



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
OCTOBER 12, 2026**

OPEN STUDY SESSION 7:15 PM

1. **2026 City Council Goals Update:** City Manager Bob Baer will provide a status update on the City Council's 2026 goals.

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 September 28, 2026, Closed City Council Meeting Minutes.
6. Approval of the September 28, 2026, Regular City Council Meeting Minutes.
7. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*

8. **Communications from the City Council.**
9. **Communications from the City Manager.**

REGULAR AGENDA

10. **FIRST READING BILL NO. 26-32**, An Ordinance authorizing the City Manager to execute an Intergovernmental Agreement between the City of Gladstone and the Mid-America Regional Council (MARC) Solid Waste Management District for the 2027 Regional Household Hazardous Waste Collection Program in the amount of \$31,346.58.
11. **RESOLUTION R-26-58**, A Resolution authorizing acceptance of material under contract with Centric Construction, Incorporated, for the installation of 68' x 96', 1.5 story gable venue kit, and authorizing final payment in the amount of \$168,094.71 for Project CP2454.
12. **RESOLUTION R-26-59**, A Resolution authorizing Change Order No. 3 in the amount of \$249,276.47 to the contract with David E. Ross Construction Company for the Water Treatment Plant Improvements Project WP2492B.
13. **Other Business.**
14. **Adjournment.**

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

City Clerk Kris Keller
City of Gladstone
7010 North Holmes
Gladstone, MO 64118

Posted at 4:15 pm
10/8/2026
816-423-4096



Department of General Administration

Memorandum

Date: September 30, 2026

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

From: Robert Baer, City Manager

Subject: 2026 City Council Goals Progress Report

On behalf of city staff, I am pleased to provide this update on the progress made toward the 2026 City Council goals. This report highlights the key efforts and accomplishments associated with each goal, as well as the work that continues to move forward. As we prepare for the upcoming City Council goal-setting session, this update provides a foundation for reviewing our progress and discussing priorities for the coming year. Council's feedback and direction will help shape those priorities and guide our efforts moving forward.

Goal #1 – Keep Gladstone as a safe place with a focus on crime prevention, traffic enforcement, and the recruitment and retention of high-quality police officers, firefighters and EMS personnel.

The Police and Fire/EMS Departments continue to make the recruitment, development, and retention of a highly-qualified professional workforce a top organizational priority. As competition for experienced public safety personnel has intensified throughout the region, city leadership has taken a proactive approach to ensuring Gladstone remains a competitive employer. Working collaboratively with the International Association of Fire Fighters and the Fraternal Order of Police, the City addressed compensation and benefits beyond the traditional bargaining cycle and, when necessary, renegotiated provisions of existing collective bargaining agreements. These efforts reflect the City's commitment to maintaining competitive compensation and benefits while strengthening its ability to attract, develop, and retain the high-quality Police and Fire/EMS personnel necessary to meet the community's current and future service needs.

The Police Department's Entrant Officer Program has strengthened their recruitment efforts by expanding the pool of potential officers and establishing a pathway for qualified individuals to begin careers in law enforcement with Gladstone. Eight (8) employees have been hired through the program, with the first three (3) starting the Police Academy this past August. In addition to creating a pipeline for future commissioned officers, the program supports long-term staffing and succession needs while providing valuable experience and professional development for employees entering the law enforcement profession.

Fire/EMS continued to maintain rigorous hiring, field-training, and probationary standards while placing an increased emphasis on advanced education, leadership development, and organizational accountability. Investments in professional development are designed not only to enhance technical and operational capabilities, but also to prepare employees for increased leadership responsibilities and strengthen the Department's ability to develop future officers from within the organization. These efforts promote consistency in performance, reinforce professional expectations, and help ensure the Department maintains a capable and accountable workforce prepared to meet evolving service demands.

Both Departments also focused on strengthening operational capabilities while aggressively pursuing outside funding to supplement local resources. The Police Department secured approximately \$50,000 in grant funding, including \$29,000 through the Blue Shield Program for equipment and technology, \$5,100 in MoDOT funding for radar units to support traffic enforcement, and \$16,000 from QuikTrip for a new police drone. These investments provide officers with enhanced tools for traffic enforcement, incident response, situational awareness, and other operational needs while reducing the financial impact on local resources.

Gladstone also continued its significant investment in Fire/EMS equipment and operational readiness, including additional AutoPulse mechanical CPR devices, self-contained breathing apparatus (SCBA) equipment, specialized lifting and rescue equipment, and replacement hose. In addition, a \$39,195 Firehouse Subs Public Safety Foundation grant helped offset the cost of replacing critical firefighter protective bunker gear. Collectively, these investments enhance the capabilities of Police and Fire/EMS personnel, improve emergency response resources, and demonstrate the City's commitment to leveraging outside funding whenever possible to maximize the value of local taxpayer dollars.

Prevention, enforcement, and community risk reduction also remained important components of the City's overall approach. The Police Department worked collaboratively with legal staff to develop and implement a new E-Bike ordinance in response to the increasing prevalence of electric bicycles and related roadway concerns. The ordinance establishes clear and enforceable expectations for E-Bike operation while addressing interactions among riders, motorists, and pedestrians.

Fire/EMS continued its emphasis on community risk reduction through fire-code enforcement, inspections, construction-plan review, and public fire and life-safety education. The Department also maintained a high-level of emergency medical advanced life support service while continuing to build and strengthen community partnerships addressing behavioral health, social-service needs, fall prevention, and recurring EMS utilization. These partnerships provide opportunities to address underlying community needs that may extend beyond the traditional emergency response model while helping ensure emergency resources are utilized effectively.

Collectively, these efforts demonstrate continued progress toward maintaining a professional, well-trained, properly equipped, and accountable public safety workforce. Proactive recruitment and retention strategies, continued investment in employee development and emergency response capabilities, successful pursuit of outside funding, and an increased emphasis on prevention and community risk reduction have assisted the City's overall ability to provide effective Police and Fire/EMS services. These initiatives position Gladstone to respond to both current and emerging challenges while continuing to provide the high-level of service expected by the community.

Goal #2 – Promote innovative economic development and funding opportunities for continued commitment to downtown, commercial corridors, and under-developed areas through effective infrastructure and redevelopment strategies.

The City of Gladstone did not receive any Opportunity Zone designations during the most recent statewide selection process; however, under Opportunity Zones 2.0, the Missouri Department of Economic Development (MDED) provided cities and other stakeholders an opportunity to submit specific census tracts for consideration and potential nomination by the Governor to the U.S. Department of the Treasury.

City staff prepared and submitted three separate applications, totaling approximately ten pages, requesting consideration of census tracts encompassing the entire length of North Oak Trafficway within Gladstone city limits. MDED's evaluation process focused primarily on statutory eligibility criteria, including median family income, poverty rates, unemployment, and the existence of established development plans or ongoing development activity that could support timely investment. Although Gladstone's three (3) census tracts did not meet every evaluation criterion, we pursued designation based on their proximity to key eligibility thresholds and the significant redevelopment opportunities along one of the City's primary commercial corridors.

Following the May 17, 2026, application deadline and MDED's review in June, the City was notified in September that one (1) of its three (3) submitted census tracts remains under consideration for Opportunity Zone designation, while the other two (2) were not selected. The tract still under consideration (29047021001) extends along North Oak Trafficway from NE Englewood Road south to approximately NE 64th Street/NE Shady Lane.

While the final designation of the remaining tract has not yet been determined, City staff will continue pursuing available state and federal economic development programs, infrastructure investments, and redevelopment strategies to encourage private investment and support continued revitalization of downtown Gladstone, its commercial corridors, and other underdeveloped areas.

As we approach the fourth quarter of 2026, city staff continue to actively engage with developers to attract new businesses and residential projects. Our focus remains on driving economic growth through high-quality development, with a strong commitment to infrastructure improvements. Notable projects include:

- **New Wine Church** has hired Strickland Construction as their new General Contractor. Members of their construction team have been in contact with Community Development staff about their plan submittals and building permits. This project seems to be picking up momentum.
- **General Mills** acquired La Tiara Tacos and retained the production facility at 607 NE 69th Street. The plant re-opened in January 2026, ahead of earlier expectations. The company now employs approximately 70 to 80 people and is working toward three production shifts and La Tiara taco shells have returned to Walmart shelves.
- **Off the Hook BBQ** continues to perform well, with a growing reputation, and is expanding into the adjacent suite to increase in-store dining.

- **Be Happy Pie Company** opened in 2026 at 7506 N. Oak Trafficway, Suite 200, immediately next to Off the Hook BBQ.
- The brand-new **KC Quick** gas station and convenience store is under construction and located at 5720 N Oak Trafficway.

Over the past year, City Manager Baer and Assistant City Manager Greer have had many conversations and met with a range of landowners, developers, brokers, and operators to discuss sites and potential projects in Gladstone. Contacts include but not limited to:

- Jay Ferguson and Jordan Zenger, Ferguson Properties
- Brian Mertz, PC Homes LLC
- Matthew Hendrickson, Capital Builders KC
- Joe and Jeanette Prenger, CL Management Group
- Tim O'Byrne, Inland Pacific Companies
- Joe Christensen, Cardinal Crest KC
- Sanjay Koshiya, KMG Hotels
- Rob Sadoff, Scarlett Hotel Group
- Matt and Ben Pepper, Curry Real Estate
- David Wingerson, Flaherty & Collins
- Erin Johnston, Annemijn Steele and Brett Brase, Copaken Brooks
- Brian Votava, NorthPoint Development
- Matt Tapp, Griffin Riley
- Ben Carter, Colliers
- George Birt, Consolidated Development Partners
- Bill Mann and Sarah Cunningham, Mann Company
- John McGurk, Milhaus
- Kevin Jury, Andy Ashwal and Code Williams, PEAK Development
- Vijay and Nevin Dewar, Dewar Development
- Monu and Kewal Singh, KC Quick
- John Kelly, Steve Jarva, Jon Huff, Katie Ganser, General Mills (La Tiara)
- Rick Boyd (Johnson land that is actively for sale adjacent to Pleasant Valley Road)
- Nick Suarez, Newmark Zimmer

The City continues to work with developer Brian Mertz to advance a proposed downtown redevelopment project representing more than \$70 million in private investment across approximately 14 acres. The proposed development includes 60–70 market-rate townhomes, more than 220 market-rate apartments, and three to four new restaurants, along with additional retail space. The project represents a significant opportunity to expand downtown housing, attract new businesses, and stimulate continued economic growth in Gladstone.

Negotiations have come to an agreement; a memorandum of understanding and funding agreements have been executed. The “but-for” analysis is underway with Baker Tilly. The North Kansas City School District has been consulted and is supportive. Chapter 100 Bond incentive documents are being drafted by legal counsel. Our target is to complete the remaining administrative work by the end of January 2027 so that Mr. Mertz can break ground in the first quarter of 2027.

Goal #3 - Provide the resources and support the strategies to continue to improve residential and commercial code enforcement.

Code Enforcement staff continue to work diligently to address property maintenance concerns and public nuisances throughout the community. During 2026, staff placed an increased emphasis on proactive code compliance efforts involving commercial properties, particularly the condition of parking lots and driveway approaches, as well as the accumulation and overgrowth of grass and weeds within and adjacent to city sidewalks.

5700 N Oak Trafficway- Before and After



6320 N Oak Trafficway- Before and After



5610 N Oak Trafficway- Before and After



7407 N Oak Trafficway- Before and After



Community Development staff understand from the 2024 citizen survey and from Council direction what residents and elected officials want from code enforcement: consistent follow-through on private-property maintenance, weeds and grass, litter and debris, and blight. Code Enforcement staff have opened more than 1,900 new cases, issued citations, and increased abatement activity that is on pace to exceed \$80,000 for the year. Compliance appears to be increasing as a result, but the firmer posture has already drawn resistance from some residents and business owners. Through social media, email, phone calls, and in-person conversations, staff are sensing a slow reputational shift: the City is becoming known as a place that will take firm abatement action when the law allows. The Department's goal is to stay on this trajectory, so compliance and improvement become sustainable expectations and not a temporary push.

In addition to ongoing code compliance efforts, the City continues to support neighborhood beautification and property maintenance through its annual Dumpster Day program. Each year, between late spring and early fall, the City hosts up to three (3) Dumpster Day events in partnership with organized neighborhood associations. As part of the program, the City provides a 40-yard roll-off dumpster, giving neighborhood residents a convenient and responsible way to dispose of unwanted household items and materials.

In 2026, the City partnered with Claymont North, Meadowlane Townhomes, and The Trails to host three successful Dumpster Day events. These neighborhood initiatives provided residents with an opportunity to remove unwanted materials and clutter, improve the appearance and curb appeal of their properties, and contribute to the overall cleanliness and livability of their neighborhoods. Through proactive code compliance efforts and community programs such as Dumpster Days, the City continues to work collaboratively with residents, property owners, businesses, and neighborhood organizations to maintain attractive properties, strengthen neighborhoods, and preserve the quality of life throughout the Gladstone community.

Attached are several before-and-after photographs highlighting significant property improvements achieved through these efforts. These examples demonstrate the positive impact that voluntary compliance, property maintenance, and reinvestment can have not only on individual properties, but also on the appearance, character, and overall quality of surrounding neighborhoods and the broader community.

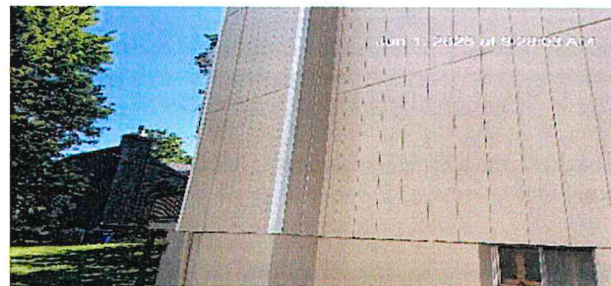
1700 Block of NE 67th Place- Before and After



607 NE 73rd Terrace- Before and After



3500 Block of NE 72nd Terrace- Before and After



6700 Block of N Charlotte Street- Before and After



4000 Block of NE 59th Terrace- Before and After



1900 Block of NE 65th Street- Before and After



1200 Block of NE 72nd Street- Before and After



Multi-Family Neighborhood (apartment) inspections remain ongoing. Recently, city staff have been working closely with the owners of Northland Studios regarding the apartment building that sustained significant fire damage in January.

After several months of coordination with the property owners and their insurance company, demolition of the fire-damaged building has begun. The upper floor, which sustained the majority of the fire damage, has been removed. Although portions of the lower floor remain intact, the structure also sustained considerable fire-related damage and does not comply with current building code requirements. City staff continue to work with the property owners to facilitate removal of the remaining portions of the damaged structure and ensure that the property is appropriately addressed in accordance with all applicable city requirements.

6961 N Olive (Northland Studios) Before and After



To further promote public awareness and strengthen community engagement in the built environment, the Community Development Department remains committed to proactive education and outreach. Recent initiatives include publication of the article “*What to Know Before You Build in Gladstone*” in the City’s Spring magazine, which provided residents with helpful information regarding construction projects and city requirements.

Last year, the Community Development Department, under the guidance of Mayor Moore and Councilmember Tina Spallo, increased the size of the nuisance violation signs to improve their visibility and ensure they were more noticeable to property owners and the public. While the larger signs have improved visibility, the City has also received some concerns and negative feedback from residents regarding their increased size.

Goal #4 – Pursue Partnerships to Maximize Agriculture Benefits and Education Programming at AJ Farm.

The City continues to make significant progress toward this goal by focusing on a sustainable, long-term partnership that preserves the AJ Farm’s agricultural purpose while creating new opportunities for hands-on learning and community benefit.

City officials have met several times with representatives from Metropolitan Community College (MCC), specifically Dr. Ellen Crowe, President of the Maple Woods Campus, to explore a partnership that would support and expand the College’s Agriculture program. Discussions have centered on using the AJ Farm as a working site where students could gain practical experience to complement classroom instruction. This arrangement would provide MCC students with real-world experience while broadening the role and long-term use of the property.

As part of these discussions, a potential sub-partnership with Cultivate KC is being explored. Cultivate KC could potentially provide additional manpower, expertise, and program support as part of the broader partnership; however, no formal plans or agreements involving the organization have been finalized. The City and MCC will continue evaluating options that support the overall vision for the Farm and provide meaningful benefits to each participating organization.

The City anticipates moving toward a full partnership with MCC’s Maple Woods Campus within the next two (2) years, with the goal of establishing a framework that allows for expanded student involvement while maintaining full crop production in subsequent years. City staff are currently working with Crop Manager Eugene Suter to evaluate the operational and logistical requirements of the proposed arrangement, including crop production, use of the property, equipment and resource needs, and how responsibilities could transition under the new model.

An important component of this planning is to ensure the Friends of the AJ Farm remain active participants and continue to benefit from the Farm activities, particularly the annual sweet corn sales that have supported the organization and its mission. The proposed partnership with MCC is intended to build upon the AJ Farm's existing success rather than replace it, preserving its productive use while introducing new opportunities for students and the community. These efforts position the City to establish a sustainable partnership that protects the Farm's traditions while expanding its value as a unique community resource.

Goal #5 - Prioritize neighborhood infrastructure to meet the needs of our residents and encourage quality residential density and homeowner investment to preserve and increase housing values.

Through the combined efforts of Public Works, Parks, Recreation & Cultural Arts, and Community Development, the City continued to make significant investments in neighborhood infrastructure, housing preservation, and recreational amenities to support the long-term stability and quality of Gladstone's residential areas. These efforts have focused on assisting homeowners with property improvements, maintaining and upgrading aging infrastructure, improving neighborhood connectivity, expanding recreational opportunities, and ensuring the reliability of essential City services. Continued investments in parks, trails, and public facilities have further enhanced neighborhood accessibility, improved quality of life, and contributed to the overall attractiveness of Gladstone's residential neighborhoods.

Neighborhood Preservation and Homeowner Investment

The Neighborhood Commission's Minor Home Repair Grant Program continues to provide financial assistance to homeowners for necessary property improvements. Since the program began in 2024, nine (9) projects have been completed, representing approximately \$46,106 in home improvements. Staff is currently working with three (3) additional applicants to advance their projects, while another four (4) to five (5) applications are awaiting supporting documentation.

The City also continues its partnership with Northland Neighborhoods, Inc. (NNI), which provides housing and neighborhood assistance through a consulting agreement. Through its home repair programs, NNI has assisted fifteen (15) Gladstone residents with improvements totaling approximately \$197,064. Combined, these programs have supported more than \$243,000 in residential improvements, helping homeowners address critical maintenance needs, preserve existing housing, and protect their property investments.

In addition to providing financial assistance, the City maintains regular communication with neighborhood leadership through quarterly meetings with neighborhood association presidents. These meetings provide opportunities to discuss neighborhood concerns, share City updates, identify available resources, and strengthen collaboration between residents and City staff.

Street Maintenance and Neighborhood Connectivity

Since FY25, the City has invested more than \$5 million in maintaining and improving its approximately 250 lane miles of streets. These investments include:

- **Approximately 42 lane miles of mill and overlay;**
- **Approximately 15 lane miles of intermediate street maintenance, with an additional 8 lane miles planned for Spring 2027;**
- **More than 2 miles of curb and gutter replacement; and**
- **More than 1 mile of sidewalk replacement, including approximately 75 ADA-compliant sidewalk ramps.**

In addition to these improvements, City staff have worked closely with the Missouri Department of Transportation (MoDOT) to advocate for needed improvements along Missouri Route 1 (MO-1), which remains under state jurisdiction.

Neighborhood connectivity was further enhanced through completion of the Linden Connector Trail, a \$1.5 million project supported in part by a \$720,000 federal grant. The approximately 1.5-mile trail provides new bicycle and pedestrian facilities connecting neighborhoods between MO-1 and Downtown Gladstone, improving accessibility and expanding opportunities for residents to walk and bike safely throughout the community.

Parks, Recreation and Community Facilities

Gladstone continued to make substantial investments in recreational infrastructure, neighborhood amenities, and public facilities to enhance residents' quality of life and support the long-term attractiveness of our neighborhoods. These efforts included the opening of the five-acre joint Gladstone and Kansas City off-leash dog park at Happy Rock Park and completion of the AJ Barn Event Center at the Atkins-Johnson Farm, expanding recreational opportunities and providing additional community gathering spaces.

The City also broke ground on the \$1.75 million Flora Park all-inclusive playground project, developed in partnership with Variety Children's Charity of Greater Kansas City. Phase I of this two-phase project has been completed, with additional improvements planned as part of Phase II. This investment represents an important step toward expanding accessible recreational opportunities and ensuring that children and families of all abilities can enjoy the City's park facilities.

In addition to expanding neighborhood amenities, the Department advanced the long-awaited \$3 million HVAC replacement project at the Gladstone Community Center natatorium. In August, the City entered into an engineering agreement with Smith & Boucher, Inc., to evaluate replacement options and develop recommendations necessary to advance the project toward construction. The firm's technical analysis, scheduled for September, will establish the basis for developing project specifications and issuing a Request for Proposals to construction contractors this fall. With more than 140,000 annual pool visits, this project represents a significant investment in the facility's long-term infrastructure, air quality, energy efficiency, and user comfort.

Collectively, these projects reflect the City's continued commitment to expanding recreational opportunities, improving accessibility, and preserving major public facilities. These investments complement traditional neighborhood infrastructure improvements while enhancing the amenities that contribute to residential property values and the overall quality of life in Gladstone.

Stormwater Infrastructure

The City continued addressing aging stormwater infrastructure and neighborhood drainage concerns through several major capital improvement projects totaling approximately \$1.26 million. These projects include:

- **3108 NE 71st Terrace** – \$160,000: Replaced a failing corrugated metal pipe located between two residential properties.
- **6728 N. Park** – \$200,000: Extended an existing reinforced concrete box culvert beyond the foundations of two homes near a creek, providing additional protection to the properties.
- **NE 76th Terrace** – \$650,000: Addressed stormwater drainage and parking challenges in the area surrounding the Hobby Hill Disc Golf Course.
- **Old Pike Road** – \$250,000: Rehabilitated two large-diameter culverts near Home Depot, including removing deteriorated sections and restoring the remaining culvert system.

The significant storm event on June 1, 2026, created additional drainage and infrastructure challenges throughout the City. Public Works has addressed several of these issues using City crews and outside contractors, with additional repairs and improvements continuing as resources allow.

Water System Reliability

Maintaining a dependable water distribution system remains a major component of the City's neighborhood infrastructure investments. Since FY25, the City has completed approximately 1.25 miles of water main replacements at a cost of \$1.7 million. The City also continues to advance approximately \$14 million in major water system improvements initiated in 2024. These investments include:

- **Water Tower Rehabilitation** – \$2 million: Completed painting and rehabilitation of the City's water towers.
- **Water Treatment Plant Improvements** – \$9 million: Major improvements tentatively scheduled for completion by the end of 2026.
- **24-Inch Water Transmission Main** – \$3 million: Construction of a new transmission main tentatively scheduled to begin in spring 2027.

Beyond these capital investments, Public Works has implemented strategic pressure management measures to reduce emergency water main breaks and improve system reliability. These efforts include installing six (6) new pressure-reducing valves and implementing additional pressure-reduction strategies at the Water Treatment Plant. Together, these improvements have significantly reduced emergency water main breaks and associated service disruptions. The reduction in emergency repairs has also allowed staff to place greater emphasis on preventative maintenance, including identifying, exercising, and repairing water valves throughout the distribution system. Maintaining operational valves allows crews to isolate smaller sections of the system during repairs, minimizing service interruptions for residents.

Public Works and the Fire/EMS Department have also coordinated efforts to flush, exercise, and maintain fire hydrants throughout the community. Additionally, the City continues to utilize its Everbridge notification system to provide timely communication to residents affected by extended water service interruptions.

Infrastructure Mapping and Asset Management

The Public Works Department has increased its focus on improving infrastructure mapping and asset management to support more efficient maintenance, emergency response, and long-term capital planning.

Recent efforts include locating and verifying sanitary sewer manholes, particularly in wooded and difficult-to-access areas, confirming fire hydrant locations, GPS mapping water meters in coordination with new lead and copper requirements, and incorporating sanitary sewer cleaning and maintenance records into the City's Geographic Information System (GIS).

These improvements provide staff with more accurate infrastructure records, allowing crews to locate and maintain assets more efficiently, respond more effectively to service interruptions, and make better-informed decisions regarding future infrastructure investments.

The City's continued investments in neighborhood preservation, infrastructure, and recreational amenities directly support the Council's goal of protecting residential property values and encouraging homeowner investment. Through targeted home repair assistance, improvements to streets and sidewalks, expanded pedestrian connectivity, enhanced parks and recreational facilities, and significant investments in stormwater and water infrastructure, the City continues to address the needs of existing neighborhoods while planning for future growth. These coordinated efforts, combined with improved asset management and continued engagement with neighborhood leadership, provide a strong foundation for maintaining attractive, sustainable residential neighborhoods and enhancing the overall quality of life throughout Gladstone.

Goal #6 - Promote initiatives to beautify Gladstone by encouraging civic engagement and community pride.

The City continued to advance this goal through initiatives designed to encourage greater resident involvement and enhance public spaces. The most significant component of these efforts is the leadership and personal commitment of Mayor Jean Moore, who continues to spearhead the Gladstone Green Team. Through her passion and continued support, the Green Team has continued their monthly community cleanups that bring residents together, encourage volunteerism, and promote shared responsibility for the appearance and upkeep of the community. The Parks, Recreation, and Cultural Arts Department further supported cleanup efforts by the Friends of the Atkins-Johnson Farm and Museum while expanding awareness of volunteer opportunities through the City's website and a dedicated volunteer flyer, featuring a QR code that directs residents to the volunteer interest form. From March through September 2026, the Department received 29 volunteer interest submissions, representing a significant increase (480%) over the previous year and reflecting growing community interest in volunteering.

The Department further advanced beautification efforts in 2026 through the installation of three (3) new public art sculptures at Linden Square, the 70th Street Downtown Island, and the newly opened dog park. Two (2) of these sculptures were installed through the Creative Communities Alliance's Sculpture on the Move program. The exceptional sculpture, "*In the Shadow of Giants*", at the dog park was cooperatively purchased by the City and the family of Beth Houlihan, establishing a lasting memorial honoring her dedication, service, and contributions to the City of Gladstone.

Collectively, these initiatives demonstrate the City's continued commitment to strengthening community partnerships, encouraging civic engagement, and enhancing public spaces. Combined with expanded volunteer opportunities and continued investments in public art, these efforts contribute to the beautification of Gladstone while fostering a stronger sense of community ownership and pride.

Goal #7 - Continue to improve and build communication strategies to better inform and engage our residents.

Since the City Council's January Study Session on the City website redesign, staff has continued working with Revize to develop the new website and prepare for its anticipated launch later this year.

The project has now progressed to the point where staff can access and review the new website. Department heads have been provided access to review their respective sections and are working to update and refine content as needed. This process provides an opportunity to ensure information on the new website is current, useful, accessible, and easy for residents to navigate.

In addition, the City has contracted with a local photographer to capture new photography and video throughout Gladstone. The new visual content will highlight Gladstone facilities, parks, events, and other recognizable locations, helping create a website that more authentically reflects our community. We will continue working with Revize as departments review and refine their content, new photography and video are incorporated, and final preparations are made for launch.

In addition to the website project, the City has continued expanding its broader communications efforts over the past year. Everbridge is increasingly being used to provide residents with timely information about tornado warning alerts, construction impacts, and other important community updates. The City has also seen continued growth in its social media following and engagement while taking a more coordinated approach to promoting major events and initiatives across multiple communication channels. Freedom Fest is one example of this broader approach, with promotion spanning paid and organic social media, influencer and radio partnerships, podcast appearances, and the City's existing communication channels. The City has also placed a greater emphasis on engaging traditional news media and creating opportunities to share positive City stories.

Earlier this year, City officials and staff participated in KSHB 41's "Let's Talk" event in Gladstone, providing an opportunity to connect directly with reporters and discuss City programs, projects, and initiatives. Those conversations helped lead to additional coverage highlighting Gladstone, including stories on GEST and the AJ Barn. Other positive media coverage over the past year has included the announcement of the City's new police chief and additional City programs and initiatives.

These efforts, along with established communication channels such as the Community Newsletter and Gladstone Magazine, reflect the City's continued focus on proactive and coordinated communication with residents. The redesigned website will further support that work by providing a modern and reliable central resource for City information.

Goal #8 - Prepare for the opportunities and challenges that will come with the World Cup 2026.

Gladstone actively participated in the Go North KC regional initiative, partnering with other Northland communities to capitalize on opportunities associated with the FIFA World Cup. As part of this coordinated effort, seven communities hosted watch parties, culminating in an event at Gladstone's Happy Rock Park. Collectively, the regional events attracted more than 10,000 attendees, with Gladstone recording the second-highest attendance among participating communities and welcoming approximately 1,000 visitors throughout its event. Cell phone data indicated that attendees spent an average of 110 minutes in the area, with visitors traveling from across the Northland and greater Kansas City region.

In addition to regional event planning, staff implemented the temporary Short-Term Rental Ordinance developed in response to the previous year's City Council goal-setting directive. The ordinance was adopted and put into operation immediately prior to the World Cup, providing a framework to accommodate anticipated visitor demand while establishing basic safety and neighborhood protections. As another proactive measure in preparation for the event, the City Council also considered and adopted an ordinance prohibiting overnight camping in City parks.

During the World Cup period, the City received 28 short-term rental applications, with 27 properties successfully completing the inspection process and receiving certificates of occupancy. Many of the participating properties were owners' primary residences being temporarily used to generate additional income, while others had previously been marketed for sale, long-term rental, or short-term rental.

As part of implementation, staff contacted all identifiable short-term rental properties within the City. Approximately half ceased operating as short-term rentals following notification, while most of the remainder applied for the required license. The inspection process also proved valuable from a life-safety standpoint. Most properties required a second inspection, primarily to address missing smoke or carbon monoxide detectors or bedrooms that did not meet egress requirements. In most cases, relatively minor corrections, including installing required detectors or reducing the advertised occupancy, brought the properties into compliance.

The City received no complaints from occupants during the temporary ordinance period. A limited number of neighborhood concerns were reported, including one case in which a license was revoked after the property owner misrepresented applicable HOA restrictions; the owner did not dispute the revocation. Another property generated complaints that could not be independently verified under the temporary ordinance; however, the owner subsequently provided direct contact information to the neighboring resident to help address future concerns. While staff encountered some administrative challenges in implementing a new process on a compressed timeline, the program remained manageable and generally operated smoothly.

Overall, the World Cup experience demonstrated the value of regional collaboration and provided a community gathering; however, the broader economic impact and visitor activity throughout the Northland fell considerably short of initial projections. The anticipated regional benefits did not materialize to the extent expected, resulting in a more limited return than originally envisioned given the level of preparation and regional expectations surrounding the event. Similarly, the City has not yet identified a noticeable increase in tourism-related revenue, although additional time may be necessary to fully evaluate the financial impact.

Despite those challenges, Gladstone successfully used the opportunity to showcase Happy Rock Park, support nearby businesses, strengthen partnerships with neighboring communities, and provide a quality event for residents and visitors. The temporary Short-Term Rental Ordinance also provided practical experience regarding the demand, administrative requirements, life-safety considerations, and neighborhood impacts associated with short-term rentals. Together, these experiences provided valuable perspective to help guide future decisions regarding participation and investment in major regional events, as well as future consideration of short-term rental regulations within the City.

Goal #9 - Begin the process to support a revised Parks Master Plan.

Over the past year, Parks, Recreation & Cultural Arts Department leadership conducted regional market research through the Kansas City Metropolitan Parks and Recreation Directors Association (KCMPRDA) to evaluate the potential scope and cost of developing a Parks Master Plan. Utilizing the organization's network of parks and recreation professionals, the Department surveyed regional agencies regarding their recently completed or planned master plans, including project costs, completion dates, consulting firms, and key elements of the planning process.

Seven agencies responded, reporting project costs ranging from \$50,000 for a plan completed in 2018 to \$280,000 for a 2025–2026 update, with several recent projects ranging between approximately \$73,000 and \$200,000. The survey also identified consulting firms with regional experience and provided insight into differences in project scope, including comprehensive plan integration, phased implementation, facility assessments, and community engagement.

This research established a valuable regional benchmark to assist the City in evaluating the anticipated costs, scope, and planning requirements of a future Parks Master Plan. The information gathered provides a foundation for determining the appropriate approach to the planning process and represents meaningful progress toward achieving this goal.

Conclusion / Summary

Overall, the City has made significant progress toward each of the 2026 Council goals. The accomplishments outlined in this report reflect the continued commitment and efforts of city staff, along with the support and direction of the City Council. While work remains on several initiatives, meaningful progress has been made, and many of these efforts have positioned us well for continued success.

As we begin looking ahead to 2027, the Leadership Team and city staff look forward to building upon the progress made over the past year and continuing to work with the City Council to identify and advance their priorities for the coming year. We appreciate the Council's continued guidance and support and look forward to the upcoming goal-setting discussion.

2026 CITY COUNCIL GOALS PROGRESS REPORT

Progress • Investment • Community Impact

City Council Meeting | October 12, 2026

1

GOAL #1 Keep Gladstone a safe place with a focus on crime prevention, traffic enforcement, and the recruitment of high-quality police officers, firefighters and EMS personnel



KEY INVESTMENTS & PROGRESS

- Approximately \$50,000 in Police Department grants secured for equipment and technology, radar units, and a new police drone.
- \$39,195 Firehouse Subs Public Safety Foundation grant helped offset replacement of firefighter bunker gear.
- Continued investment in AutoPulse CPR devices, SCBA equipment, specialized lifting and rescue equipment, and replacement hose.
- Compensation and benefit provisions were addressed with the IAFF and FOP to remain competitive in recruiting and retaining Police and Fire/EMS personnel.

2

GOAL #2

Promote innovative economic development and funding opportunities for continued commitment to downtown, commercial corridors, and under-developed areas through effective infrastructure and redevelopment strategies.

**KEY INVESTMENTS & PROGRESS**

- Proposed downtown redevelopment represents over \$70 million in private investment.
- Project concept includes 60–70 market-rate townhomes, more than 220 market-rate apartments, and three to four restaurants with retail space.
- Memorandum of Understanding and funding agreements have been executed; Chapter 100 Bond incentive documents are being prepared.
- General Mills retained and reopened the La Tiara production facility, now employing approximately 70–80 people.

3

GOAL #3

Provide the resources and support the strategies to continue to improve residential and commercial code enforcement.

**KEY INVESTMENTS & PROGRESS**

- Code Enforcement opened more than 1,900 new cases during 2026.
- Abatement activity is on pace to exceed \$80,000 for the year.
- Increased enforcement has focused on commercial parking lots, driveway approaches, weeds, grass, litter, debris, and property maintenance.
- Three neighborhood Dumpster Day events were supported in partnership with organized neighborhood associations.

4

GOAL #4

Pursue partnerships to maximize agriculture benefits and education programming at AJ Farm

**KEY INVESTMENTS & PROGRESS**

- City is developing a long-term partnership with Metropolitan Community College's Maple Woods Campus to expand agricultural programming at AJ Farm.
- Planning is focused on maintaining full crop production while expanding hands-on student learning opportunities.
- Operational planning includes property use, equipment, resources, production, and transition responsibilities.
- A possible sub-partnership with Cultivate KC is also being explored to provide additional manpower, expertise, and program support; no formal agreement has been finalized.
- Partnership structure is intended to preserve Friends of the AJ Farm participation and continued benefit from annual sweet corn sales.

5

GOAL #5

Prioritize neighborhood infrastructure to meet the needs of our residents and encourage quality residential density and homeowner investment to preserve and increase housing values.

**KEY INVESTMENTS & PROGRESS – Public Works**

- More than \$5 million invested since FY25 in approximately 250 lane miles of City streets.
- Approximately 42 lane miles of mill and overlay and 15 lane miles of intermediate maintenance completed; another 8 lane miles planned for Spring 2027.
- More than 2 miles of curb and gutter and more than 1 mile of sidewalk replaced, including approximately 75 ADA-compliant ramps.
- \$1.26 million invested in major stormwater projects; approximately \$1.7 million invested in 1.25 miles of water-main replacement.
- Approximately \$14 million in major water-system improvements underway, including water towers, treatment plant improvements, and a new transmission main.

6

GOAL #5 - Continued

Parks, Recreation & Cultural Arts



KEY INVESTMENTS & PROGRESS – Parks, Recreation, & Cultural Arts

- \$1.5 million Linden Connector Trail completed, supported by a \$720,000 federal grant.
- \$1.75 million Flora Park inclusive playground project advanced in partnership with Variety Children's Charity of Greater Kansas City.
- \$3 million Gladstone Community Center natatorium HVAC replacement project advanced into engineering and design.
- Five-acre joint Gladstone/Kansas City off-leash dog park opened at Happy Rock Park.
- AJ Barn Event Center completed, expanding community gathering and recreational opportunities.

7

GOAL #5 - Continued

Community Development



KEY INVESTMENTS & PROGRESS – Community Development

- Minor Home Repair Grant Program has supported approximately \$46,106 in improvements across nine completed projects.
- Northland Neighborhoods, Inc. programs have assisted 15 Gladstone residents with approximately \$197,064 in home improvements.
- Combined homeowner assistance programs have supported more than \$243,000 in residential improvements.
- Quarterly neighborhood association leadership meetings, in coordination with NNI, continue to connect residents with City programs, resources, and improvement opportunities.

8

GOAL #6

Promote initiatives to beautify Gladstone by encouraging civic engagement and community pride



KEY INVESTMENTS & PROGRESS

- Mayor Jean Moore continues to spearhead the Gladstone Green Team and its monthly community cleanups, encouraging volunteerism and community pride.
- 29 volunteer-interest submissions received from March through September 2026—a 480% increase over the previous year.
- Three new public art sculptures installed at Linden Square, the 70th Street Downtown Island, and the new dog park.
- City partnered with the Houlihan family to purchase “In the Shadow of Giants” as a permanent memorial at the dog park.

9

GOAL #7

Continue to improve and build communication strategies to better inform and engage our residents



KEY INVESTMENTS & PROGRESS

- Continued investment in the City's new website with Revize, with departmental content review and launch preparation underway.
- Local photographer contracted to produce new photography and video highlighting City facilities, parks, events, and community locations.
- Everbridge use expanded for tornado warnings, construction impacts, and other community updates.
- Major-event promotion expanded across paid and organic social media, radio, influencer partnerships, podcasts, and traditional media.

10

GOAL #8

Prepare for the opportunities and challenges that will come with the World Cup 2026

**KEY INVESTMENTS & PROGRESS**

- Seven Northland communities collaborated through Go North KC on World Cup-related programming.
- Regional watch-party series attracted more than 10,000 attendees; Gladstone welcomed approximately 1,000 visitors.
- Broader regional economic impact fell short of initial projections, providing useful guidance for evaluating future investments in major regional events.
- Ordinance passed allowing short-term rentals during World Cup.
- Ordinance passed prohibiting overnight camping at city parks.

11

GOAL #9

Begin the process to support a revised Parks Master Plan

**KEY INVESTMENTS & PROGRESS**

- Regional research identified Parks Master Plan costs ranging from \$50,000 to \$280,000.
- Several more recent regional planning projects ranged from approximately \$73,000 to \$200,000.
- Research compared consulting firms, project scope, facility assessments, community engagement, and phased implementation approaches.
- Benchmarking provides a financial and planning foundation for determining the appropriate scope of Gladstone's future Parks Master Plan.

12

Summary



- Significant financial investment continued across public safety, streets, stormwater, water infrastructure, parks, recreation, housing preservation, and community facilities.
- Outside funding and partnerships helped leverage local resources, including public-safety grants, a \$720,000 federal trail grant, and partnerships supporting recreation and community initiatives.
- Major private investment is moving forward, led by the proposed approximately \$80 million downtown redevelopment project.
- Several major initiatives will carry into 2027, including water-system improvements, the Community Center natatorium HVAC project, downtown redevelopment, and continued neighborhood infrastructure work.
- Staff will use the progress made in 2026 as a foundation for the City Council's 2027 goal-setting discussion and priorities.



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 28, 2026**

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

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

ABSENT: Councilmember Tina Spallo

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

Mayor Moore opened the Regular City Council Meeting on Monday, September 28, 2026 at 7:32 pm.

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

Mayor Moore stated that Councilmember Spallo was not in attendance due to a work commitment, but 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.

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the August 24, 2026, Closed City Council Meeting Minutes.

Councilman Nave moved to approve the minutes of the August 24, 2026, Closed City Council meeting as presented. **Mayor Pro Tem Davis** seconded The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 6. On the Agenda. Approval of the August 24, 2026, Regular City Council Meeting Minutes.

Mayor Pro Tem Davis moved to approve the minutes of the August 24, 2026, Regular City Council meeting as presented. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 7. On the Agenda. Approval of the August 27, 2026, Closed City Council Meeting Minutes.

Councilman Smith moved to approve the minutes of the August 27, 2026, Closed City Council meeting as presented. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 8. On the Agenda. **PRESENTATION: 250 Coin Challenge Commendation**

Clay County Western Commissioner Scott Wagner described the America 250/Clay County 250 Coin Challenge, which recognizes residents for active citizenship through activities such as voting, attending public meetings, contacting elected officials, and taking the citizenship test. He announced that Gladstone resident Jim Olshefski completed the challenge and encouraged residents to participate.

Mayor Moore read and presented a Citizen Challenge Commendation and Charge Certificate to Mr. Olshefski, who stated that he was inspired to complete the challenge after witnessing it at a prior City Council meeting. Mayor Moore also recognized Mr. Olshefski’s wife, Mary, and invited them to take a photo.

Item No. 9. On the Agenda. **PROCLAMATION: Missouri Good Neighbor Week**

Mayor Moore read and presented the Proclamation to members of the Gladstone Neighborhood Commission.

Item No. 10. On the Agenda. Communications from the Audience.

Gary Rossmore, 300 NW 59th Street, Hickory Hills subdivision, addressed the Council and said he was following up on neighborhood concerns. He thanked the City for removing a concrete block and timbers related to the Broadway sidewalk project, praised crews’ work on the Hickory Hills stormwater project—which he estimated was 85–90% complete and noted that an inoperable vehicle near the neighboring boarding house had been removed. He commended Mr. Nebergall and crew lead Nick Schulz for their leadership and communication.

Dan Green, president of the Carriage Hill Ellington Estates Neighborhood Association, praised Alan Napoli for his work on the City’s Neighborhood Grant Program. He noted that Alan helps residents qualify, conducts site inspections, obtains project bids, follows up on completed work, and presents proposals to the Neighborhood Commission.

Mayor Moore thanked Dan Green and acknowledged that she had neglected to introduce the Neighborhood Commission members earlier in the meeting. She recognized Chris Spurgeon, Roland Cretel, Jr., Art Hammond, and Dan Green by name and thanked them again for their service.

Item No. 11. On the Agenda. Communications from City Council.

Councilman Nave highlighted the recent event, Pickin' on the Front Porch at Atkins Johnson Farm which was moved indoors to the AJ Barn due to the heat. He reported that he and Councilmember Spallo attended the Northland Neighborhoods' 30th anniversary celebration. He also announced the upcoming ninth annual Whiskey Fest, scheduled for October 10 at Linden Square, featuring tastings, live music, and food trucks, and noted that more information is available on the City's website.

Councilman Smith thanked residents for their positive comments about City Staff and recognized Art Hammen for organizing a bingo event supporting the Shop with a Cop program. He announced upcoming Gladfest events, including the parade on Saturday at 10 a.m. and the Smokefest barbecue competition, and noted that the Scarecrow Run would be held Sunday at Linden Square to benefit the Northland Christmas Store.

Mayor Pro Tem Davis Mayor Pro Tem Davis encouraged residents to apply for openings on the City's Boards and Commissions by October 16. He also commended Councilmember Nave for his Gladstone Spotlight video series on LinkedIn, which highlights local individuals and organizations and supports Good Neighbor Week.

Mayor Moore announced that Burt Comstock and Jerry Powell would serve as Grand Marshals of the Gladfest parade. She highlighted the recent dedication of a commemorative stone and plaque at Atkins-Johnson Farm recognizing Eugene Suter Fields and expressed appreciation for Mr. Suter's ongoing contributions to the farm through his planting of sweet corn, sunflowers, and pumpkins, which have encouraged community involvement. She also announced that the Gladstone Green Team cleanup has been rescheduled to Saturday, October 10, due to Gladfest, and encouraged residents to participate.

Item No. 12. On the Agenda. Communications from the City Manager.

City Manager Baer announced the retirement of Police Chief Fred Farris following five years of service to the City of Gladstone, with his last day being October 1. He expressed appreciation for Chief Farris' leadership, service, and relationships throughout the organization and community. A retirement reception was scheduled for September 30 at the Gladstone Community Center. He also introduced and welcomed the City's new Police Chief, Kirt Yoder, who brings more than 32 years of law enforcement experience, most recently serving as a Police Captain with the Leawood, Kansas Police Department. He noted that Chief Yoder's formal swearing-in will take place upon completion of his Missouri POST certification.

Item No. 13. On the Agenda. **CONSENT AGENDA**

Following the Clerks' reading:

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

Mayor Pro Tem Davis moved to approve the Consent Agenda as published. **Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

CONSIDER SPECIAL EVENT PERMITS:

Gladfest, 7010 North Holmes Street, Gladstone City Hall grounds, Community Center, and Linden Square; Friday, October 2, 5:00 to 10:00 pm, Saturday, October 3, 10:00 am to 10:00 pm, and Sunday, October 4, 2026, 12:00 to 4:00 pm.

Gladfest Smokefest, Central Park (NE Corner), Friday, October 2 and Saturday, October 3, 2026, 8:00 am to 10:00 pm.

Gladfest Parade begins at Little Saigon Plaza and concludes at Antioch Baptist Church, judging will be in front of City Hall, Saturday, October 3, 2026, 8:00 am to 12:00 pm.

Scarecrow Run/Walk, Linden Square, Sunday, October 4, 2026, 5:30 to 9:30 am.

Friday Night Fright, Happy Rock Park East, Friday, October 16, 2026, 5:00 to 9:00 pm.

Mayor Pro Tem Davis moved to approve the Special Event Permits. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve **RESOLUTION R-26-53**, A Resolution declaring certain City property surplus and authorizing the sale and/or disposal of such property held by the City to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve **RESOLUTION R-26-54**, A Resolution authorizing acceptance of a proposal from Independent Salt Company for the purchase of snow removal salt. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve the **ANNUAL REPORT OF LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT FOR FISCAL YEAR ENDING MARCH 31, 2026**. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve the **ANNUAL REPORT OF DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT FOR FISCAL YEAR ENDING MARCH 31, 2026**. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve the **MONTHLY FINANCIAL UPDATE AUGUST YTD 2026**. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

REGULAR AGENDA

Item No. 14. On the Agenda. PUBLIC HEARING: A Zoning Change for property located at 3707 Northeast 56th Terrace, Gladstone, Missouri.

At 7:59 pm, **Mayor Moore** opened the public hearing and explained that City staff would present the matter first, followed by an opportunity for public comment from those in favor and then those opposed.

Assistant City Manager Austin Greer presented the rezoning request submitted by Taylor Jessee and Samantha Kragel for property located at 3707 NE 56th Terrace, from split R-1 (Residential) and M-1 (Light Industrial) zoning to R-1 (Residential). He reported that the applicants intend to construct a single-family residence, with the potential addition of a detached garage or other accessory structure in the future.

Assistant Manager Greer explained that the M-1 portion of the property is not practical for industrial use due to limited public street access and its proximity to surrounding residential properties. Rezoning the entire parcel to R-1 would eliminate the split zoning and allow for residential development consistent with the surrounding neighborhood. The Planning Commission unanimously recommended approval of the rezoning request, as did City staff.

Property owners Taylor Jessee and Samantha Kragel confirmed they intended to build a new single-family home on the property and thanked the Council.

There was no one in attendance to speak in favor of or in opposition to the Public Hearing. **Mayor Moore** closed the Public Hearing at 8:05 pm

Item No. 15. On the Agenda. PUBLIC HEARING: Fixing the annual rate of levy for the 2026 Real Estate and Personal Property taxes with the corporate limits of the City of Gladstone, Missouri.

At 8:06 pm, **Mayor Moore** opened the public hearing and explained that City staff would present the matter first, followed by an opportunity for public comment from those in favor and then those opposed.

Finance Director, Matt Dayton presented the proposed 2026 property tax levy during the public hearing. He explained that, because 2026 is a non-assessment year, assessed values remained largely unchanged from 2025, with the total assessed value at approximately \$588 million. The proposed tax rate remained \$0.661 per \$100 of assessed value, generating approximately \$4.153 million in levy revenue, or about \$10,000 more than the prior year. He noted that the City typically collects approximately 94–95% of the levy and that the FY 2027 budget conservatively projected property tax receipts near the previous year's level. (see attached document)

There was no one in attendance to speak in favor of or in opposition to the Public Hearing. **Mayor Moore** closed the Public Hearing at 8:11pm

Item No. 16. On the Agenda. FIRST READING BILL NO. 26-30, An Ordinance approving a Zoning Change for property located at 3707 Northeast 56th Terrace within the City of Gladstone, Missouri.

Councilman Nave moved **BILL NO. 26-30** be placed on its First Reading. **Councilman Smith** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0) The Clerk read the Bill.

Councilman Nave moved to accept the First Reading of **BILL NO. 26-30** waive the rule and place the Bill on its Second and Final Reading. **Councilman Smith** seconded. The Vote: "aye",

Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0) The Clerk read the Bill.

Councilman Nave moved to accept the Second and Final Reading of **BILL NO. 26-30** and enact the Bill as **Ordinance 4.747**. **Councilman Smith** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Moore stated **BILL NO. 26-30** stands enacted as **Ordinance Number 4.747**.

Item No. 17. On the Agenda. FIRST READING BILL NO. 26-31, An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of Levy for the 2026 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Pro Tem Davis moved **BILL NO. 26-31** be placed on its First Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the First Reading of **BILL NO. 26-31** waive the rule and place the Bill on its Second and Final Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the Second and Final Reading of **BILL NO. 26-31** and enact the Bill as **Ordinance 4.748**. **Councilman Nave** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Moore stated **BILL NO. 26-31** stands enacted as **Ordinance Number 4.748**.

Item No. 18. On the Agenda. RESOLUTION R-26-55, A Resolution authorizing the City Manager to enter into a purchase agreement with Fire Master, Fire Equipment Inc. for the Drager PSS Airboss Sentinel HP self-contained breathing apparatus system for the Gladstone Fire Department in the amount of \$210,828.60.

Councilman Smith moved to approve **RESOLUTION R-26-55**, A Resolution authorizing the City Manager to enter into a purchase agreement with Fire Master, Fire Equipment Inc. for the Drager PSS Airboss Sentinel HP self-contained breathing apparatus system for the Gladstone Fire Department in the amount of \$210,828.60. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 19. On the Agenda. RESOLUTION R-26-56, A Resolution authorizing acceptance of a proposal from American Response Vehicles (ARV), Columbia, Missouri, for the purchase of one 2029 AEV X-Series LTD Type 3 Ambulance on a Ford E450 Chassis for the total purchase amount of \$422,900.00.

Mayor Pro Tem Davis moved to approve **RESOLUTION R-26-56**, A Resolution authorizing acceptance of a proposal from American Response Vehicles (ARV), Columbia, Missouri, for the purchase of one 2029 AEV X-Series LTD Type 3 Ambulance on a Ford E450 Chassis for the total purchase amount of \$422,900.00. **Councilman Nave** seconded.

Mayor Moore explained that the City needed to approve the ambulance purchase promptly because the vehicle would take approximately two years to build, ensuring the purchase remained consistent with the City's vehicle replacement plan.

The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 20. On the Agenda. RESOLUTION R-26-57, A Resolution authorizing the City Manager to enter into a Master Lease Agreement with the Bancorp Bank, N.A. in the amount of \$85,459.00 annually for fleet truck leases.

Councilman Smith moved to approve **RESOLUTION R-26-57**, A Resolution authorizing the City Manager to enter into a Master Lease Agreement with the Bancorp Bank, N.A. in the amount of \$85,459.00 annually for fleet truck leases. **Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 21. On the Agenda. Other Business.

On behalf of the City Council, **Mayor Pro Tem Davis** thanked retiring Police Chief Fred Farris for his dedication and service to the City of Gladstone and his prior municipalities. He wished Chief Farris a happy and well-deserved retirement and welcomed incoming Police Chief Kurt Yoder, expressing the Council's enthusiasm for working with him.

Item No. 22. On the Agenda. Adjournment.

Mayor Moore adjourned the September 28, 2026, Regular City Council meeting at 8:14 pm.

Respectfully submitted:

Kris Keller, City Clerk

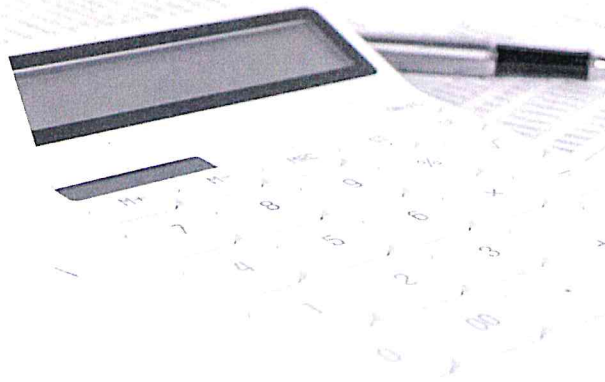
Approved as presented: _____

Approved as modified: _____

Jean B. Moore, Mayor

PROPERTY TAX LEVY

City of Gladstone, Missouri
September 28, 2026



1

2026 Property Tax

►Based on final
valuations from Clay
County

	Tax Year 2026	Tax Year 2025
Real Estate		
Residential	\$ 410,357,380	\$ 409,917,060
Residential (New Construction)	\$ 501,720	\$ 591,540
Subtotal Residential	\$ 410,859,100	\$ 410,508,600
Agriculture	\$ 49,700	\$ 49,700
Commercial	\$ 97,325,704	\$ 97,083,746
Commercial (New Construction)	\$ 129,730	\$ 315,390
Subtotal Commercial	\$ 97,455,434	\$ 97,399,136
Total Real Estate	\$ 508,364,234	\$ 507,957,436
Personal Property	\$ 80,244,677	\$ 79,568,244
Total	\$ 588,608,911	\$ 587,525,680

THE FOLLOWING TAX RATES ARE PROPOSED:

	Estimated Amount 2026 Property Tax USD	2026 TaxRate (Per \$100)
Real Estate		
Residential	\$ 2,715,778.65	0.6610
Tax increase due to new construction	\$ 3,316	
% increase due to new construction	0.12*	
Agriculture	\$ 298	0.5990
Commercial	\$ 691,934	0.7100
Tax increase due to new construction	\$ 921	
% increase due to new construction	0.13*	
Personal Property	\$ 745,473.0	0.9250
Total	\$ 4,163,483	

2

Tax Year 2025 and 2026 (Pro Forma)

2025			
	<u>Valuation</u>	<u>Rate</u>	<u>Revenue</u>
Real Property			
Residential	410,508,600	0.661	2,713,462
Agricultural	49,700	0.599	298
Commercial	<u>97,399,136</u>	0.709	<u>690,560</u>
Total Real Property	507,957,436		3,404,319
Personal Property	79,568,244	0.929	739,189
Total	<u>587,525,680</u>		<u>4,143,508</u>

2026			
	<u>Valuation</u>	<u>Rate</u>	<u>Revenue</u>
Real Property			
Residential	410,859,100	0.661	2,715,779
Agricultural	49,700	0.599	298
Commercial	<u>97,455,434</u>	0.710	<u>691,934</u>
Total Real Property	508,364,234		3,408,010
Personal Property	80,244,677	0.929	745,473
Total	<u>588,608,911</u>		<u>4,153,483</u>

►Historically,
95% of real
property tax is
collected in
current year of
levy

3

Fiscal Year 2026 and Budgeted 2027 Collections

	<u>2026 Actual (unaudited)</u>	<u>2027 Budgeted</u>	<u>FY27 Estimated Actual Collection</u>	
Real Property	3,077,107	2,991,000	3,237,609	95% collection of total levy
Personal Property	<u>664,580</u>	<u>750,000</u>	<u>745,473</u>	
Total	3,741,688	3,741,000	3,983,082	

4



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 26-32

ORD ☒ # 4.749

Date: 10/6/2026

Department: Public Works

Meeting Date Requested: 10/12/2026

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

Subject: Intergovernmental Agreement, 2027 Regional Household Hazardous Waste Collection Program

Background: The City of Gladstone has participated in the MARC Regional Household Hazardous Waste Collection Program since 2006. The program requires the City to enter into a new agreement annually. The annual cost of participation in 2027 will be \$31,346.58, which is \$1.14 per resident based upon 2025 population estimates.

Budget Discussion: Funds are budgeted in the amount of \$32,000 in the General Fund. Ongoing costs are estimated to be \$32,000 annually.

Public/Board/Staff Input: As in previous years, the City plans to host a mobile event in 2027. Gladstone residents can also continue to use permanent facilities located at 4707 Deramus in Kansas City, MO and 2101 SE Hamblen Road in Lee's Summit, MO. Staff recommends that the City execute a new agreement with the MARC Solid Waste Management District (SWMD) to continue the program.

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

Timothy A. Nebergall
Department Director/Administrator

JA
City Attorney

BB
City Manager

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GLADSTONE AND THE MID-AMERICA REGIONAL COUNCIL (MARC) SOLID WASTE MANAGEMENT DISTRICT FOR THE 2027 REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM IN THE AMOUNT OF \$31,346.58.

Legislative Findings

1. Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990); and
2. The SWMD administers the Regional Household Hazardous Waste Collection Program which includes most cities within the member counties including the City of Gladstone; and
3. The City of Gladstone will be responsible for an annual fee for 2027 in the amount of \$31,346.58 which is \$1.14 per resident based on 2025 population estimates; and
4. It is in the best interest of the citizens of Gladstone to continue membership in the SWMD Regional Household Hazardous Waste Collection Program.

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

SECTION 1. The City Manager of the City of Gladstone, Missouri, is hereby authorized to execute the Agreement with the MARC SWMD for the Regional Household Hazardous Waste Collection Program.

SECTION 2. Funds for such purpose are budgeted in the General Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF OCTOBER 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: October 12, 2026

Second Reading: October 12, 2026



Request for Council Action

RES ☒ # R-26-58

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/7/2026

Department: Parks & Recreation

Meeting Date Requested: 10/12/2026

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

Subject: Final payment approval, Project CP2454, Installation of 68'X96' 1.5 Story Gable Venue Kit

Background: All material and labor has been received on the referenced project and the contractor, Centric Projects, LLC., has made application for final pay. Staff has conducted a final inspection and determined the work is in accordance with the specifications.

Budget Discussion:

Original Contract Amount:	\$ 2,908,503.00
Change Order(s):	278,787.25
Revised Contract Amount:	\$ 3,187,290.25
Amount Paid to Date:	3,019,195.54
Total Amount Due Final Pay:	\$ 168,094.71

Public/Board/Staff Input:

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-26-58

A RESOLUTION AUTHORIZING ACCEPTANCE OF MATERIAL UNDER CONTRACT WITH CENTRIC CONSTRUCTION, INCORPORATED, FOR THE INSTALLATION OF 68' x 96', 1.5 STORY GABLE VENUE KIT, AND AUTHORIZING FINAL PAYMENT IN THE AMOUNT OF \$168,094.71 FOR PROJECT CP2454.

WHEREAS, material provided under the contract with Centric Projects, LLC, for the installation of a 68' X 96', 1.5 story gable venue kit, Project CP2454, has been completed to the satisfaction of the Director of Parks, Recreation and Cultural Arts.

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:	\$ 2,908,503.00
Change Order(s):	278,787.25
Revised Contract Amount:	\$ 3,187,290.25
Amount Paid to Date:	3,019,195.54
Total Amount Due Final Pay:	\$ 168,094.71

FURTHER, THAT, funds for such purpose are authorized from the 2024 COP Project Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF OCTOBER 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-26-59

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 10/7/2026

Department: Public Works

Meeting Date Requested: 10/12/2026

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

Subject: Change Order No. 3, Water Treatment Plant Improvements, Project WP2492B

Background: The contract for Project WP2492B was awarded to David E. Ross Construction Company as authorized by Resolution R-25-29. Change Orders 1 and 2 had no cost impact. Change Order No. 3 modifies the scope of work to include the installation of epoxy flooring to seal hairline cracks discovered in the existing floor during tile removal; repairs to structural components within the clarifiers identified during construction; miscellaneous building repairs including door frames and doors and additional tuckpointing; and modifications to the sodium hypochlorite containment system to improve operational efficiency and operator safety.

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

Original Contract Amount:	\$ 6,926,800.00
Change Orders 1 thru 2	<u>0.00</u>
Total approved to date:	6,926,800.00
Change Order 3	<u>249,276.47</u>
Revised Contract Amount:	<u>\$ 7,176,076.47</u>

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

Public/Board/Staff Input: City staff recommend 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-26-59

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 IN THE AMOUNT OF \$249,276.47 TO THE CONTRACT WITH DAVID E. ROSS CONSTRUCTION COMPANY FOR THE WATER TREATMENT PLANT IMPROVEMENTS PROJECT WP2492B.

WHEREAS, additional work under the Water Treatment Plant Improvements, Project has been determined necessary and is recommended by the Director of Public Works.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute Change Order No. 3 to the Water Treatment Plant Improvements, Project WP2492B with David E. Ross Construction Company, as follows:

Original Contract Amount:	\$ 6,926,800.00
Change Orders 1 thru 2	<u>0.00</u>
Total approved to date:	6,926,800.00
Change Order 3	<u>249,276.47</u>
Revised Contract Amount:	<u>\$ 7,176,076.47</u>

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF OCTOBER 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk