



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 22, 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 Clerk Kris Keller

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

Mayor Smith opened the Regular City Council Meeting Monday, September 22, 2025 at 7:31 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 and expressed appreciation to VFW Color Guard members: Carla Gleaton and Jim Zimmerman for their participation.

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 8, 2025, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the September 8, 2025, Regular City Council meeting as presented. **Councilman Davis** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Item No. 6. On the Agenda. **PROCLAMATION:** Missouri Good Neighbor Week.

Mayor Smith read and presented the Proclamation to representatives of the Neighborhood Commission: Kathleen Deppeler-Stearns, Daniel Green, and Chris Spurgeon.

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

Dan Green, 3704 Northeast 63rd Street, addressed the Council and expressed his gratitude to the City, specifically acknowledging the efforts of Bob Baer, Austin Greer, Alan Napoli, the Police and Fire Department, and Tim Nebergall. He shared that whenever issues have arisen in his neighborhood, these individuals have responded promptly and professionally. He conveyed the neighborhood's appreciation for their dedication and support.

Jim Oldebeken, 400 NE 76th Terrace, addressed the Council and made a brief comment regarding the 250th commemoration, emphasizing that the initiative is about engaging the minds and hearts of citizens rather than just hosting events. He highlighted the "Clay County 250" nonprofit, chaired and lead by Scott Wagner, the Clay County Commissioner. He shared that a key component is the recently launched Clay County 250 Citizen Challenge, encouraging residents to complete a list of civic activities. Participants who accumulate enough points will receive a commemorative medallion, also known as a challenge coin, as a meaningful token of their involvement. He also thanked the Mayor for attending the Constitution Day event and speaking at Antioch Middle School.

Zacary Recer, North Madison Avenue, a student from Antioch Middle School addressed the Council and thanked the Mayor for speaking at his school for Constitution Day and sharing information about the Citizen Challenge.

Mayor Smith thanked Zachary Recer for attending and speaking at the Council meeting.

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

Councilman Nave shared that he attended his first Board Zoning Adjustment meeting last week and expressed appreciation for the intelligence and thoughtfulness of the community's volunteers. He noted that the board is composed of individuals who ask meaningful questions and prioritize the well-being of citizens. He mentioned that following the meeting, Alan Napoli will be working on code updates. He also welcomed a new aquatics director, who brings significant experience to the role and stated they are enthusiastic about her joining. He added there have been ongoing questions regarding the Dog Park project. He shared that it is expected to be completed in October, though the exact date remains to be determined as they are waiting for the newly planted grass to grow.

Mayor Smith expressed his appreciation for the opportunity to speak at Antioch Middle School in recognition of Constitution Day. He emphasized the importance of civic engagement and provided an overview of the Citizen Challenge, including the various actions residents can take to earn a commemorative coin. He noted that, currently, our county appears to be the only one hosting such an initiative. He concluded by thanking Mr. Oldebeken for his contributions and commending him as a dedicated and truly great American.

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

City Manager Baer announced that the Boards and Commissions list is being compiled and if citizens are interested in serving on any of those, applications are being accepted through October 16th. More information can be found on the City's website.

He also reminded everyone that Gladfest is approaching October 3rd through October 5th. The parade is returning and several residents are diligently working with City Staff regularly. He encouraged everyone to come out and enjoy the parade on October 4th.

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

Following the Clerks' reading:

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

Councilmember Spallo moved to approve **RESOLUTION R-25-55**, A Resolution authorizing acceptance of a proposal from Premier Picks, LLC, doing business as Performance Fitness Equipment, for the acquisition of ten (10) ellipticals in the total amount of \$53,975.00. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0)

Councilmember Spallo moved to approve the **MONTHLY FINANCIAL UPDATE AUGUST 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. PUBLIC HEARING: Fixing the annual rate of levy for the 2025 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Smith explained and opened the Public Hearing at 7:48 pm

Finance Director Matt Dayton presented information for the 2025 tax year (*please see attached documents*).

Councilmember Spallo raised a question about the decrease in personal property tax revenue for the year. Finance Director Dayton agreed that the decline may be due to fewer vehicle purchases, higher vehicle costs, longer vehicle retention by owners, and elevated interest rates affecting borrowing.

There was no one in favor of or opposed to fixing the annual rate of levy for the 2025 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Smith closed the Public Hearing at 8:00 pm

Item No. 12. On the Agenda. FIRST READING BILL NO. 25-27, An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of Levy for the 2025 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Pro Tem Moore moved **BILL NO. 25-27** be placed on its First Reading. **Councilmember Spallo** 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. 25-27**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Spallo** 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. 25-27** and enact the Bill as **Ordinance 4.711**. **Councilmember Spallo** seconded.

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

Item No. 13. On the Agenda. FIRST READING BILL NO. 25-28, An Ordinance establishing certain fees and charges for year-round brush and yard waste disposal provided by the City of Gladstone, Missouri, and amending all prior Ordinances inconsistent therewith particularly Ordinance Numbers 2.082, 2.615, 2.858, 3.082, 3.555, 3.755, and 4.029.

Councilman Davis moved **BILL NO. 25-28** 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. 25-28**, 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. 25-28** and enact the Bill as **Ordinance 4.712**. **Councilman Nave** seconded.

Mayor Smith clarified that the fee increase applies strictly to commercial customers. Residential customers will not have an increase.

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

Item No. 14. On the Agenda. FIRST READING BILL NO. 25-29, An Ordinance amending Title I, Government, of the Code of Ordinances of the City of Gladstone, Missouri to amend Chapter 115 Meetings and Records.

Councilman Nave moved **BILL NO. 25-29** be placed on its First Reading. **Councilman Davis** 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 Nave moved to accept the First Reading of **BILL NO. 25-29**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Davis** 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 Nave moved to accept the Second and Final Reading of **BILL NO. 25-29** and enact the Bill as **Ordinance 4.713**. **Councilman Davis** seconded.

Mayor Smith added that this Ordinance is consistent with the laws of the State of Missouri.

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

Item No. 15. On the Agenda. RESOLUTION R-25-56, A Resolution authorizing the City Manager to sign a superseding addendum to the Park Development and Naming Rights Agreement with Variety of Greater Kansas City – Tent 8.

Mayor Pro Tem Moore moved to approve **RESOLUTION R-25-56**, A Resolution authorizing the City Manager to sign a superseding addendum to the Park Development and Naming Rights Agreement with Variety of Greater Kansas City – Tent 8. **Councilmember Spallo** seconded.

Mayor Smith requested an explanation from the City Manager about the Resolution.

City Manager Baer explained that the Resolution is on the Agenda because it was determined to be in the City's best interest to serve as the contractor and partner with Variety Kansas City to collaborate with PlayPower. The original agreement needs to be amended to change the City as the contractor, to reflect this new partnership, for the all-inclusive park that will be located at Flora Park.

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

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

There was no other business.


Item No. 17. On the Agenda. Adjournment.

Mayor Smith adjourned the September 22, 2025, Regular City Council meeting at 8:02 pm.


Respectfully submitted:



Kris Keller, City Clerk

Approved as presented:  _____

Approved as modified: _____



Mayor Les Smith



PROPERTY TAX LEVY

City of Gladstone, Missouri

September 22, 2025



2025 Property Tax as Advertised

► Based on June preliminary valuation from Clay County

► Final Valuations received in September

	Tax Year 2025	Tax Year 2024
Real Estate		
Residential	\$ 409,917,060	\$ 363,171,800
Residential (New Construction)	\$ 591,540	\$ 530,900
Subtotal Residential	\$ 410,508,600	\$ 363,702,700
Agriculture	\$ 49,700	\$ 49,690
Commercial	\$ 97,083,746	\$ 94,753,626
Commercial (New Construction)	\$ 315,390	\$ 189,890
Subtotal Commercial	\$ 97,399,136	\$ 94,943,516
Total Real Estate	\$ 507,957,436	\$ 458,695,906
Personal Property	\$ 79,568,244	\$ 86,272,033
Total	\$ 587,525,680	\$ 544,967,939

THE FOLLOWING TAX RATES ARE PROPOSED:

	Estimated Amount 2025 Property Tax USD	2025 Tax Rate (Per \$1000)
Real Estate		
Residential	\$ 2,713,462	0.6610
Tax increase due to new construction	\$ 3,910	
% increase due to new construction	0.14%	
Agriculture	\$ 298	0.5990
Commercial	\$ 690,560	0.7090
Tax increase due to new construction	\$ 2,236	
% increase due to new construction	0.32%	
Personal Property	\$ 739,189	0.9290
Total	\$ 4,143,508	

Tax Year 2024 and 2025 (Pro Forma)

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	<u>94,943,516</u>	0.709	<u>673,150</u>
Total Real Property	458,695,906		3,219,357
Personal Property	86,272,033	0.929	801,467
Total	<u>544,967,939</u>		<u>4,020,824</u>

2025

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

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

	<u>2025 Actual</u> <u>(unaudited)</u>	<u>2026 Budgeted</u>	<u>FY26 Estimated</u> <u>Actual Collection</u>	
Real Property	3,001,840	2,990,000	3,234,103	95% collection of total levy
Personal Property	<u>722,994</u>	<u>850,000</u>	<u>739,189</u>	
Total	3,724,834	3,840,000	3,973,292	

Fiscal Year 2025 and Budgeted 2026 Collections