

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

August 19, 2025 7:00 p.m.
City Hall Council Chambers and Via Videoconference

1. Call to Order

Mayor Boley, present, called the meeting to order at 7:30 p.m. following the work session. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Ron Russell, Dan Hartman and Leeah Stone.

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

2. Pledge of Allegiance lead by Mayor Boley

3. Proclamation – September is National Senior Center Month

Mayor Boley presented the proclamation for National Senior Center Month to Senior Services Coordinator Amy Alexander.



Figure 1 - Mayor Boley and Senior Services Coordinator Amy Alexander

4. Consent Agenda

- **Minutes**

- August 5, 2025, Board of Aldermen Regular Session Minutes

- **Finance Report**

- Financial Report for July 2025

- **Resolution 1497, Temporary Liquor License – Smithville Town Tavern**

A Resolution issuing a Temporary Liquor License to Smithville Town Tavern for the Smithville's Backyard BBQ Bash and Junkville to be held on Saturday, September 27, 2025 and for Festi-Ville in the downtown courtyard on Saturday, October 4, 2025.

- **Resolution 1498, Leak Adjustment**

A Resolution approving a water and wastewater leak adjustment request for Paxton Wilson.

- **Resolution 1499, Special Event Permit – Festi-Ville**

A Resolution approving a special event permit for Eric Craig Real Estate Team for Festi-Ville in the downtown courtyard on Saturday, October 4, 2025.

- **Resolution 1500, Temporary Liquor License – Streetcar Grille and Tavern**

A Resolution issuing a Temporary Liquor License to Streetcar Grille and Tavern for Festi-Ville in the downtown courtyard on Saturday, October 4, 2025.

- **Resolution 1501, Temporary Liquor License - Chops BBQ**

A Resolution issuing a Temporary Liquor License to Chops BBQ for Festi-Ville in the downtown courtyard on Saturday, October 4, 2025.

- **Resolution 1502, Temporary Liquor License – Gizmos**

A Resolution issuing a Temporary Liquor License to Gizmos for Festi-Ville in the downtown courtyard on Saturday, October 4, 2025.

- **Resolution 1503, Temporary Liquor License - Grassroots**

A Resolution issuing a Temporary Liquor License to Grassroots for Festi-Ville in the downtown courtyard on Saturday, October 4, 2025.

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.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

5. Committee Reports

Alderman Wilson reported on the August 12 Planning and Zoning Commission meeting. She noted that there will not be a Planning and Zoning Commission meeting in September. In October they anticipate requests for rezoning for a new subdivision off of KK Highway and for a property east on Main Street across from Grace Community Church.

There are new businesses planned for the Marketplace: an AutoZone and a Les Schwab Tire Center. There is possibly a new business leasing space from the Outrig RV Storage that will potentially provide 40 new jobs and in time my look to build.

There are 13 single-family detached homes anticipated for the south side of Clay Creek Meadows. 110 Smithville is on track to meet the TIF timeline of August 2026. Fairview Crossing South construction has been delayed.

The remainder of meeting Julie Kruse a representative from Synder and Associates updated and discussed with the commission the 169 South Overlay District. She will be back for the October 14 meeting.

6. City Administrator's Report

Cynthia Wagner provided an update on personnel. August 14, Dylan Crum and Kennedy Sutton graduated from the Kansas City Police Academy. Both have begun their field training. Police Recruit Isaac Sullivan is currently attending the academy and scheduled to graduate early this winter. Police Recruit Jack Cooley began the academy today. That brings us to three vacancies in the Police Department that we continue to recruit for.

Alex Fischer joined the team as a Water Plant Operator I. We continue to recruit for a Wastewater Plant Operator and Water Treatment Plant Manager.

Cynthia noted the contractor originally awarded the Commercial Avenue Pedestrian Project has informed the City they are ceasing operations and will not be able to complete the work. Staff is working with that contractor, attorneys, and the state to figure out next steps. She thanked the street crew for work today to backfill and clean all areas at the school campus for student and staff safety as the school year begins.

The Citizens Academy kicked off with a picnic on August 11, welcoming nine residents into this years class. The first of eight sessions, Administration: Governing Smithville, was held on August 18.

Cynthia noted last Tuesday, she, Finance Director Rick Welch and Todd Goffoy, Piper Sandler sat on a ratings call with S&P Global. We learned this week that we earned a A-plus long-term debt rating and our AA- rating for the Certificates of Participation (COPs) was affirmed. Those ratings should help obtain a good interest rate as we go out to sell the COP bonds, to fund the upcoming utility projects. She thanked staff and consultants for all their work throughout this process.

ORDINANCES & RESOLUTIONS

7. Bill No. 3074-25, Annexation Lots 2 & 3, Phase I of Whispering Creek Farms – 2nd Reading

Alderman Atkins moved to approve Bill No. 3074-25, annexing certain adjacent territory into the City of Smithville, Missouri. 2nd reading by title only. Alderman Hartman seconded the motion.

Public Comment.

Nicole Pfaff, 3405 NE 144th Street, spoke to the Board about her concerns that this was only posted in the newspaper. She noted that she does not live in city limits. Ms. Pfaff said that she believes the Board was more interested in collecting revenue than the quality of life. She said that Smithville's move for progress was killing the dream of the people that want to live in peace.

Brent Pfaff, 3405 NE 144th Street, said that he agreed with everything his wife said. He said that there was no signage that said there was going to be an annexation. He said that signage would let everyone know. Mr. Pfaff noted that he does not live in city limits but lives adjacent to it. He asked if a traffic study had been conducted because of the impact this would have on that area.

Ed Chambers, 3419 NE 144th Street, said that he moved from the city because it outgrew him. He moved here to get away from people. Mr. Chamber said that everything that comes off

that property will run right into his property. He asked that the Board not let them build there.

Larry Yeatman, 4014 NE 144th Street, said that he knew this was just an annexation and not a rezoning. Mr. Yeatman said that potential residents will not be aware that the property is in city limits. He also said that he will get the run off from this property. He asked that the Board vote no.

Cheryl Lee, 4400 NE 144th Street, said that they were all aware that these two lots are just the beginning of the plans to annex the whole section. She said that everyone's concern is about safety. Ms. Lee said that the intersection of Mount Olivet and 144th Street is a dangerous intersection and asked the Board what they would do to address that.

Derek Dorsey, 14717 Mount Olivet Road, said that the reason he lives where he lives is because he does not want to be annexed into the city and does not want to be governed by city ordinances, restrictions, permits, etc. Mr. Dorsey said that some of them want to raise their children in the country and teach them basic firearm safety and be able to hunt on their land and fish in their ponds. He said they did not want to be surrounded by high-density housing.

Michael Ballenger, 14975 Mount Olivet Road, asked that the Board give careful consideration to what they are approving. He said that the Clay County Commissioners voted this down. He said there is a House Bill 631 and a Senate Bill 922 that did not pass, but they would have required 25%, of the perimeter of an annexed property to be contiguous to the annexing city and also a 24-month wait between annexing contiguous properties. Had those Bills passed this property would not meet those requirements. Mr. Ballenger asked that the Board take a closer look at the resent growth in the area and require a traffic impact study.

Board discussion.

The Board discussed the traffic impact study and Development Director Jack Hendrix explained that Planning and Zoning Commission can require a traffic impact study even if the calculations from the engineers does not meet the standards.

Gage Williams, 14422 Mount Olivet Road, interrupted the Board discussion. The Mayor explained that public discussion was over and that he did not follow the policy of filling out a public comment card. Mr. Williams continued to disrupt the meeting by becoming vocal and off topic. Mayor Boley asked him to please sit down, and he refused. Mayor Boley requested that Chief Lockridge escort Mr. Williams from the building. Mr. Williams threatened the Board as he was being escorted out of the building.

Upon roll call vote:

Alderman Wilson - Aye, Alderman Atkins - Aye, Alderman Stone – Aye,
Alderman Kobylski - Aye, Alderman Russell – No, Alderman Hartman - No.

Ayes – 4, Noes – 2, motion carries. Mayor Boley declared Bill No. 3074-25 approved.

8. Bill No. 3075-25, COP Financing Parameters – Emergency Ordinance Sponsored by Mayor Boley – 1st and 2nd Reading

Alderman Atkins moved to approve Bill No. 3075-25, authorizing the City of Smithville, Missouri Certificates of Participation, Series 2025 and authorizing and approving certain

documents in connection with the Delivery of the Certificates. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3075-25 approved first reading.

Alderman Atkins moved to approve Bill No. 3075-25, authorizing the City of Smithville, Missouri Certificates of Participation, Series 2025 and authorizing and approving certain documents in connection with the Delivery of the Certificates. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3075-25 approved.

**9. Bill No. 3076-25, Chapter 353 Application Process – Emergency Ordinance
Sponsored by Mayor Boley – 1st and 2nd Reading**

Alderman Atkins moved to approve Bill No. 3076-25, adopting a procedure for considering redevelopment plans and tax abatement or exemption pursuant to Chapter 353 of the Revised Statutes of Missouri. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3076-25 approved first reading.

Alderman Atkins moved to approve Bill No. 3076-25, adopting a procedure for considering redevelopment plans and tax abatement or exemption pursuant to Chapter 353 of the Revised Statutes of Missouri. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3076-25 approved.

10. Bill No. 3077-25, Destruction of Records – 1st Reading

Alderman Atkins moved to approve Bill No. 3077-25, approving the destruction of certain records. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3077-25 approved first reading.

11. Resolution 1504, Temporary Liquor License – Snack Daddy’s

Alderman Atkins moved to approve Resolution 1504, authorizing and directing the Mayor to execute an agreement with Janet Terry and Chris Dunkin for Camp Host Services. Alderman Hartman seconded the motion.

No discussion.

Mayor Boley requested a roll call vote:

Alderman Stone – Aye, Alderman Atkins – Aye, Alderman Wilson – Aye,
Alderman Hartman – Aye, Alderman Russell – Aye, Alderman Kobylski – Abstained.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. Mayor Boley declared Resolution 1504 approved.

12. Resolution 1505, Amending the Mowing Contract

Alderman Atkins moved to approve Resolution 1505, amending the existing mowing services contract with Warrior Lawn and Landscape, LLC to include additional park areas. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1505 approved.

13. Resolution 1506, MOU with Smithville Main Street District

Alderman Atkins moved to approve Resolution 1506, authorizing the Mayor to sign a Memorandum of Understanding (MOU) with the Smithville Main Street District. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1506 approved.

OTHER MATTERS BEFORE THE BOARD

14. Public Comment

None

15. New Business from the Floor

a) Section 120.040(I) Discussion

Mayor Boley asked if the Board wished to make a motion concerning the Section 120.040(I) Resolution.

Alderman Russell made a motion approve the Resolution. There was no second to the motion. The motion died.

There was no further discussion on the matter.

No other new business.

16. Adjourn

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared the meeting adjourned at 8:10 p.m.


Linda Drummond, City Clerk


Damien Boley, Mayor