



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

The City Council will meet in Closed Executive Session at 7:00 pm, Monday, January 12, 2026, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021(2) Real Estate, and 610.021 (12) Negotiated Contract.

OPEN STUDY SESSION 7:15 PM

1. **Audit Report:** Emily Sheldon from BT&Co. will present the audit information for the Fiscal Year 2025.

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 December 8, 2025, Closed City Council Meeting Minutes.
6. Approval of the December 8, 2025, Regular City Council Meeting Minutes.
7. **PRESENTATION:** 250 Coin Challenge Commendation.

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

RESOLUTION R-26-01, A Resolution authorizing the City Manager to enter into a Fourth Amendment to the Antenna Site Lease with Verizon Wireless at the Water Treatment Plant.

RESOLUTION R-26-02, A Resolution authorizing the City Manager to enter into a First Amendment to the Site Lease with SBA Monarch Towers I, LLC at 5925 N. Flora Avenue.

CONSIDER MONTHLY FINANCIAL UPDATE NOVEMBER YTD 2025.

REGULAR AGENDA

12. **PUBLIC HEARING:** Special Use Permit – Inspire Adult Day Center, located at 1500 NE Englewood Road.
13. **FIRST READING BILL NO. 26-01**, An Ordinance granting a three-year Special Use Permit subject to certain conditions to Inspire Adult Day Center in an R-1 Zoning District located at 1500 NE Englewood Road.
14. **FIRST READING BILL NO. 26-02**, An Ordinance calling a General Election for the election of three (3) positions to the Gladstone City Council on Tuesday, April 7, 2026; describing the form of the ballot and directing the City Clerk to submit certification of such election to the Clay County Board of Election Commissioners pursuant to RSMo.115.125.
15. **Other Business.**
16. **Adjournment.**



Department of Finance

Memorandum

DATE: January 7, 2026

TO: Robert M. Baer – City Manager

FROM: Matt Dayton – Director of Finance

RE: Auditor's Presentation

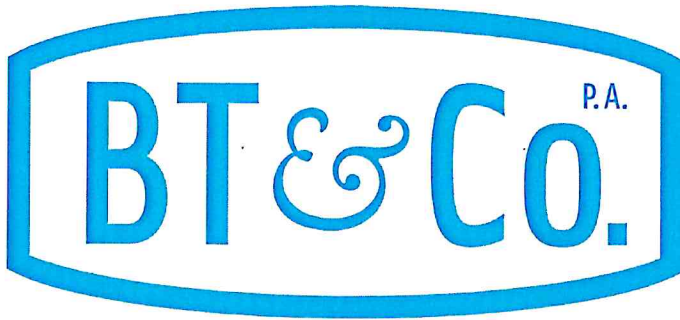
The 2025 fiscal year audit is now complete, and we have received the draft Report to the Mayor and City Council from our auditors (report to follow memo). This report satisfies the auditor's responsibility to communicate certain matters to those charged with governance. The matters include the responsibilities of the auditors with regard to the financial statements, planning, timing, and scope of the audit, along with auditor's adjustments and findings. The management representation letter is also part of the report. The letter attests to the accuracy of the financial statements that we have submitted to the auditors for their analysis.

I am pleased to announce that the audit is now complete with minimal audit adjustments and with no material findings for fiscal 2025. However, there was a significant deficiency noted for fiscal 2024 in this year's review for the accounting treatment of emergency water main repairs which resulted in a prior period adjustment. It should be noted that a corrective action plan has been implemented to ensure appropriate accounting treatment going forward. Outside of the prior period adjustment, the majority of adjustments on pages 17 through 21 are entity wide adjustments (EW). These are adjustments that convert the fund financial statements (fixed assets, long term debt, and deferred inflows or outflows are not recognized) to the Government Wide Financial Statements (resemble private sector financial statements). These adjustments are not corrections to the financials, but rather entries to show the differences between the Government Wide Financial Statements and the Governmental Fund Financial Statements.

As of December 31st, the Finance staff completed the remaining reporting requirements to complete the audit. The final Annual Comprehensive Annual Financial Report (ACFR) should be available on the City's website by the end of the month. I would like to thank and recognize Finance Manager Robert Daniels and the staff from BT&Co. for their exceptional work on this year's audit.

Emily Sheldon from BT&Co., will present this information during the January 12th open study session. She will also discuss any new reporting requirements as well as address any questions or concerns from the City Council.

Should you have any questions or concerns, please contact me at your convenience.



Certified Public Accountants

CITY OF GLADSTONE, MISSOURI

Report to the Honorable Mayor and City Council
December 30, 2025



December 30, 2025

Honorable Mayor and City Council
City of Gladstone, Missouri
7010 N. Holmes Street
Gladstone, Missouri 64118

We are pleased to present this report related to our fiscal year 2025 audit of the City of Gladstone, Missouri's (the City) basic financial statements. Our report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the City's financial reporting process.

This report is intended solely for the information and use of the City Council and management and is not intended to be, and should not be, used by anyone other than these specified parties. It will be our pleasure to respond to any questions you have about this report. We appreciate the opportunity to continue to be of service to the City.

BT & Co., P.A.

CITY OF GLADSTONE, MISSOURI
Report to the Honorable Mayor and City Council
December 30, 2025

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Required Communications

The following required communications summarize our responsibilities regarding the financial statement audit as well as observations from our audit that are significant and relevant to your responsibility to oversee the financial and related compliance reporting process.

Area	Comments
Our Responsibilities	We describe our responsibilities under auditing standards generally accepted in the United States of America, and <i>Government Auditing Standards</i> issued by the Comptroller General of the United States (<i>Government Auditing Standards</i>) to you in our engagement letter dated June 24, 2025. Our audit of the basic financial statements does not relieve management or you of your responsibilities, which are also described in that letter.
Planned Scope and Timing of the Audit	We have previously issued a separate communication dated July 29, 2025, regarding the planned scope and timing of our audit and identified significant risks.
Accounting Policies and Practices	<p>Preferability of Accounting Policies and Practices</p> <p>Under accounting principles generally accepted in the United States of America, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice.</p> <p>Adoption of, or Change in, Accounting Policies</p> <p>Management has the ultimate responsibility for the appropriateness of the accounting policies used by the City. The City did not adopt any significant new accounting policies, nor have there been any changes in existing significant accounting policies during the current period.</p> <p>Significant Accounting Policies</p> <p>We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.</p> <p>Significant Unusual Transactions</p> <p>We did not identify any significant unusual transactions.</p> <p>Management's Judgments and Accounting Estimates</p> <p>Summary information about the process used by management in formulating particularly sensitive accounting estimates and about our conclusions regarding the reasonableness of those estimates is in</p>

Area	Comments
Audit Adjustments	<p>the attached Summary of Significant Accounting Estimates.</p> <p>Audit adjustments, other than those that are clearly trivial, proposed by us and recorded by the City are shown in the attached representation letter.</p>
Uncorrected Misstatements	<p>We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.</p>
Departure from the Auditors' Standard Report	<p>Emphasis-of-Matter Paragraph</p> <p>During the year, the City determined that activity in the combined waterworks and sewerage fund related to emergency water main repairs was capitalized as construction in progress in fiscal year 2024 instead of expensed. In light of this matter, we included an emphasis-of-matter paragraph in the auditors' report. Below is the paragraph included in the auditors' report:</p> <p>Emphasis of Matter</p> <p>As discussed in Note 1 to the financial statements, the beginning net position for business-type activities in the statement of activities and the beginning net position for the combined waterworks and sewerage system fund in the statement of revenues, expenditures and changes in net position - proprietary fund have been restated to correct a misstatement. Our opinion is not modified with respect to this matter.</p>
Other Information Included in Annual Reports	<p>Our responsibility for other information included in annual reports is to read the information and consider whether its content or the manner of its presentation is materially inconsistent with the financial information covered by our auditors' report, whether it contains a material misstatement of fact, or whether the other information is otherwise misleading. We read the City's introductory and statistical sections. We did not identify material inconsistencies with the audited basic financial statements.</p>
Observations About the Audit Process	<p>Disagreements With Management</p> <p>We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit, or significant disclosures to be included in the basic financial statements.</p>

Area	Comments
	<p>Consultations With Other Accountants</p> <p>We are not aware of any consultations management had with other accountants about accounting or auditing matters.</p> <p>Significant Issues Discussed With Management</p> <p>No significant issues arising from the audit were discussed or were the subject of correspondence with management.</p> <p>Significant Difficulties Encountered in Performing the Audit</p> <p>We did not encounter any significant difficulties in dealing with management during the audit.</p> <p>Significant Matters That Required Consultation</p> <p>We did not encounter any difficult or contentious matters that required consultation outside the engagement team and that are, in our professional judgment, significant and relevant to your responsibility to oversee the financial reporting process.</p>
<p>Shared Responsibilities for Independence</p>	<p>Independence is a joint responsibility and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants (AICPA) and <i>Government Accountability Office</i> (GAO) independence rules. For BT&Co., P.A. to fulfill its professional responsibility to maintain and monitor independence, management, the City Council, and BT&Co., P.A. each play an important role.</p> <p>Our Responsibilities</p> <ul style="list-style-type: none"> • AICPA and GAO rules require independence both of mind and in appearance when providing audit and other attestation services. BT&Co., P.A. is to ensure that the AICPA's and GAO's General Requirements for performing non-attest services are adhered to and included in all letters of engagement. • Maintain a system of quality management over compliance with independence rules and firm policies. <p>The City's Responsibilities</p> <ul style="list-style-type: none"> • Timely inform BT&Co., P.A., before the effective date of transactions or other business changes, of the following: <ul style="list-style-type: none"> – New affiliates, directors, or officers.

Area	Comments
	<ul style="list-style-type: none"> - Changes in corporate structure impacting affiliates such as add-on acquisitions or exits. - Changes in the organizational structure or the reporting entity impacting affiliates such as subsidiaries, partnerships, related entities, investments, joint ventures, component units, or jointly governed organizations. • Provide necessary affiliate information such as new or updated structure charts, as well as financial information required to perform materiality calculations needed for making affiliate determinations. • Understand and conclude on the permissibility, prior to the City and its affiliates, officers, directors, or persons in a decision-making capacity, engaging in business relationships with BT&Co., P.A. • Not entering into arrangements of nonaudit services resulting in BT&Co., P.A. being involved in making management decisions on behalf of the City. • Not entering into relationships resulting in close family members of BT&Co., P.A. covered persons, temporarily or permanently acting as an officer, director, or person in an accounting, financial reporting, or compliance oversight role at the City.
Internal Control Matters	<p>We have separately communicated on internal control and compliance over financial reporting identified during our audit of the basic financial statements as required by <i>Government Auditing Standards</i>. This communication, which identified a significant deficiency, is included in the compliance section of these financial statements.</p>
Significant Written Communications Between Management and Our Firm	<p>Copies of significant written communications between our firm and the management of the City, including the draft representation letter provided to us by management, are attached.</p>

CITY OF GLADSTONE, MISSOURI

Summary of Significant Accounting Estimates

Year Ended June 30, 2025

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events, and certain assumptions about future events. You may wish to monitor throughout the year the process used to determine and record these accounting estimates. The following summarizes the significant accounting estimates reflected in the City's basic financial statements:

Significant Accounting Estimates	
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Fair value of investments	
Accounting policy	The fair value of investments is computed by the custodians of the investments.
Management's estimation process	Management obtained and reviewed the year-end valuations prepared by the custodians.
Basis for our conclusion on the reasonableness of the estimate	Review of the investment information prepared by the custodians resulted in our conclusion that the estimate appears reasonable.

Allowance for doubtful accounts	
Accounting policy	The allowance for doubtful accounts is computed by the finance department and is based on the historical experience of collecting past due receivables.
Management's estimation process	Management reviews receivables at year-end and calculates an allowance for doubtful accounts based on the historical experience of collecting past due receivables.
Basis for our conclusion on the reasonableness of the estimate	Review of information supporting the estimate resulted in our conclusion that the estimate appears reasonable.

Leases receivable and related deferred inflows of resources	
Accounting policy	The leases receivable and related deferred inflows of resources are computed using a third-party service provider contracted by the City.
Management's estimation process	The leases receivable are measured at the present value of lease payments expected to be received during the lease term, and the deferred inflows are measured at the value of the leases receivable plus payments received at or before the commencement of the lease term that relate to future periods.
Basis for our conclusion on the reasonableness of the estimate	Review of the lease information prepared using the third-party service provider resulted in our conclusion that the estimates appear reasonable.

Net pension asset and related deferred outflows and inflows of resources	
Accounting policy	The net pension asset and related deferred inflows and outflows of resources are computed by an independent actuarial firm hired by LAGERS.
Management's estimation process	Management of the City obtained and reviewed the GASB Statement No. 68, Employer Reporting Accounting Schedules as of June 30, 2024. Management compared the City's employer contributions as shown on these schedules to the City's actual contributions and recalculated its net pension asset.
Basis for our conclusion on the reasonableness of the estimate	Review of management's analysis resulted in our conclusion that the estimates appear reasonable.

Total OPEB liability and related deferred outflows and inflows of resources	
Accounting policy	The total OPEB liability and related deferred inflows and outflows of resources are computed by an independent actuarial firm. The disclosure is based upon numerous assumptions and estimates, including the expected rate of investment return, the interest rate used to determine the present value and medical care cost trend rates.
Management's estimation process	Management obtained and reviewed the valuation prepared by the independent actuarial firm.
Basis for our conclusion on the reasonableness of the estimate	Review of information prepared by the actuary supporting the estimate resulted in our conclusion that the estimate appears reasonable.

Lease right-to-use assets and lease obligations payable	
Accounting policy	The lease right-to-use assets and lease obligations payable are computed using a third-party service provider contracted by the City.
Management's estimation process	The lease obligations payable are measured at the present value of payments expected to be made during the lease term, and the lease right-to-use assets are measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs.
Basis for our conclusion on the reasonableness of the estimate	Review of the lease information prepared using the third-party service provider resulted in our conclusion that the estimates appear reasonable.



BT&Co., P.A.
4301 SW Huntoon Street
Topeka, Kansas 66604-1659

This representation letter is provided in connection with your audit of the basic financial statements of the City of Gladstone, Missouri (the City) as of and for the year ended June 30, 2025 for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

We confirm, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves, that as of the date of the auditors' report:

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated June 24, 2025 for the preparation and fair presentation of the financial statements referred to above in accordance with U.S. GAAP.
2. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of controls to prevent and detect fraud.
4. The methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of U.S. GAAP, and reflect our judgment based on our knowledge and experience about past and current events, and our assumptions about conditions we expect to exist and courses of action we expect to take.
5. Related-party transactions have been recorded in accordance with the economic substance of the transaction and appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Types of related party transactions engaged in by the City include:
 - a. Those with component units for which the City is accountable.
 - b. Interfund transactions, including interfund transfers.
6. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, as amended.



7. The City followed either its established accounting policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available or followed paragraph 18 of GASB Statement No. 54 to determine the fund balance classifications for financial reporting purposes.
8. The financial statements include all fiduciary activities required by GASB Statement No. 84, *Fiduciary Activities*, as amended.
9. All events subsequent to the date of the financial statements, and for which U.S. GAAP requires adjustment or disclosure, have been adjusted or disclosed.
10. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
11. Management has followed applicable laws and regulations in adopting, approving, and amending budgets.
12. Risk disclosures associated with deposit and investment securities are presented in accordance with GASB requirements.
13. Provisions for uncollectible receivables have been properly identified and recorded.
14. Capital assets, including infrastructure, intangible assets, and right-to-use assets, are properly capitalized, reported and, if applicable, depreciated.
15. The City has properly separated information in debt disclosures related to direct borrowings and direct placements of debt from other debt and disclosed any unused lines of credit, collateral pledged to secure debt, terms in the debt agreements related to significant default or termination events with finance-related consequences and significant subjective acceleration clauses in accordance with GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*.
16. Components of net position (net investment in capital assets, restricted, and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
17. Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
18. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
19. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.



20. The City's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available is appropriately disclosed and net position is properly recognized under the policy.
21. The government disclosed the names of entities with which it has a tax abatement agreement, the total gross amount of taxes abated during the period, the specific taxes that were abated and whether any commitments other than to reduce taxes were made as part of any tax abatement agreement as required by GASB Statement No. 77, *Tax Abatement Disclosures*.
22. The government disclosed tax abatements entered into by other governments that affect its revenues, including the names of the governments that entered into the agreements, the specified taxes being abated, and the gross dollar amount of taxes abated during the period, as required by GASB Statement No. 77.
23. In the audit engagement letter dated June 24, 2025 we requested that you perform the following nonaudit services in connection with your audit:
 - a. Draft the financial statements.

With respect to these services:

 - a. We have made all management decisions and performed all management functions;
 - b. We assigned an appropriate individual to oversee the services;
 - c. We evaluated the adequacy and results of the services performed, and made an informed judgment on the results of the services performed;
 - d. We have accepted responsibility for the results of the services; and
 - e. We have accepted responsibility for all significant judgments and decisions that were made.
24. We have no direct or indirect legal or moral obligation for any debt of any organization, public or private, that is not disclosed in the financial statements.
25. We have complied with all aspects of laws, regulations, and provisions of contracts and agreements that would have a material effect on the financial statements in the event of noncompliance. In connection therewith, we specifically represent that we are responsible for determining that we are not subject to the requirements of the Single Audit Act because we have not received, expended, or otherwise been the beneficiary of the required amount of federal awards during the period of this audit.
26. We have reviewed the GASB Statements effective for the fiscal year ending 2025 and concluded the implementation of the following Statements did not have a material impact on the basic financial statements:
 - a. GASB Statement No. 102, *Certain Risk Disclosures*
27. We believe the implementation of the GASB Statement listed below is appropriate:
 - a. GASB Statement No. 101, *Compensated Absences*
28. We have no knowledge of any uncorrected misstatements in the financial statements.



29. We agree with the adjusting journal entries included in the attached schedule and will record these entries in our accounting system as of June 30, 2025, as applicable.

Information Provided

30. We have provided you with:
- Access to all information of which we are aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters.
 - Additional information that you have requested from us for the purpose of the audit.
 - Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.
 - Minutes of the meetings of the governing board and committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.
31. All transactions have been recorded in the accounting records and are reflected in the basic financial statements.
32. We have disclosed to you the results of our assessment of risk that the basic financial statements may be materially misstated as a result of fraud.
33. We have no knowledge of allegations of fraud or suspected fraud affecting the City's basic financial statements involving:
- Management.
 - Employees who have significant roles in internal control.
 - Others where the fraud could have a material effect on the basic financial statements.
34. We have no knowledge of any allegations of fraud or suspected fraud affecting the City's basic financial statements received in communications from employees, former employees, analysts, regulators, or others.
35. We have no knowledge of noncompliance or suspected noncompliance with laws and regulations.
36. We are not aware of any pending or threatened litigation, claims or assessments; unasserted claims or assessments that are probable of assertion and must be disclosed in accordance with Government Accounting Standards Board (GASB) Codification Section C50, *Claims and Judgments*; or other matters, including gain or loss contingencies, whose effects should be considered when preparing the financial statements.
37. We have disclosed to you the identity of all of the City's related parties and all the related-party relationships and transactions of which we are aware.
38. We have informed you of all deficiencies in internal control over financial reporting, including significant deficiencies or material weaknesses, in the design or operation of internal controls that could adversely affect the City's ability to record, process, summarize, and report financial data.



39. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
40. It is our responsibility to inform you of all current and potential affiliates of the City as defined by the "State and Local Government Client Affiliates" interpretation (ET sec. 1.224.020). Financial interests in, and other relationships with, affiliates of the City may create threats to independence. We have:
 - a. Provided you with all information we are aware of with respect to current and potential affiliates, including degree of influence assessments and materiality assessments.
 - b. Notified you of all changes to relevant considerations that may impact our determination of the existence of current or potential affiliates involving (i) changes in the determination of the materiality of an entity to the City's financial statements as a whole, (ii) the level of influence the City has over an entity's financial reporting process or (iii) the level of control or influence the City or a potential or current affiliate has over an investee that is not trivial or clearly inconsequential, sufficiently in advance of their effective dates to enable the City and BT&Co., P.A. to identify and eliminate potential impermissible services and relationships between BT&Co., P.A. and those potential affiliates, prior to the effective dates.
 - c. Made you aware, to the best of our knowledge and belief, of any nonaudit services that the City or any of our affiliates has engaged BT&Co., P.A. to perform.
41. We agree with the findings of the specialists in evaluating the fair value of investments, leases receivable and related deferred inflows of resources, lease right-to-use assets, lease obligations payable, the net pension asset and related deferred outflows and inflows of resources, and total OPEB liability and related deferred outflows and inflows of resources and have adequately considered the qualifications of the specialists in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give instructions, or cause any instructions to be given, to the specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.
42. During the course of your audit, you may have accumulated records containing data that should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.

Supplementary Information

43. With respect to supplementary information presented in relation to the basic financial statements as a whole:
 - a. We acknowledge our responsibility for the presentation of such information.
 - b. We believe such information, including its form and content, is fairly presented in accordance with U.S. GAAP.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.
 - d. When supplementary information is not presented with the audited basic financial statements, we will make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance of the supplementary information and the auditors' report thereon.



44. With respect to the required supplementary information presented as required by U.S. GAAP to supplement the basic financial statements:
 - a. We acknowledge our responsibility for the presentation of such required supplementary information.
 - b. We believe such required supplementary information is measured and presented in accordance with guidelines prescribed by U.S. GAAP.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.

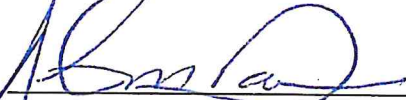
Compliance Considerations

In connection with your audit conducted in accordance with *Government Auditing Standards*, we confirm that management:

45. Is responsible for the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework.
46. Is responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to the auditee.
47. Is not aware of any instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements.
48. Is responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
49. Acknowledges its responsibility for the design, implementation, and maintenance of controls to prevent and detect fraud.
50. Has a process to track the status of audit findings and recommendations.
51. Is not aware of any investigations or legal proceedings that have been initiated with respect to the period under audit.
52. Has provided views on the auditors' reported findings, conclusions and recommendations, as well as management's planned corrective actions, for the report.



CITY OF GLADSTONE, MISSOURI


Robert Baer, City Manager

Date Signed 12/30/25


Matthew Dayton, Director of Finance

Date Signed 12/30/25

City of Gladstone, Missouri
Year Ended June 30, 2025
Adjusting Journal Entries

Number	Date	Account Name	Account Number	Debit	Credit
1	6/30/2025	Fund Balance	101-0000-000-00-00-259000		\$ (443.00)
		Misc Services	101-0000-114-10-14-440990	\$ 443.00	
		Fund Balance	412-0000-000-00-00-259000	13,146.00	
		Miscellaneous Revenue	412-0000-200-00-00-369990		(13,146.00)
		Fund Balance	703-0000-000-00-00-259000		(103,913.00)
		Misc Services	703-0000-000-00-00-440990	103,913.00	
		To roll forward fund balance			
2	6/30/2025	Due from General Fund	701-0000-000-00-00-130101	3,741.00	
		Spec Road Distribution	701-0000-400-00-00-314900		(3,741.00)
		To recognize SR fund due from operating re: deposits held in 801			
3	6/30/2025	Construction In Progress	501-0000-000-00-00-170000		(563,730.18)
		Retained Earnings	501-0000-000-00-00-279000	563,730.18	
		Prior-period adjustment to exclude emergency water main repairs from CIP			
4	6/30/2025	COPS Agency Fees	501-0000-750-99-99-470950		(17,612.00)
		AO - To reclassify Debt Payments - A/C 470940	501-0000-900-99-99-490021	17,612.00	
		To adjust interest			
5	6/30/2025	Premium on Bonds	501-0000-000-00-00-231110	3,276.00	
		Bond Agency Fees	501-0000-750-99-99-471950		(3,276.00)
		To amortize premium			
6	6/30/2025	Premium on Bonds	501-0000-000-00-00-231110	52,665.00	
		COPS Interest	501-0000-721-99-99-470930		(52,665.00)
		To record premium reduction for 2024 COPS			
7	6/30/2025	COPS Principal	101-0000-711-99-99-470940		(35,192.00)
		COPS Interest	101-0000-721-99-99-470930	35,192.00	
		COPS Principal	401-0000-711-99-99-470940		(30,456.00)
		COPS Interest	401-0000-721-99-99-470930	30,456.00	
		COPS Principal	402-0000-711-99-99-470940		(25,770.00)
		COPS Interest	402-0000-721-99-99-470930	25,770.00	
		Current 2016 Height's Payable	501-0000-000-00-00-214000	580.00	
		2016 Height's Payable Long Term	501-0000-000-00-00-238000		(12,237.00)
		COPS Agency Fees	501-0000-750-99-99-470950	11,657.00	
		To true-up current and long-term debt			
EW 1	6/30/2025	Lease Payable			(10,084,206.00)
		Loan Payable			(995,000.00)
		COP's payable			(34,049,092.00)
		Premium on LT debt			(1,937,751.00)
		Fund Balance		51,474,813.00	
		Interest Expense			(114,970.00)
		Principal			(4,293,794.00)
		Entity-wide entry to record debt			

EW 2	6/30/2025	Interest Payable		(382,116.00)
		Fund Balance	286,299.00	
		Interest Expense	95,817.00	
		Entity-wide entry to record accrued interest on debt		
EW 3	6/30/2025	General Administration	150,438.00	
		Finance	208,815.00	
		Public Safety	1,141,529.00	
		Public Works	232,054.00	
		Community Development	123,213.00	
		Parks & Recreation	493,315.00	
		Non departmental expense		(2,349,364.00)
		Entity-wide entry to reclassify non-departmental expense		
EW 4	6/30/2025	Compensated absences		(2,281,662.00)
		Fund Balance	2,242,340.00	
		General Administration	42,859.00	
		Finance		(12,372.00)
		Public Safety	59,250.00	
		Public Works	5,586.00	
		Community Development		(22,662.00)
		Parks & Recreation		(33,339.00)
		Entity-wide entry to record accrued compensated absences		
EW 5	6/30/2025	Land and land rights	10,005,894.00	
		Construction in progress	6,529,216.00	
		Buildings	41,552,904.00	
		Improvements	18,460,783.00	
		Machinery and Equipment	17,608,053.00	
		Infrastructure	207,389,995.00	
		Accumulated Depreciation		(201,607,071.00)
		Fund Balance		(100,914,091.00)
		OFS - Sales of capital assets	7,100.00	
		Gain/loss on disposal		(28,430.00)
		General Administration	287,478.00	
		Finance	299,513.00	
		Public Safety	1,143,996.00	
		Public Works	4,638,627.00	
		Community Development	585,647.00	
		Parks & Recreation	855,527.00	
		Non-departmental	27,221.00	
		Capital outlay		(6,842,362.00)
		Entity-wide entry to record capital asset activity		
EW 6	6/30/2025	Deferred outflows - pension	5,618,370.00	
		Deferred inflows - pension		(103,049.00)
		LAGERS asset	1,083,835.00	
		LAGERS asset		(325,883.00)
		Fund Balance		(6,652,413.00)
		General Administration	22,407.00	
		Finance	30,407.00	
		Public Safety	241,474.00	
		Public Works	22,521.00	
		Community Development	17,744.00	
		Parks & Recreation	44,587.00	
		Deferred Outflows-Pension	501-0000-000-00-00-190000	(42,169.00)
		Asset - Pension	501-0000-000-00-00-190200	(89,134.00)
		Long-Term Liabilities/LAGERS	501-0000-000-00-00-233100	(89,134.00)
		Long-Term Liabilities/LAGERS	501-0000-000-00-00-233100	89,134.00

Wages & Salaries	501-0000-473-70-72-410110	43,237.00	
Wages & Salaries	501-0000-473-70-73-410110	79,098.00	
Wages & Salaries	501-0000-474-70-74-410110	8,968.00	

Entity-wide entry to record pension activity

EW 7	6/30/2025	Deferred outflows - OPEB	143,357.00	
		Deferred inflows - OPEB		(385,531.00)
		OPEB liability		(179,603.00)
		Fund Balance	426,949.00	
		General Administration		(305.00)
		Finance		(416.00)
		Public Safety		(3,294.00)
		Public Works		(306.00)
		Community Development		(242.00)
		Parks & Recreation		(609.00)
		Deferred Outflows-OPEB	501-0000-000-00-00-190100	1,437.00
		Deferred Inflows-OPEB	501-0000-000-00-00-200100	8,213.00
		OPEB Long Term Liability	501-0000-000-00-00-233000	20,549.00
		Benefits/Health Insurance	501-0000-473-70-72-415330	(9,945.00)
		Benefits/Health Insurance	501-0000-473-70-73-415330	(18,192.00)
		Benefits/Health Insurance	501-0000-474-70-74-415330	(2,062.00)

Entity-wide entry to record OPEB activity

EW 8	6/30/2025	Right-to-Use Asset	3,289,922.00	
		Interest Payable		(11,547.00)
		Interest Payable		(797.00)
		Lease Liability		(2,648,680.00)
		Lease Liability	238,508.00	
		Fund Balance	18,163.00	
		Community Development		(177,499.00)
		Non-departmental		(61,009.00)
		Accumulated Amortization		(647,858.00)
		Accumulated Amortization		(216,093.00)
		Interest Expense	797.00	
		Amortization Expense	216,093.00	

Entity-wide entry to record governmental activities lease activity

EW 9	6/30/2025	Right-to-Use Asset (SBITA)	634,370.00	
		Right-to-Use Asset (SBITA)		(340,433.00)
		Right-to-Use Asset (SBITA)		(27,687.00)
		Interest Payable		(3,474.00)
		Interest Payable	3,336.00	
		Subscription Liability		(173,336.00)
		Subscription Liability	70,909.00	
		Subscription Liability	17,693.00	
		Fund Balance		(271,385.00)
		OFS - Inception of SBITA (Proceeds)	39,771.00	
		Non-departmental		(70,909.00)
		Non-departmental	244,126.00	
		Capital outlay		(39,771.00)
		Accumulated Amortization (SBITA)		(186,175.00)
		Accumulated Amortization (SBITA)		(59,478.00)
		Accumulated Amortization (SBITA)	78,614.00	
		Accumulated Amortization (SBITA)	27,687.00	
		Interest Expense		(3,336.00)
		Amortization Expense	59,478.00	

Entity-wide entry to record SBITA activity

PBC 1	6/30/2025	Other Receivable	602-0000-000-00-00-115900	825.79	
		Other Receivable	602-0000-000-00-00-115900	930.00	
		State Intergov Public Safety	602-0000-300-00-00-332100		(825.79)

State Intergov Public Safety	602-0000-300-00-00-332100	(930.00)
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Client-provided entry to true-up receivables

PBC 2	6/30/2025	Other Receivable	402-0000-000-00-00-115900	232,849.00	
		Fed Intergov City Wide	402-0000-300-00-00-331700		(232,849.00)
		Other Receivable	617-0000-000-00-00-115900	9,065.00	
		Fed Intergov Public Safety	617-0000-300-00-00-331100		(9,065.00)

Client-provided entry to true-up receivables

PBC 3	6/30/2025	Current Lease Purchase Payable	501-0000-000-00-00-212000		(5,528.00)
		Current Lease Purchase Interest Payable	501-0000-000-00-00-212100	2,630.00	
		2017 Lease Purchase Current	501-0000-000-00-00-212101		(733.00)
		2017 Lease Purchase Accrued Interest Payable	501-0000-000-00-00-213101	84.00	
		Current 2016 Height's Payable	501-0000-000-00-00-214000	13,030.00	
		2016 Height's Interest Payable	501-0000-000-00-00-214100	601.00	
		2020A COP Payable Current	501-0000-000-00-00-220000		(621.00)
		2020A COP Interest Payable	501-0000-000-00-00-220100	204.00	
		2024 COP Payable Current	501-0000-000-00-00-220102		(15,000.00)
		2024 COP Interest /P	501-0000-000-00-00-220103		(192,860.00)
		Lease Purchase Payable Long Term	501-0000-000-00-00-232000	118,616.00	
		2016 Height's Payable Long Term	501-0000-000-00-00-238000	20,430.00	
		2017 Lease Purchase Long Term	501-0000-000-00-00-239000	31,481.00	
		2020A COP Long Term	501-0000-000-00-00-239500	31,616.00	
		2024 COP Long Term	501-0000-000-00-00-242024	425,000.00	
		COPS Interest	501-0000-721-99-99-470930	189,341.00	
		AO - To reclassify Debt Payments - A/C 470940	501-0000-900-99-99-490021		(618,291.00)

Client-provided entry to true-up enterprise fund interest and debt

PBC 4	6/30/2025	Compensated Absences Short Term Payable	501-0000-000-00-00-216200		(1,590.00)
		Compensated Absences Short Term Payable	501-0000-000-00-00-216200		(8,703.00)
		Compensated Absences Long Term	501-0000-000-00-00-234000	4,078.00	
		Compensated Absences Long Term	501-0000-000-00-00-234000		(4,866.00)
		AO - Compensated Absence	501-0000-900-99-99-490032		(2,488.00)
		AO - Compensated Absence	501-0000-900-99-99-490032	13,569.00	

Client-provided entry to true-up compensated absences

PBC 5	6/30/2025	Cash	101-0000-000-00-00-100000	102,376.00	
		Interest Revenue	101-0000-200-00-00-361100		(102,376.00)
		Cash	202-0000-000-00-00-100000	8,531.00	
		Interest Revenue	202-0000-600-00-00-361100		(8,531.00)
		Cash	203-0000-000-00-00-100000	8,531.00	
		Interest Revenue	203-0000-300-00-00-361100		(8,531.00)
		Cash	401-0000-000-00-00-100000	4,266.00	
		Interest Revenue	401-0000-200-00-00-361100		(4,266.00)
		Cash	402-0000-000-00-00-100000	4,266.00	
		Interest Revenue	402-0000-200-00-00-361100		(4,266.00)
		Cash	404-0000-000-00-00-100000	8,531.00	
		Interest Revenue	404-0000-200-00-00-361100		(8,531.00)
		Cash	501-0000-000-00-00-100000	34,125.00	
		Interest Revenue	501-0000-400-00-00-361100		(34,125.00)

Client-provided entry to true up CD interest earned

PBC 6	6/30/2025	Construction In Progress	501-0000-000-00-00-170000	2,543,115.00	
		Construction In Progress	501-0000-000-00-00-170000		(2,758,078.00)
		Improvements	501-0000-473-70-73-460300		(884,290.00)
		Sewer Line Maintenance	501-0000-474-70-74-450260	884,290.00	
		AO - To reclassify project costs - A/C 460300	501-0000-900-99-99-490010	214,963.00	

Client-provided entry to true-up construction in progress

PBC 7	6/30/2025	Accumulated Depreciation Buildings	501-0000-000-00-00-162100		(90,736.17)
		Accumulated Depreciation Infrastructure	501-0000-000-00-00-163100		(1,006,001.26)
		Accumulated Depreciation Machinery and Equipment	501-0000-000-00-00-164100		(304,805.46)
		AO - Depreciation Expenses	501-0000-900-99-99-490014	1,401,542.89	
Client-provided entry to record depreciation for enterprise fund					
PBC 8	6/30/2025	Construction In Progress	501-0000-000-00-00-170000		(362,787.00)
		AO - To reclassify project costs - A/C 460300	501-0000-900-99-99-490010	362,787.00	
Client-provided entry to adjust enterprise fund construction in progress to actual					
PBC 9	6/30/2025	GASB87 Lease Receivable	101-0000-000-00-00-115920		(385,533.00)
		GASB87 Lease Receivable	101-0000-000-00-00-115920	672,974.00	
		GASB87 Lease Receivable	101-0000-000-00-00-115920	251,821.00	
		GASB87 Accrued Interest Receivable	101-0000-000-00-00-136110	2,984.00	
		GASB87 Deferred Inflow of Resources	101-0000-000-00-00-229800	388,019.00	
		GASB87 Deferred Inflow of Resources	101-0000-000-00-00-229800		(643,744.00)
		GASB87 Deferred Inflow of Resources	101-0000-000-00-00-229800		(251,821.00)
		Interest Revenue	101-0000-200-00-00-361101		(2,984.00)
		Interest Revenue	101-0000-200-00-00-361101		(25,269.00)
		Lease Revenue	101-0000-200-00-00-362201		(388,019.00)
		Miscellaneous Revenue	101-0000-900-99-99-369990	410,802.00	
		Miscellaneous Revenue	101-0000-900-99-99-369990		(29,230.00)
		GASB87 Lease Receivable	202-0000-000-00-00-115920		(506,289.00)
		GASB87 Accrued Interest Receivable	202-0000-000-00-00-136110	5,229.00	
		GASB87 Deferred Inflow of Resources	202-0000-000-00-00-229800	505,878.00	
		Interest Revenue	202-0000-200-00-00-361101		(5,229.00)
		Interest Revenue	202-0000-200-00-00-361101		(18,711.00)
		Lease Revenue	202-0000-200-00-00-362201		(505,878.00)
		NKC Natatorium User Fee	202-0000-600-00-00-333800	525,000.00	
Client-provided entry to record governmental fund lease activity					
PBC 10	6/30/2025	Contractual	101-0000-221-99-99-440160		(73,650.00)
		Equipment Capital	101-0000-663-60-63-460400	39,771.00	
		Lease Principal	101-0000-900-99-99-490035	70,909.00	
		Lease Interest	101-0000-900-99-99-490036	2,741.00	
		OFS - Inception of SBITA (Proceeds)	101-0000-200-00-00-373001BTC		(39,771.00)
Client-provided entry to record governmental fund SBITA activity					
PBC 11	6/30/2025	Infrastructure	501-0000-000-00-00-163000	2,610,879.00	
		Machinery and Equipment	501-0000-000-00-00-164000	232,890.00	
		AO - To reclassify project costs - A/C 460300	501-0000-900-99-99-490010		(2,843,769.00)
Client-provided entry to adjust enterprise fund infrastructure and machinery and equipment accounts for capitalized ass					
RJE 1	6/30/2025	Cash	501-0000-000-00-00-100000	2,125.00	
		Customer Deposits	501-0000-000-00-00-151570		(2,125.00)
Reclassifying journal entry to adjust CWSS customer deposits					
RJE 2	6/30/2025	COPS Principal	401-0000-711-99-99-470940		(1,430.00)
		COPS Interest	401-0000-721-99-99-470930	1,430.00	
Reclassifying journal entry to reclassify principal and interest payments					



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, DECEMBER 8, 2025**

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 Attorney Jackson Auer
City Clerk Kris Keller

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

Mayor Smith opened the Regular City Council Meeting Monday, December 8, 2025 at 7:35 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 November 10, 2025, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the November 10, 2025, 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. 6. On the Agenda. **PRESENTATION: 250 Coin Challenge Commendation.**

Mayor Smith explained the Clay County's 250th Coin Challenge and formally presented the coins to the recipients: Cindy Booth, Ann Nelson, David Nelson, and Jim Oldebeken. He then invited the recipients the opportunity to share a few remarks.

Jim Oldebeken recognized teachers as a special class of citizens. He shared that teachers inspired him as a child and helped guide his path. He mentioned having recently substitute-taught at Antioch Middle School, affirming that civics continues to be taught both through curriculum and by example.

David Nelson expressed pride in being a citizen of both the City and the nation, highlighting a shared commitment to ongoing improvement. He also thanked the Atkins-Johnson Farm and its representatives, for their contributions and acknowledged the positive improvements underway.

Mayor Smith said the evening was special and that the 250th initiative has become Mr. Oldebeken's own project. He noted that no other community at a recent conference he attended had a similar effort, though many may adopt the idea. He closed by highlighting the 250th Coin initiative's strength and expressing his appreciation.

Item No. 7. On the Agenda. Communications from the Audience.

There was no communication from the audience.

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

Councilman Nave noted how quickly the year had passed and expressed gratitude to all who volunteered their time on a Board, Commission, or in other capacities for the City. He conveyed sincere appreciation for the accomplishments achieved in 2025 and shared enthusiasm for what 2026 will bring.

Councilman Davis noted that, if this was the final meeting before the new year, he wished everyone a happy and safe holiday season with their families and communities and encouraged all to reflect on the true meaning of the season. He also highlighted the opportunities ahead in 2026, including the newly released soccer schedule, and remarked that the incoming teams should make for an exciting experience.

Councilmember Spallo noted that this time of year can be difficult, especially following the loss of a community member. She recognized the recent passing of Mr. Matt Hoops, who served the City of Gladstone for over 25 years in the Parks and Recreation Department as Superintendent over Park Operations. She highlighted his significant contributions to the maintenance and quality of the City's parks and facilities, as well as his dedication to staff and residents. She wanted to honor his service, his devotion to his family, and the lasting impact he made on the community. She extended her sincere condolences to his wife and children.

Mayor Pro Tem Moore reported that she attended the annual Clay County Keystone Awards event last week where one of the City's businesses, the Gladstone Animal Clinic, received an award. She noted that the Mayor, Councilmember Nave, and several City leadership team members were also in attendance. She congratulated the Mayor on the successful Mayor's Christmas Tree Lighting celebration and commented that the downtown area looks beautiful and festive.

Mayor Smith also expressed condolences on the recent passing of Matt Hoops, noting his quiet but significant contributions to the City, and stating that he will be greatly missed. He reported that he recently attended the National League of Cities conference, where participants discussed shared

challenges and common solutions and plans to share relevant insights with the City Manager. He expressed appreciation for the opportunity to attend. He thanked Mayor Pro Tem Moore for her comments about the tree lighting event and remarked that the guest MC, Karli Ritter, a local meteorologist from Fox4, was fantastic and that Santa Claus was a huge success. He requested Public Works Director Nebergall provide an overview of the winter snow-plowing plans.

Director Nebergall provided an overview of the first storm response, noting that pre-treatment helped crews stay ahead of conditions. He added that crews worked around the clock until streets were cleared, and he expressed appreciation for the Gladstone residents' understanding during storms. He outlined the City's four zones and truck logistics, explaining that snow routes are cleared first, followed by hills and long continuous streets, then short segments, and finally cul-de-sacs and dead ends. He also reported that the City clears 250 lane miles within nine square miles and uses about 3,000 tons of salt annually—around 400 tons per storm—which helps keep streets clearer than those of neighboring communities. He said that snow removal is a team effort between Public Works and the Parks staff.

Mayor Smith expressed his appreciation to Director Nebergall and staff. He announced that there will be a snowplow naming contest and reported that more information will be available soon. He also shared that everything is official and now in place for Gladstone USA Freedom Fest, an extravaganza on July 3rd and 4th in 2026 and requested that Councilman Davis share details.

Councilman Davis explained that one of the reasons he wanted to run for Council was to revive the community events he enjoyed growing up in Gladstone. He reported with the World Cup coming up next year, and America's 250th anniversary, country and expressed their intent to celebrate in a significant and memorable way. He announced that the Fourth of July event will move to Happy Rock Park for one year and will feature new and exciting elements including the return of Flashback, along with the performance of the Elders and a national headliner, Eddie Montgomery. He reported the fireworks display will be the largest one in the history of Gladstone, and they also want to bring in different displays focused on the history of America.

Mayor Smith briefly explained the Boards and Commissions process and that it's a great entry into City government. He also shared that they received more application than openings this year.

Councilmember Spallo moved to approve the Boards and Commissions appointments and reappointments from the list provided. **Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

- Presentation for Retiring Boards and Commissions members.

Mayor Smith presented certificates to the individuals present; retiring Parks and Recreation Advisory Board members present; Ashlyn Stone and Emily Lenhausen who served from 2020 to 2025.

- Boards and Commissions Appointments.

Mayor Smith read the list of new appointments and reappointments (see attached roster) and recognized the individuals who were able to attend the meeting.

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

City Manager Baer announced the following:

- The Fall 2025 edition of the City magazine is now available online and includes seasonal updates and upcoming community news.
- Free Christmas tree drop-off for real trees will be offered to residents at the Public Works facility from December 26 to January 9, between 9:00 AM and 4:00 PM. Proof of residency is required. The facility will be closed on New Year's Day.
- City offices will be closed on Thursday, December 25th and Thursday, January 1st.

Mayor Smith expressed that the Mayor's Christmas Tree Fund has surpassed its goal and noted that anyone who wished to contribute it would be greatly appreciated.

Item No. 10. On the Agenda. CONSENT AGENDA.

Mayor Smith asked if anyone wished to have any item removed from the Consent Agenda and placed on the Regular Agenda; no requests were made.

Following the Clerk's reading:

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

Councilman Nave moved to approve **RESOLUTION R-25-75**, A Resolution Amending the Employee Handbook for the City of Gladstone, Missouri. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilman Nave moved to approve **RESOLUTION R-25-76**, A Resolution Amending the City of Gladstone Retiree Health Savings (RHS) Plan to expand the definition of eligible expenses to include all medical expenses allowable under Internal Revenue Code (IRC) Section 213, except direct long-term care expenses. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilman Nave moved to approve **RESOLUTION R-25-77**, A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri for 2026. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilman Nave moved to approve **RESOLUTION R-25-78**, A Resolution authorizing the City Manager to sign an Agreement with Box of Chalk, Inc, d/b/a United Entertainment of America, to provide event coordination, promotion, marketing, and sponsor solicitation for the 2026 Independence Day Celebration. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilman Nave moved to approve **RESOLUTION R-25-79**, A Resolution authorizing the City Manager to enter into a Fourth Amendment to the Antenna Site Lease with New Cingular Wireless PCA, LLC, at the Antioch Water Tower. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilman Nave moved to approve **MONTHLY FINANCIAL UPDATE OCTOBER YTD 2025**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

REGULAR AGENDA.

Item No. 11. On the Agenda. **FIRST READING BILL NO. 25-32**, An Ordinance approving the Final Plat of Blankenship Homestead and directing the appropriate officials to affix their signatures to said Plat for recording.

Councilmember Spallo moved **BILL NO. 25-32** 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. 25-32**, 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. 25-32** and enact the Bill as **Ordinance 4.716**. **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. 25-32** stands enacted as **Ordinance Number 4.716**.

Item No. 12. On the Agenda. **FIRST READING BILL NO. 25-33**, An Ordinance authorizing the City Manager to enter into an agreement with the United States Department of Justice to allow for the acceptance of allowable proceeds resulting from joint investigations between the Gladstone Police Department and federal law enforcement agencies.

Councilman Davis moved **BILL NO. 25-33** 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. 25-33**, 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. 25-33** and enact the Bill as **Ordinance 4.717**. **Councilman Nave** seconded.

Mayor Smith requested City Manager Baer provide an explanation about the Ordinance. City Manager Baer explained that this Ordinance is needed so that, if the City becomes part of a case involving a federal agency and receives compensation, local agencies can be properly reimbursed for their share.

Roll Call vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) **Mayor Smith** stated **BILL NO. 25-33** stands enacted as **Ordinance Number 4.717**.

Item No. 13. On the Agenda. FIRST READING BILL NO. 25-34, An Ordinance approving a Collective Bargaining Agreement with the Fraternal Order of Police, Lodge 50 for non-supervisory, commissioned Police Department personnel and authorizing the City Manager to execute the Agreement.

Mayor Pro Tem Moore moved **BILL NO. 25-34** 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.

Mayor Pro Tem Moore moved to accept the First Reading of **BILL NO. 25-34**, 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.

Mayor Pro Tem Moore moved to accept the Second and Final Reading of **BILL NO. 25-34** and enact the Bill as **Ordinance 4.718**. **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. 25-34** stands enacted as **Ordinance Number 4.718**.

Item No. 14. On the Agenda. RESOLUTION R-25-80, A Resolution authorizing the City Manager to execute a professional engineering services agreement with Walter P. Moore and Associates, Incorporated, in the amount not to exceed \$282,470.00 for the Old Antioch Road Complete Street Design Project TP2612.

Councilman Nave moved to approve **RESOLUTION R-25-80**, A Resolution authorizing the City Manager to execute a professional engineering services agreement with Walter P. Moore and Associates, Incorporated, in the amount not to exceed \$282,470.00 for the Old Antioch Road Complete Street Design Project TP2612. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 15. On the Agenda. Other Business.

There was no other business.

Item No. 16. On the Agenda. Adjournment.

Mayor Smith adjourned the December 8, 2025, Regular City Council meeting at 8:13 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Mayor Les Smith



Request for Council Action

RES ☒# **R-26-01**

BILL ☐# City Clerk Only

ORD ☐# City Clerk Only

Date: 1/6/2026

Department: Finance

Meeting Date Requested: 1/12/2026

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

Subject: A Resolution Authorizing the City Manager to enter into a Fourth Amendment to the Antenna Lease with Verizon Wireless at the Water Treatment Plant.

Background: City Staff has been in contact with the representatives of American Tower an authorized representative of Verizon Wireless regarding negotiating terms for a Fourth Lease Amendment for the Water Treatment Plant. After discussions and review of proposed changes related to site plans, notice requirements, and usage of Unmanned Aircraft System ("UAS") the City and Verizon Wireless have reached an agreement to the terms of the Fourth Lease Amendment.

Budget Discussion: N/A

Public/Board/Staff Input: Staff Recommends Approval of the Proposed Resolution.

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

Matt Dayton
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-01

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A FOURTH AMENDMENT TO THE ANTENNA SITE LEASE WITH VERIZON WIRELESS AT THE WATER TREATMENT PLANT.

WHEREAS, Verizon Wireless (“Tenant”), currently maintains equipment at the City of Gladstone, Missouri (“City”) Water Treatment Plant pursuant to an Antenna Site Lease originally dated February 3, 1997 as amended by a first amendment dated February 21, 2002, by a second amendment dated March 20, 2023, and by a third amendment dated June 18, 2019 (collectively the “Lease”); and

WHEREAS, the City and Lessee have negotiated terms for a fourth amendment to the Antenna Site Lease at Water Treatment Plant including a revised notice provision, and terms for the usage of Unmanned Aircraft System (“UAS”); and

WHEREAS, The City Council desires for the City to enter into the Fourth Amendment to the Antenna Site Lease at Water Treatment Plant.

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

THAT, the City Manager of the City of Gladstone is hereby authorized to execute the Fourth Amendment to the Antenna Site Lease at Water Treatment Plant with Verizon Wireless and take such other actions as may be necessary to effectuate the intent of this Resolution.

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

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒# R-26-02

BILL ☐# City Clerk Only

ORD ☐# City Clerk Only

Date: 1/6/2026

Department: Finance

Meeting Date Requested: 1/12/2026

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

Subject: A Resolution Authorizing the City Manager to enter into a First Amendment to the Site Lease with SBA Monarch Towers I, LLC, at 5925 N. Flora Avenue, Gladstone, MO 64118.

Background: City Staff has been in contact with the representatives of SBA Monarch Towers I, LLC regarding negotiating terms for a First Lease Amendment for a Site Lease at 5925 N. Flora Avenue. After discussions and review of proposed changes related to site plans, notice requirements, and usage of Unmanned Aircraft System ("UAS") the City and SBA Monarch Towers I, LLC have reached an agreement to the terms of the First Lease Amendment.

Budget Discussion: N/A

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

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

Matt Dayton
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-02

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT TO THE SITE LEASE WITH SBA MONARCH TOWERS I, LLC AT 5925 N. FLORA AVENUE.

WHEREAS, SBA MONARCH TOWERS I, LLC (“Tenant”), currently maintains equipment at the City of Gladstone, Missouri (“City”) at 5925 N. Flora Avenue pursuant to a Site Lease originally dated March 25, 2008 (collectively the “Lease”); and

WHEREAS, the City and Lessee have negotiated terms for a first amendment to the Site Lease at 5925 N Flora Avenue including updated site plans, a revised notice provision, and terms for the usage of Unmanned Aircraft System (“UAS”); and

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

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

THAT, the City Manager of the City of Gladstone is hereby authorized to execute the First Amendment to the Site Lease at 5925 N. Flora Avenue with SBA Monarch Towers I, LLC and take such other actions as may be necessary to effectuate the intent of this Resolution.

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

Mayor Les Smith

ATTEST:

Kris Keller, City Clerk

The seal of the City of Gladstone, Missouri, is a circular emblem. It features a sun with yellow rays rising over a green landscape with two trees. The words "City of Gladstone" are arched across the top, and "Missouri" is arched across the bottom. The seal is rendered in a light, faded style in the background.

MONTHLY FINANCIAL UPDATE

NOVEMBER YTD 2025



2025 CITY COUNCIL GOALS

- 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.
- Continue commitment to downtown, commercial corridors, and under-developed areas through effective and innovative infrastructure and redevelopment strategies.
- Provide the resources and support the strategies to continue to improve residential and commercial code enforcement.
- Build an event center to replace the existing barn on the Atkins-Johnson Farm to provide long-term programming opportunities.
- Prioritize infrastructure for neighborhood revitalization to meet the needs of our residents and encourage quality residential density and homeowner investment to preserve and increase housing values.
- Promote initiatives to beautify Gladstone by encouraging civic engagement and community pride.
- Promote diversity, equity, and inclusion in all that we do to continue to be a welcoming city to everyone.
- Continue to improve and build communication strategies to better inform and engage our residents.
- Continue towards developing Flora Park as an all-inclusive recreational space.
- Explore funding opportunities for improving infrastructure, roads, and amenities.
- Prepare for the opportunities and challenges that will come with the World Cup 2026.



Revenue Summary

- Citywide revenue continues to pace below budget primarily due to the timing of Property Tax revenues.



Expense Summary

- Citywide expenditures finished in line with budget with favorability from open headcount, along with timing of capital spend, offset by timing of incurring annual insurance expense.
- Overall expenditures continue to pace higher YoY, primarily due to increased personnel expenses, higher services costs, debt service, and capital spend.
- The overall costs of the larger projects will be something to watch in the coming months.

CITYWIDE

REVENUE

Citywide revenue finished November below plan at 37.7% of budget on a target of 41.7%. From a dollar perspective November YTD revenue was \$19.5M on a budget of \$21.5M

EXPENSE

Citywide expenditures finished November equal to budget at 41.7% of forecast. From a dollar perspective, expenses totaled \$22.6M on a budget of \$22.6M excluding transfers.



Revenue Summary

- General Fund Revenue: \$10.1M compared to budget of \$10.4M. Unfavorability is primarily driven by timing of property tax revenues.



Items to watch

- City staff continue to work on multiple multi-million-dollar grants that may affect FY2026 analysis and beyond.
- Sales Tax performance in the new fiscal year FY2026 is ahead of prior year by 7.0%.

GENERAL FUND- REVENUE

PROPERTY TAXES

Property tax revenue through October is \$261kk compared to a budget of \$1.8M. The unfavorability is due to the timing of receiving property tax revenue within the calendar year.

SALES TAXES

Through the month of November, the city has collected \$4.0M in sales taxes compared to a budget of \$3.7M. YOY Sales tax revenue is pacing 7.0% above prior year.

GROSS RECEIPTS TAX

Revenue through the month of November sits at \$1.3M compared to a budget of \$1.4M. YOY revenue is pacing 11.2% lower primarily due to timing of Telecom, Natural Gas, and Cable Gross Receipts.

LICENSES AND PERMITS

November YTD revenue of \$505k compared to a budget of \$356k. The favorability is being driven by timing of General Business License fees. Revenue YOY is pacing slightly below prior year.

INTERGOVERNMENTAL

November YTD revenue of \$954k compared to a budget of \$797k. YOY revenue is now pacing 16.3% higher primarily due to increases in State Gasoline Tax, along with timing of Oaks Service Agreement and NKC School District revenues.



Revenue Summary

- Through the month of November Charges for Services revenue continues to pace ahead of budget and prior year primarily due to timing of Admin Services and higher Senior Overnight activities.
- Fines and Forfeitures are below prior year due to lower Municipal Court Cost revenue.



Items to watch

- Seasonality impact on revenue for outdoor activities in Parks & Rec.
- The impact of reduced interest rates on investment accounts.

GENERAL FUND- REVENUE

CHARGES FOR SERVICES

Through the month of November revenue finished at \$2.4M compared to budgeted \$1.5M. The large variance is primarily due to the timing of Admin Services and Overnight Senior Activities revenue. YOY results are currently 45.1% higher also due to the timing of Admin Services and Overnight Senior Activities revenue.

FINES AND FORFEITURES

November YTD revenue is pacing at \$129k out of \$151k budgeted. This account category is 10.1% below prior year due to lower Municipal Court revenue.

OTHER MISC. REVENUE

November YTD revenue of \$540k out of \$646k budgeted. 15.1% lower YOY primarily due to timing of recognizing interest revenue and lower tower rental.



Expense Summary

- November YTD expense of \$9.9M compared to \$10.1M budget.



Items to watch

- Employee turnover specifically in Police and Public Works departments.
- If open positions are able to be filled in the new fiscal year, staff expect personnel costs to increase accordingly. This would be especially noticeable in the Police and Public Works departments.

GENERAL FUND- EXPENSE

PERSONNEL

November YTD personnel expenses of \$6.4M out of a budgeted \$7.2M. With a YOY increase of 5.4% due to annual compensation adjustments. YTD favorability is driven by open headcount.

SUPPLIES

November YTD expenses of \$419k out of budgeted \$547k. YOY spend is pacing 19.8% lower primarily due to timing of Fuel, Automotive supplies, Printing and Parks expenses.

SERVICES

November YTD expenses are pacing slightly higher at \$1.7M out of a budgeted \$1.9M. YOY Services expenses are currently 13.3% lower through the month of November due to timing of contractual and street lighting expenses.

CAPITAL

November YTD expense of \$26k out of a budgeted \$160k. This represents a decrease of \$3.7k YOY due to timing of automotive capital spend in the new fiscal year.

DEBT

November YTD expense of \$1.2M out of budgeted \$284k. The overage is due to timing of debt payments during the first four months of the year.



COMMUNITY CENTER AND PARKS FUND

Revenue Summary

- November YTD revenue excluding transfers of \$1.2M out of a budgeted \$1.7M. Lower room rental and lower membership fees, along with timing of interest revenue and timing of receipt of NKC Natatorium fee are the primary drivers for lower revenue YTD.



Expense Summary

- November YTD expense of \$2.4M compared to \$2.0M budgeted. The variance is primarily attributed to timing of insurance expense.



Items to watch

- Impact of price increases on activity enrollment.
- Number of new enrollments.

REVENUE- SALES TAX

November YTD revenue of \$466k out of budgeted \$465k. YOY increase of 5.3%.

REVENUE- CHARGES FOR SERVICES

November YTD revenue of \$677k out of a budgeted \$744k. The sluggish performance YTD is due to lower than planned membership fees. However, this is a 9.3% increase over prior year.

EXPENSES

Personnel

November YTD expense of \$677k out of a budgeted \$685k representing a YOY increase of 9.7%, mostly due to inflationary increases and the seasonality of part-time wages.

Debt

YTD debt service pacing at \$989k on budget of \$949k.

Capital

Through the month of November there has been \$58k in Capital expenditures on a budget of \$24k due to timing of purchases.



Revenue Summary

- YTD PSST revenue of \$471k out of \$481k budgeted.
- YOY revenue is currently pacing 2.7% ahead of prior year.



Expense Summary

- November YTD PSST expense of \$605k out of \$505K budgeted. Higher personnel costs, along with timing for incurring handgun and ammo purchases, auto purchases and timing of accounting for insurance expenses.



Items to watch

- Employee turnover.
- Personnel Expenses.

PUBLIC SAFETY SALES TAX

REVENUE - SALES TAX

November YTD Sales Tax revenue of \$466k versus budget of \$464k represents a YOY increase of 5.3%.

EXPENSES

Personnel

November YTD expense of \$251k out of a budgeted \$213k due to higher overtime and benefit costs.

Supplies

November YTD expense \$61k out of a budgeted \$32k. The unfavorability is due to timing of ammunition and handgun purchases.

Services

November YTD expense of \$30k out of budgeted \$49k. The favorability is primarily due to timing of training, travel and equipment maintenance expenses.

Capital

Capital spend through November of \$88k on a budgeted of \$40k, The unfavorability YTD is due to timing of auto purchases.



Revenue Summary

- November YTD CWS revenue of \$5.5M out of \$5.9M budgeted.
- New water meter technology (Neptune) has been implemented which has increased the accuracy of water usage and billings, along with reducing the time it takes to complete the monthly meter readings.



Expense Summary

- November YTD expense of \$8.1M out of \$8.5M budgeted. The overspend is primarily due to the timing capital spend.



Items to watch

- The frequency and volume of water main breaks.
- Ability to fill open positions and the amount of employee turnover in Public Works.

CWSS – WATER AND SEWER FUND

REVENUE – CHARGES FOR SERVICES

November YTD revenue of \$5.3M represents a YOY decrease of 4.8% primarily due to lower sewer commodity receipts.

EXPENSES

Personnel

November YTD expense of \$732k out of \$735k budgeted.

Supplies

November YTD expense of \$441k out of \$392k budgeted. The overspend is attributed to higher than planned bulk water meter purchases.

Services

November YTD expense of \$4.7M out of \$3.9M budgeted. The overspend is due to timing of accounting for annual Administration Service charges and higher than planned Insurance expense.

Capital

November YTD expense of \$1.7M out of \$2.9M budgeted is due to timing of incurring capital expenditures YTD.



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 26-01

ORD ☒ # 4.719

Date: 1/5/2026

Department: Community Development

Meeting Date Requested: 1/12/2026

Public Hearing: Yes ☒ Date: 1/12/2026

Subject: Inspire Adult Day Center – Special Use Permit

Background: The applicant, Inspire Adult Day Center, LLC (represented by Calli Brewer), requests a three-year Special Use Permit to operate a state-licensed adult day care and day habilitation facility serving up to 50 clients at 1500 NE Englewood Road. The facility will be licensed by the Missouri Department of Health and Senior Services (DHSS) and the Missouri Department of Mental Health (DMH). The proposed program provides comprehensive services for seniors and individuals with developmental disabilities, including life skills training, job readiness, social and recreational activities, physical and mental wellness programs, and community integration. The property is currently under contract for purchase with closing anticipated in January 2026. It previously served as a Knights of Columbus Hall affiliated with a local church and has been significantly underutilized for many years. The proposed reuse represents a substantial private investment in acquisition and renovations that will reactivate a dormant community asset. Given the scale of this investment and the compatible nature of the proposed use, City staff finds the requested three-year term reasonable and appropriate. The ownership and management team (Calli Brewer, Jennifer Gettman, Dave Brewer, and Polly Brewer) collectively possesses over 40 years of healthcare experience and successfully operates multiple similar facilities in the St. Louis region. Staffing is projected to grow from six (6) employees by the end of 2026 to nineteen (19) full- and part-time employees by the end of 2028. A detailed narrative and operational plan submitted by the applicant is included in the packet for reference.

Budget Discussion: N/A

Public/Board/Staff Input: The Planning Commission voted unanimously in favor of a three-year Special Use Permit. City Staff also recommends approval.

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

Austin Greer
Department Director/Administrator

CW
City Attorney

BB
City Manager

AN ORDINANCE GRANTING A THREE-YEAR SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO INSPIRE ADULT DAY CENTER IN AN R-1 ZONING DISTRICT LOCATED AT 1500 NE ENGLEWOOD ROAD.

WHEREAS, pursuant to Section 32-39 of Ordinance No. 2.292, being the Gladstone Zoning Ordinance, public notice was made of a request to grant a Special Use Permit on property located at 1500 NE Englewood Road, and

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

WHEREAS, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval of such Special Use Permit requesting certain conditions as incorporated herein.

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

SECTION 1. SPECIAL USE PERMIT:

THAT, Inspire Adult Day Center is hereby granted a Special Use Permit for operation of a state-licensed adult day care facility on property located at 1500 NE Englewood Road, the effective date of **January 12, 2026** which shall be the enactment date of this Ordinance and expiring **Three (3)** years from **January 12, 2026**, all subject to the terms and conditions set forth herein:

1. The Special Use Permit is issued specifically to Inspire Adult Day Center, LLC for the premises at 1500 NE Englewood Road and is non-transferable. Should the operator sell, lease, or otherwise relinquish control of the property, or should the use relocate, a new Special Use Permit application will be required.
2. The operator shall obtain and maintain all required state, county, and city licenses and permits. Copies of current licenses shall be provided annually to the Community Development Department.
3. Hours of operation shall be limited to 7:00 a.m.–10:00 p.m., Monday through Saturday, unless otherwise authorized in writing by the Community Development Director or his/her designee.
4. Only the following uses are authorized under this permit:
 - Adult day care and day habilitation services
 - Life skills training
 - Job readiness programs
 - Social, recreational, physical, and mental wellness programs

- Community integration activities
 - Occasional community events incidental to the primary use
5. The facility shall comply with all applicable building, fire, and life-safety codes at all times.
 6. Loitering on the premises outside of normal operating hours is prohibited.
 7. All signage and landscaping shall comply with the City of Gladstone Sign Regulations and Zoning Ordinance. Landscaping around the existing monument sign on NE Englewood Road shall be installed and maintained to the satisfaction of the Community Development Department.
 8. Within one (1) year of the effective date of this ordinance, the operator shall complete the following site improvements:
 - Repair and maintain the existing brick monument sign
 - Replace the existing dumpster enclosure with durable, opaque, earth-tone composite or masonry material compatible with the primary building
 - Re-stripe the parking lot to current city standards
 - Install or upgrade parking lot lighting to energy-efficient LED fixtures providing adequate illumination and safety
 - Repair and repaint the on-site storage shed in a neutral earth-tone color compatible with the primary structure
 9. All ground-mounted and rooftop mechanical equipment shall be fully screened from public view with materials and colors compatible with the primary building, subject to Community Development Department approval.
 10. Trash collection and commercial deliveries shall occur only between 7:00 a.m. and 10:00 p.m.
 11. Overnight parking or storage of tractor-trailers, shipping containers, RVs, campers, or commercial vehicles not owned by Inspire Adult Day Center is prohibited. Temporary storage containers are allowed only in conjunction with an active building permit.
 12. Overnight accommodation of any kind on the premises is prohibited.
 13. Any material misrepresentation in the application or violation of these conditions or other applicable City codes may result in revocation or non-renewal of this Special Use Permit after notice and opportunity to cure.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

BILL NO. 26-01

ORDINANCE NO. 4.719

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

ATTEST:

Mayor Les Smith

Kris Keller, City Clerk

1st Reading: January 12, 2026

2nd Reading: January 12, 2026

File # SUP25-00002



Community Development Department

Staff Report

Date: 12/10/2025

File #: SUP25-00002

Requested Action: Special Use Permit

Date of PC Consideration: 12/15/2025

Date of Council Consideration: 1/12/2026

Applicant: Calli Brewer, Inspire Adult Day Center

Current Owner: Knights of Columbus Inc.

Address of Property: 1500 NE Englewood Road, Gladstone, MO 64118

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: NE Englewood Road
- Parking Provided: Approximately 74 parking spaces
- Existing Signage: One monument sign along NE Englewood Road

Analysis

The applicant, Inspire Adult Day Center, LLC (represented by Calli Brewer), requests a three-year Special Use Permit to operate a state-licensed adult day care and day habilitation facility serving up to 50 clients at 1500 NE Englewood Road. The facility will be licensed by the Missouri Department of Health and Senior Services (DHSS) and the Missouri Department of Mental Health (DMH). The proposed program provides comprehensive services for seniors and individuals with developmental disabilities, including life skills training, job readiness, social and recreational activities, physical and mental wellness programs, and community integration.

The property is currently under contract for purchase with closing anticipated in January 2026. It previously served as a Knights of Columbus hall affiliated with a local church and has been significantly underutilized for many years. The proposed reuse represents a substantial private

investment in acquisition and renovations that will reactivate a dormant community asset. Given the scale of this investment and the compatible nature of the proposed use, City staff finds the requested three-year term reasonable and appropriate.

The ownership and management team (Calli Brewer, Jennifer Gettman, Dave Brewer, and Polly Brewer) collectively possesses over 40 years of healthcare experience and successfully operates multiple similar facilities in the St. Louis region. Staffing is projected to grow from 6 employees by the end of 2026 to 19 full- and part-time employees by the end of 2028.

A detailed narrative and operational plan submitted by the applicant is included in the packet for reference.

Recommended Conditions

Should the Planning Commission and City Council elect to approve the requested three-year Special Use Permit, City staff recommends the following conditions:

1. The Special Use Permit is issued specifically to Inspire Adult Day Center, LLC for the premises at 1500 NE Englewood Road and is non-transferable. Should the operator sell, lease, or otherwise relinquish control of the property, or should the use relocate, a new Special Use Permit application will be required.
2. The operator shall obtain and maintain all required state, county, and city licenses and permits. Copies of current licenses shall be provided annually to the Community Development Department.
3. Hours of operation shall be limited to 7:00 a.m.–10:00 p.m., Monday through Saturday, unless otherwise authorized in writing by the Community Development Director.
4. Only the following uses are authorized under this permit:
 - Adult day care and day habilitation services
 - Life skills training
 - Job readiness programs
 - Social, recreational, physical, and mental wellness programs
 - Community integration activities
 - Occasional community events incidental to the primary use
5. The facility shall comply with all applicable building, fire, and life-safety codes at all times.
6. Loitering on the premises outside of normal operating hours is prohibited.
7. All signage and landscaping shall comply with the City of Gladstone Sign Regulations and Zoning Ordinance. Landscaping around the existing monument sign on NE Englewood Road shall be installed and maintained to the satisfaction of the Community Development Department.
8. Within one (1) year of the effective date of this ordinance, the operator shall complete the following site improvements:
 - Repair and maintain the existing brick monument sign
 - Replace the existing dumpster enclosure with durable, opaque, earth-tone composite or masonry material compatible with the primary building
 - Re-stripe the parking lot to current city standards

- Install or upgrade parking lot lighting to energy-efficient LED fixtures providing adequate illumination and safety
 - Repair and repaint the on-site storage shed in a neutral earth-tone color compatible with the primary structure
9. All ground-mounted and rooftop mechanical equipment shall be fully screened from public view with materials and colors compatible with the primary building, subject to Community Development Department approval.
 10. Trash collection and commercial deliveries shall occur only between 7:00 a.m. and 10:00 p.m.
 11. Overnight parking or storage of tractor-trailers, shipping containers, RVs, campers, or commercial vehicles not owned by Inspire Adult Day Center is prohibited. Temporary storage containers are allowed only in conjunction with an active building permit.
 12. Overnight accommodations of any kind on the premises are prohibited.
 13. Any material misrepresentation in the application or violation of these conditions or other applicable City codes may result in revocation or non-renewal of this Special Use Permit after notice and opportunity to cure.

The applicant has reviewed and agreed to all recommended conditions.

Recommendation

City staff recommends approval of the requested three-year Special Use Permit subject to the conditions listed above. The proposed use is compatible with the surrounding area, meets all applicable standards for a Special Use Permit, and will bring meaningful reinvestment and community benefit to a long-underutilized property.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, December 15th, 2025
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Bill Turnage
Robert Wilson
Steve Beamer, Chair
Brenda Lowe
Jennifer McGee
Katie Middleton
Nick Smith
Andrea Johnson

Absent: Joseph Brancato V-Chair
Kim Murch
Chase Cookson Secretary
Mike Ebenroth

Council & Staff Present:

Austin Greer, Assistant City Manager/Planning Administrator
Alan Napoli, CD Administrator/ Building Official
Angie Daugherty, Admin. Assistant
Jean Moore, Council Liaison

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the November 17th, 2025 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the November 17th meeting.

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

Item 4 on the Agenda: Consideration: Special Use Permit for property located at 1500 NE Englewood Rd.

The Applicants Ms. Calli Brewer and Ms. Jennifer Gettman stood gave a presentation on their proposed business Inspire Adult Day Center, LLC.

In the audience were the co-owners Ms. Polly Brewer and Mr. David Brewer.

Inspire Adult Day Center, LLC is scheduled to open June 2026. We are committed to providing comprehensive day habilitation services and adult day care. Our program is designed to support

individuals with developmental disabilities (IDD) and seniors to live their best life. It will be licensed through the MO Department of Health and Senior Services (DHSS) and Department of Mental Health (DMH) for 50 clients.

Our team of professionals will work closely with our participants to ensure they have access to opportunities that promote independence, self-esteem, meaningful community involvement, and to increase their functional abilities. Participants will also be encouraged to volunteer within the community. We know that many of our clients will struggle with new places and experiences, so we want to provide a place to learn and a place to celebrate in our building. Therefore, while we will have mostly Monday-Friday care, we may have occasional opportunities like birthday parties or community-melded events where people can gather in a safe sensory-friendly setting. The training program will provide life skills training, social and recreational activities, job readiness, physical and mental wellness programs, community integration, and offer individuals to volunteer within our community.

Our management team offers over 40 years of healthcare experience. Our facility director, Calli Brewer, MS CCC-SLP, is a licensed speech pathologist with extensive training and expertise in language, autism, and all areas of language deficits. Her 8 years of experience in working with individuals with seniors and IDD will be instrumental in our program's success. Her teaching skills, coaching skills and volunteerism within our community are impressive.

Jennifer Gettman, who will oversee the company, brings 40 years of experience in health care operations. Her day programs (located in St. Charles County) were first developed in 2016 as an extension of her assisted living, independent living, and nursing home facilities. Both the client services and business success benefit the community. Inspire ADC will be supported by her well established procedures, training, guidance, and resources.

Mr. Greer read the staff report.

The applicant, Inspire Adult Day Center, LLC (represented by Calli Brewer), requests a three-year Special Use Permit to operate a state-licensed adult day care and day habilitation facility serving up to 50 clients at 1500 NE Englewood Road. The facility will be licensed by the Missouri Department of Health and Senior Services (DHSS) and the Missouri Department of Mental Health (DMH). The proposed program provides comprehensive services for seniors and individuals with developmental disabilities, including life skills training, job readiness, social and recreational activities, physical and mental wellness programs, and community integration.

The property is currently under contract for purchase with closing anticipated in January 2026. It previously served as a Knights of Columbus hall affiliated with a local church and has been significantly underutilized for many years. The proposed reuse represents a substantial private investment in acquisition and renovations that will reactivate a dormant community asset. Given the scale of this investment and the compatible nature of the proposed use, City staff finds the requested three-year term reasonable and appropriate.

The ownership and management team (Calli Brewer, Jennifer Gettman, Dave Brewer, and Polly Brewer) collectively possesses over 40 years of healthcare experience and successfully operates multiple similar facilities in the St. Louis region. Staffing is projected to grow from 6 employees by the end of 2026 to 19 full- and part-time employees by the end of 2028.

A detailed narrative and operational plan submitted by the applicant is included in the packet for reference.

Should the Planning Commission and City Council elect to approve the requested three-year Special Use Permit, City staff recommends the following conditions:

1. The Special Use Permit is issued specifically to Inspire Adult Day Center, LLC for the premises at 1500 NE Englewood Road and is non-transferable. Should the operator sell, lease, or otherwise relinquish control of the property, or should the use relocate, a new Special Use Permit application will be required.
2. The operator shall obtain and maintain all required state, county, and city licenses and permits. Copies of current licenses shall be provided annually to the Community Development Department.
3. Hours of operation shall be limited to 7:00 a.m.–10:00 p.m., Monday through Saturday, unless otherwise authorized in writing by the Community Development Director.
4. Only the following uses are authorized under this permit:
 - Adult day care and day habilitation services
 - Life skills training
 - Job readiness programs
 - Social, recreational, physical, and mental wellness programs
 - Community integration activities
 - Occasional community events incidental to the primary use
5. The facility shall comply with all applicable building, fire, and life-safety codes at all times.
6. Loitering on the premises outside of normal operating hours is prohibited.
7. All signage and landscaping shall comply with the City of Gladstone Sign Regulations and Zoning Ordinance. Landscaping around the existing monument sign on NE Englewood Road shall be installed and maintained to the satisfaction of the Community Development Department.
8. Within one (1) year of the effective date of this ordinance, the operator shall complete the following site improvements:
 - Repair and maintain the existing brick monument sign
 - Replace the existing dumpster enclosure with durable, opaque, earth-tone composite or masonry material compatible with the primary building
 - Re-stripe the parking lot to current city standards
 - Install or upgrade parking lot lighting to energy-efficient LED fixtures providing adequate illumination and safety
 - Repair and repaint the on-site storage shed in a neutral earth-tone color compatible with the primary structure
9. All ground-mounted and rooftop mechanical equipment shall be fully screened from public view with materials and colors compatible with the primary building, subject to Community Development Department approval.
10. Trash collection and commercial deliveries shall occur only between 7:00 a.m. and 10:00 p.m.
11. Overnight parking or storage of tractor-trailers, shipping containers, RVs, campers, or commercial vehicles not owned by Inspire Adult Day Center is prohibited. Temporary storage containers are allowed only in conjunction with an active building permit.
12. Overnight accommodations of any kind on the premises are prohibited.

13. Any material misrepresentation in the application or violation of these conditions or other applicable City codes may result in revocation or non-renewal of this Special Use Permit after notice and opportunity to cure.

The applicant has reviewed and agreed to all recommended conditions.

City staff recommends approval of the requested three-year Special Use Permit subject to the conditions listed above. The proposed use is compatible with the surrounding area, meets all applicable standards for a Special Use Permit, and will bring meaningful reinvestment and community benefit to a long-underutilized property.

Mr. Turnage asked how they will get clients. Do they get referrals from the state?

Ms. Gettman stated mostly DRRB Development Rehab Relations Board through the Department of Mental Health. They have already contacted DRRB for referrals. They also go through Senior Services.

Ms. Brewer stated that the children aging out of the school system with development issues have nowhere to go other than to sit at home. She has been contacting local schools and churches. There is a church in Liberty that has a class called Joyful Journeys and they have been talking with them regarding some of their clients.

Ms. Middleton stated many years ago she used to work at the Platte County Board of Services for the developmentally disabled. What level of clients are they expecting and would they have one-on-one staff there.

Ms. Brewer stated that the Department of Mental Health will help decide what the client needs. The ratio for Departmental Health is one to four and the Department of Senior Services is one to six.

Ms. Gettman stated the Department of Mental Health there are units of care that is provided through the waiver program. If someone did have behavior issues, they would get funding for one-on-one.

Mr. Wilson asked if they did a facilities assessment study for ADA, life safety, etc.

Ms. Gattman stated yes, before they start, they will have direct access to the fire department with an alarm system. They will need to have an ADA door at the back of the building. The lower level is not accessible for handicap and they would like to put in an elevator. They will have to have the State Fire Marshall along with Gladstone's Fire Department come and check the building out.

Mr. Wilson asked if they have visited with the city on this yet.

Mr. Greer stated that a Building Inspector and the Fire Chief have pre-walked the site and haven't been made aware of any major issues.

Ms. Johnson asked with Callie Brewer being the Facility Manager will she be there full-time.

Ms. Brewer stated yes, and she plans to resign from Liberty Schools and work their full time.

Mr. Beamer asked what their hours would be.

Ms. Brewer stated 8:00 a.m. to 4:00 p.m.

Mr. Beamer asked what is the ratio they anticipate between those that have developmental disabilities or seniors?

Ms. Gettman stated that probably 1/3 will be seniors and the rest will be developmental health.

Mr. Beamer wanted to confirm that the city did send out notices to the neighbors.

Mr. Greer stated yes sir.

MOTION: By Mr. Turnage, second by Ms. McGee to consider a Special Use Permit located at 1500 NE Englewood Rd.

Vote: Mr. Wilson	Yes
Mr. Turnage	Yes
Ms. Johnson	Yes
Chair Beamer	Yes
Ms. McGee	Yes
Ms. Lowe	Yes
Mr. Smith	Yes
Ms. Middleton	Yes

The motion carried. (8-0)

Item 5 on the Agenda: Communications from the City Council

Council Liaison Moore wanted to thank and congratulate everyone on a good year and wished them a Happy Holiday.

Item 6 on the Agenda: Communications from the City Staff

Mr. Greer wanted to thank everyone for being there tonight, especially Andrea Johnson for filling in on short notice.

Item 7 on the Agenda: Communications from the Planning Commissioners

Mr. Beamer asked Ms. Johnson to introduce herself to the board.

Ms. Johnson stated she has lived in Gladstone most of her life and that she recently finished her three-year term with the Parks and Recreation Commission. She lives in the Southeast corner of the city and is really looking forward to serving on the Planning Commission board.

Mr. Wilson stated the beams and trusses are up at Atkins Johnson Farm Venue and it looks great.

Mr. Beamer wanted to wish everyone a Merry Christmas and a Happy New Year. He is looking forward to 2026.

Item 8 on the Agenda: Adjournment

Chair Beamer adjourned the meeting at 7:53 p.m.

Respectfully submitted:

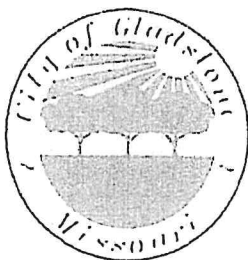
Steve Beamer, Chair

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____

DEVELOPMENT APPLICATION



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

File #: Sup 25-00002
Date: 11-17-2025

Application Type:

- | | |
|----------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Special Use Permit (\$500) | <input type="checkbox"/> Right-of-Way Vacation (\$200) |
| <input type="checkbox"/> Zoning Change (\$500) | <input type="checkbox"/> Variance - BZA (\$200) |
| <input type="checkbox"/> Site Plan Revision (\$500) | <input type="checkbox"/> Final Plat/Replat (\$75) |

Address of Action: 1500 NE Englewood Rd, Gladstone, MO
Legal Description: 64118

Attach under separate cover if needed.

attached

Proposed Change: use of building for an
adult day center to serve
elderly and developmentally delayed
adults.

Applicant/Property Owner Information:

☒ Applicant(s) Calli Brewer (Jennifer Gettman, David + Polly Brewer)
Company Inspire Adult Day Center LLC
Address PO Box 239 Holt MO 64048
Phone 816-826-8433 Fax: N/A E-Mail: inspireadc1@gmail.com *

☒ Current Property Owner (if different than applicant) F.R.A.H., Inc
Company F.R.A.H., Inc (contact: Randy Hansen)
Address 1500 NE Englewood Rd, Gladstone MO
Phone 816-452-2221 Fax: _____ E-Mail: myoliver165056@gmail.com

☐ Architect/Engineer _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

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

Applicant's Signature Calli Brewer Date 11/14/25

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, F.R.A.H. Inc, do hereby authorize Jennifer Bettman
(Owner's name) (Applicant's name)
Calli Brewer
David Brewer
Polly Brewer

to apply for the following action on my property at 1500 NE Englewood Road, Gladstone, MO 64118.

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

Date: November 14, 2025 Owner's Signature: Randall Hansen President

NOTARIZATION

State of Missouri

County of Platte

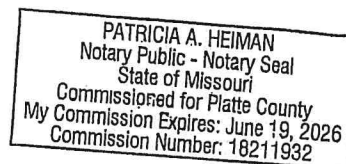
Subscribed and sworn before me this 14th day of November, 2025.

Notary's Signature:

Patricia A. Heiman

My Commission expires: 6-19-2026

(seal)



NOV 2025

Inspire Adult Day Center

PROPOSED BUSINESS PLAN

1500 NE ENGLEWOOD ROAD
GLADSTONE, MO 64118



Presented by

CALLI BREWER

Co-Owner/Facility Director

JENNIFER GETTMAN

Co-Owner

POLLY BREWER

Co-Owner

DAVID BREWER

Co-Owner

Presented to

CITY OF GLADSTONE



INSPIRE

ADULT DAY CENTER

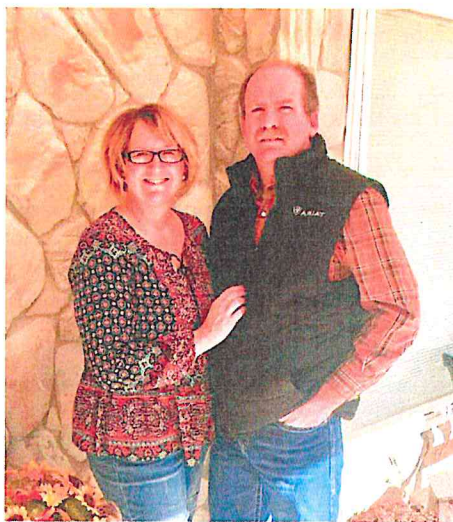
The Organization



CALLI BREWER
CO-OWNER AND FACILITY
DIRECTOR



**JENNIFER
GETTMAN**
CO-OWNER



**DAVE AND POLLY
BREWER**
CO-OWNERS

Inspire Adult Day Center, LLC
1500 NE Englewood Rd
Gladstone, MO 64118

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Jennifer Gettman, who will oversee the company, brings 40 years of experience in health care operations. Her day programs (located in St Charles County) were first developed in 2016 as an extension of her assisted living, independent living, and nursing home choices. Both the client services and business success benefit the community. Inspire ADC will be supported by her well established procedures, training, guidance, and resources.

Thank you for your support in this important community enriching endeavour.

Future Plans & Milestones

Continue to grow the clientele and provide exciting and enriching services and opportunities to the participants and the surrounding community.



MILESTONES

2026

- Reach 13 Participants by Dec. 31st, 2026
- Employ 6 employees by Dec 31st, 2026
- Host a minimum of 10 Community Events
- Participants offered a minimum of 10 community outings and events

2027

- Reach 32 Participants by Dec 31st, 2027
- Employ 13 employees by Dec 31st, 2027
- Host a minimum of 10 community events
- Participants offered a minimum of 18 community outings and events

2028

- Reach 40 Participants by Dec 31st, 2028
- Employ 19 employees by Dec 31st, 2027
- Host a minimum of 10 community events
- Participants offered a minimum of 23 community outings and events

Reach Out to Us



11500 NE ENGLEWOOD ROAD
GLADSTONE, MO 64118



INSPIREADC1@GMAIL.COM



LINKTR.EE/INSPIREADC



816-826-8433



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Courier Tribune** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(816) 781-4941**.

Notice ID: pv2kAjL3RGo5usWgt0oi | **Proof Updated: Nov. 18, 2025 at 10:06am CST**
Notice Name: SUP25-00002

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Angie Daugherty
angied@gladstone.mo.us
(816) 423-4110

FILING FOR

Courier Tribune

Columns Wide: 1 Ad Class: Legals

Total Column Inches: 2.95

Number of Lines: 25

11/26/2025: General Legal and Public Notice 21.28

Subtotal \$21.28

Tax \$0.00

Processing Fee \$0.00

Total \$21.28

PUBLIC HEARING #SUP25-00002

Public notice is hereby given that the Gladstone Planning Commission will meet on Monday, December 15th, 2025 at 7:00 p.m. in the Council Chambers at Gladstone City Hall to consider a request for a Special Use Permit for property located at 1500 NE Englewood Rd. Applicant: Calli Brewer ; Owner: F.R.A.H. Inc. The City Council will hold a public hearing regarding this Special Use Permit on Monday, January 12th at 7:30 p.m. in the Council Chambers at Gladstone City Hall. For questions, please call 816-423-4110.

Publish: Courier Tribune
Date: November 26, 2025
#####



Request for Council Action

RES ☐# City Clerk Only

BILL ☒# 26-02

ORD ☒# 4.720

Date: 1/7/2026

Department: General Administration

Meeting Date Requested: 1/12/2026

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

Subject: April 7, 2026 Municipal Election Ordinance

Background: This Ordinance declares that a Municipal Election for the City of Gladstone, Missouri will take place on Tuesday, April 7, 2026. Two individuals have filed for two available Councilmember positions with three-year terms: Les Smith and Tina Spallo. Two individuals have filed for one available Councilmember position with a two-year term: Bill Garnos and Cameron Nave. After adoption of this Ordinance, the City Clerk will certify the names attached with the Clay County Board of Election Commissioners by the final certification date of January 27, 2026.

Budget Discussion: N/A

Public/Board/Staff Input: N/A

Provide Original Contracts, Leases, Agreements, etc. to: N/A

Bob Baer
City Manager

CW
City Attorney

AN ORDINANCE CALLING A GENERAL ELECTION FOR THE ELECTION OF THREE (3) POSITIONS TO THE GLADSTONE CITY COUNCIL ON TUESDAY, APRIL 7, 2026; DESCRIBING THE FORM OF THE BALLOT AND DIRECTING THE CITY CLERK TO SUBMIT CERTIFICATION OF SUCH ELECTION TO THE CLAY COUNTY BOARD OF ELECTION COMMISSIONERS PURSUANT TO RSMo. 115.125.

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

Section 1. General Election Called.

A General Councilmanic Election shall be, and the same is hereby ordered to be held in the City of Gladstone, Missouri, on Tuesday, April 7, 2026, and the following candidate names shall be printed on the ballot in the order of the filing as the nominee for three (3) Gladstone City Council positions as indicated:

FOR COUNCILMEMBER

Three (3) Year Term

(Vote for Two)

Les Smith
Tina Spallo

FOR COUNCILMEMBER

Two (2) Year Term

(Vote for One)

Bill Garnos
Cameron Nave

Section 2. Notification.

The City Clerk is hereby directed to notify the Board of Election Commissioners of Clay County, Missouri, of the enactment of this Ordinance pursuant to RSMo 115.125.

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

Mayor Les Smith

BILL NO. 26-02

ORDINANCE NO. 4.720

ATTEST:

Kris Keller, City Clerk

First Reading: January 12, 2026

Second Reading: January 12, 2026