjournment

V-Chair Brancato adjourned the meeting at 7:13 p.m.

Respectfully submitted:

Joseph Brancato, V-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 #: Rezone 26-00001
Date: 3-9-2020

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: 710 # NE 76th St.

Legal Description:
Attach under separate cover if needed.

BEG SE COR W900' N 1/2 S 2 1/2, N 100'
E 50' S 100' W 30'

Proposed Change:

rezone from R-1 Single Residential to M-1 Light Manufacturing

Applicant/Property Owner Information:

- Applicant(s) Tom Sims
Company _____
Address 1800 NE 76 St
Phone 816-226-6127 Fax: _____ E-Mail: HotBug2@aol.com
- Property Owner (if different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____
- Architect/Engineer _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

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

Applicant's Signature [Signature] Date 2-23-20

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, TEA SIMS, do hereby authorize _____
(Owner's name) (Applicant's name)

to apply for the following action on my property at _____

- a. Rezone from RI to M1
- b. Site Plan Revision _____
- c. Special Use Permit _____
- d. Variance _____
- e. Plat/Replat _____

Date: 2-23-24 Owner's Signature: [Signature]

NOTARIZATION

State of Mo

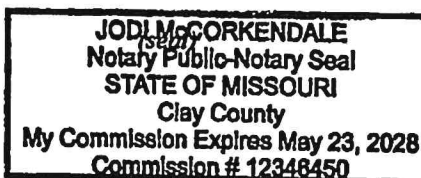
County of Clay

Subscribed and sworn before me this 2 day of March, 2024.

Notary's Signature:

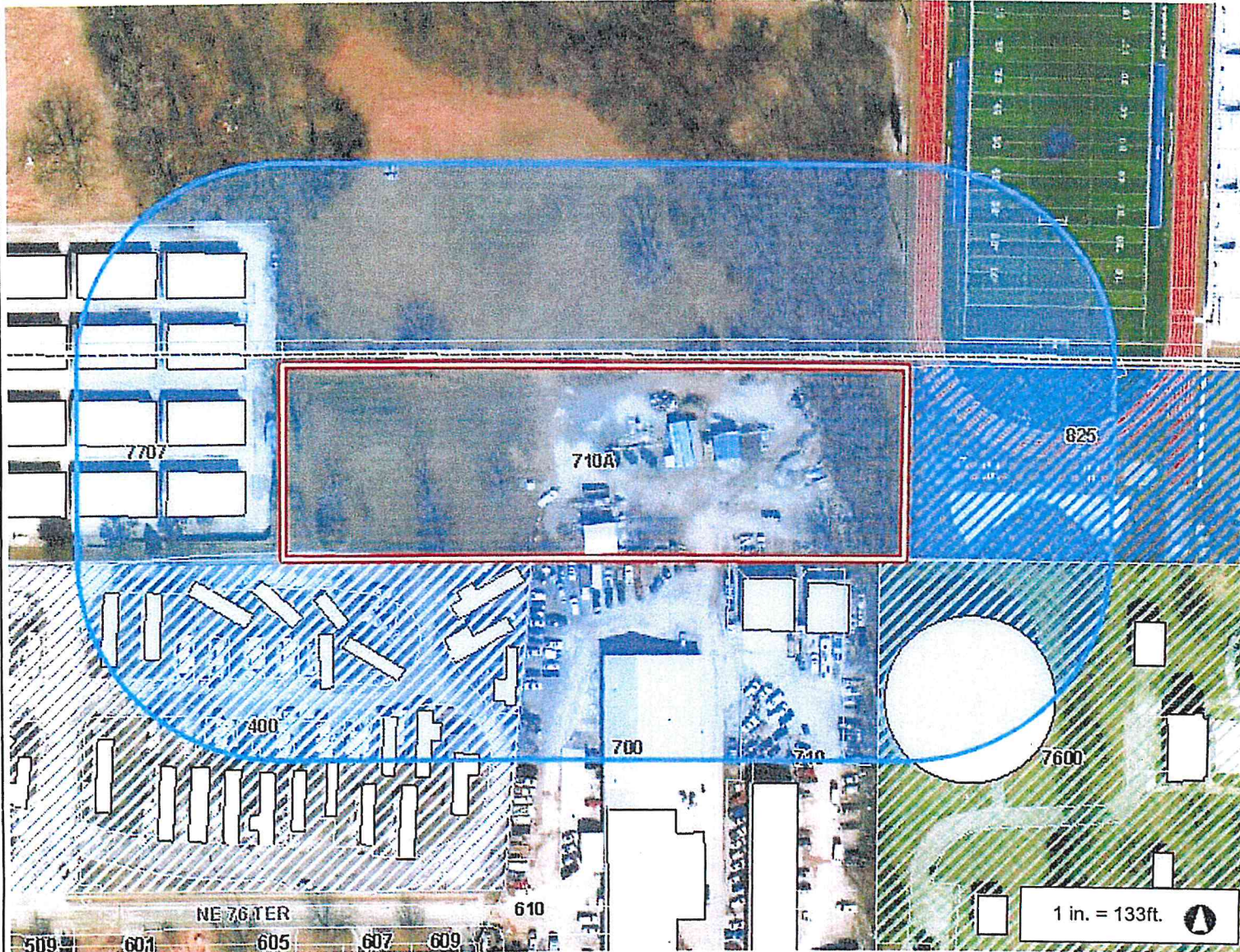
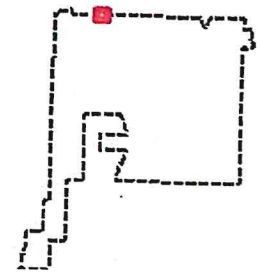
[Signature]

My Commission expires: 05-23-2028





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
 - Building Footprint
 - 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



TO: Property Owners Within 185' & Other Interested Parties
FROM: Community Development Department
DATE: April 2nd, 2026
SUBJECT: Parcel 13606000600401– zoning change of parcel

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on April 20th, 2026 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a zoning change at Parcel # 13606000600401. Legally described as 00710A NE 76TH ST BEG SE COR W900' N1/2 S1/2, N TO KC/GLADSTONE CITY LIMITS, E 560, S TO SL N1/2, W560 TO POB.

Applicant/Owner: Tom Sims

Subsequently, at its regular meeting of May 11th, 2026, at 7:30 PM, the City Council will conduct a public hearing on the same request.

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant City Manager at austing@gladstone.mo.us and/or 816-423-4102.

PUBLIC HEARING #REZON26-00001

All persons are hereby notified that the **Gladstone Planning Commission** will conduct a public hearing on **Monday, April 20th, 2026** at **7:00 pm** in the Council Chambers of Gladstone City Hall to review the Rezone at address **710A NE 76th St Parcel # 13606000600401** Legal Description **00710A NE 76TH ST BEG SE COR W900' N1/2 S1/2, N TO KC/GLADSTONE CITY LIMITS, E 560, S TO SL N1/2, W560 TO POB** Applicant/Owner: **Tom Sims** Subsequently, at its regular meeting of **Monday, May 11, 2026** at **7:30 pm**, the **City Council** will hold a public hearing on the same request. The public is invited to attend. Please call **423-4110** if you have any questions.

*Submitted 3/25/2025 to NPG newspapers for publication in the Gladstone Dispatch.



Request for Council Action

RES # City Clerk Only

BILL # 26-14

ORD # 4.731

Date: 4/20/2026

Department: Police

Meeting Date Requested: 5/11/2026

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

Subject: A City Ordinance prohibiting interference with First Responders in the performance of their official duties.

Background: In 2025, the State of Missouri passed the "Interference with a First Responder" law, which took effect on August 28, 2025. This law, sometimes referred to as a "Halo Law," makes it illegal to knowingly approach within 20 feet of a First Responder after a verbal warning, if the intent is to impede, threaten, or harass them. The proposed City of Gladstone Ordinance would prohibit the same interference with police officers, firefighters and emergency medical personnel in the performance of their official duties, punishable by not more than \$500.00 or 90 days in jail or both.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends passing the Ordinance as written.

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

Fred J. Farris
Chief of Police

JA
City Attorney

BB
City Manager

AN ORDINANCE AMENDING TITLE III, OFFENSES, OF THE CODE OF ORDINANCES OF THE CITY OF GLADSTONE, MISSOURI TO AMEND CHAPTER 105 OFFENSES AGAINST GOVERNMENT ADMINISTRATION.

WHEREAS, The Code of Ordinances of the City of Gladstone, Missouri (the “City Code”) includes provisions in Title III addressing offenses against government administration within the City of Gladstone, Missouri (the “City”); and

WHEREAS, the City staff have prepared revisions to add to Title III of the City Code a new section to Chapter 105, Offenses Against Government Administration, addressing interference with First Responders engaged in the performance of their duties.

WHEREAS, the City Council desires to approve the proposed addition to Title III of the City Code as set forth in this Ordinance.

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

SECTION 1: That Title III, Offenses, Chapter 105 Offenses Against Government Administration, of the City Code is hereby amended by enacting a new Section 3.105.135, entitled “Interference with a First Responder”, which shall read as follows:

Section 3.105.135 – Interference With a First Responder.

- A. A person commits the offense of interference with a First Responder if:
 - 1. The person has received a verbal warning not to approach from a person that he or she knows, or reasonably should know, to be a First Responder;
 - 2. The First Responder is engaged in the lawful performance of a legal duty; and
 - 3. The person knowingly and willfully violates the verbal warning and approaches within twenty (20) feet of the First Responder with the intent to:
 - (a) Impede or interfere with the First Responder’s ability to perform his or her legal duty;
 - (b) Threaten the First Responder with physical harm; or
 - (c) Engage in a course of conduct directed at the First Responder which serves no legitimate purpose.
- B. For Purposes of this Section, the Following terms shall have the meanings set forth below:
 - 1. Advanced Emergency Medical Technician Shall have the same meaning as defined in Section 190.100, RSMo.

BILL NO. 26-14

ORDINANCE NO. 4.731

- 2. Emergency Medical Technician shall have the same meaning as defined in Section 190.100, RSMo.
 - 3. Firefighter means any officer or employee of a fire department or fire protection district employed for the purpose of fighting fires, but shall not include any person employed in a clerical or other capacity not involving firefighting duties.
 - 4. First Responder means any law enforcement officer, firefighter, paramedic, emergency medical technician, or advanced emergency medical technician.
 - 5. Paramedic shall have the same meaning as defined in Section 190.100, RSMo.
- C. Nothing in this Section shall be construed to restrict an individual’s rights under the First Amendment to the United States Constitution, including the right to observe or record First Responders engaged in the performance of their duties.
- D. Any person found guilty of violating this Section shall be punished as provided in Section 1.100.140 of this Code.

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF MAY 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: May 11, 2026

Second Reading: May 11, 2026



Request for Council Action

RES # City Clerk Only

BILL # 26-15

ORD # 4.732

Date: 5/6/2026

Department: General Administration

Meeting Date Requested: 5/11/2026

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

Subject: An Ordinance authorizing an amendment to Title III of the Gladstone City Code.

Background: Currently, our City Code does not explicitly address or restrict camping within City Parks outside of designated areas or camping on real property within the City generally. During the City Council Goal Setting session this past November, this issue was discussed and concerns were raised that the absence of specific language regarding overnight stays, tent structures, and the use of park facilities for temporary habitation may present enforcement challenges during major regional events, in particular, the 2026 FIFA World Cup. In order to address this issue, staff is proposing an amendment to Title III of the City Code that will create a new category of Offense for unauthorized camping within city limits. The proposed amendment will allow the City to have clear regulations regarding camping and temporary occupancy of public parks and spaces and aid enforcement before the World Cup begins.

Budget Discussion: N/A

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

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

Bob Baer
Department Director/Administrator

JA
City Attorney

BB
City Manager

AN ORDINANCE AMENDING TITLE III, OFFENSES, OF THE CODE OF ORDINANCES OF THE CITY OF GLADSTONE, MISSOURI TO AMEND CHAPTER 130 OFFENSES AGAINST PUBLIC PEACE AND SAFETY.

WHEREAS, The Code of Ordinances of the City of Gladstone, Missouri (the “City Code”) includes provisions in Title III addressing offenses concerning public peace and safety within the City of Gladstone, Missouri (the “City”); and

WHEREAS, the City staff have prepared revisions to amend Title III of the City Code to revise Chapter 130 to address current concerns regarding a lack of explicit language regulating overnight stays, tent/camping structures, and the use of park facilities for temporary habitation.

WHEREAS, the City Council desires to approve the proposed amendments to Title III of the City Code as set forth in this ordinance.

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

SECTION 1: That Title III, Offenses, Chapter 130 Offenses Against Public Peace and Safety of the City Code is hereby amended by enacting a new Section 1.130.135 entitled “Camping Within City Limits”, which shall read as follows:

Sec. 1.130.135. – Camping Within City Limits.

- (a) It Shall be unlawful for any person to camp in the following areas except as provided in Subsection (b):
 - (1) Any park or trail; or
 - (2) Any street or alley; or
 - (3) Any public property, improved or unimproved.
- (b) No tent, camper, or other recreational structure shall be used as a temporary or permanent residence or shelter on any real property within the City.
- (c) The City Manager, or their designee, is authorized to permit persons to camp, occupy camp facilities, or use camp paraphernalia in any City park or on public property in accordance with the following:
 - (1) Upon receipt of an application for any permit under this Section, the City Manager or their designee, shall inquire with the relevant City departments to identify any risks or other problems which the proposed activity is reasonably expected to pose for the public at that location;
 - (2) The City Manager or their designee may approve a permit with or without conditions when, from a consideration of the application, reports of relevant City departments, and from such other information as may otherwise be obtained, it is found that:
 - a. Adequate sanitary facilities are provided and accessible at or near the proposed camp site; and

BILL NO. 26-15

ORDINANCE NO. 4.732

- b. Adequate trash receptacles and trash collection are provided or will be provided; and
- c. The camping activity will not unreasonably disturb or interfere with the safety, peace, comfort and repose of private property owners or the general public.
- (3) No permit shall be issued for a period of time in excess of three (3) consecutive calendar days, or fifteen (15) calendar days in any one (1) calendar year.
- (4) The City Manager or their designee is authorized to deny or revoke an already issued permit if they find lack of compliance with any requirement of this Section, or of any permit condition, or of any ordinance or statute.
- (d) Any violation of this Section shall be punishable under Section 1.100.140 of this Code.
- (e) Definitions. As used in this Section, the following definitions shall apply:
 - (1) Camp: To pitch, use, or occupy camp facilities for the purpose of habitation, as evidenced by the use of camp paraphernalia.
 - (2) Camp Facilities: Including but not limited to – tents, huts, or temporary shelters. “Camp facilities” does not include tents, huts, or temporary shelters when used temporarily in a City park for recreation or play during daylight hours when the park is open to the public.
 - (3) Camp Paraphernalia: Including, but not limited to – tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks, or cooking facilities or equipment.

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF MAY 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: May 11, 2026

Second Reading: May 11, 2026