



City Administrator's Report

July 30, 2026

Strategic Plan Update Progress

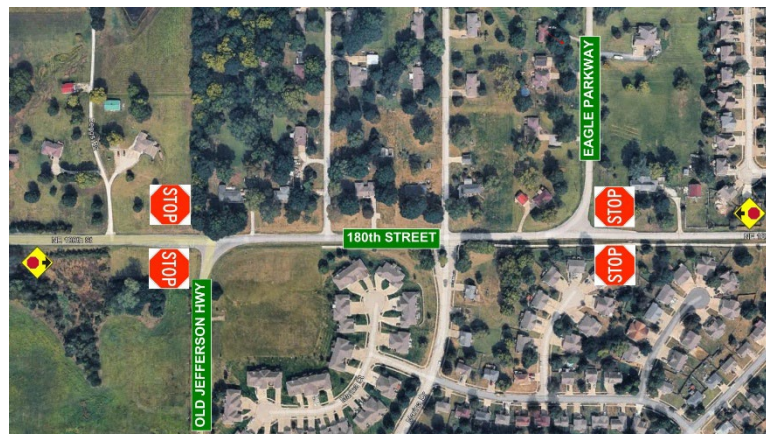
We are still in the information gathering stage of the Strategic Plan! If you haven't already, please visit the [Strategic Plan Social Point](#) to participate in the online community survey, ideas wall, and forum. If you would like to fill out a paper copy of the survey, please stop by City Hall. Responses will be collected through September 4, 2026.

In addition to our online engagement, we have multiple in-person community forum meetings that have also been scheduled. Community members are invited to choose the meeting that works best for their schedules. Food will be provided.

- 8/31 @ 06:00 pm – Smithville Library
- 9/02 @ 10:30 am – Smithville Activity Center during Senior Services Programming
- 9/02 @ 06:00 pm – Smithville High School
- 9/03 @ 08:30 am – Smithville Activity Center

180th Street and Old Jefferson Highway and Eagle Parkway Intersections

Staff has reviewed this intersection following questions regarding safety concerns. Two new 48"x48" stop signs will be installed at both intersections. Stop signs will be installed on both sides of 180th Street with a flashing red beacon installed on top of each of the stop signs. "Stop Ahead" logo signs measuring 24"x24" will be installed in advance of each intersection. The map below depicts the signage.



Development Updates

As previously reported, the August Planning Commission Agenda contains the following items:

Battery Energy Storage Facility (BESF) Plat, Zoning and CUP

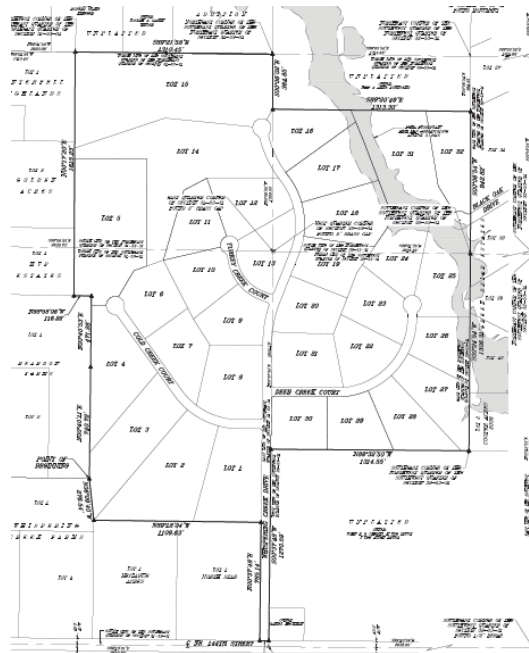
Application for a second Battery Energy Storage Facility has been received. This facility would be located on the south side of 148th Street (formerly Commercial) if a subdivision plat, rezoning and a conditional use permit are ultimately approved.



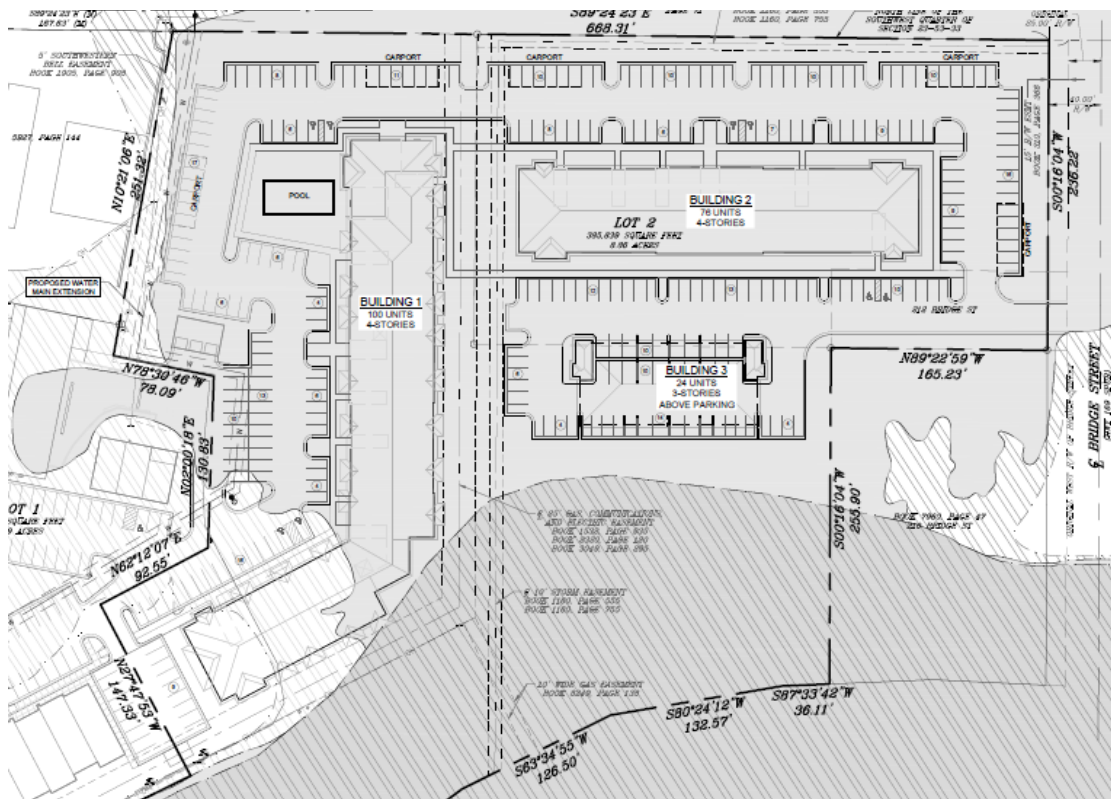
The project is to be called the Claythorne Reliability Project, and it will require a new subdivision to separate the north 10 acres from the Outrig RV Storage facility land. If approved, this will be a Battery Energy Storage Facility that will serve the Evergy substation across 148th Street from the project area. This project will require extending the 148th Street to the west in accordance with the previously approved site plan and agreements on this property. The applicant seeks an I-1 zoning designation in accordance with the Comprehensive Plan. That zoning will also require a conditional use permit, which will be required to meet the Site Plan Review ordinance standards to be approved.

Whispering Creek Farms Zoning and Subdivision

An application has been filed on the land near 144th Street and Mt. Olivet Road that was subject to three recent annexations earlier this year. After the annexation, the applicant sought to hold off on the initial zoning of the land until such time as a subdivision proposal could be presented to the Clay County Highway Department to determine its' requirements on 144th Street since they will continue to maintain that street with the new shared road agreement. Once that process was completed, the applicant has now submitted for a Single-Phase Final Plat on the 158.62 acres of land that is currently unplatted. That proposal will require the A-R zoning designation, which is required for lots smaller than 10 acres and generally matches the lot sizes of the Monterey Estates and Mt. Olivet subdivision to the west of Mt. Olivet Road.



Only one item is on the agenda for the September Planning Commission Meeting: *Smithville Plaza Apartments – Rezoning and Conceptual Plan*. Staff has received the updated application (original application pulled due to the fire at the retail center) for an apartment complex on 8.5 acres between the retail shops on 169 Highway and Bridge Street on the east.



The rezoning is to change some of the B-3 zoned land behind Casey's and the strip center to the south to match the existing R-3 land that fronts on Bridge Street. The

proposed Conceptual Plan is to include the site plan review of the buildings, layout, landscaping, lighting and parking requirements. The application requests a reduction in the parking spaces from the old city code (nearly double the requirements than what is contained in the original apartment complex on West Main Street near the bank) to a purportedly more accurate needs-based level. Staff has requested a specific white paper on the parking subject to provide accurate data associated with not only the unit make up in the complex, but also the intended demographics that will better reflect the actual parking needs. This white paper will be separate from the Traffic Impact Study that is also required.

State Petition Audit

We have been notified that the field work portion of the audit was officially completed Friday, May 8. Auditors are now in the review process and will still be contacting staff for follow-up and clarification on information. Staff continue to provide information as requested. It is anticipated that work on the audit will continue throughout the fiscal year.

Upcoming Meeting Schedule

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.