



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, SEPTEMBER 28, 2026**

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

City Manager Bob Baer
Assistant City Manager Austin Greer
City Attorney Jackson Auer
City Clerk Kris Keller

ABSENT: Councilmember Tina Spallo

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

Mayor Moore opened the Regular City Council Meeting on Monday, September 28, 2026 at 7:32 pm.

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

Mayor Moore stated that Councilmember Spallo was not in attendance due to a work commitment, but 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 August 24, 2026, Closed City Council Meeting Minutes.

Councilman Nave moved to approve the minutes of the August 24, 2026, Closed City Council meeting as presented. **Mayor Pro Tem Davis** seconded The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 6. On the Agenda. Approval of the August 24, 2026, Regular City Council Meeting Minutes.

Mayor Pro Tem Davis moved to approve the minutes of the August 24, 2026, Regular City Council meeting as presented. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 7. On the Agenda. Approval of the August 27, 2026, Closed City Council Meeting Minutes.

Councilman Smith moved to approve the minutes of the August 27, 2026, Closed City Council meeting as presented. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 8. On the Agenda. **PRESENTATION: 250 Coin Challenge Commendation**

Clay County Western Commissioner Scott Wagner described the America 250/Clay County 250 Coin Challenge, which recognizes residents for active citizenship through activities such as voting, attending public meetings, contacting elected officials, and taking the citizenship test. He announced that Gladstone resident Jim Olshefski completed the challenge and encouraged residents to participate.

Mayor Moore read and presented a Citizen Challenge Commendation and Charge Certificate to Mr. Olshefski, who stated that he was inspired to complete the challenge after witnessing it at a prior City Council meeting. Mayor Moore also recognized Mr. Olshefski’s wife, Mary, and invited them to take a photo.

Item No. 9. On the Agenda. **PROCLAMATION: Missouri Good Neighbor Week**

Mayor Moore read and presented the Proclamation to members of the Gladstone Neighborhood Commission.

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

Gary Rossmore, 300 NW 59th Street, Hickory Hills subdivision, addressed the Council and said he was following up on neighborhood concerns. He thanked the City for removing a concrete block and timbers related to the Broadway sidewalk project, praised crews’ work on the Hickory Hills stormwater project—which he estimated was 85–90% complete and noted that an inoperable vehicle near the neighboring boarding house had been removed. He commended Mr. Nebergall and crew lead Nick Schulz for their leadership and communication.

Dan Green, president of the Carriage Hill Ellington Estates Neighborhood Association, praised Alan Napoli for his work on the City’s Neighborhood Grant Program. He noted that Alan helps residents qualify, conducts site inspections, obtains project bids, follows up on completed work, and presents proposals to the Neighborhood Commission.

Mayor Moore thanked Dan Green and acknowledged that she had neglected to introduce the Neighborhood Commission members earlier in the meeting. She recognized Chris Spurgeon, Roland Cretel, Jr., Art Hammond, and Dan Green by name and thanked them again for their service.

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

Councilman Nave highlighted the recent event, Pickin' on the Front Porch at Atkins Johnson Farm which was moved indoors to the AJ Barn due to the heat. He reported that he and Councilmember Spallo attended the Northland Neighborhoods' 30th anniversary celebration. He also announced the upcoming ninth annual Whiskey Fest, scheduled for October 10 at Linden Square, featuring tastings, live music, and food trucks, and noted that more information is available on the City's website.

Councilman Smith thanked residents for their positive comments about City Staff and recognized Art Hammen for organizing a bingo event supporting the Shop with a Cop program. He announced upcoming Gladfest events, including the parade on Saturday at 10 a.m. and the Smokefest barbecue competition, and noted that the Scarecrow Run would be held Sunday at Linden Square to benefit the Northland Christmas Store.

Mayor Pro Tem Davis Mayor Pro Tem Davis encouraged residents to apply for openings on the City's Boards and Commissions by October 16. He also commended Councilmember Nave for his Gladstone Spotlight video series on LinkedIn, which highlights local individuals and organizations and supports Good Neighbor Week.

Mayor Moore announced that Burt Comstock and Jerry Powell would serve as Grand Marshals of the Gladfest parade. She highlighted the recent dedication of a commemorative stone and plaque at Atkins-Johnson Farm recognizing Eugene Suter Fields and expressed appreciation for Mr. Suter's ongoing contributions to the farm through his planting of sweet corn, sunflowers, and pumpkins, which have encouraged community involvement. She also announced that the Gladstone Green Team cleanup has been rescheduled to Saturday, October 10, due to Gladfest, and encouraged residents to participate.

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

City Manager Baer announced the retirement of Police Chief Fred Farris following five years of service to the City of Gladstone, with his last day being October 1. He expressed appreciation for Chief Farris' leadership, service, and relationships throughout the organization and community. A retirement reception was scheduled for September 30 at the Gladstone Community Center. He also introduced and welcomed the City's new Police Chief, Kirt Yoder, who brings more than 32 years of law enforcement experience, most recently serving as a Police Captain with the Leawood, Kansas Police Department. He noted that Chief Yoder's formal swearing-in will take place upon completion of his Missouri POST certification.

Item No. 13. 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.

Mayor Pro Tem Davis moved to approve the Consent Agenda as published. **Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

CONSIDER SPECIAL EVENT PERMITS:

Gladfest, 7010 North Holmes Street, Gladstone City Hall grounds, Community Center, and Linden Square; Friday, October 2, 5:00 to 10:00 pm, Saturday, October 3, 10:00 am to 10:00 pm, and Sunday, October 4, 2026, 12:00 to 4:00 pm.

Gladfest Smokefest, Central Park (NE Corner), Friday, October 2 and Saturday, October 3, 2026, 8:00 am to 10:00 pm.

Gladfest Parade begins at Little Saigon Plaza and concludes at Antioch Baptist Church, judging will be in front of City Hall, Saturday, October 3, 2026, 8:00 am to 12:00 pm.

Scarecrow Run/Walk, Linden Square, Sunday, October 4, 2026, 5:30 to 9:30 am.

Friday Fright Night, Happy Rock Park East, Friday, October 16, 2026, 5:00 to 9:00 pm.

Mayor Pro Tem Davis moved to approve the Special Event Permits. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve **RESOLUTION R-26-53**, A Resolution declaring certain City property surplus and authorizing the sale and/or disposal of such property held by the City to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve **RESOLUTION R-26-54**, A Resolution authorizing acceptance of a proposal from Independent Salt Company for the purchase of snow removal salt. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve the **ANNUAL REPORT OF LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT FOR FISCAL YEAR ENDING MARCH 31, 2026**. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve the **ANNUAL REPORT OF DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT FOR FISCAL YEAR ENDING MARCH 31, 2026**. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Pro Tem Davis moved to approve the **MONTHLY FINANCIAL UPDATE AUGUST YTD 2026**. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

REGULAR AGENDA

Item No. 14. On the Agenda. PUBLIC HEARING: A Zoning Change for property located at 3707 Northeast 56th Terrace, Gladstone, Missouri.

At 7:59 pm, **Mayor Moore** opened the public hearing and explained that City staff would present the matter first, followed by an opportunity for public comment from those in favor and then those opposed.

Assistant City Manager Austin Greer presented the rezoning request submitted by Taylor Jessee and Samantha Kragel for property located at 3707 NE 56th Terrace, from split R-1 (Residential) and M-1 (Light Industrial) zoning to R-1 (Residential). He reported that the applicants intend to construct a single-family residence, with the potential addition of a detached garage or other accessory structure in the future.

Assistant Manager Greer explained that the M-1 portion of the property is not practical for industrial use due to limited public street access and its proximity to surrounding residential properties. Rezoning the entire parcel to R-1 would eliminate the split zoning and allow for residential development consistent with the surrounding neighborhood. The Planning Commission unanimously recommended approval of the rezoning request, as did City staff.

Property owners Taylor Jessee and Samantha Kragel confirmed they intended to build a new single-family home on the property and thanked the Council.

There was no one in attendance to speak in favor of or in opposition to the Public Hearing. **Mayor Moore** closed the Public Hearing at 8:05 pm

Item No. 15. On the Agenda. PUBLIC HEARING: Fixing the annual rate of levy for the 2026 Real Estate and Personal Property taxes with the corporate limits of the City of Gladstone, Missouri.

At 8:06 pm, **Mayor Moore** opened the public hearing and explained that City staff would present the matter first, followed by an opportunity for public comment from those in favor and then those opposed.

Finance Director, Matt Dayton presented the proposed 2026 property tax levy during the public hearing. He explained that, because 2026 is a non-assessment year, assessed values remained largely unchanged from 2025, with the total assessed value at approximately \$588 million. The proposed tax rate remained \$0.661 per \$100 of assessed value, generating approximately \$4.153 million in levy revenue, or about \$10,000 more than the prior year. He noted that the City typically collects approximately 94–95% of the levy and that the FY 2027 budget conservatively projected property tax receipts near the previous year's level. (see attached document)

There was no one in attendance to speak in favor of or in opposition to the Public Hearing. **Mayor Moore** closed the Public Hearing at 8:11 pm

Item No. 16. On the Agenda. FIRST READING BILL NO. 26-30, An Ordinance approving a Zoning Change for property located at 3707 Northeast 56th Terrace within the City of Gladstone, Missouri.

Councilman Nave moved **BILL NO. 26-30** be placed on its First Reading. **Councilman Smith** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0) The Clerk read the Bill.

Councilman Nave moved to accept the First Reading of **BILL NO. 26-30** waive the rule and place the Bill on its Second and Final Reading. **Councilman Smith** seconded. The Vote: "aye",

Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0) The Clerk read the Bill.

Councilman Nave moved to accept the Second and Final Reading of **BILL NO. 26-30** and enact the Bill as **Ordinance 4.747**. **Councilman Smith** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Moore stated **BILL NO. 26-30** stands enacted as **Ordinance Number 4.747**.

Item No. 17. On the Agenda. **FIRST READING BILL NO. 26-31**, An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of Levy for the 2026 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

Mayor Pro Tem Davis moved **BILL NO. 26-31** be placed on its First Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the First Reading of **BILL NO. 26-31** waive the rule and place the Bill on its Second and Final Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the Second and Final Reading of **BILL NO. 26-31** and enact the Bill as **Ordinance 4.748**. **Councilman Nave** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Mayor Moore stated **BILL NO. 26-31** stands enacted as **Ordinance Number 4.748**.

Item No. 18. On the Agenda. **RESOLUTION R-26-55**, A Resolution authorizing the City Manager to enter into a purchase agreement with Fire Master, Fire Equipment Inc. for the Drager PSS Airboss Sentinel HP self-contained breathing apparatus system for the Gladstone Fire Department in the amount of \$210,828.60.

Councilman Smith moved to approve **RESOLUTION R-26-55**, A Resolution authorizing the City Manager to enter into a purchase agreement with Fire Master, Fire Equipment Inc. for the Drager PSS Airboss Sentinel HP self-contained breathing apparatus system for the Gladstone Fire Department in the amount of \$210,828.60. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 19. On the Agenda. **RESOLUTION R-26-56**, A Resolution authorizing acceptance of a proposal from American Response Vehicles (ARV), Columbia, Missouri, for the purchase of one 2029 AEV X-Series LTD Type 3 Ambulance on a Ford E450 Chassis for the total purchase amount of \$422,900.00.

Mayor Pro Tem Davis moved to approve **RESOLUTION R-26-56**, A Resolution authorizing acceptance of a proposal from American Response Vehicles (ARV), Columbia, Missouri, for the purchase of one 2029 AEV X-Series LTD Type 3 Ambulance on a Ford E450 Chassis for the total purchase amount of \$422,900.00. **Councilman Nave** seconded.

Mayor Moore explained that the City needed to approve the ambulance purchase promptly because the vehicle would take approximately two years to build, ensuring the purchase remained consistent with the City's vehicle replacement plan.

The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 20. On the Agenda. RESOLUTION R-26-57, A Resolution authorizing the City Manager to enter into a Master Lease Agreement with the Bancorp Bank, N.A. in the amount of \$85,459.00 annually for fleet truck leases.

Councilman Smith moved to approve **RESOLUTION R-26-57**, A Resolution authorizing the City Manager to enter into a Master Lease Agreement with the Bancorp Bank, N.A. in the amount of \$85,459.00 annually for fleet truck leases. **Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Mayor Pro Tem Davis, and Mayor Moore. (4-0)

Item No. 21. On the Agenda. Other Business.

On behalf of the City Council, **Mayor Pro Tem Davis** thanked retiring Police Chief Fred Farris for his dedication and service to the City of Gladstone and his prior municipalities. He wished Chief Farris a happy and well-deserved retirement and welcomed incoming Police Chief Kurt Yoder, expressing the Council's enthusiasm for working with him.

Item No. 22. On the Agenda. Adjournment.

Mayor Moore adjourned the September 28, 2026, Regular City Council meeting at 8:14 pm.

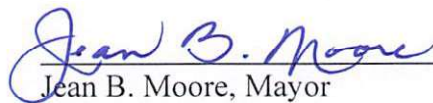
Respectfully submitted:



Kris Keller, City Clerk

Approved as presented:  _____

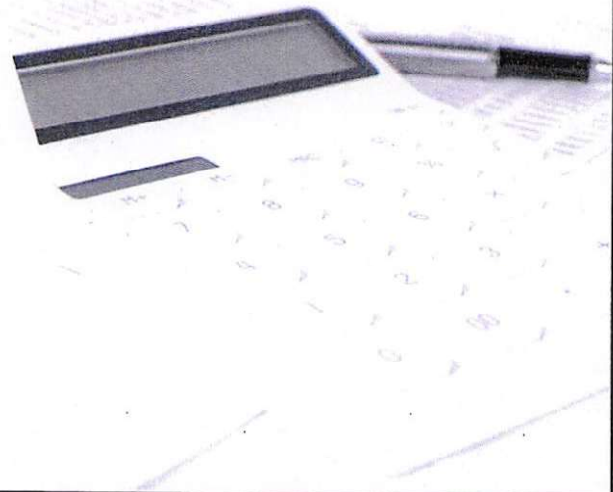
Approved as modified: _____



Jean B. Moore, Mayor

PROPERTY TAX LEVY

City of Gladstone, Missouri
September 28, 2026



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2026 Property Tax

► Based on final
valuations from Clay
County

	Tax Year 2025	Tax Year 2026
Real Estate		
Residential	\$ 410,157,180	\$ 409,917,060
Residential (New Construction)	\$ 101,720	\$ 191,140
Subtotal Residential	\$ 410,839,100	\$ 410,508,600
Agriculture	\$ 49,700	\$ 49,700
Commercial	\$ 97,325,704	\$ 97,083,746
Commercial (New Construction)	\$ 129,730	\$ 315,390
Subtotal Commercial	\$ 97,455,434	\$ 97,399,136
Total Real Estate	\$ 508,364,234	\$ 507,957,436
Personal Property	\$ 80,244,077	\$ 79,568,244
Total	\$ 588,608,311	\$ 587,525,680

THE FOLLOWING TAX RATES ARE PROPOSED:

	Estimated Amount 2026 Property Tax 1/287	2026 Tax Rate (Per \$100)
Real Estate		
Residential	\$ 2,715,778.61	0.6610
Tax increase due to new construction	\$ 3,310	
% increase due to new construction	0.12%	
Agriculture	\$ 298	0.5990
Commercial	\$ 692,934	0.7100
Tax increase due to new construction	\$ 921	
% increase due to new construction	0.13%	
Personal Property	\$ 745,473.0	0.9290
Total	\$ 4,163,481	

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Tax Year 2025 and 2026 (Pro Forma)

2025			
	<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>

2026			
	<u>Valuation</u>	<u>Rate</u>	<u>Revenue</u>
Real Property			
Residential	410,859,100	0.661	2,715,779
Agricultural	49,700	0.599	298
Commercial	<u>97,455,434</u>	0.710	<u>691,934</u>
Total Real Property	508,364,234		3,408,010
Personal Property	80,244,677	0.929	745,473
Total	<u>588,608,911</u>		<u>4,153,483</u>

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

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Fiscal Year 2026 and Budgeted 2027 Collections

	<u>2026 Actual (unaudited)</u>	<u>2027 Budgeted</u>	<u>FY27 Estimated Actual Collection</u>	
Real Property	3,077,107	2,991,000	3,237,609	95% collection of total levy
Personal Property	<u>664,580</u>	<u>750,000</u>	<u>745,473</u>	
Total	3,741,688	3,741,000	3,983,082	

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