



City of Smithville, Missouri
Board of Aldermen – Regular Session Agenda
7:00 p.m. Tuesday, June 4, 2024
City Hall Council Chambers and Via Videoconference

Anyone who wishes to view the meeting may do so in real time as it will be streamed live on the [City's YouTube page](#).

Public Comment can be made in person or via Zoom, if by Zoom please email your request to the City Clerk at ldrummond@smithvillemo.org prior to the meeting to be sent the meeting Zoom link.

Join Zoom Meeting

<https://us02web.zoom.us/j/81898450334>

Meeting ID: 818 9845 0334

Passcode: 109876

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Proclamations**
 - Elderly Abuse Awareness
4. **Consent Agenda**
 - **Minutes**
 - May 21, 2024, Board of Aldermen Regular Session Minutes
 - **Finance Report**
 - Finance Report for April 2024
 - **Resolution 1361, City Surplus**
 - A Resolution declaring certain property as surplus.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

5. **Committee Reports**
 - Economic Development Committee
 - Parks and Recreation Committee
6. **City Administrator's Report**

ORDINANCES & RESOLUTIONS

7. **Resolution 1362, City VoIP Phone Service**

A Resolution renewing a contract with Allo (Avid Communications) for Voice Over Internet Protocol Services.
8. **Resolution 1363, Bid Award No. 24-14, Stonebridge Stormwater Improvements**

A Resolution awarding Bid No. 24-14 to TUNKS Construction to complete stormwater improvements in Stonebridge in an amount not to exceed \$117,243.18 and authorize a force account of \$10,000.

9. Resolution 1364, Development Agreement For Fairview Crossing North

A Resolution creating a new development agreement for Fairview Crossing North to require a turn lane for MODOT.

OTHER MATTERS BEFORE THE BOARD

10. Public Comment

Pursuant to the public comment policy, a request must be submitted to the City Clerk prior to the meeting. When recognized, please state your name, address and topic before speaking. Each speaker is limited to three (3) minutes.

11. New Business From The Floor

Pursuant to the order of business policy, members of the Board of Aldermen may request a new business item appear on a future meeting agenda.

12. Adjournment to Executive Session Pursuant Section 610.021(1&2)RSMo.





Proclamation

June 15th Elder Abuse Awareness Day

WHEREAS, older adults deserve to be treated with respect and dignity to enable them to serve as leaders, mentors, volunteers and vital participating members of our communities;

WHEREAS, in 2006, the International Network for the Prevention of Elder Abuse, in support of the United Nations International Plan of Action, proclaimed a day to recognize the significance of elder abuse as a public health and human rights issue; and

WHEREAS, June 15, 2024 marks the 19th Annual World Elder Abuse Awareness Day. Its recognition will promote a better understanding of abuse and neglect of older adults; and

WHEREAS, the National Center on Elder Abuse (NCEA) and the City of Smithville recognize the importance of taking action to raise awareness, prevent and address elder abuse; and

WHEREAS, as our population lives longer, we are presented with an opportunity to think about our collective needs and future as a nation; and

WHEREAS, ageism and social isolation are major causes of elder abuse in the United States; and

WHEREAS, recognizing that it is up to all of us, to ensure that proper social structures exist so people can retain community and societal connections, reducing the likelihood of abuse; and

WHEREAS, preventing abuse of older adults through maintaining and improving social supports like senior centers, human services and transportation will allow everyone to continue to live as independently as possible and contribute to the life and vibrancy of our communities; and

WHEREAS, where there is justice there can be no abuse; therefore, NCEA urges all people to restore justice by honoring older adults.

WHEREAS, join us in our engaging and empowering movement, and putting an end to abuse.

NOW, THEREFORE, I, Damien Boley, Mayor of the City of Smithville do hereby proclaim June 15, 2024 as World Elder Abuse Awareness Day in Smithville and encourage all of our communities to recognize and celebrate older adults and their ongoing contributions to the success and vitality of our country.

Dated this 4th day of June 2024.

By _____
Damien Boley, Mayor

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

May 21, 2024 7:00 p.m.
City Hall Council Chambers and Via Videoconference

1. Call to Order

Mayor Boley, present, called the meeting to order at 7:00 p.m. A quorum of the Board was present: Marv Atkins, Melissa Wilson, Leeah Shipley, Ronald Russell, Kelly Kobylski and Dan Hartman.

Staff present: Cynthia Wagner, Gina Pate, Chief Lockridge, Chuck Soules, Rick Welch, Matt Denton and Linda Drummond. Jack Hendrix was present via Zoom.

Megan Miller, Gilmore and Bell, PC.

2. Pledge of Allegiance lead by Mayor Boley

3. Proclamation

- National Public Works Recognition Week

Mayor Boley presented the Proclamation for National Public Works Recognition Week to Tony Turner, Street Department Crew Leader.



4. Consent Agenda

- **Minutes**
 - May 7, 2024, Board of Aldermen Special Session Minutes
 - May 7, 2024, Board of Aldermen Regular Session Minutes
- **Resolution 1354, Nehemiah Festival 2024 Agreement**

A Resolution authorizing and directing the Mayor to execute an agreement with Grace Community Church for the use of Smith's Fork Park to host a music festival.
- **Resolution 1355, Appointment of an Alternate Prosecuting Attorney**

A Resolution appointing Gina Simone as Alternate Prosecuting Attorney.

- **Resolution 1356, Liquor License**

A Resolution issuing a liquor license to Kozak's Laketown Grill, LLC, Brian A. Hove, Managing Officer, doing business as Grassroots Garden Lounge located at 114-116 North Bridge Street.

- **Resolution 1357, Leak Adjustment**

A Resolution approving a water and wastewater leak adjustment request for David Adam in the amount of \$162.85.

Alderman Atkins moved to approve the consent agenda. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the consent agenda approved.

Linda Drummond, City Clerk, swore in Gina Simone as the City's Alternate Prosecuting Attorney.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

5. City Administrator's Report

Cynthia Wagner highlighted a few items in her report. She noted that in the FY2024 budget, the Board approved funds for a Citizens Academy. Gina Pate, Assistant City Administrator, has been working with staff throughout the organization to develop the curriculum. The Citizens Academy will be held on successive Monday nights this fall. Applications for the Citizens Academy are now available on the website and the link is in the City Administrator's report. We are limiting the class size so that we can maximize that opportunity for residents. Once staff receives those applications there will be a review process. We are excited to start that.

Cynthia noted that there are several highlighted updates on Public Works projects. Staff is posting these projects on social media. She said that we are now definitely in orange cone season and there will be detours. She asked that everyone be patient as we make improvements throughout the community.

Cynthia noted that on the last page of City Administrator's report, there is a link to the volunteer page for Smithville Lake Festival. They have asked that we remind the governing body members and City staff of that opportunity to assist them on Friday and Saturday for Smithville Lake Festival.

Mayor Boley noted that if you are considering volunteering please let them know as soon as possible and give them your shirt size.

ORDINANCES & RESOLUTIONS

6. Bill No. 3033-24, Amendment to Section 600.030(D), Liquor by the Drink Licenses – Emergency Ordinance Sponsored by Mayor Boley – 1st and 2nd Reading

Alderman Atkins moved to approve Bill No. 3033-24, repealing Section 600.030(D) number of licenses limited and enacting a new Section 600.030(D) number of licenses limited. 1st reading by title only. Alderman Hartman seconded the motion.

Alderman Russell asked why this is an emergency Ordinance.

Chief Lockridge at the time this was written we knew of a couple businesses that were looking to come to town. One of those was approved tonight on the consent agenda. With that we have met our current capacity for liquor by the drink licenses. Chief added that he had received a voicemail today from a gentleman wanting information on acquiring a license. He is interested in bringing a business to town. Chief explained that he has not returned his call yet because he wanted to wait until tonight's meeting before he called him back so he could give him proper guidance.

Mayor Boley state that we have an additional businesses that are looking to submit that cannot.

Alderman Russell asked if this would need to be approved before the next license can get approval.

Mayor Boley explained that we cannot take another application.

Alderman Kobylski explained that there are no more licenses available.

Cynthia clarified that with the approval of the license for Grassroots this evening there are no more licenses available in the City without the approval of this Ordinance. That is why we want to ensure that we have this in place before we go into summer with a lake community.

Upon roll call vote:

Alderman Hartman - Aye, Alderman Kobylski - Aye, Alderman Atkins – Aye,
Alderman Wilson - Aye, Alderman Shipley – Aye, Alderman Russell - Aye.

Ayes –6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3033-24 approved first reading.

Alderman moved to approve Bill No. 3033-24, repealing Section 600.030(D) number of licenses limited and enacting a new Section 600.030(D) number of licenses limited. 2nd reading by title only. Alderman seconded the motion.

No discussion.

Upon roll call vote:

Alderman Atkins - Aye, Alderman Wilson - Aye, Alderman Kobylski – Aye,
Alderman Russell - Aye, Alderman Hartman – Aye, Alderman Shipley - Aye.

Ayes –6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3033-24 approved.

7. Resolution 1358, Sponsorship Request – Grace Community Church

Alderman Atkins moved to approve Resolution 1358, approving a sponsorship request for Grace Community Church. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1358 approved.

8. Resolution 1359, Awarding Bid No. 24-11, Sale of City Property on the Northside of Church Street

Alderman Atkins moved to approve Resolution 1359, awarding Bid No. 24-11, Sale of City Property on the Northside of Church Street to 110 Smithville, LLC. Alderman Hartman seconded motion.

Megan Miller, Gilmore and Bell, presented the bid response for Bid No. 24-11.

RFP #24-11 – Northside of Church Street

110 Smithville, LLC Response

- Will construct 42 parking spaces that will remain available for public parking between the business hours of 6 am and 6 pm every day
 - 39 standard spaces, 3 ADA spaces
- Intends to eventually build a multi-level mixed use development with parking included; Applicant will keep 42 spaces available for public parking, but if the property is redeveloped in a way that creates more than 42 spaces (subject to City approval), any additional spaces would be public OR private
- Project completion anticipated to be August 1, 2026
 - Property would be used for construction activities during the construction of the TIF Project
- EV-Ready/EV-Capable Parking
 - Applicant acknowledged and agreed to the Minimum Parking Requirements, but with respect to the EV-Ready/EV-Capable spots, agrees to comply with them provided that there is an appropriate power source, and that the City will collaborate on completing this requirement.
 - Applicant will explore options, including collaboration with third-party charging vendors and does not promise that the EV-charging stations will be free or that the City will be able to control the price of charging.
- Purchase Price
 - \$16,726 – cash offer for property
 - \$294,000 – Applicant estimated value of improvements
- Total value of bid: \$310,726

Ayes – 5, Noes – 1, motion carries. Mayor Boley declared Resolution 1359 approved.

9. Resolution 1360, Awarding Bid No. 24-12, Sale of City Property on the Southside of Church Street

Alderman Atkins moved to approve Resolution 1360, awarding Bid No. 24-12, sale of City Property on the Southside of Church Street to 110 Smithville, LLC. Alderman Shipley seconded motion.

Alderman Hartman recused himself.

Megan Miller, Gilmore and Bell, presented the bid responses for Bid No. 24-12.

RFP #24-12 – Southside of Church Street

Herzog Foundation Response

- Prepared to adhere to any stipulations of the City & in accordance with the existing TIF Plan
- Intend to implement a payment system for patrons to pay by hour or day
- Will implement safety measures
- Purchase Price: \$188,000

110 Smithville, LLC Response

- Alternative Proposal
 - Wants to use the property as private parking.
 - In exchange for removing the reversion language in the RFP/Real Estate Contract/Deed, Applicant will pave & restripe the undeveloped west half of the City Property at the corner of Mill & Meadow (west half of parcel, excluding the existing parking lot) to create approximately 39 new public parking spaces.
 - City to own and maintain this; projected date to complete is August 1, 2026.
 - Will also create up to 23 new street parking spaces on the east side of Mill and south side of Church; projected date to complete is August 1, 2026.
 - Total number of spaces to be determined in plan review.
 - Potential to add up to 30 new public parking spaces downtown.
- Construction on the project site to begin later this summer; projected date to complete parking improvements on the property is May 31, 2025
- Applicant will comply with the Minimum Parking Lot Requirements to the extent they apply to private parking lots
- EV-Ready/EV-Capable Parking
 - Applicant acknowledged and agreed to the Minimum Parking Requirements, but with respect to the EV-Ready/EV-Capable sports, agrees to comply with them provided that there is an appropriate power source, and that the City will collaborate on completing this requirement.
 - Applicant will explore options, including collaboration with third-party charging vendors and does not promise that the EV-charging stations will be free or that the City will be able to control the price of charging.
- Purchase Price:
 - \$15,054 – cash offer for property
 - \$294,000 – Applicant estimated value of the Donated Improvements
 - \$195,000 – Applicant estimated value of the New Street Parking
- Total value of bid: \$504,054

Alderman Russell asked about the 6:00 a.m. to 6:00 p.m. parking piece of it. If there is an event downtown, is there leeway on this or just no parking there at all.

Megan explained that would be something we would have to work out within the real estate contract if this bid was to be awarded to them. In their response it says it will be public from 6:00 a.m. to 6:00 p.m.

Mayor Boley noted that there were two documents the Board received this evening. One from Agent Jo and one from the Herzog Foundation related to this item.

Alderman Wilson noted that she had thought a lot about this over the last 24 to 36 hours and upon further reflection does not feel that the two proposals were apples to apples. She said that in reading the one letter that the Board received this evening she felt it would behoove the Board to go back to the drawing board and request a new RFP. She said that she did not feel that in good conscience, we can really move forward because we did not really compare apples to apples.

Alderman Kobylski asked if both of the bids meet the RFP request. Because the letter the Board members received says that it was not, so she was curious to see what the differences could be or why they felt that 110 Smithville, LLC did not meet it.

Megan explained that the letter did not state why they felt 110 Smithville, LLC did not meet non responsive other than what was detailed in the letter.

Alderman Wilson noted that in Herzog's proposal they said there would be a fee for parking. She asked how that fits into the TIF plan.

Megan explained we would have to have some conversations about how the TIF plan would be implemented, because on that parcel is a portion of the building that is a part of the overall TIF project. A portion of the building is on that parking lot property. Herzog stated in their response that they would adhere to the stipulations as required in the TIF plan.

Mayor Boley noted that there has been discussion at the Economic Development Committee meetings on the availability of free parking downtown. He said that the paid parking would likely be an economic detractor for downtown.

Alderman Russell noted that the letter of protest the Board received claims the Smithville 110, LLC bid is non-responsive and non-conforming. He believes everybody knows he is against the TIF plan, and it is not what he would recommend. He agrees with Alderman Wilson that in looking at the bids, they are really different in what they are, and they had the same RFP requirements. Alderman Russell said that you can see how one side could say we could have done that too. He agrees with Alderman Wilson that they are not apples to apples.

Alderman Wilson noted that where she is saying they are not apples to apples is the fact that one includes adding an additional parking lot and that really was not part of the RFP. It was specifically this south of Church Street lot.

Mayor Boley asked for roll call vote.

Upon roll call vote:

Alderman Shipley – Aye, Alderman Kobylski – Aye, Alderman Atkins – Aye,
Alderman Wilson – No, Alderman Russell – No.

Ayes – 3, Noes – 2, motion carries. Mayor Boley declared Resolution 1360 approved.

OTHER MATTERS BEFORE THE BOARD

10. Public Comment

None.

11. New Business from the Floor

None.

12. Adjourn.

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the regular session adjourned at 7:22 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor

FY 2024 BUDGET - FINANCIAL UPDATE

REVENUES, BY FUND	FYE 2023 ACTUAL	FYE 2024 BUDGET	FYE 2024 YTD
GENERAL FUND	6,569,620	6,266,986	3,845,330
CAPITAL IMPROVEMENT SALES TAX FUND	760,910	2,240,750	370,965
DEBT SERVICE FUND	354,845	357,830	-
TRANSPORTATION SALES TAX FUND	667,453	1,627,450	353,793
COMBINED WATER/WASTEWATER SYSTEMS FUND	6,104,757	10,683,600	2,997,191
SOLID WASTE FUND (FORMALLY SANITATION FUND)	869,446	938,757	456,895
SPECIAL ALLOCATION FUND	822,525	868,446	535,462
PARK & STORMWATER SALES TAX FUND	760,303	933,750	370,190
VEHICLE AND EQUIPMENT REPLACEMENT FUND	290,443	374,398	373,851
COMMONS CID FUND	400,909	396,592	177,249
AMERICAN RESCUE PLAN ACT FUND	19,959	-	-
	17,621,171	24,688,559	9,480,926

EXPENDITURES, BY FUND	FYE 2023 ACTUAL	FYE 2024 BUDGET	FYE 2024 YTD
GENERAL FUND	6,043,547	7,100,790	3,508,981
CAPITAL IMPROVEMENT SALES TAX FUND	479,629	1,906,340	107,767
DEBT SERVICE FUND	343,040	351,333	262,420
TRANSPORTATION SALES TAX FUND	534,904	1,699,140	110,371
COMBINED WATER/WASTEWATER SYSTEMS FUND	6,638,976	15,704,620	2,231,694
SOLID WASTE FUND (FORMALLY SANITATION FUND)	857,468	931,805	466,512
SPECIAL ALLOCATION FUND	760,675	1,179,800	441,807
PARK & STORMWATER SALES TAX FUND	105,968	1,021,000	362,474
VEHICLE AND EQUIPMENT REPLACEMENT FUND	311,047	423,547	258,493
COMMONS CID FUND	212,186	413,916	176,524
AMERICAN RESCUE PLAN ACT FUND	711,474	-	-
	16,998,914	30,732,291	7,927,043

4/30/2024

FYE 2024 PROJECTION	
6,695,853	61.36%
2,250,742	16.56%
357,830	0.00%
1,642,217	21.74%
10,968,941	28.05%
922,790	48.67%
868,446	61.66%
1,067,928	39.65%
373,851	99.85%
396,592	44.69%
-	
25,545,190	38.40%

FYE 2024 PROJECTION	
7,171,798	49.42%
1,906,340	5.65%
351,333	74.69%
1,699,140	6.50%
13,004,620	14.21%
924,024	50.07%
1,179,800	37.45%
1,021,000	35.50%
423,547	61.03%
413,916	42.65%
-	
28,095,518	25.79%



Board of Aldermen Request for Action

MEETING DATE: 6/4/2024

DEPARTMENT: Police

AGENDA ITEM: Resolution 1361, Surplus of City Property

REQUESTED BOARD ACTION:

Motion to approve Resolution 1361, declaring certain property as surplus.

SUMMARY:

From time to time, departments have equipment or vehicles which are broken, have been replaced by new equipment or vehicles or are no longer used or needed by the department. In order to be disposed of by the City, property must be identified by the Board of Aldermen as surplus.

The following items have been identified by the Police Department as surplus for disposal.
Police Radios

- 23 Portable Radios - model XTS 2500
- 23 Radio chargers for model XTS 2500
- 2 Mobile Radios - model XTL 1500
- 1 Mobile Radio - model XTL 2500
- 3 Mobile Radios - model CDM 1250
- 3 Mobile Radios - model CDM 1250 – Heads Unit Only
- 1 Mobile Radio - model CDM 1550 – Heads Unit Only

These radios are more than twelve years old. They are unable to be encrypted, making them unable to be used on the current radio system used by the Police Department. All programming has been cleared in these radios, so they can be used by another department.

Staff recommends these items be listed through GovDeals.com (online auction).

PREVIOUS ACTION:

[Click or tap here to enter text.](#)

POLICY OBJECTIVE:

To dispose of surplus property no longer used by the City.

FINANCIAL CONSIDERATIONS:

Revenues gained through selling property no longer used by the City will be deposited into the General Fund.

ATTACHMENTS:

- | | |
|--|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |

RESOLUTION 1361

A RESOLUTION DECLARING CERTAIN PROPERTY AS SURPLUS

WHEREAS, from time to time, departments identify equipment that has been replaced by new equipment, is no longer used or does not work as it originally did; and

WHEREAS, the City of Smithville has identified certain equipment in its possession as surplus and no longer of value:

Police Radios

- 23 Portable Radios model XTS 2500
- 23 Radio Chargers for model XTS 2500
- 2 Mobile Radios model XTL 1500
- 1 Mobile Radio model XTL 2500
- 3 Mobile Radios model CDM 1250
- 3 Mobile Radios model CDM 1250 – Heads Unit Only
- 1 Mobile Radio model CDM 1550 – Heads Unit Only

WHEREAS, the items are being presented to the Board of Aldermen of the City of Smithville as surplus equipment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI:

THAT the identified property is declared as surplus equipment and the City purchasing agent is directed to dispose of such property in accordance with City Ordinance 2916-15.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 4th day of June 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

EQUIPMENT TO SURPLUS

	<u>MODEL</u>	<u>SERIAL NUMBER</u>
PORTABLE RADIOS	XTS 2500	205CNV2359
PORTABLE RADIOS	XTS 2500	407CKZ5148
PORTABLE RADIOS	XTS 2500	407CKZ5024
PORTABLE RADIOS	XTS 2500	407CKZ5025
PORTABLE RADIOS	XTS 2500	205CNV2360
PORTABLE RADIOS	XTS 2500	205CNV2155
PORTABLE RADIOS	XTS 2500	407CKZ5026
PORTABLE RADIOS	XTS 2500	205CNV2152
PORTABLE RADIOS	XTS 2500	205CNV2150
PORTABLE RADIOS	XTS 2500	407CKZ5147
PORTABLE RADIOS	XTS 2500	407CKZ5149
PORTABLE RADIOS	XTS 2500	205CNV2161
PORTABLE RADIOS	XTS 2500	205CNV2159
PORTABLE RADIOS	XTS 2500	205CNV2158
PORTABLE RADIOS	XTS 2500	205CNV2151
PORTABLE RADIOS	XTS 2500	205CNV2163
PORTABLE RADIOS	XTS 2500	205CNV2157
PORTABLE RADIOS	XTS 2500	205CNV2156
PORTABLE RADIOS	XTS 2500	205CNV2160
PORTABLE RADIOS	XTS 2500	205CNV2162
PORTABLE RADIOS	XTS 2500	205CNV2153
PORTABLE RADIOS	XTS 2500	205CNV2164
PORTABLE RADIOS	XTS 2500	205CNV2154
PORTABLE RADIOS	XTS 2500	205CNV2165

RADIO CHARGERS - 23 total

Impress chargers

For the XTS 2500 radios

MOBILE RADIOS	XTL 1500	775CNV1030
MOBILE RADIOS	XTL 1500	775CNV1033
MOBILE RADIOS	XTL 2500	518CKZ1816
MOBILE RADIOS	CDM 1250	103TFEM079
MOBILE RADIOS	CDM 1550	HEAD UNIT ONLY
MOBILE RADIOS	CDM 1250	103TFEM079
MOBILE RADIOS	CDM 1250	103TFEM248
MOBILE RADIOS	3 CDM 1250	HEADS UNIT ONLY



City Administrator's Report

May 30, 2024

Citizens Academy

Just a reminder that applications for the Citizen's Academy, which will be held this fall, are due by July 31 and may be found [here](#).

Smithville Lake Festival

As you are aware, Smithville Lake Festival will be held downtown June 14 and 15. The festival committee is still looking for volunteers for the Kids Festival. A Sign Up Genius for volunteer opportunities may be found [here](#).

Public Works Projects Updates

City Receives Award for Raw Water Pump Station and Smith's Fork Pump Station Projects

On Monday, May 22, the City of Smithville received word that we had been awarded the Public Works Project of the Year Award from the American Public Works Association (APWA) for the Raw Water Pump Station and Smith's Fork Pump Station projects.



Quincy Boulevard Improvements Project

The contractor has completed the installation of all stormwater and water infrastructure, as well as sidewalks. They plan to complete the street overlay on Quincy Boulevard early the week of June 3, weather permitting. After this, they will conduct the final cleanup, marking the project's completion.

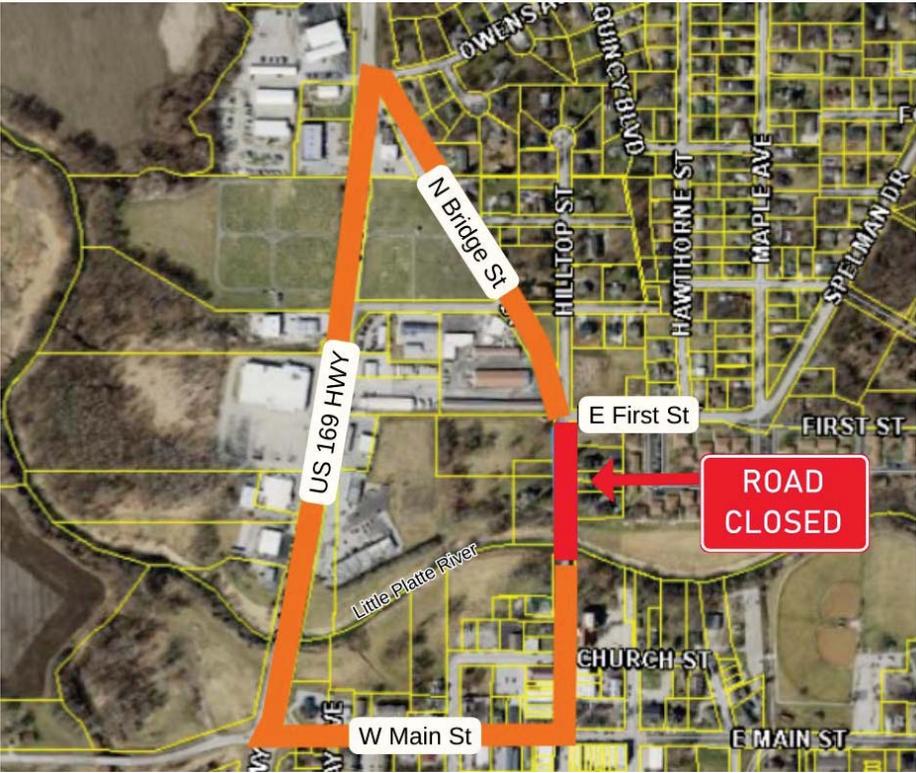
Regional Preventative Maintenance Program / Winner Avenue / Street Overlay

Winner Avenue is one of the roads set to benefit from the Regional Preventative Maintenance Program, sponsored by the Mid-America Regional Council (MARC). MARC has given authorization to Superior Bowen, the selected contractor, to proceed with the project. The June schedule includes work in Harrisonville, Raymore, and Blue Springs, with Smithville planned for later in the summer.

Bridge Street Waterline Replacement

The contractor will soon complete the waterline replacement work on North Bridge Street. Bridge Street will be closed from 1st Street to the Little Platte River bridge from Monday, June 3 at 9 AM to Tuesday, June 4 at 5 PM. Residents are asked to use alternative routes during this time.

Additionally, there will be a scheduled water shut off on Tuesday, June 4. Areas affected include Bridge Street from 1st Street to Church Street.



U.S 169 HWY | Road Closure | May 28 – July 12

MoDOT will close the intersection at U.S. 169 and 188th Street in all directions from 7 a.m. on Tuesday, May 28, until July 12 for intersection improvements. All work is weather permitting.

Detour information (map below):

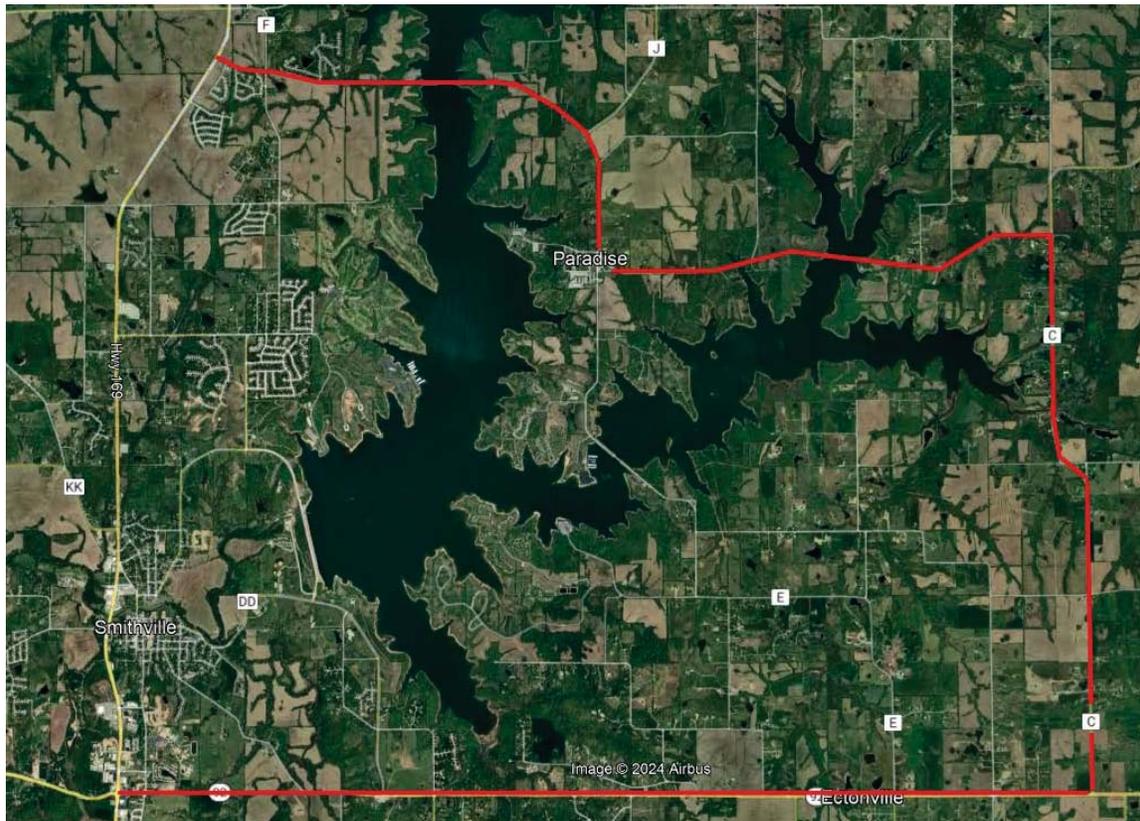
Northbound traffic: Follow U.S. 169, MO 92, Route C, Route W, and back to U.S. 169.

Southbound traffic: Follow U.S. 169, Route W, Route C, MO 92, and back to U.S. 169.

Motorists are reminded to slow down and pay attention while driving in work zones. Not all work zones look alike. Work zones can be moving operations, such as striping, patching or mowing. They can also be short term, temporary lane closures to make quick repairs or remove debris from the roadway.

For more details, visit www.modot.org/us-169-and-188th-street-improvements. Stay updated by following MoDOT_KC on X or visiting their Facebook page at www.facebook.com/MoDOT.KansasCity.

Sign up for work zone updates or call 888-ASK-MODOT (275-6636).



Street Maintenance project - Harborview

The City's contractor has completed the Street Maintenance Project in Harborview.



Before



After

City Hall and Meeting Schedule

City Hall will be closed Monday, June 17 in observance of Founder's Day.

The Board of Aldermen Retreat will be held Thursday and Friday June 13 and 14.

City Hall will be closed Thursday, July 4 and Friday July 5 in observance of Fourth of July.

Mayor Boley has recommended that the July 2 Board of Aldermen meeting be cancelled.



Board of Aldermen Request for Action

MEETING DATE: 6/4/2024

DEPARTMENT: Finance/Administration

AGENDA ITEM: Resolution 1362, Renewal of Allo Avid Communications (VoIP) Agreement

REQUESTED BOARD ACTION:

Motion to approve Resolution 1362, renewing a contract with Allo (Avid Communications) for Voice Over Internet Protocol Services.

SUMMARY:

Allo (Avid Communications) has presented a service order renewal to the City for the provision of VoIP (Voice Over Internet Protocol) services. The renewal provides a three-year agreement. The opportunity to renew retains our current monthly rate of \$420 for VoIP (Voice Over Internet Protocol) services only. In addition to VoIP Services, Allo also handles the City’s firewalls and unifi access points for the City’s network security that is included in the monthly bill.

Per the City’s Purchasing Policy, staff contacted three other businesses for phone service quotes. For price comparison, the tabulation only includes the monthly phone service costs. The following quotes for VoIP service only were obtained:

- ALLO (Avid Communications) \$420/monthly
- Spectrum \$747.40/monthly
- GoTo \$749.48/monthly
- AT&T \$810.51/monthly

Based on the quotes received, staff is recommending renewing the three-year agreement with Allo (Avid Communications) for VoIP Services and related network security.

PREVIOUS ACTION:

The Board first approved the original agreement with Avid Communications June 19, 2018 and renewed it on August 17, 2021.

POLICY OBJECTIVE:

Click or tap here to enter text.

FINANCIAL CONSIDERATIONS:

Click or tap here to enter text.

ATTACHMENTS:

- | | |
|--|--|
| <input type="checkbox"/> Ordinance | <input checked="" type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |

RESOLUTION 1362

A RESOLUTION RENEWING A CONTRACT WITH ALLO (AVID COMMUNICATIONS) FOR VOICE OVER INTERNET PROTOCOL SERVICES

WHEREAS, the City previously awarded a contract to Avid Communications for the provision of Voice Over Internet Protocol (VoIP) Services over a three-year period; and,

WHEREAS, Avid Communications has provided satisfactory service over the three-year period and has presented a renewal for Voice Over Internet Protocol Services at a lower annual cost;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI:

THAT a contract is hereby awarded to ALLO (Avid Communications) and the Mayor is hereby authorized to execute a three-year agreement.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 4th day of July 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



Service Order : Phone and Network Renewal

Monthly Recurring Charges

Item	Memo	Unit Price	Quantity	Total
Vigilant 365 Firewall 80F		\$215.00	1	\$215.00
AvidFirewall NG Tier 1 40F	Removed Admin	\$65.00	4	\$260.00
Analog line		\$20.00	3	\$60.00
Virtual DID		\$5.00	1	\$5.00
FAX server line		\$5.00	1	\$5.00
Per User Charge		\$10.00	33	\$330.00
48-port Gig POE Ethernet switch		\$50.00	2	\$100.00
Unifi Access Point AC Pro Rental		\$15.00	8	\$120.00
Per User Charge	Non User	\$5.00	4	\$20.00
MaX Softphone		\$0.00	3	\$0.00

<i>PreTax Monthly Charges Total</i>	\$1,115.00
<i>Estimated Taxes</i>	\$30.74
Monthly Charges Total	\$1,145.74

One-Time Charges

Item	Memo	Promo	Unit Price	Quantity	Total
<input type="checkbox"/> Customer selects services listed on this page					

<i>One-Time Charges Total</i>	\$0.00
<i>Estimated Taxes</i>	\$0.00
One-Time Charges Total	\$0.00

Customer Approval:

Signature Printed Name Date

Avid Approval:

Signature Printed Name Date

This Service Order executed under and incorporates terms of the Master Service Agreement (MSA) as if MSA fully set forth herein. Services listed above provided under 3-year agreement beginning on the installation date.

Please Note: This proposal is valid for 30 days. 50% of one-time charges due upon signing and the rest at installation.

\$2000 credit towards services with renewal and Technical Services agreement.

Service Location
107 W Main St
Smithville MO 64089



Board of Aldermen Request for Action

MEETING DATE: 6/4/2024

DEPARTMENT: Public Works

AGENDA ITEM: Resolution 1363, awarding Bid No. 24-14 Stonebridge Stormwater Project

REQUESTED BOARD ACTION:

A motion to approve Resolution 1363, awarding Bid No. 24-14 to Tunks Construction LLC to complete stormwater improvements in Stonebridge in an amount not to exceed \$117,243.18 and authorize a force account of \$10,000.

SUMMARY:

The Stonebridge Stormwater Improvements project includes excavation, installation of drainage infrastructure (pipes, curb inlets), pavement repair, erosion control (rock lining, blankets), and traffic management.

Seven bids were received on May 28, 2024 (bid tabulation below). The apparent low bid was Tunks Construction LLC at \$117,243.18. Staff conducted reference checks, all of whom provided positive feedback regarding the previous work performed by Tunks Construction LLC.

Contractor	Bid
Menke Excavating	\$119,153.00
VF Anderson Builders	\$181,963.00
Abay Construction	\$206,963.60
Engemann Drainage	\$148,107.90
CP Excavating	\$215,237.16
Shelby Excavating	\$156,731.25
Tunks Construction	\$117,243.18

PREVIOUS ACTION:

N/A

POLICY ISSUE:

Infrastructure Maintenance

FINANCIAL CONSIDERATIONS:

The FY2024 Budget includes \$150,000 for this project.

ATTACHMENTS:

- Ordinance
- Resolution
- Staff Report
- Other:

- Contract
- Plans
- Minutes

RESOLUTION 1363

A RESOLUTION AWARDING BID NO. 24-14 TO TUNKS CONSTRUCTION TO COMPLETE STORMWATER IMPROVEMENTS IN STONEBRIDGE IN AN AMOUNT NOT TO EXCEED \$117,243.18 AND AUTHORIZE A FORCE ACCOUNT OF \$10,000

WHEREAS, Bids were opened and read aloud on May 28, 2024 for Bid No. 24-14, Stonebridge Stormwater Improvements; and

WHEREAS, after a bid process, as outlined in the City Purchasing Policy, and reference checks, staff is recommending the bid received from Tunks Construction LLC as the most responsive and best bid received, and the most advantageous to the City in the amount of \$117,243.18.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI:

THAT Bid No. 24-14 is hereby awarded to Tunks Construction LLC in an amount not to exceed \$117,243.18 and the Mayor is authorized to execute the construction contract for the Stonebridge Stormwater Improvements project with a force account of \$10,000 bringing the total cost of the project to \$127,243.18.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, this 4th day of June, 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



Board of Aldermen Request for Action

MEETING DATE: 6/4/2024

DEPARTMENT: Development

AGENDA ITEM: Resolution 1364, Fairview Crossing North Development Agreement

REQUESTED BOARD ACTION:

A motion to approve Resolution 1364, approving a Development Agreement for Fairview Crossing North.

SUMMARY:

The City and more particularly the Developer of Fairview Crossing and Fairview Crossing North, has been working with MODOT for more than 2 years to identify all the construction requirements necessary for their permit approval. Multiple Traffic Impact Studies (TIS) have been submitted and multiple meetings with MODOT have occurred to obtain its' approvals for permits for construction of the various access points to both subdivisions. The developer has now met the MODOT requirements for obtaining a permit to construct the access and intersection requirements for the new 147th Street.

Before MODOT will issue the final permit, the developer must execute a development agreement with the City that requires a new, northbound right-turn lane on 169 Highway into 147th Street. The terms of that agreement's trigger are based upon MODOT's requirement of this new turn lane when certain levels of traffic are met from all the businesses inside both Fairview Crossing subdivisions. At this point, staff believes that with this agreement, MoDOT's requests have all been met, at least to allow 147th Street to open to 169 Highway. Staff has agreed to present this agreement for Board approval to expedite the issuance of the MODOT construction permit for the 147th and 169 Highway intersection.

PREVIOUS ACTION:

Resolution 1194 was approved on March 7, 2023 for the Final Plat for Fairview Crossing North subdivision.

POLICY ISSUE:

Complies with the Comprehensive Plan as well as city ordinances.

FINANCIAL CONSIDERATIONS:

No financial impact is expected.

ATTACHMENTS:

- Ordinance
- Resolution
- Staff Report
- Other:

- [Contract](#)
- Plans
- Minutes

RESOLUTION 1364

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR FAIRVIEW CROSSING NORTH

WHEREAS, the developer of Fairview Crossing North and Fairview Crossing has been in negotiations with MODOT since 2022 on various requirements for connection to 169 Highway; and

WHEREAS, MODOT requested, and the developer has agreed to enter into a development agreement with the City that provides the timing and construction requirements for constructing this turn lane. The specific requirements are from MoDOT and when the triggers are met with future building development inside the subdivision, construction will be required. This is the final step for the developer to obtain its' construction permit from MODOT for its' access to 169 Highway via the new 147th Street; and,

WHEREAS, the attached Development Agreement is solely for the purpose of developer being able to obtain the final construction permit for the 147th Street entrance and is a new requirement from MODOT.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF
THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:**

**THAT THE ATTACHED DEVELOPMENT AGREEMENT FOR FAIRVIEW
CROSSING NORTH SUBDIVISION IS HEREBY APPROVED.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 4th day of June, 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into this ____ day of _____, 2024, by and between **KANSAS CITY PROPERTIES & INVESTMENTS, LLC**, ("Developer") and **THE CITY OF SMITHVILLE, MISSOURI**, a Missouri Corporation ("City") as follows:

WHEREAS, Developer has developed its proposed subdivision known as Fairview Crossing North located east of US 169 Highway and south of Commercial Street in Smithville. The development includes 5 commercial lots, with access onto Commercial Street via its new Fairview Drive; and access to 169 via the new 147th Street. 147th Street also will include direct access to a proposed extension of Fairview Drive to the south, which eventually will extend to 144th Street. As a result of the combined use of the new 147th Street access to 169, certain additional requirements and limitations to that access have been imposed by MODOT.

WHEREAS, the City will make certain requirements for additional highway improvements to 169 to include a right turn lane for northbound 169 onto 147th Street in order for MODOT to issue permits for final construction and access of 147th Street to 169.

WHEREAS, it is in the best interest of both parties to enter into an agreement as to what improvements and obligations under the city's subdivision code as well as MODOT standards will be required of Developer; and

WHEREAS, this Agreement is necessary to provide for the safety, health and general welfare of the public and to provide for the orderly development of City.

NOW, THEREFORE, in consideration of the foregoing recitals and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The terms of this agreement apply to the subdivision named Fairview Crossing North, as recorded in the Clay County office of Recorder of Deeds.
2. That in order to obtain permits to construct the access to 169 Highway from 147th Street, MODOT will require that developer also install a northbound, right-turn lane to the standards of construction in effect at the time construction is triggered by development in either Fairview Crossing North, or with development in Fairview Crossing. The trigger will be upon either: a commercial building permit in either subdivision (pending bank permit on Lot 3 excluded) or, any rezoning or subdividing of any of the current land in either subdivision. In the event of any rezoning or subdivision of the existing lots, MODOT will require a new trip generation report and their review will determine when such right-turn lane construction shall occur.
3. That the proposed work on the turn lane is subject to approval of the plans by MODOT, and developer agrees to meet the standards contained in the plans as approved by MODOT.
4. All work agreed to be performed by Developer in this Agreement shall be done only after receiving written notice from City to proceed. Notice to proceed shall not be given by the City until final construction plans have been approved by MODOT and the city.

5. In the event of default in this Agreement by either party, it is agreed that either party shall be entitled to equitable relief to require performance by the other party as well as for any damages incurred by the breach, including reasonable attorney fees.
6. This Agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing subject to the approval of both parties.
7. Any provision of this Agreement which is not enforceable according to law will be severed and the remaining provisions shall be enforced to the fullest extent permitted by law.
8. The undersigned represent that they each have the authority and capacity from the respective parties to execute this agreement.
9. This agreement shall not be effective until: (1) approved by Resolution duly enacted by the Board of Aldermen of Smithville, Missouri.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first above written.

THE CITY OF SMITHVILLE, MISSOURI

ATTEST:

By _____
Mayor

**KANSAS CITY PROPERTIES &
INVESTMENTS, LLC**

By _____
Shane Crees, Managing Member

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

On the ____ day of _____, 2024, before me, the undersigned Notary Public, personally appeared Damien Boley, to me known, and who, being by me duly sworn, did say that he is the Mayor of Smithville, Missouri, and said instrument was signed and sealed on behalf of said City by authority of its Board of Aldermen and said Mayor acknowledges said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last written above.

Notary Public

My Commission Expires:

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

On this ____ day of _____, 2024, before me, the undersigned Notary Public, personally appeared _____, to me known, and who, being by me duly sworn, did say that he/she is the managing Member of Kansas City Properties & Investments, LLC, and said instrument was signed and sealed on behalf of said Kansas City Properties & Investments, LLC by authority of its Board and he/she acknowledges said instrument to be the free act and deed of said Kansas City Properties & Investments, LLC.

Kansas City Properties & Investments, LLC

Managing Member

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last written above.

Notary Public

My Commission Expires:



Board of Aldermen Request for Action

MEETING DATE: 6/4/2024

DEPARTMENT: Administration

AGENDA ITEM: Adjournment to Executive Session Pursuant to Section 610.021(1&2) RSMo.

REQUESTED BOARD ACTION:

A motion to close the regular session for the purpose of discussing legal and real estate matters pursuant to Section 610.021(1&2) RSMo.

SUMMARY:

To allow the Board of Aldermen to adjourn to Executive Session to discuss legal and real estate matters.

PREVIOUS ACTION:

N/A

POLICY ISSUE:

The Board of Aldermen will vote to close the Board of Aldermen Regular Session Pursuant Section 610.021(1&2) RSMo.

FINANCIAL CONSIDERATIONS:

Click or tap here to enter text.

ATTACHMENTS:

- | | |
|---------------------------------------|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |



FY24 Planning Calendar

*****Items on the Planning Calendar are subject to change*****

June 13 & 14 Board of Aldermen Retreat

June 18, 2024 Work Session

Update on Chamber Services Contract
Planning Review Process Overview

June 18, 2024 Regular Session 7:00 p.m.

Resolution - Approve Financing Terms of Lease Agreement for Tractor/Boom Mower
Resolution – Site Plan Amendment for Thornell
Resolution – City Internet Provider - AT&T Renewal
Resolution – South Employment Overlay District
Proclamation – Parks and Recreation Month

July 2, 2024 Work and Regular Session - Cancelled

July 16, 2024 Work Session 5:30 p.m.

Discussion FY2025 Employee Handbook
Discussion FY2025 Compensation Plan
Discussion Schedule of Fees

July 16, 2024 Regular Session 7:00 p.m.

Resolution – Sports League Contract with Warrior Youth Football Club
Resolution – Bid Award Extension – City Tow Services
Resolution – Records Management Policy

August 6, 2024 Work Session 6:00 p.m.

August 6, 2024 Regular Session 7:00 p.m.

Ordinance – Re-Adopt the Code of Ethics – 1st Reading
Resolution – Renewal of Camp Host Contract
Resolution - Lease Purchase Option – Streets Department Skid Steer
Resolution – Award Bid for Streetscape Phase III

August 20, 2024 Work Session

Discussion 9-Month FY2024 Budget Update
Discussion FY2025 Operating Budget (1st Discussion)

August 20, 2024 Regular Session 7:00 p.m.

Ordinance – Re-Adopt the Code of Ethics – 2nd Reading
Resolution – Destination Safe Grant
Resolution – DWI Enforcement Grant Agreement
Resolution – Hazardous Moving Violation Grant Agreement
Resolution – Award Bid 144th Street Lift Station and West Bypass
Resolution – Award Bid for Stonebridge lift station
Resolution – Award Bid Commercial Street Sidewalks

September 3, 2024 Work Session

Discussion FY2025 Operating Budget (2nd Discussion if needed)

September 3, 2024 Regular Session 7:00 p.m.

Proclamation – Water and Wastewater Professionals Week
Resolution – Award Bid - Snow Removal
Resolution – Authorize Purchase of Winter Salt

September 17, 2024 Work Session

September 17, 2024 Regular Session 7:00 p.m.

Proclamation – Constitution Week
Public Hearing – Property Tax Levy
Ordinance – Setting the 2024 Property Tax Rate – Emergency Ordinance - 1st & 2nd Reading
Resolution – Award Bid for construction of River Crossing
Resolution – Award Bid for Smith’s Fork Force Main

October 1, 2024 Work Session

October 1, 2024 Regular Session 7:00 p.m.

Public Hearing – Sewer Rates
Ordinance – FY2025 Operating Budget – 1st Reading

October 15, 2024 Work Session

October 15, 2024 Regular Session 7:00 p.m.

Ordinance – FY2025 Operating Budget – 2nd Reading
Resolution – Amending the Schedule of Fees
Resolution – Employee Compensation Policy Manual
Resolution – Changes to the Policy Manual
Executive Session Pursuant to Section 610.021(3)RSMo.

November 5, 2024 Work Session

November 5, 2024 Regular Session 7:00 p.m.

Resolution – HHW (MARC) 2025
Resolution – Agreement with County for Replica

November 19, 2024 Work Session 6:00 p.m.

November 19, 2024 Regular Session 7:00 p.m.

December 3, 2024 Work Session

December 3, 2024 Regular Session 7:00 p.m.

December 17, 2024 Work Session

December 17, 2024 Regular Session 7:00 p.m.

Unscheduled:

City/County Shared Roads – Clay and Platte
Contract with PWSD #8
ADU's (Accessory Dwelling Units) on Existing Properties
Courtyard Park Alleyway Safety
1st Street & Bridge Street Round-A-Bout – Engineering Contract
Award Bid "OK" Railroad Phase
Highway 92 & Commercial Street Waterline Improvements – Engineering Contract
Riverwalk Park & Trail – Engineering Contract
2nd Creek Sidewalks – Engineering Contract
McDonald's & Central Bank Lift Station – Engineering Contract Later maybe 2025
Smith's Fork Park Waterline – Construction Contract
Emerald Ridge Neighborhood Park & Signage - Construction Contract
Purchase of Emerald Ridge Playground Equipment
Art on the Move
Bid Process
Downtown Wayfinding Signage
Website Development and Services

Past Planning Calendars can be found on the City's website in each Board of Aldermen Regular session meeting under more....additional documents.