



City Administrator's Report

April 2, 2026

Fire at Smithville Plaza

Staff has received a number of questions relating to Monday's fire at Smithville Plaza. These questions relate primarily to the inspection and maintenance program for fire hydrants and the development review process relating to fire protection. City and Smithville Area Fire Protection District (SAFPD) staff held a debrief meeting and plan to provide information during the City Administrator's Report at the meeting on Tuesday.

[Memo - Smithville Plaza Fire After Event Review](#)

Utility Billing Clarification – Board Inquiry

Following public comment regarding a utility billing concern at the March 24 Board meeting, Aldermen requested some additional information on the issue. In January 2026, the City identified an issue with our third-party online payment processor in which transactions were being declined for customer's ZIP codes that included the +4 codes. The system currently accepts only the standard five-digit ZIP code and does not process payments when the additional four digits are included. Our processor has noted that customers receive automated email notifications when any transaction is declined. This issue first appeared in connection with the January 2026 billing cycle. To date, our processor has not provided a definitive explanation or resolution, and we do not have direct control or ability to alter the customer's information due to confidentiality. A total of eight customers have contacted the City regarding this matter. Seven inquiries were received in January and early February, with one additional concern submitted in late March.

Monthly Meeting with Smithville School District Superintendent

On Wednesday, Assistant City Administrator Gina Pate and Development Director Jack Hendrix joined me in my monthly meeting with Dr. Maus. In addition to general information sharing and discussion in this monthly update, we provided information on the upcoming strategic planning process, discussing involvement of high school students in the process and residential development in the city which could have an impact on student enrollment.

Monthly Meeting with Chamber Executive

On Thursday, Assistant City Administrator Gina Pate and I met with Erika Winston. We discussed the upcoming State of the Cities presentation to the Clay County Economic Development Council, the upcoming strategic planning process, budget development and demographic information collected through PlacerAI. Erika provided an update on scheduling for potential business retention visits. There are upcoming marketing workshops in partnership with The Ville: Smithville Living located at Mid-Continent Public Library – Smithville Branch. Erika also provided information on relief efforts the Chamber is coordinating in response to Monday's fire affecting five local businesses.

As a reminder, the community Calendar is updated with events to keep our community informed about all things happening in Smithville. You can stay up to date by visiting <https://www.smithvillechamber.org/communitycalendar#!calendar>.

Development Updates

Smithville Plaza

The Smithville Plaza rezoning and site plan for apartments has been paused at the request of the owner due to the recent fire at the strip center building.

South Employment Overlay District

Staff has been contacted regarding a potential project for warehousing and manufacturing on a very large scale in the new South Employment Overlay District. The applicant indicates that they are working towards submitting by April 17 in order to be on the June Planning Commission schedule for rezoning and subdivision of parcels. In accordance with overlay requirements, the rezoning application will include a Conceptual Plan for the development.

Data Center Inquiry

The City has received initial requests for information regarding the possibility of constructing a data center facility within Smithville. City Code does not currently allow data centers as a use within the zoning code. Staff recommends scheduling a work session in the near future to review this issue. This would allow Board discussion and direction regarding data centers including whether a change is desired to allow for these type facilities and if so, what restrictions would be desired. (Issues that are generally identified with this use include the visual look/impact of the building and the site; setbacks (from rights of way and residential uses); landscaping and buffering requirements; noise limitations; utility needs, etc.

MS4 Permit Renewal

The City of Smithville holds a Municipal Separate Storm Sewer System (MS4) permit issued by the Missouri Department of Natural Resources (DNR). This permit authorizes the discharge of stormwater from regulated MS4 facilities in accordance with state regulations (10 CSR 20-6.200(D)24).

The current permit became effective on October 1, 2021, and expires on September 30, 2026. Permit renewal applications are required to be submitted at least six months prior

to expiration. The City has submitted its renewal application to DNR to ensure continued permit coverage.

City staff are currently working on updates to the Stormwater Management Plan 2027-2032 and will bring the plan to the Board for review, discussion, and adoption once it is finalized.

The KC Parade of Hearts is Coming Back to Smithville!

As you will recall, Courtyard Park hosted a heart in the 2022 inaugural Parade of Hearts. We're excited to share that Smithville was selected as a host city for the recently announced 2026 Parade of Hearts!

Beginning this spring, 150 uniquely designed heart sculptures created by regional artists will be placed throughout the Kansas City metro, connecting more than 60 communities across two states. One of these monumental hearts will be right here in Smithville.

Since launching in 2022, Parade of Hearts has grown into a region-wide celebration of art, creativity, and community pride, encouraging residents and visitors to explore the metro while supporting nonprofit organizations through the eventual auction of each sculpture.

The 2026 season kicks off with the "150 United" exhibition on April 4 at the Overland Park Convention Center. This family-friendly event will showcase all 150 artist-designed, 6-foot "Hearts of Unity" sculptures before they are placed throughout the region.

Stay tuned for details on where you'll be able to find Smithville's heart!

Learn more: www.theparadeofhearts.com

State Petition Audit

Staff continue to provide information as requested. It is anticipated that work on the audit will continue throughout the fiscal year.

Upcoming Meeting Schedule

Due to the fact that the June 16, 2026, meeting falls during set-up for LakeFest affecting access to the City Hall parking lot, Mayor Boley has cancelled that meeting. In lieu of a Board of Aldermen meeting that evening, the Board of Aldermen Budget Retreat will be held that day to discuss budget priorities.

The September 15, 2026, meeting falls during the MML annual conference and has also been cancelled by the Mayor. This meeting will likely be rescheduled later in the month pending receipt of property tax assessed valuation information from Clay and Platte Counties in order to set the tax rate for the coming year.

The November 3, 2026, meeting has been cancelled as it falls on Election Day.