



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 27, 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 Jackson Auer
City Clerk Kris Keller

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

Mayor Moore opened the Regular City Council Meeting Monday, July 27, 2026 at 7:30 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 July 13, 2026, Closed City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the July 13, 2026, Closed 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. Approval of the July 13, 2026, Regular City Council Meeting Minutes.

Mayor Pro Tem Davis moved to approve the minutes of the July 13, 2026, Regular City Council meeting as presented. Councilman Nave seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

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

There were no communications from the audience.

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

Councilman Nave thanked the City's Animal Control staff for their prompt response in addressing an animal-related issue and expressed appreciation for their continued service to the community. He also announced the upcoming Household Hazardous Waste Collection Event, to be held on Saturday, August 1, from 8:00 a.m. to 12:00 p.m., or until capacity is reached, at Happy Rock Park. Residents were reminded to bring proof of residency.

Councilman Smith invited the public to attend the Atkins-Johnson Barn Event Center ribbon-cutting ceremony on Tuesday, August 4, at 10:00 a.m. to help celebrate the project's completion. He noted that the barn project has been underway for some time and has generated significant interest in the community.

Councilmember Spallo reminded the public of the upcoming Theatre in the Park production of Bye, Bye, Birdie, scheduled for Friday, Saturday, and Sunday at 8:30 p.m. She encouraged residents to bring chairs and blankets and attend the performances.

Mayor Moore reported recently attending the Snow Cones with the Cops as well as the Kids Fest events, noting both were well attended and successful. She also expressed appreciation to the organizers of Kids Fest, Shelly Hersh, Liz Soria, and Andi Schibi for their efforts. Lastly, she reminded the public and fellow Councilmembers of the upcoming Glad Green Team clean-up event on Saturday, August 1, encouraging residents to participate.

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

City Manager Baer announced the unexpected passing of the City's Water Plant Superintendent, Steve Wescott, recognizing his nearly 30 years of dedicated service. He highlighted Mr. Wescott's passion for providing clean water to residents, his pride in the water plant, and his deep commitment to the community. He expressed condolences and asked that Mr. Wescott's wife, family, friends, and coworkers be kept in everyone's thoughts and prayers.

REGULAR AGENDA

Item No. 10. On the Agenda. **FIRST READING BILL NO. 26-25**, An Ordinance authorizing the City Manager to execute a Program Agreement between the City of Gladstone and the Missouri Highways and Transportation Commission for Surface Transportation Block Grant (STBG) Funding to construct North Oak Trafficway Improvements from Northeast 69th Street to Northeast 72nd Street – Federal Project STBG-3323(414), City Project TP2371.

Councilman Smith moved **BILL NO. 26-25** 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. 26-25**, 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. 26-25** and enact the Bill as **Ordinance 4.742**. **Councilmember Spallo** seconded.

Councilmember Spallo expressed appreciation to Tim Nebergall in connection with Bill No. 26-25, recognizing his leadership and years of work on the North Oak Trafficway Improvements Project. She thanked him, City staff, and project partner, the Mid-America Regional Council, for their collaboration in advancing the project and noted their efforts were now coming to realization.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) **Mayor Moore** stated **BILL NO. 26-25** stands enacted as **Ordinance Number 4.742**.

Item No. 11. On the Agenda. FIRST READING BILL NO. 26-26, An Ordinance authorizing the execution of certain documents in connection with the refinancing of a project previously financed by the City under the provisions of Article VI, Section 27 of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended; and authorizing the execution of certain documents and taking of certain other actions in connection therewith.

Mayor Moore asked Attorney John Mullane to explain the Ordinance.

John Mullane, bond counsel with Kutak Rock provided background on Bill No. 26-26, explaining that in 2013 the City issued Chapter 100 industrial development revenue bonds to support development of The Heights Apartments at 601 NE 70th Street, with the City holding title to facilitate property tax abatement and leasing the property back to FNC Gladstone Apartments. He stated that the current action is to accommodate the company’s request to refinance the project through HUD, similar to a recent refinancing for the Parkside Apartments, and that because the City holds title, HUD requires the City to sign documents subjecting the property to a new security instrument. He noted that the Ordinance authorizes execution of various documents to implement HUD’s requirements, clean up the sublease structure by eliminating an intermediate sub-tenant so the original developer is the primary entity, and correct typographical errors and memorialize certain factual matters, all without changing the basic nature of the City’s Chapter 100 arrangement.

Mayor Pro Tem Davis moved **BILL NO. 26-26** 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. 26-26**, 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. 26-26** and enact the Bill as **Ordinance 4.743**. **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. 26-26** stands enacted as **Ordinance Number 4.743**.

Item No. 12. On the Agenda. FIRST READING BILL NO. 26-27, An Ordinance authorizing the City Manager to execute Amendment No. 1 to the Rights-of-Way Use Agreement with Zayo Group, LLC.

Councilman Nave moved **BILL NO. 26-27** 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. 26-27**, 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. 26-27** and enact the Bill as **Ordinance 4.744**. **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. 26-27** stands enacted as **Ordinance Number 4.744**.

Item No. 13. On the Agenda. RESOLUTION R-26-43, A Resolution authorizing the City Manager to execute a Professional Services contract with Smith and Boucher Engineers in a total amount not to exceed \$160,000.00 for providing engineering services for the HUD HVAC Project at the Gladstone Community Center.

Councilman Smith moved to approve **RESOLUTION R-26-43**, A Resolution authorizing the City Manager to execute a Professional Services contract with Smith and Boucher Engineers in a total amount not to exceed \$160,000.00 for providing engineering services for the HUD HVAC Project at the Gladstone Community Center. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 14. On the Agenda. Other Business.

There was no other business.

Item No. 15. On the Agenda. Adjournment.

Mayor Moore adjourned the July 27, 2026, Regular City Council meeting at 7:49 pm.

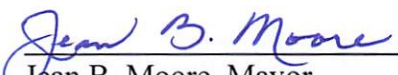
Respectfully submitted:



Kris Keller, City Clerk

Approved as presented:  _____

Approved as modified: _____



Jean B. Moore, Mayor