



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 23, 2024**

PRESENT: Mayor Tina Spallo
Mayor Pro Tem Les Smith
Councilmember Jean Moore
Councilman Bill Garnos
Councilman Spencer Davis

City Manager Bob Baer
City Attorney Chris Williams
City Clerk Kris Keller

ABSENT: Assistant City Manager Austin Greer

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

Mayor Spallo opened the Regular City Council Meeting Monday, September 23, 2024 at 7:30 pm.

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

Mayor Spallo 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 Spallo asked all to stand and join in the Pledge of Allegiance to the Flag of the United States of America. She thanked the VFW Post 10906 Color Guard: Jim Cox, Charlie Cram, Gordon Harris, and Jim Zimmerman.

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 September 9, 2024, Closed City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the September 9, 2024, Closed City Council meeting as presented. Councilman Davis seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0) Mayor Pro Tem Smith abstained.

Item No. 6. On the Agenda. Approval of the September 9, 2024, Regular City Council Meeting Minutes.

Councilmember Moore moved to approve the minutes of the September 9, 2024, Regular City Council meeting as presented. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, and Mayor Spallo. (4-0) **Mayor Pro Tem Smith** abstained.

Item No. 7. On the Agenda. PROCLAMATION: National Code Enforcement Month.

Mayor Spallo read and presented the Proclamation to Alan Napoli, Building Official.

Item No. 8. On the Agenda. PROCLAMATION: Missouri Good Neighbor Week.

Mayor Spallo read and presented the Proclamation to members of the Neighborhood Commission: Art Hammen, Pete Hall, and Dan Green.

Dan expressed gratitude to Pete and Art for their involvement in grant writing to support neighbors in the City. He shared his long-standing appreciation for the City Council and their efforts across various commissions, highlighting how much he values living in the community. He concluded by thanking them for their contributions. Mayor Spallo expressed her appreciation for their contributions to the City.

Item No. 9. On the Agenda. Communications from the Audience.

There were no communications from the audience.

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

Councilman Garnos reported he attended the Board of Zoning Adjustment meeting regarding a requested variance for a non-compliant fence, which was approved. Additionally, he noted that the Parks and Recreation Advisory Board had a productive meeting where they received an update on the dog park's progress, which is very exciting.

Councilmember Moore shared that she and Councilman Garnos attended the ribbon-cutting for the Assistance League's new Operation School Bell location. She highlighted that the Assistance League is an all-volunteer organization doing incredible work in the community. They recently transformed a building next to the Antioch Library into a larger center for Operation School Bell, which provides new clothing to children from elementary through high school—often the first time these kids have had the opportunity to shop for new clothes. This program serves thousands of kids each year and is a valuable community resource. She also expressed gratitude to Director Nebergall, the Public Works staff, and residents for their patience during recent water main outages, acknowledging the hard work of the crews in addressing these issues.

Mayor Pro Tem Smith reminded everyone about the chamber lunch this Thursday, during which the parade marshal for Gladfest will be announced. He also shared the sad news that Joe Hoppenthaler, the husband of Terry Hoppenthaler, passed away, with services held earlier today. He described Joe as a quiet individual who contributed significantly to the community, noting his work as a master carpenter. He mentioned that years ago, Joe built the Gladstone Chamber's mobile office and also added a deck to the side of the Elks Lodge, a project they likely couldn't have afforded otherwise. He wanted to take a moment to honor Joe's contributions.

Mayor Spallo concurred with Councilmember Moore regarding the hard work of Public Works and added her gratitude toward Nikki Lansford, City Manager Baer, and Assistant City Manager Greer for providing social media updates. She emphasized the importance of maintaining open communication with the residents to keep them informed about the City's active efforts to address and repair water

main breaks as quickly as possible. She praised their commitment to transparency in their roles and expressed her appreciation for their work in this situation.

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

City Manager Baer reiterated how hard the Public Works and water crews have been working on the water main breaks, noting that it can be challenging to keep up, as one break often leads to more due to disturbances in the water lines. He commended the Public Works staff for their hard work. He also mentioned that applications are open for those interested in serving on the City's Boards and Commissions, with several openings available on the Arts, Planning, and Neighborhood Commissions. He encouraged and directed interested individuals to complete the application online on the City's website no later than the deadline, Friday, November 1st. Additionally, he reminded everyone that Gladfest is less than two weeks away and takes place Friday, October 4th, to Sunday, October 6th. He pointed out the scarecrows are displayed in front of City Hall, noting that the city has decided to participate this year, with Public Works, Police, and the Fire Department each contributing a scarecrow. Finally, he announced that tasting tickets are currently on sale for Whiskey Fest at Linden Square on Saturday, October 12th. The event will feature sample tastings from more than 20 craft distilleries, along with food trucks, and live music.

Item No. 12. On the Agenda. CONSENT AGENDA.

Following the Clerks' reading:

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

Mayor Pro Tem Smith moved to approve **RESOLUTION R-24-61**, A Resolution authorizing the City Manager to execute a one-year contract with Frazier Oil Company for the bulk purchase of unleaded and diesel fuel on an as-needed basis. **Councilmember Moore** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Mayor Pro Tem Smith moved to approve the **FINANCIAL REPORT FOR TWELVE MONTHS ENDED JUNE 30, 2024**. **Councilmember Moore** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

Mayor Pro Tem Smith moved to approve the **FINANCIAL REPORT FOR 2 MONTHS ENDING AUGUST 31, 2024**. **Councilmember Moore** seconded. The Vote: "aye", Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0)

REGULAR AGENDA.

Item No. 13. On the Agenda. **PUBLIC HEARING:** Fixing the annual rate of levy for the 2024 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Spallo opened the Public Hearing at 7:47 pm.

City Manager Baer addressed the Council and presented the annual levy rate for the 2024 real estate and personal property tax for the Public Hearing and described how it is calculated. He discussed the implications of the Hancock Amendment and emphasized that property tax levies contribute to about 20% of the general fund revenue. He explained that the initial levy numbers were based on preliminary valuations from June, with final numbers received this week. Additionally, he provided data on the

2024 and fiscal year 2025 tax amounts and budgeted collections for 2025, referring to an attached PowerPoint presentation for further details.

There was no one in favor or opposed to fixing the annual rate of levy for the 2024 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Spallo closed the Public Hearing at 7:51 pm.

Item No. 14. On the Agenda. **FIRST READING BILL NO. 24-28**, An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of Levy for the 2024 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Councilmember Moore moved **BILL NO. 24-28** be placed on its First Reading. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilmember Moore moved to accept the First Reading of **BILL NO. 24-28**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Smith** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilmember Moore moved to accept the Second and Final Reading of **BILL NO. 24-28** and enact the Bill as **Ordinance 4.681**. **Mayor Pro Tem Smith** seconded.

Roll Call vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) **Mayor Spallo** stated **BILL NO. 24-28** stands enacted as **Ordinance Number 4.681**.

Item No. 15. On the Agenda. **FIRST READING BILL NO. 24-29**, An Ordinance amending Schedule VIII of the Model Traffic Code (Gladstone Municipal Code Section 4.100.020) to establish stop sign locations at the northeast and southwest corners of the intersection of North Holmes Street and Northeast 66th Terrace.

Councilman Davis moved **BILL NO. 24-29** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the First Reading of **BILL NO. 24-29**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) The Clerk read the Bill.

Councilman Davis moved to accept the Second and Final Reading of **BILL NO. 24-29** and enact the Bill as **Ordinance 4.682**. **Councilman Garnos** seconded.

Roll Call vote: “aye”, Councilman Davis, Councilman Garnos, Councilmember Moore, Mayor Pro Tem Smith, and Mayor Spallo. (5-0) **Mayor Spallo** stated **BILL NO. 24-29** stands enacted as **Ordinance Number 4.682**.

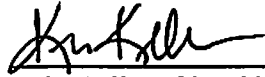
Item No. 16. On the Agenda. Other Business.

There was no other business.

Item No. 17. On the Agenda. Adjournment.

Mayor Spallo adjourned the September 23, 2024, Regular City Council meeting at 7:56 pm.

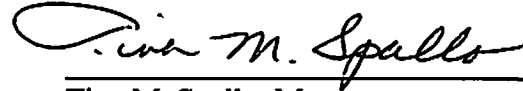
Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: ✓

Approved as modified: _____



Tina M. Spallo, Mayor

PROPERTY TAX LEVY

City of Gladstone, Missouri
September 23, 2024

2024 Property Tax as Advertised

►Based on June
preliminary valuation
from Clay County

►Final Valuations
received in September

	Tax Year 2023	Tax Year 2024
General Fund		
Real Estate		
Residential	\$ 363,189,400	\$ 362,927,010
Residential (New Construction)	430,800	366,400
Subtotal Residential	33,620,300	363,293,410
Agriculture	49,690	49,690
Commercial	95,599,574	95,020,574
Commercial (New Construction)	189,890	506,200
Subtotal Commercial	95,788,964	95,527,174
Total Real Estate	\$ 459,458,954	\$ 458,870,274
Personal Property	\$ 81,408,041	\$ 89,809,236
Total	\$ 540,866,995	\$ 548,679,510

The following tax rates are proposed:

	Estimated Amount 2024 Property Tax	2024 Tax Rate (Per \$100)
General Fund		
Real Estate		
Residential	\$ 2,516,252	0.692
Tax increase due to new construction	\$ 2,982	
% increase due to new construction	0.1%	
Agriculture	\$ 285	0.637
Commercial	\$ 666,691	0.696
Tax increase due to new construction	\$ 1,322	
% increase due to new construction	0.1%	
Personal Property	\$ 756,281	0.925
Total	\$ 3,939,509	

Tax Year 2023 and 2024 (Pro Forma)

2023			
	<u>Valuation</u>	<u>Rate</u>	<u>Revenue</u>
Real Property			
Residential	363,293,410	0.692	2,513,990
Agricultural	49,690	0.573	285
Commercial	95,527,174	0.696	664,869
Total Real Property	458,870,274		3,179,144
Personal Property	89,809,236	0.929	834,328
Total	548,679,510		4,013,472

2024			
	<u>Valuation</u>	<u>Rate</u>	<u>Revenue</u>
Real Property			
Residential	363,702,700	0.700	2,545,919
Agricultural	49,690	0.581	289
Commercial	94,943,516	0.709	673,150
Total Real Property	458,695,906		3,219,357
Personal Property	86,272,033	0.929	801,467
Total	544,967,939		4,020,824

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

	<u>2024 Actual (unaudited)</u>	<u>2025 Budgeted</u>	<u>FY25 Estimated Actual Collection</u>	
Real Property	2,949,886	2,980,000	3,058,389.27	95% collection of total levy
Personal Property	839,028	825,000	801,467	
Total	3,788,914	3,805,000	3,859,856	

Fiscal Year 2024 and Budgeted 2025 Collections