



Board of Aldermen Request for Action

MEETING DATE: 8/19/2025

DEPARTMENT: Development

AGENDA ITEM: Bill No. 3074-25, Annexation Lots 2 & 3, Whispering Creek Farm, 2nd Reading.

REQUESTED BOARD ACTION

A motion to approve Bill No. 3074-25 annexing certain adjacent territory into the City of Smithville, Missouri for second reading by title only.

SUMMARY

Approving this ordinance would annex Lots 2 & 3, Phase I of Whispering Creek Farm property into the city limits. The property is contiguous to the City of Smithville on its' west side and is served by county water services and is sufficient for private septic systems once fully developed. All other city services are available to serve the property immediately.

PREVIOUS ACTION

A public hearing was advertised in the paper more than seven days in advance of the hearing (July 15) and less than 60 days have elapsed since the application was submitted (June 12) in compliance with §71.012 RSMo.

POLICY ISSUE

Annexation

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

- ☒ Ordinance
- ☐ Resolution
- ☒ Staff Report
- ☐ Other:

- ☐ Contract
- ☐ Plans
- ☐ Minutes

**AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY
INTO THE CITY OF SMITHVILLE, MISSOURI**

WHEREAS, on the 12th day of June. 2025, a verified petition was signed by all owners of the real estate hereinafter described, requesting annexation of said territory into the City of Smithville, Missouri and filed with the City Clerk; and

WHEREAS, said real estate as hereinafter described is adjacent to and contiguous with to the present corporate limits of the City of Smithville, Missouri; and

WHEREAS, a public hearing concerning said matter was held at City Hall in Smithville, Missouri, at the hour of 7 p.m. on the 15th day of July 2025; and

WHEREAS, notice of said public hearing was given by publication of notice hereof on the 3rd day of July 2025 in the Courier Tribune, a weekly newspaper of general circulation, in the County of Clay, State of Missouri; and

WHEREAS, at said public hearing all interested persons, corporation or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation, and whereas no written objection to the proposed annexation was filed with the Board of Aldermen of the City of Smithville, Missouri, within fourteen (14) days after the public hearing; and

WHEREAS, the Board of Aldermen of the City of Smithville, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the City is able to furnish normal municipal services to said area within a reasonable time after annexation.

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

SECTION 1. Pursuant to the provisions of Section 71.012 RSMo 1969, as amended by laws of 1976, the following described real estate is hereby annexed into the City of Smithville, Missouri, to wit:

Lots 2 & 3, Phase I of Whispering Creek Farms, located in Clay County, Missouri.

SECTION 2. The boundaries of the City of Smithville, Missouri, are hereby altered so as to encompass the above-described tract of land lying adjacent to and contiguous with the present corporate limits.

SECTION 3. The City Clerk of the City of Smithville, Missouri, is hereby ordered to cause three (3) certified copies of this ordinance to be filed with the Clay County Clerk.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

PASSED THIS 19th DAY OF AUGUST 2025.

Damien Boley, Mayor

ATTEST

Linda Drummond
City Clerk

First Reading: 08/05/2025

Second Reading 08/19/2025



**Voluntary Annexation
Staff Report**

July 8, 2025

Annexation of Parcel Id's #06-703-00-01-013.00 & 06-703-00-01-014.00

Application for Voluntary Annexation of Land to the City

Code Sections: State Law Section 71-012 Annexation

Property Information: Address: Approx. 3400 NE 144th Street
Owner: Whisper Creek Farms LLC

Notice Date: June 26, 2025

GENERAL DESCRIPTION:

The applicant seeks to annex 3400 NE 144th Street (approximate address) into the city for future development.



COMPLIANCE WITH COMPREHENSIVE PLAN

Voluntary annexation is a request by a property owner and is subject to the discretion of the City. The Comprehensive Plan currently identifies certain areas that can be considered for annexation. The subject property is immediately adjacent to the most recent annexation.

CONTIGUOUS AND COMPACT

Property meets the State law requirement of 15% of the boundary be contiguous to the City limits of Smithville.

ABILITY TO PROVIDE SERVICES

All utilities and services are available to be provided at this time, including police, parks and street maintenance. Water utilities are provided by Clay County PWSD #9, and Platte-Clay Electric provides power.

STAFF RECOMMENDATION:

Staff recommends Board listen to the Public input on the matters that will assist them in determining the reasonableness of the annexation and the necessity of the annexation to the proper development of the city, at the next Board meeting.

Respectfully Submitted,

/s/ Jack Hendrix /s/

Zoning Administrator