



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 13, 2026**

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

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

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

Mayor Moore opened the Regular City Council Meeting Monday, July 13, 2026 at 7:31 pm.

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

Mayor Moore 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 Moore 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 June 22, 2026, Regular City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the June 22, 2026, Regular City Council meeting as presented. Councilman Smith seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 6. On the Agenda. Communications from the Audience.

Joe Parnacott, 106 NW 65th Terrace, addressed the Council and thanked the City for the new dog park, calling it the nicest he has seen. He commented on the recently adopted e-bike ordinance. He

encouraged the City to promote bike safety awareness and consider adding bike lanes, particularly on higher-speed roads, to improve safety and support residents who use e-bikes for everyday transportation.

Mark Samborski, introduced himself as a new Village of Oakview board member and expressed concerns about downstream water issues near St. Charles Church in relation to the Council's stormwater discussion. He highlighted his background in soil and beautification work and encouraged collaboration between the Village Oakview and Gladstone on soil-based, aesthetically focused stormwater solutions to address future challenges.

Item No. 7. On the Agenda. Communications from City Council.

Councilman Nave thanked the community, Mayor, Mayor Pro Tem Davis, Parks Board, and volunteers for their support of Freedom Fest, noting that it was a great event. Turning to activities at Atkins-Johnson Farm, he reported on Children's Garden Day, noting the strong turnout and involvement of master gardeners and staff. He also commended the new museum director's recent interview with KMBC 9 and promoted the Friends of Atkins-Johnson Farm's annual corn sale, directing residents to the City's website for stand locations and additional information.

Councilman Smith encouraged residents to purchase corn in the Gladstone Bowl parking lot and then join them for lunch this upcoming Saturday. He commended Mayor Pro Tem Davis for developing and organizing Freedom Fest and suggested that the City consider developing a plan to work with promoters and outside funding sources for future events. He also invited the Council and community to Gladstone Bowl's customer appreciation open house, featuring discounted prices. He finally announced the sale of the family-owned business after 68 years, thanking the community for its longtime support.

Councilmember Spallo praised the overall success of Freedom Fest and emphasized that attendees from throughout the metropolitan area enjoyed a safe, incident-free event that reflected positively on Gladstone and demonstrated what the community can accomplish by working together. She also promoted the upcoming Theater in the Park Golf Classic on Friday, July 31, noting that registration and sponsorship opportunities are available and that proceeds directly support the Theater in the Park program.

Mayor Pro Tem Davis congratulated Councilman Smith on the sale of Gladstone Bowl and acknowledged its long-standing role in the community. He then announced the upcoming Sounds on the Square concerts at Linden Square, detailing a two-night lineup with True Tones on Friday, July 17 and Nathan Corsey with the Fleetwood Mac tribute band Landslide on Saturday, July 18; both starting at 7 p.m. He then reflected on Freedom Fest, describing it as an "epic" block-party- style event that exceeded his expectations. He expressed his deep appreciation to Council for trusting him, as well as staff, volunteers, residents, as well as people from the surrounding areas that attended. He highlighted specific individuals; Bob Baer, Austin Greer, Chief Farris, Chief Desautels, Nikki Lansford, Jordan Brown, Charlie Miles, Shelly Hersh, and Linda Borders for their extraordinary efforts. He closed by encouraging residents to stay safe in the heat and reminded them of available day passes to the Community Center outdoor pool.

Mayor Moore commended Councilman Davis for his leadership, creativity, and "epic" work on Freedom Fest; she extended thanks to all staff, volunteers, residents, and people in the community who attended the amazing event. She then highlighted upcoming community events at Linden Square: Kids Fest and the Cutie Pie Tri mini triathlon on Saturday, July 25, from 9:00 a.m. to noon, then Movies on the Square showing Lilo & Stitch and, including activities and lawn games beginning

at 8:00 p.m. She closed with the announcement of the upcoming Glad Green Team clean-up, Saturday, July 18, noting that the specific location would be sent out at a later date.

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

City Manager Baer reflected on his many years with the City and described Freedom Fest as one of the most successful events in Gladstone's history, recognizing the extensive planning that contributed to its success. He reported that the City had identified the A-10 pilots who performed the flyover and would be sending them a Gladstone-themed care package. He reiterated appreciation for key staff and volunteers particularly Charlie Miles, Linda Borders, Jordan Brown, Shelly Hersh, and Austin Greer. Before closing, he credited Councilman Davis for his leadership in making the event possible.

Item No. 9. On the Agenda. **CONSENT AGENDA**

Following the Clerks' reading:

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

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

Councilman Smith moved to approve **SPECIAL EVENT PERMIT: Snow Cones with the Cops**, Linden Square, Tuesday, July 14, 2026, 4:00 to 6:00 pm. **Mayor Pro Tem Davis** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Councilman Smith moved to approve **RESOLUTION R-26-41**, A Resolution accepting right-of-way and easements from certain property owners in conjunction with the North Oak Trafficway Road Construction Project TP2371. **Mayor Pro Tem Davis** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Councilman Smith moved to approve **RESOLUTION R-26-42**, A Resolution authorizing Change Order No. 1 in the amount of \$156,800.00 to the contract with Linaweaver Construction, Incorporated, for the FY26 Water Main Replacements Project WP2687. **Mayor Pro Tem Davis** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

REGULAR AGENDA

Item No. 10. On the Agenda. **PUBLIC HEARING:** Petition to Amend the Downtown Linden Community Improvement District.

Mayor Moore explained and opened the Public Hearing at 7:51 pm.

John Mullane, bond counsel with Kutak Rock, addressed the Council and presented an overview of the petition to amend the Downtown Linden Community Improvement District (CID), explaining that the developer requested clarification and expansion of the CID's powers to allow leasing of certain real property within the district, consistent with CID statutes and tied to the Fairfield Inn and Suites project and related incentive agreements. He noted that companion items on the agenda (including

later ordinances and contract amendments) implemented the same limited change across multiple documents, and he offered to answer any specific questions.

Mayor Moore invited comments in favor of and in opposition to the petition, and, with no speakers, closed the public hearing at 7:54 pm.

Item No. 11. On the Agenda. PUBLIC HEARING: Petition to Terminate the Linden Block 25 Community Improvement District.

Mayor Moore explained and opened the Public Hearing at 7:54 pm.

John Mullane, bond counsel with Kutak Rock, addressed the Council and presented an overview of the petition to terminate the Linden Block 25 Community Improvement District (CID), which was established in 2019 in connection with the Fairfield Inn and Suites development and, was requested by the developer. The CID imposed a 1% sales tax to fund public improvements, all of which have been completed and paid. Upon termination, the 1% sales tax will be removed from the property, and remaining CID funds will be used to acquire a portion of the right-of-way needed for the North Oak road improvement project, pay outstanding CID expenses, with any remaining funds returned to the City. Mr. Mullane also noted that the CIDs met earlier that day and approved the related actions.

Mayor Moore invited comments in favor of and in opposition to the petition, and, with no speakers, closed the public hearing at 7:55 pm.

Item No. 12. On the Agenda. FIRST READING BILL NO. 26-21, An Ordinance Approving the Petition to Amend the Downtown Linden Community Improvement District; and authorizing certain actions in connection therewith.

Mayor Pro Tem Davis moved **BILL NO. 26-21** be placed on its First Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the First Reading of **BILL NO. 26-21**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the Second and Final Reading of **BILL NO. 26-21** and enact the Bill as **Ordinance 4.738**. **Councilman Nave** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) **Mayor Moore** stated **BILL NO. 26-21** stands enacted as **Ordinance Number 4.738**.

Item No. 13. On the Agenda. FIRST READING BILL NO. 26-22, An Ordinance Authorizing and Approving the First Amendment to the Downtown Linden CID Contract between the City of Gladstone, Missouri, the Downtown Linden Community Improvement District, and SREH Mag Gladstone Partners, LLC.

Councilman Nave moved **BILL NO. 26-22** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Nave moved to accept the First Reading of **BILL NO. 26-22**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Nave moved to accept the Second and Final Reading of **BILL NO. 26-22** and enact the Bill as **Ordinance 4.739**. **Councilmember Spallo** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) **Mayor Moore** stated **BILL NO. 26-22** stands enacted as **Ordinance Number 4.739**.

Item No. 14. On the Agenda. FIRST READING BILL NO. 26-23, An Ordinance Authorizing the City Manager to execute the Second Amendment to a Development Agreement between the City of Gladstone, Missouri and SREH Mag Gladstone Partners, LLC related to a project previously financed by the City under Article VI, Section 27 of the Missouri Constitution and Sections 100.100 to 100.200 of the Revised statutes of Missouri; and authorizing the execution of certain documents and taking of certain other actions in connection therewith.

Councilmember Spallo moved **BILL NO. 26-23** be placed on its First Reading. **Mayor Pro Tem Davis** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilmember Spallo moved to accept the First Reading of **BILL NO. 26-23**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Davis** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilmember Spallo moved to accept the Second and Final Reading of **BILL NO. 26-23** and enact the Bill as **Ordinance 4.740**. **Mayor Pro Tem Davis** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) **Mayor Moore** stated **BILL NO. 26-23** stands enacted as **Ordinance Number 4.740**.

Item No. 15. On the Agenda. FIRST READING BILL NO. 26-24, An Ordinance Approving the Petition for Dissolution of the Linden Block 25 Community Improvement District and the Repeal of the District’s Sales Tax; authorizing the distribution of the remaining assets of the district; and authorizing certain actions in connection Therewith.

Councilman Smith moved **BILL NO. 26-24** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Smith moved to accept the First Reading of **BILL NO. 26-24**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Smith moved to accept the Second and Final Reading of **BILL NO. 26-24** and enact the Bill as **Ordinance 4.741**. **Councilmember Spallo** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) **Mayor Moore** stated **BILL NO. 26-24** stands enacted as **Ordinance Number 4.741**.

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

There was no other business.

Item No. 17. On the Agenda. Adjournment.

Mayor Moore adjourned the July 13, 2026, Regular City Council meeting at 8:06 pm.

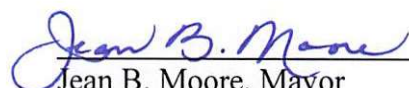
Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: ☒ _____

Approved as modified: _____



Jean B. Moore, Mayor