



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 12, 2026**

PRESENT: Mayor Les Smith
Mayor Pro Tem Jean Moore
Councilmember Tina Spallo
Councilman Spencer Davis
Councilman Cameron Nave

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

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

Mayor Smith opened the Regular City Council Meeting Monday, January 12, 2026 at 7:30 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 December 8, 2025, Closed City Council Meeting Minutes.

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

Item No. 6. On the Agenda. Approval of the December 8, 2025, Regular City Council Meeting Minutes.

Councilman Nave moved to approve the minutes of the December 8, 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. 7. On the Agenda. PRESENTATION: 250 Coin Challenge Commendation.

Mayor Smith recognized Mr. Jim Oldebeken for his initial and continuing efforts to encourage residents in participating. He provided an overview of the Clay County’s 250th Coin Challenge and formally presented the coins to recipients Bryan Edinger and Ciara McCarthy.

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

There was no communication from the Audience.

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

Councilman Nave reported that he attended the first Neighborhood Commission meeting of the year on behalf of Councilmember Spallo, noting strong community interest with eighteen (18) applications received and that remaining funds are expected to be allocated before fiscal year-end. He highlighted there would be upcoming projects benefiting residents. He expressed thanks to City Manager Baer and Director Nebergall and the Public Works crew for installing new “No Littering” signs at City entrances in support of the City Ordinance. He recognized law enforcement and the Police Department in observance of Law Enforcement Appreciation Day on January 9th. He reminded residents that the City offices are closed on Monday in observance of Martin Luther King Jr. Day and encouraged residents to take time to reflect on Dr. King’s legacy and consider volunteering, if possible.

Councilman Davis recognized Finance Director Matt Dayton and Finance Manager Robert Daniels for their hard work and thanked them for a successful audit.

Councilmember Spallo thanked Councilman Nave for attending the Neighborhood Commission on her behalf. She emphasized the importance of the upcoming Employee Appreciation Luncheon, noting its purpose in recognizing employees for their hard work on behalf of the residents and expressing appreciation for the opportunity to thank staff whose work supports City operations and the Council. She wished everyone a Happy New Year and she’s looking forward to the new year.

Mayor Pro Tem Moore announced that due to the nice weather, Glad Green Team will meet in the Walmart parking lot at 3:30 pm tomorrow to clean up the surrounding area.

Mayor Smith announced the results of the snowplow naming contest, noting that there were over 200 applicants and recognized the winners: Sleetwood Mac, Travis Wessel, The Big Leplowski, Morgan Rempfer, Blizzard of Oz, Andi Menteer, Frost Responder, Meg (no last name), and Darth Blader, Matt Lehrman. He reported that the former building logo had been repurposed into a rock garden in front of City Hall. He provided an update on the Mayor’s Christmas Tree fund, which currently totals approximately \$23,000. He thanked all contributors as well as Susan Foreman and Linda Borders for their assistance with the process and stated thank you notes are on their way. He acknowledged the passing of Pete Hall, a longtime resident and active community member, recognizing him for his many years of dedicated service and contributions to the City and numerous other community organizations. He shared memories and expressed appreciation for Pete’s commitment, friendship, and positive impact on the community. He announced a ceremony for Pete at the Gladstone Community Center, January 23, 2026, from 4:00 to 6:00 pm.

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

City Manager Baer announced the following:

- Gladstone Future Leaders Academy has returned and applications are being accepted. It's a free five (5) session civic program that gives residents an inside look at city government. It meets once a week beginning March 4th through April 8th, 6:00 to 8:00 pm. Information and registration is available on the City's website.
- City Hall will be closed on Monday for Martin Luther King Jr. Day and will re-open Tuesday.
- City Hall will be closed from 11:30 am to 1:00 pm on Thursday, January 15, 2026, for a Staff Appreciation luncheon.

Item No. 11. 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-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. **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 **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. **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 NOVEMBER 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. 12. On the Agenda. PUBLIC HEARING: Special Use Permit – Inspire Adult Day Center, located at 1500 NE Englewood Road.

Mayor Smith announced the order of the Public Hearing and opened it at 7:48 pm.

Representatives from the Inspire Adult Day Center, Callie Brewer, a co-owner and Facility Director, along with Jennifer Gettman, co-owner, 1500 NE Englewood Road, addressed the Council and presented an overview of the adult care habilitation services offered, including program goals, supports, and the target population: adults with developmental disabilities. Ms. Brewer shared that she holds a master's degree in Speech Pathology and is currently employed as a licensed school psychologist with Liberty Public School District. She reported having extensive training and experience working with individuals with developmental and cognitive disabilities and noted that she is actively involved in coaching school sports and serving as a leader of Fellowship of Christian Athletes. Jennifer Gettman, shared that she holds a master's degree in Gerontology and is the owner of multiple healthcare and related businesses, including a skilled nursing Facility; one (1) RCF II (Assisted Living); three (3) adult day centers; one (1) memory care facility; one (1) home care agency; twelve (12) independent homes; one (1) real estate company; and one(1) management company. She

also shared that Polly Brewer and Dave Brewer will also serve as co-owners, and that the business will be family-run, and they too are local business owners.

The applicants stated that their mission is to provide loving, person-centered care that promotes independence, community inclusion, and participation, while supporting individuals in achieving personal growth, enrichment, and quality of life. They discussed licensing and funding, stating they will accept Medicaid through DHSS licensure, provide services as an extension DMH provider through a partnership with another adult day center, and offer transportation through DMH licensure and private pay. They also noted they have applied for DMH licensure, are seeking a VA contract, and will accept private pay. They shared Clay and Platte County statistics regarding the number of disabled individuals and facilities. They also shared the services that will be offered at the Center and that participants will be encouraged to participate in that process. They reported the Center's goals, including a planned opening in June 2026, growth of thirteen (13) participants by the end of 2026, increased community involvement through hosted events and education, and a three (3) year goal of forty (40) participants.

Councilmember Spallo inquired about staffing, recruiting, and credentialing and suggested contacting local school districts regarding transition fairs for graduating seniors. Ms. Brewer reported that employees will receive on-site and ongoing training, that significant training hours are required for adult day center staff, and that recruitment will include online outreach. Ms. Gettman noted very little staff turnover at her current facilities due to positive workplace relationships, and continued employee training.

Mayor Pro Tem Moore referenced the owners presentation at the Planning Commission meeting and requested that they share how individuals would be referred to their organization and inquired about the actions needed to rehabilitate the facility. Ms. Brewer explained that adults with developmental disabilities are typically connected through Developmental Disability Review Boards and case managers who match individuals with appropriate community programs. She reported plans to contact Development Disability Review Boards directly, conduct online community outreach, and rely on referrals through the Department of Health and Senior Services and the Department of Mental Health. She also noted positive relationships with local schools and opportunities to network with graduating seniors. Ms. Brewer reported that they will take necessary measures to comply with all required State and City Fire and City Building Codes and will install a security system with code-lock doors to enhance safety. Ms. Gettman indicated that they will perform cleaning and cosmetic updates, including improvements to the kitchen, to ensure compliance with the County Health Department regulations.

Councilman Nave inquired if they had any open complaints/files with the Department of Mental Health or Department of Health and Senior Services at any of her facilities. Ms. Gettman reported there were none and noted that their reviews had been excellent and they will be following the same procedures in Gladstone as they do at her other facilities.

Councilman Davis asked if the City could provide any assistance beyond passing the Ordinance tonight. Ms. Brewer requested only help in informing the community.

Assistant City Manager Austin Greer addressed the Council and presented an analysis of the applicant, Inspire Adult Day Center, LLC, requesting 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. He reported that 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 will offer comprehensive services for seniors and individuals with developmental

disabilities, including life skills training, job readiness, social and recreational activities, wellness programs, and community integration. He explained that the property was currently under contract for purchase with closing anticipated in January 2026 and was previously a church affiliated Knights of Columbus hall that has been significantly underutilized for several years. He noted that the proposed reuse represents a significant private investment in acquisition and renovations that would reactivate a dormant community asset. He stated that given the scale of investment and the compatibility of the proposed use, City Staff finds the requested three-year term reasonable and appropriate. He further explained that the ownership and management team (Calli Brewer, Jennifer Gettman, Dave Brewer, and Polly Brewer) has over 40 years of combined business experience, staffing is projected to increase from six (6) employees by the end of 2026 to 19 full- and part-time employees by the end of 2028. He also indicated that a detailed narrative and operational plan were included in the meeting packet for reference.

He continued with the recommended conditions, if the City Council chose to approve the Special Use Permit application and stated that the applicant has reviewed and agreed to all following recommended 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:
 - o Adult day care and day habilitation services
 - o Life skills training
 - o Job readiness programs
 - o Social, recreational, physical, and mental wellness programs
 - o Community integration activities
 - o 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:
 - o Repair and maintain the existing brick monument sign
 - o Replace the existing dumpster enclosure with durable, opaque, earth-tone composite or masonry material compatible with the primary building
 - o Re-stripe the parking lot to current city standards
 - o Install or upgrade parking lot lighting to energy-efficient LED fixtures providing adequate illumination and safety
 - o 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.

Assistant City Manager Greer reported that City Staff recommended approval of the requested three-year Special Use Permit subject to the conditions listed above. He noted that 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.

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

There were none.

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

There were none.

Mayor Smith closed the Public Hearing at 8:11 pm.

Item No. 13. On the Agenda. 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.

Councilman Davis moved **BILL NO. 26-01** 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.

Councilman Davis moved to accept the First Reading of **BILL NO. 26-01**, 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.

Councilman Davis moved to accept the Second and Final Reading of **BILL NO. 26-01** and enact the Bill as **Ordinance 4.719**. **Councilmember Spallo** seconded.

Roll Call vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) Mayor Smith stated **BILL NO. 26-01** stands enacted as **Ordinance Number 4.719**.

Item No. 14. On the Agenda. 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.

Mayor Pro Tem Moore moved **BILL NO. 26-02** 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. 26-02**, 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. 26-02** and enact the Bill as **Ordinance 4.720**. **Councilman Nave** seconded.

Roll Call vote: "aye", Councilman Nave, Councilman Davis, Councilmember Spallo, Mayor Pro Tem Moore, and Mayor Smith. (5-0) Mayor Smith stated **BILL NO. 26-02** stands enacted as **Ordinance Number 4.720**.

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

There was no other business.

Item No. 16. On the Agenda. Adjournment.

Mayor Smith adjourned the January 12, 2026, Regular City Council meeting at 8:15 pm.

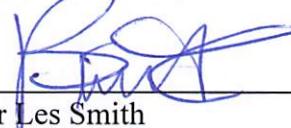
Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: 

Approved as modified: _____



Mayor Les Smith