



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
MONDAY, FEBRUARY 9, 2026**

**PRESENT:** Mayor Les Smith  
Mayor Pro Tem Jean Moore  
Councilmember Tina Spallo  
Councilman Spencer Davis  
Councilman Cameron Nave  
  
City Manager Bob Baer  
Assistant City Manager Austin Greer  
City Attorney Chris Williams  
City Clerk Kris Keller

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

Mayor Smith opened the Regular City Council Meeting Monday, February 9, 2026 at 7:37 pm.

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

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

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

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

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

The agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the January 26, 2026, Closed City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the January 26, 2026, Closed City Council meeting as presented. Councilman Davis seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

**Item No. 6. On the Agenda.** Approval of the January 26, 2026, Regular City Council Meeting Minutes.

**Councilman Nave** moved to approve the minutes of the January 26, 2026, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

**Item No. 7. On the Agenda. PRESENTATION: 250 Coin Challenge Commendation.**

**Mayor Smith** read and presented the Clay County’s 250th Coin Challenge Commendation and coin to recipient James Pratt.

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

There were no communications from the Audience.

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

- Appoint Sharon Euler to the University of Missouri Extension Council for a term of two years, March 1, 2026, through February 29, 2028.

**Mayor Pro Tem Moore** made a motion to appoint Sharon Euler to the University of Missouri Extension Council for a term of two years, March 1, 2026, through February 29, 2028. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Sharon Euler addressed the Council, thanked them for the re-appointment, and noted that this will be her final two-year term, as the maximum service is two (2) terms (four (4) years total).

**Councilman Nave** noted that February marks the 50<sup>th</sup> anniversary of Black History Month, which was established in 1976 by former President Gerald R. Ford. He encouraged the community to take time to reflect on the significant contributions and accomplishments of African Americans, both historically and today, at the national and local levels. He also highlighted several opportunities for community engagement throughout the month and that additional events will be offered across the KC metro including free admission to the Negro Leagues Baseball Museum courtesy of the Royals and activities at the 18<sup>th</sup> and Vine District, both free and at a minimal cost, and encouraged attendees to the visitKC website for ways to participate.

**Councilmember Spallo** reported that she is looking forward to volunteering at the upcoming Annual Sweetheart Dance, to be held this weekend at the Gladstone Community Center.

**Mayor Pro Tem Moore** reported that she too, will be volunteering at the Annual Sweetheart Dance this weekend at the Gladstone Community Center.

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

City Manager Baer announced the following:

- City Hall will be closed on Monday, February 16, 2026, in observance of Presidents Day. Normal business hours will resume on Tuesday, February 17, 2026.

**REGULAR AGENDA**

**Item No. 11. On the Agenda. PUBLIC HEARING:** Application to Amend Chapter 100 of the Gladstone City Code to temporarily relax Short-Term Rental Regulations for the 2026 FIFA World Cup.

**Mayor Smith** announced the order for the Public Hearing and opened it at 7:45pm.

Assistant City Manager Austin Greer addressed the Council and presented an analysis of the proposed Temporary Amendment to Short-Term Regulations to accommodate FIFA World Cup visitors. He explained that the City wants to welcome visitors to the Gladstone and Kansas City metro area for the event which runs from May 1 to July 31, 2026 and is expected to bring approximately 650,000 visitors to the region, creating a significant demand for lodging beyond current hotel capacity. He stated that temporarily easing short-term rental regulations during this period would help boost tourism, support local businesses, and create economic opportunities for residents willing to offer their homes for lodging. He noted that short-term rentals are currently prohibited within the City and the proposed change would be strictly temporary, applying only from May 1, 2026, through July 31, 2026, to align with the World Cup timeline. After this period, the existing short-term rental regulations—under which such rentals are prohibited, would resume and remain in effect. He reported that during the City Council's annual Goal Setting meeting in October 2025, the Council expressed interest in exploring ways to relax the short-term rental regulations prior to the World Cup. They directed City Staff to research what neighboring cities in the Kansas City metro area have done, or are planning to do, and to develop a proposed Ordinance for the Planning Commission and City Council to consider. He provided regional context, noting that many nearby communities were taking similar steps to address anticipated lodging demand. He stated that Kansas City, Missouri has introduced a special major-event short-term rental registration for the World Cup period, allowing operations during the event window while maintaining their core regulations. Cities like Parkville, Independence, and others are temporarily lifting certain restrictions, streamlining permitting, or suspending rental caps to increase availability. He noted that Liberty, Missouri has developed a very well-regarded Ordinance that several nearby cities have used as a template for their World Cup-related changes. He stated that City Staff similarly drew from this framework in preparing the proposed temporary amendment, as it offers a balanced and practical model for accommodating visitors without permanent shifts to local rules. He also reported that the Mid-America Regional Council has also requested that cities consider supporting this event specific approach that balances tourism benefits with community protections. He stated that City Staff recommend approval of the temporary Ordinance amending the Gladstone City Code to relax short-term rental regulations for the duration of the 2026 FIFA World Cup.

**Mayor Smith** asked if there was anyone who desired to address the Council in favor of the application.

Burt Comstock, 7600 N. Park Ave, stated they are in favor of tourism and welcoming visitors to the City, but expressed concerns about how the Police Department will address noise violations and enforce existing quiet-time regulations. He cited ongoing issues with a nearby neighbor who rents out the house and pool during the summer months, resulting in excessive noise that interferes with normal activities in his home. He noted that the Police Department has responded to the property multiple times; however, the issue persists. He inquired how noise violations would be enforced if current regulations were eased in the future.

**Mayor Smith** directed the question to Assistant Manager Greer and regarding the process of filing nuisance complaints and sought clarification on noise regulations, including enforcement at 10:00 p.m. and whether such noise would constitute a nuisance.

Assistant City Manager Greer reported that there are challenges with short-term rentals in Gladstone and the duration for this period is about three (3) months. He proceeded to explain that enforcement will come from the Police Department and Community Development Code Enforcement. He reported

that once a ticket is issued, it will go to court and noted that enforcement can take up to 45-60 days for a determination on it. He stated that the goal is to address the issue concurrently through Code Enforcement and the Police Department. He added that under the current noise Ordinance, property owners would be expected to comply with applicable laws and respond to City staff requests. He further noted that a citation may be issued for noise at 10:00 p.m., as it is considered a nuisance.

**Councilmember Spallo** wanted to confirm that the Ordinance is being presented in anticipation that residents will rent their homes regardless of the temporary regulations, and if so, whether the City's intent is to establish parameters for short-term rentals to maintain greater oversight. He responded in the affirmative.

**Councilman Davis** asked if there was an occupancy limit and would it be addressed with the homeowner or occupant and Assistant City Manager Greer reported it would be to the homeowner.

City Manager Baer reported that nuisance calls are currently being responded to on a daily basis and they would most likely be increased during the World Cup. The first step is typically to request compliance, and if not, then action is taken the second time. He also stated that there is a provision in the Ordinance for serious violations of noise and that the City has the right to revoke the permit.

**Mayor Pro Tem Moore** reported that she supports the temporary Ordinance and saw it presented when it was proposed to the Planning Commission. She stated that enforcement can be challenging and that adoption of the Ordinance would allow for greater City oversight.

**Mayor Smith** asked if there was anyone who desired to address the Council in opposition to the application.

There were none.

**Mayor Smith** closed the Public Hearing at 7:54 pm.

**Item No. 12. On the Agenda. FIRST READING BILL NO. 26-03**, An Ordinance temporarily Amending Chapter 100 of the Gladstone City Code to relax Short-Term Rental Regulations for the 2026 FIFA World Cup.

**Councilmember Spallo** moved **BILL NO. 26-03** be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

**Councilmember Spallo** moved to accept the First Reading of **BILL NO. 26-03**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

**Councilmember Spallo** moved to accept the Second and Final Reading of **BILL NO. 26-03** and enact the Bill as **Ordinance 4.721**. **Mayor Pro Tem Moore** seconded.

**Roll Call vote:** "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) **Mayor Smith** stated **BILL NO. 26-03** stands enacted as **Ordinance Number 4.721**.

**Item No. 13. On the Agenda. FIRST READING BILL NO. 26-04**, An Ordinance authorizing the City Manager to enter into a Memorandum of Understanding with Clay County, Missouri, to provide housing at the Clay County Detention Center for prisoners held on municipal charges.

**Councilman Davis** moved **BILL NO. 26-04** be placed on its First Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

**Councilman Davis** moved to accept the First Reading of **BILL NO. 26-04**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) The Clerk read the Bill.

**Councilman Davis** moved to accept the Second and Final Reading of **BILL NO. 26-04** and enact the Bill as **Ordinance 4.722**. **Councilman Nave** seconded.

**Roll Call vote:** “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) Mayor Smith stated **BILL NO. 26-04** stands enacted as **Ordinance Number 4.722**.

**Item No. 14. On the Agenda. RESOLUTION R-26-07**, A Resolution authorizing Change Order No. 8 in the amount of \$101,350.00 to the contract with Linaweaver Construction, Incorporated, for the FY25 Water Main Replacements Project WP2587.

**Mayor Pro Tem Moore** moved to approve **RESOLUTION R-26-07**, A Resolution authorizing Change Order No. 8 in the amount of \$101,350.00 to the contract with Linaweaver Construction, Incorporated, for the FY25 Water Main Replacements Project WP2587. **Councilman Nave** seconded.

**Mayor Smith** requested information regarding this Resolution. Director Tim Nebergall addressed Council and explained the difficult situation of the water main break at Route 1 and Shady Lane. He reported that it was an ideal time to upgrade the lines to a more manageable depth. He noted that the Missouri Department of Transportation was receptive to the plan, as addressing the water line repairs now will reduce the likelihood of future issues prior to the State’s major road reconstruction project.

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

**Item No. 15. On the Agenda. RESOLUTION R-26-08**, A Resolution authorizing acceptance of work under contract with Vance Brothers, Incorporated, for the FY26 Intermediate Maintenance Project, and authorizing final payment in the amount of \$7,143.28 for Project TP2603.

**Councilman Nave** moved to approve **RESOLUTION R-26-08**, A Resolution authorizing acceptance of work under contract with Vance Brothers, Incorporated, for the FY26 Intermediate Maintenance Project, and authorizing final payment in the amount of \$7,143.28 for Project TP2603. **Councilman Davis** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

**Item No. 16. On the Agenda. Other Business.**

There was no other business.

**Item No. 17. On the Agenda. Adjournment.**

**Mayor Smith** adjourned the February 9, 2026, Regular City Council meeting at 8:02 pm.

Respectfully submitted:



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Kris Keller, City Clerk

Approved as presented:  \_\_\_\_\_

Approved as modified: \_\_\_\_\_



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Mayor Les Smith