



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, MAY 12, 2025**

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

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

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

Mayor Smith opened the Regular City Council Meeting Monday, May 12, 2025 at 7:33 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 amended agenda was approved as published.

Item No. 5. On the Agenda. Approval of the April 28, 2025, Closed City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the April 28, 2025, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 6. On the Agenda. Approval of the April 28, 2025, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the April 28, 2025, Regular City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 7. On the Agenda. PROCLAMATION: Older Americans Month.

Mayor Pro Tem Moore read and presented the Proclamation to Su Bacon, Clay County Senior Services board member.

Item No. 8. On the Agenda. PROCLAMATION: National Police Week.

Mayor Pro Tem Moore read and presented the Proclamation to Chief Farris and several officers from the Gladstone Police Department.

Item No. 9. On the Agenda. PROCLAMATION: National Emergency Medical Services Week.

Mayor Pro Tem Moore read and presented the Proclamation to Captain Norman, Firefighter/Paramedic Bullard and Battalion Chief Schmuke.

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

Mayor Smith explained an exception was being made and each member of the audience would be allowed to speak up to five minutes on Agenda Item No. 16.

Molly Gibson, 7212 North Highland Avenue, addressed the Mayor and City Councilmembers and expressed her appreciation to speak and reaffirmed her commitment to serving the community, highlighting her professional background and focus on working families. She raised concerns over the lack of communication since the last meeting regarding the vacancy process and urged the Council to provide clarity. She emphasized the importance of honoring the April election results and expressed her readiness to lead with integrity and community-focused leadership.

Dave Hickman, 7307 North Euclid, addressed the Council and expressed concern over the City Council’s decision to prevent Miss Gibson from taking office, despite her clear victory in April. He noted the issue cited was a brief, resolved personal property tax delinquency. He expressed concern that the situation could override the will of the voters, voiced reservations about the potential appointment of her opponent, and encouraged the Council to respect the outcome of the election, noting that doing otherwise could impact public trust and confidence in the democratic process.

Jim Oldebeken, 400 NE 76th Terrace, addressed the Council and expressed his appreciation to speak about the April municipal election. He thanked both candidates and emphasized the importance of civic responsibility in a healthy democracy. Referencing public records, he raised concerns regarding Miss Gibson’s level of civic and voting engagement, as well as prior issues related to tax compliance. While expressing respect for her candidacy, he encouraged the Council to consider other options for the current vacancy, emphasizing the importance of informed and accountable participation in public service.

Sandy Hudson, 2622 NE 74th Street, addressed the Council, as a long-time resident, she expressed disappointment with the lack of transparency and communication from the City Council regarding the post-election process. She shared her frustration over unacknowledged emails sent to Councilmembers and emphasized that Molly won the majority vote. Based on available information, she believes Molly is eligible for appointment and urged the Council to respect the election results by appointing her.

Mariann McCormally, 7033 N Askew Avenue, addressed the Council and shared that she is a 25-year resident, attending her first council meeting, and expressing concern over the recent events following the April election. She acknowledged not knowing Molly Gibson personally, but emphasized that she received the most votes and should be appointed. She also criticized the lack of transparency and Council's response to her emails. She supported appointing Miss Gibson and noted the value of having younger voices with families represented in local government.

Tammy Hahn, 11228 North Central, Kansas City, Missouri, addressed the Council and reported that she is not a Gladstone resident, but does work in Gladstone. She spoke on the broader impact of the Council's actions, emphasizing that local decisions reflect on democracy everywhere. She urged the Council to uphold transparency, as previously promised, and respect the voters' choice. She noted that the brief \$60 tax delinquency appeared to be a minor issue and expressed concern over the lack of communication. She warned against overturning election results based on minor technicalities and called on the Council to honor the will of the voters by appointing the election winner.

Burt Comstock, 7600 North Park Avenue, addressed the Council and shared that he is a 25-year resident and has been actively involved in a variety of community programs and opportunities throughout that time. He thanked the Council and acknowledged that they are adhering to the legal process mandated by both city and state law. He emphasized the importance of respecting the process and acknowledged that the current member may remain in their position until a new appointment is made. He expressed confidence in the Council's ability to resolve the matter appropriately.

Sarah Patton, 3913 NE 59th Street, addressed the Council and reported that she moved to the City about six years ago. She expressed her appreciation for Gladstone's services and strong sense of community, but mentioned feeling uneasy for the first time. She noted her concern about a previous meeting's comment regarding increased public attendance, clarifying that residents' absence was not due to apathy, but because they trusted the decision making process. She stated however, she now feels that trust has been shaken, prompting greater public involvement. She urged the Council to restore confidence by honoring the will of the voters and appoint Molly to the City Council seat.

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

Councilmember Spallo reminded the police chief and others that nice weather is approaching and to be mindful of children playing outside and to obey posted speed limits. She announced upcoming events in the City that included: City wide garage sales that do not require a permit, Gladstone Area Chamber of Commerce annual Blues Fest is Friday and Saturday, May 16 and 17; and a shredding event at the Public Works facility Saturday, May 17 from 9:00 am to 1:00 pm.

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

There were no communications from the City Manager.

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

Following the Clerk's reading:

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.

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

Mayor Pro Tem Moore moved to approve **SPECIAL EVENT PERMITS:**

OAK GROVE PARK: Shores Real Estate Professionals client appreciation picnic, Tuesday, June 17, 2025, 5:00 to 9:00 pm.

LINDEN SQUARE: Trivia Night, Wednesday, July 16, 2025 and Wednesday August 13, 2025, 7:00 pm to 9:00 pm.

Movie Night, Saturday, July 26, August 9, and October 18, 2025, 7:00 to 10:00 pm. Games and activities begin at 8:00 pm and the movie starts at dusk.

HAPPY ROCK PARK WEST: Sharp Agent KC-RE/MAX Revolution client appreciation picnic, Sunday, July 13, 2025, 6:00 to 9:00 pm.

Household Hazardous Waste Collection for Gladstone residents, Saturday, August 9, 2025, 8:00 am to 12:00 pm (or first 200 cars).

HAMILTON HEIGHTS PARK: Youth Fishing Day, Saturday, September 20, 2025, 8:00 am to 12:00 pm.

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

Mayor Pro Tem Moore moved to approve **RESOLUTION R-25-24**, A Resolution declaring the City of Gladstone a Blue Shield City, committed to enhancing public safety, strengthening support for law enforcement, and building sustainable public safety partnerships. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Mayor Pro Tem Moore moved to approve **RESOLUTION R-25-25**, A Resolution declaring certain City property surplus and authorizing the donation of surplus items to the Midwest Recycling Center. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Mayor Pro Tem Moore moved to approve **RESOLUTION R-25-26**, A Resolution of the City Council of Gladstone, Clay County, Missouri, approving an Erosion and Sediment Control Post-Construction Stormwater Management Agreement between the City of Gladstone, Missouri and Walmart Real Estate Business Trust, A Delaware Statutory Trust, 2001 SE 10th Street, Bentonville, Arkansas 72716-0550; attached as Exhibit A; and authorizing the City Manager to execute all necessary documents. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Mayor Pro Tem Moore moved to approve **RESOLUTION R-25-27**, A Resolution authorizing the City Manager to enter into a Fifth Amendment to the Antenna Site Lease with T-Mobile Central, LLC, at the Linden Water Tower. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Mayor Pro Tem Moore moved to approve **RESOLUTION R-25-28**, A Resolution authorizing acceptance of a proposal from Tarkett Sports Construction – Central, LLC, for the Meadowbrook Park Basketball Court Resurfacing and Sidewalk, Project CP2556. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

REGULAR AGENDA.

Item No. 14. On the Agenda. **RESOLUTION R-25-29**, A Resolution authorizing the City Manager to execute a contract with David E. Ross Construction Co., in the total amount of \$6,926,800.00 for the Water Treatment Plant Improvements, Project WP2492B.

Councilmember Spallo moved to approve **RESOLUTION R-25-29**, A Resolution **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 15. On the Agenda. **FIRST READING BILL NO. 25-14**, An Ordinance authorizing Light Source Communications of Michigan, LLC, to use the City’s Rights-Of-Way to construct, install, operate, and maintain fiber facilities and to authorize the City Manager to execute a Rights-Of-Way Use Agreement therewith.

Councilmember Spallo moved **BILL NO. 25-14** be placed on its First Reading. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, 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. 25-14**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, 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. 25-14** and enact the Bill as **Ordinance 4.698**. **Councilman Davis** seconded. The Vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Roll Call vote: “aye”, Councilman Davis, Councilmember Spallo, Councilman Garnos, Mayor Pro Tem Moore, and Mayor Smith. (5-0) **Mayor Smith** stated **BILL NO. 25-14** stands enacted as **Ordinance Number 4.698**.

Item No. 16. On the Agenda. **VACANCY ON COUNCIL**

Mayor Smith addressed the post-election vacancy on the Council issue and emphasized the importance of unity during what he described is one of the most divisive issues the City has faced in years. He expressed concern over the tension and stressed the need for a thoughtful, unhurried approach. He reaffirmed the City’s commitment to transparency in the process of appointing a new Councilmember. He clarified that transparency involves clearly communicating the relevant facts and reasoning behind decisions, encouraging public participation, and allowing residents to engage with their government. Transparency does not imply universal agreement with outcomes. He noted that the City is navigating unprecedented circumstances following the April election. He discussed the situation in which the candidate with the most votes was found ineligible to take office due to an unpaid tax bill. This issue was due to state statutes and local Ordinances, which do not allow the second-highest candidate to assume the position by default, nor does state law allow exceptions for unpaid taxes. These legal restrictions, supported by case law, resulted in a vacancy on the Council. He proceeded to share that Council was informed that there were two options to fill the vacancy: either appoint someone to serve until the next regularly scheduled election in April 2026, or leave the seat vacant until a successor is sworn in. He emphasized that Councilman Garnos temporarily remaining in the seat was for the continuity of government, specifically to avoid a 2-2 tie that would hinder the Council's ability to conduct business. He also addressed concerns about the delay in the

process, acknowledging that although the legal steps are clear, the situation is complicated, and thus has contributed to the extended timeline. In addition, he explained that following the election, Miss Gibson had hired an attorney and intended to seek a judicial opinion on the City's application of laws regarding the timing of her tax payment. The potential for litigation slowed the process, although no legal action has been filed to date. He emphasized that despite this delay, it is in the best interest of all residents, regardless of how they voted in the 2025 election, for the Council to make a decision and move forward with focusing on policies, programs, and services. He reaffirmed the Council's commitment to respecting the election process, with fair and impartial elections being fundamental to government at all levels. The Councilmembers, City Manager, and staff have all taken an oath to uphold the Missouri Constitution and the laws governing cities of the third class, ensuring that any recommendation to fill the vacancy would align with these principles. He acknowledged the challenging nature of the decision-making process, noting that while the Council has considered various opinions, it is likely that the final decision will not satisfy everyone and criticisms will follow any outcome. The Mayor addressed that he was sworn into the Mayor's seat for the next year and has the privilege of serving and although it's not an ideal situation to step into, it's his responsibility to try and build consensus. He emphasized his belief that the best decision for the City as a whole, is to appoint someone with the experience and understanding necessary to address City issues immediately. Concerns were raised about misinformation and public criticism, particularly on social media, which he described as harmful and unproductive. The Mayor clarified that the ineligibility of the Miss Gibson was handled respectfully and discreetly by City staff, but the situation has since led to unfair accusations. He stated that he could not support appointing Miss Gibson to the Council, because she violated the rules and contrary to the press release by the CCDCC, it was not a one-time oversight. He also reported that he could not support Mr. Garnos, noting that while he is a well-respected and dedicated public servant, he lost the election. He added that, to Mr. Garnos credit, he acknowledges that he should not be reappointed. Both individuals were encouraged to run again in the next election. Mayor Smith shared that he supports moving forward efficiently with an appointment process that prioritizes experience and continuity, possibly without a lengthy application process, given the City's ongoing projects and needs. He proposed a hybrid approach to fill the Council vacancy by inviting only current Board and Commission members to apply. Interested individuals would have until May 19 to submit a letter of interest, with interviews to follow the week after Memorial Day. This would allow the Council to make an appointment at the next meeting and avoid a potential tie vote. Alternatively, he stated that the Council could directly appoint someone to the vacancy. If that option is preferred, the Mayor recommended the current Planning Commission Chairman, Cameron Nave, citing the commission's extensive responsibilities and for his active involvement in the community. He added that Mr. Nave also serves on the Capital Improvements Program Committee. Mayor Smith noted that both methods—application/interview and direct appointment—have historical precedent in the City's 73-year history and expressed readiness to collaborate with the Council on the best path to move the process forward and allow staff to continue City business effectively.

Councilman Davis requested clarification on the Mayor's recommendation regarding the Chairman of the Planning Commission, Cameron Nave, filling the vacancy until the April 2026 election.

Mayor Smith shared his view that appointing someone would be his preferred option, as it is the most expedient approach and Mr. Nave has experience with the City and its projects.

Councilmember Spallo thanked the Mayor for his comments, stating they were well-received, accurate, and based on facts. She emphasized that all councilmembers took an oath to uphold the Constitution of the State of Missouri and take that responsibility seriously. She noted this is her second term on the Council and that she served as Mayor during this past year. She acknowledged the

difficulty of the current situation, expressing that councilmembers care deeply about the City. She noted that Gladstone has a long-standing tradition of encouraging public participation, including annual opportunities for residents to apply for Boards and Commissions. However, she shared that Miss Gibson had not applied for such positions or participated in Council meetings as a resident and encouraged and invited her to do so. She stated that she could not support Miss Gibson's appointment at this time, but expressed support for appointing Cameron Nave, Planning Commission Chairman, noting he has done an excellent job in his current role. She agreed with the Mayor's remarks on the importance of continuity, particularly given the number of active City projects, and concluded that appointing the Mr. Nave would enable the City to move forward.

Mayor Pro Tem Moore stated that, for the good of the City, she would support proceeding with the appointment.

Mayor Smith expressed that the City is an unfortunate position and stated his belief that this appointment represents the best course of action.

Councilman Davis offered a sincere apology to individuals whose emails were not acknowledged. He explained that, under legal guidance, the City was limited in its ability to respond, but emphasized that an acknowledgment should have been sent. He expressed regret for the oversight and affirmed that the feedback was heard and appreciated, even if a full response could not be provided at the time.

Mayor Pro Tem Moore nominated Cameron Nave to fill the council vacancy, highlighting his long-standing commitment and service to the City. She noted that many first met him during his 2020 board application, where he stood out as a graduate of the Gladstone Leadership Academy with enthusiasm and a strong desire to give back. Since then, he has served on various committees, including the task force and advisory committee that contributed to the 2022 Comprehensive Plan adoption. He currently serves as Chair of the Planning Commission and the City's Capital Improvements Program Committee. She emphasized his demonstrated leadership, dedication, and passion for public service, stating that he is an excellent and well-qualified choice to fill the vacancy.

Councilman Davis seconded the motion. He thanked Councilman Garnos for his outstanding service and expressed deep appreciation for his leadership, noting how much he has learned from him and values his insight. He also thanked Miss Gibson for her involvement, expressing hope that this is not a farewell, but a call to continued collaboration. He acknowledged the importance of accountability, commenting that while the term was mentioned frequently, its use in the discussion was somewhat concerning. He concluded by thanking everyone for their participation and reiterated his hope to move forward together.

Roll Call vote: "aye", Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. "abstain", Councilman Garnos, (4-0-1) **Mayor Smith** stated Cameron Nave has been appointed to the vacant seat, to serve until the next individual is sworn into office after the April 2026 election.


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

There was no other business.


Item No. 18. On the Agenda. Adjournment.

Mayor Smith adjourned the May 12, 2025, Regular City Council meeting at 8:10 pm.


Respectfully submitted:



Kris Keller, City Clerk

Approved as presented:  _____

Approved as modified: _____



Mayor Les Smith