

**JOINT SCHOOL BOARD/ BOARD OF ALDERMEN  
MEETING**

**Smithville City Hall Council Chambers**

**November 1, 2022, 6:00 p.m.**

**The meeting was streamed live on the city's FaceBook page.**

**1. Call to Order**

Mayor Boley, present, called the meeting to order at 5:59 p.m. A quorum of the Board was present: Dan Ulledahl, Dan Hartman, Marv Atkins Ronald Russell and Leeah Shipley. John Chevalier joined at 6:01 p.m.

Staff present: Cynthia Wagner, Gina Pate, Chief Jason Lockridge Stephen Larson, Matt Denton and Linda Drummond.

School Board present: Jeff Bloemker, Whitney Carlile, Scott Jacoby, Scott Haggerty and Susan Whitacre. Denney Fales joined at 6:06 p.m.

School District staff present: Denise Harwood, Robert Hedgecorth, Kim Davis and Karen Copp.

**2. School District Update**

**a. Superintendent Search Process Update**

Jeff Bloemker noted that they have nine active candidates. In-person interviews will be held November 28, 29 and 30. At noon on the 30<sup>th</sup> they plan to have a session hosted by Cynthia Wagner here in the Council Chambers for local elected officials to meet the candidates. This will be an opportunity for the elected official to provide feedback on the candidates.

**b. School Safety Review Update**

Denise Harwood noted that school safety has been an ongoing agenda item for them. She explained that they started meeting in August with a group of law enforcement and public safety personnel to meet and discuss planning and communications. They did a walk through in September and are reviewing that data to see what enhancements they want for the district.

They have been meeting with Melissa Evans from Clay County Emergency Management to review their plans. Ms. Harwood noted that she will be attending a safety summit meeting this week for other ideas they can implement moving forward to make the School District as safe as it can be.

Mayor Boley asked for an update on the second SRO (School Resource Officer) position.

Chief Lockridge noted that he has been in communication with Ms. Harwood, and they have set the date for interviews in early December and should have someone in place after Christmas break.

c. Strategic Planning Update

Denise Harwood noted that they are very excited to be working with Future iQ for their strategic plan who also worked with the City on their plan. She said that they are the first school that Future iQ has worked with. They have also invited their former strategic planning person from Blueprint with a future to give the school input side.

They have been meeting weekly to plan the process and will be kicking off their Think Tanks on November 17 and 18 from 8:00 a.m. to noon. They are invited anyone interested to serve on their team.

Community survey have been sent out and also an input survey to their patrons. Ms. Harwood explained that the surveys take 15-20 minutes to complete but the information is very valuable to them as they make their plans for the next five years.

They want this to be very comprehensive as they plan the next five years, it is also painting the picture they are calling "Portrait of a Graduate" what do they want their students to look like when they graduate from Smithville High School.

**3. City Update**

a. Residential/Commercial Building Permit Update

Cynthia provided information that there has been a decline in residential growth. In 2022 we have issued 57 new single-family permits with an estimated building value of over \$15.6 million for property tax purposes. That equates to just about \$40,000 in new assessed valuation.

There are currently 39 lots in Diamond Creek subdivision. We have had a new submission for 89 new units for development off of Second Creek Road. For commercial, one new permit was issued in 2022 and that was for McBee's Car Wash and Coffee at 121 Richardson that has estimated value of about \$850,000.

A number of commercial projects that were permitted in late 2021 that are still under construction. Those include Attic Storage of Smithville on the south end of town that has an estimated building value of \$3.6 million. It has three buildings, two are completed and one under construction and \$900,000 in building value for the final two buildings which are currently under review. CPC of Missouri, located at 14930 Industrial Drive, a medical marijuana cultivation and manufacturing facility has an estimated value of \$30 million. The Baptist Home of Missouri located on Hospital Drive, is undertaking an interior remodel that has an estimated value of \$4 million. The Express Stop gas station on the north end of town at 124 North 169 Highway has a new estimated value of

\$850,000. Cynthia noted that when all of these projects are completed they are estimated to bring in an additional \$40 million in property value for tax purposes and that is about \$130,000.

Cynthia noted that no building permits have been issued for Richardson Street Plaza next to the post office where they are doing the dirt work.

#### b. Marketplace

Cynthia noted that we have received information from the City's financial advisors on information to be submitted to the state for reporting for the statutorily required TIF reporting. That report will be submitted by the end of November, and we will work to have information on a financial summary and recap by the end of this year.

The first phase of the Marketplace is almost built out, there is only one parcel of land not developed in that phase that is the lot immediately adjacent on the north side of Burger King.

Cynthia noted that we are we are working to get a financial comparison analysis through the end of this year to provide follow-up information.

#### c. Infrastructure Update/Capital Improvement Projects

Cynthia noted we have recently completed a number of projects, have some that will be starting and some that are ongoing. The raw water pump station project at Smith's Fork Park continues. The project was supposed take about four to six months but will now take closer to 18 to 24 months because we are waiting on parts. We are waiting for one part that will be on order at least 18 months. This is the first step in the process for the expansion of our water treatment plant.

Just this past week we completed the second year of our slip line program. This is a project to make improvements to our sewer system to basically reduce our inflow and infiltration our systems. Our sewer pipes are very old, and the slip line process inserts a plastic chemical into it to seal them so that no water can seep into them and make it to the sewer treatment plant for us to treat. This is a cost saving and infrastructure improvement program for us.

We continue to work through this year's sidewalk improvement program. Earlier this year we completed the Diamond Crest neighborhood playground on the north end of town. In the coming weeks we will have our new GIS (geographic information system) live on our website. We are very excited about that project we will be able to provide a significant amount of information, everything from elected official ward boundaries, sidewalk condition, pavement condition index to be able to go on a street and see the pavement rating and find out how that compares to other streets in the community and how that would rate on a priority system for funding for improvements over time. We have completed the

engineering and will be looking at bidding a project in the spring for the third phase of the Streetscape Project which will extend the improvements made downtown on Bridge Street north from Church Street to just north of the bridge. We completed the Transportation Master Plan in May of 2022 and the board adopted that this year. The plan includes a number of items that work with or address needs in transportation and complete streets programs for schools.

MoDOT is administering a project that is slated to begin in the summer of 2023 and that is the 169 Highway and 188th Street intersection. They are trying to plan that so that has minimal impact on bus routes. MoDOT will be in communication with the School District on this project.

Cynthia noted that we have been working through the Mid-America Regional Council (MARC) for grant funding. The Streetscape Project as well as the South Commercial Street project were identified for funding through grants from Mid-America Regional Council our regional planning organization. We have submitted four applications for four projects for MARC's funding cycle in the 2025-2026 fiscal years. We posted information for citizen feedback and to help us with scoring priority projects. Over the last several weeks subcommittees from MARC have reviewed those applications and have developed allocation funding recommendation for millions of federal dollars that are slated for the Kansas City area. We are anticipating funding for three of the projects that we submitted applications for. Cynthia noted that we should received 50-70% match for our Riverwalk project, Second Creek Sidewalk/Trail and the roundabout at First Street and Bridge Street.

Cynthia explained that Pope Lane was the fourth project we submitted an application. It would be to connect 169 Highway to Spellman Drive. This project was not recommended for funded but we will keep this request on the list for potential funding later on.

Cynthia noted that staff received a submission just yesterday of a draft TIF plan related to the old hospital. This submission does not start the clock that is statutory outlined. Staff has not yet reviewed it. Our legal and financial advisors will have to review and have discussions with the developer. We anticipate submission of the TIF plan in the coming thirty days which will start the clock.

Cynthia introduced the new Assistant City Administrator, Gina Pate.

#### **4. April Ballot Initiatives City**

Mayor Boley noted that the Board will be reviewing language for two questions for the 2023 April election ballot.

One question will be for a half-cent sales tax for a new police facility.

The second question will be for bond issuance to fund the police facility and improvements to our park's facility through property tax.

Cynthia noted that our current authority based on assessed valuation is just over \$21 million in bond issuance. The tax necessary to support that would probably be 58 to 62 cents

### **School District**

Denise Harwood noted that they are also looking at putting a bond issue on the 2023 April election ballot.

They are wanting it for improvements for the schools.

- Transportation Space – School Bus Barn
- HVAC Improvements
- Safety Enhancements for the District
- Adding Sidewalks
- Turf for the Middle School practice field
- Expand the bleachers
- Adding a multi-purpose Room where the old stage is

Robert Hedgecorth commented on their bonding capacity. He noted that this would be about a \$17.5 million project, and they would use about 90% of the bonding capacity. He added that this would be a no tax increase bond.

### **5. Next Steps**

Mayor Boley asked if everyone was onboard for the next joint meeting to be held in the spring next year.

All agreed.

### **6. Adjourn**

Alderman Hartman moved to adjourn. Alderman Russell seconded the motion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the joint School Board/Board of Alderman meeting adjourned at 6:37 p.m.

  
Linda Drummond, City Clerk

  
Damien Boley, Mayor