

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

July 7, 2026, 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, Kelly Kobylski, Melissa Wilson and Dan Hartman. Leeah Stone was absent.

Staff present: Cynthia Wagner, Gina Pate, Matt Bond, Chief Lockridge, Rick Welch, Jack Hendrix, Matt Denton, Linda Drummond, Mayra Toothman, Alex Hulet and Cassidy Childerston.

City Attorney present: Padraic Corcoran.

2. Pledge of Allegiance lead by Mayor Boley

3. Proclamation – Parks and Recreation Month

Mayor Boley presented the Proclamation for Parks and Recreation Month to Alex Hulet, Recreation Manager and Cassidy Childerston, Recreation Coordinator.



Figure 1 Pictured Cassidy Childerston, Alex Hulet and Mayor Boley

4. Consent Agenda

- **Minutes**

- June 2, 2026, Board of Aldermen Work Session Minutes
- June 2, 2026, Board of Aldermen Regular Session Minutes
- June 16, 2026 Board of Aldermen Retreat Minutes

- **Finance Report**

- Financial Report for May 2026

- **Resolution 1591, Purchase of UV Lights for Wastewater Plant**

A Resolution authorizing the purchase of ultra-violet lights from Trojan Technologies in the amount of \$40,356.06 at the wastewater treatment plant.

- **Resolution 1592, Police Officers Reimbursement Agreement**
A Resolution authorizing the City Administrator to execute Recruitment Reimbursement Agreements for POST-certified police officers and prospective police recruits.
- **Resolution 1593, Main and Mill Easement Exchange**
A Resolution authorizing the Mayor to execute an easement to the developer and accept an easement from the Developer for the Main and Mill project parking lot.
- **Resolution 1594, Renaming of Diamond Crest Park**
A Resolution renaming Diamond Crest Park to OK Railroad Park and Trail.
- **Resolution 1595, Acknowledgement of Clay County Senior Services Grant Application**
A Resolution acknowledging the Board of Aldermen's support of an application for the Senior Services grant through Clay County Senior Services.
- **Resolution 1596, Owners Representative Agreement for Services for Smith's Fork Park Projects**
A Resolution approving the agreement with Navigate Building Solutions for Owner's Representation for the Smith's Fork Park project.
- **Resolution 1597, Adopting Revision to the Policy Manual**
A Resolution adopting revision to the City's Temporary Hydrant Meter Policy.
- **Resolution 1598, Amending the Schedule of Fees**
A Resolution adopting amendments to the Schedule of Fees.

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

No discussion.

Ayes —4, 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 June 16 Planning and Zoning Commission meeting. She noted they reviewed several items and received updates on current and upcoming projects throughout the community. Two items on the agenda this evening included a site plan review for the Smithville Plaza Retail development at 119 North U.S. Highway 169 and a rezoning and preliminary plat request for property located at 18410 H and H Lake Road. The Smithville Plaza project includes plans for a restaurant, retail space, and a laundromat, while the H and H Lake Road project involved both zoning and preliminary development approvals.

Staff provided information regarding zoning and development regulations, including a review of the distinctions between community-scale manufacturing and micro-manufacturing. The discussion was intended to help prepare for future development proposals.

Development activity within the community remains steady. Since the beginning of the year, 28 single-family residential building permits have been issued, with additional permits pending in the Clay Creek Meadows subdivision. Commercial development activity has also continued,

with two commercial building permits issued and several projects either under construction or nearing completion.

Among the active commercial projects, a diesel repair facility is currently under construction within the industrial park. The Main and Mill development continues to progress, with final occupancy approvals anticipated later this fall. There is ongoing discussions with the property owner located east of the Smithville Plaza Retail project regarding the potential development of apartments.

Residential growth continues in several areas of the community. Construction is underway within both the Weatherstone and Weatherstone II subdivisions, which together are expected to provide approximately 70 new residential lots. In addition, developers of the Collins Ridge subdivision are moving forward with construction.

Alderman Wilson noted that development remains active and more projects are expected.

6. City Administrator's Report

Cynthia noted that a ribbon-cutting ceremony was held for the O.K. Railroad Trail, marking the official opening of the new amenity. The event was well attended. Cynthia noted that the trail and surrounding park facilities were a popular place that day, making the opening a fitting way to kick off Parks and Recreation Month.

Cynthia noted that staff is developing a plan to expand community engagement opportunities. Over the past two years, the Citizens Academy program has allowed 10 to 12 residents each year to participate in an in-depth, multi-week overview of City operations, services, and facilities. Based on feedback received through the strategic planning process and recent citizen survey results, staff is exploring a new approach that would allow broader participation and provide residents with greater flexibility in participation.

As a result, staff is developing a new public outreach initiative called "Community Conversations: Your City Up Close." The program is designed to offer residents a behind-the-scenes look at staff, facilities, services, and operations that support the community. Rather than requiring participants to commit to a multi-week academy, the new format will consist of standalone sessions, allowing residents to attend individual topics that interest them.

The sessions will provide opportunities for residents to tour City facilities, meet staff and elected officials, learn how municipal services are delivered, ask questions and gain a better understanding of current projects, community challenges, and future planning efforts. Preliminary topics include an introductory session on city government and the municipal budget, tours of the water and wastewater treatment facilities, discussions on economic development and community growth, reviews of future City Hall and police facility needs, and presentations related to parks, streets, and maintenance operations.

The program will be introduced to the Smithville Chamber of Commerce tomorrow and promoted through the City's website and other social media as additional details and schedules are finalized.

Cynthia reminded the Board that several community engagement opportunities are planned as part of the ongoing strategic planning process, including public meetings and community forums scheduled in the coming months. Residents are encouraged to monitor the City's website for updates, meeting information, and access to the strategic planning portal.

ORDINANCES & RESOLUTIONS

7. Bill No. 3116-26, FY2026 Budget Amendment No. 6 – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3116-26, amending the FY2026 Budget to add \$79,000 to the General Fund. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 4, Noes – 0, motion carries. Mayor Boley declared Bill No. 3116-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3116-26, amending the FY2026 Budget to add \$79,000 to the General Fund. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 4, Noes – 0, motion carries. Mayor Boley declared Bill No. 3116-26 approved.

8. Bill No. 3117-26, Rezoning and Preliminary Plat Heritage Farm – 1st Reading

Alderman Atkins moved to approve Bill No. 3117-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri and approving a preliminary plat and development agreement for Heritage Farms subdivision. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 4, Noes – 0, motion carries. Mayor Boley declared Bill No. 3117-26 approved first reading.

9. Resolution 1599, Smithville Plaza Site Plan

Alderman Atkins moved to approve Resolution 1599, authorizing site plan approval for the Smithville Plaza Retail Center buildings at 119 North 169 Highway. Alderman Hartman seconded the motion.

No discussion.

Ayes – 4, Noes – 0, motion carries. Mayor Boley declared Resolution 1599 approved

10. Resolution 1600, Annual Fireworks Event Permit Renewal for White Iron Ridge

Alderman Atkins moved to approve Resolution 1600, approving an annual fireworks event permit for White Iron Ridge at 815 East 92 Highway. Alderman Hartman seconded the motion.

Alderman Wilson noted a concern raised by a resident regarding notifications for fireworks displays. White Iron Ridge currently posts notifications about scheduled fireworks displays on its Facebook page and she suggested that residents who are concerned about upcoming events may benefit from following that page to receive advance notice.

The Board discussed communication efforts with nearby neighborhoods, particularly the Hills of Shannon subdivision adjacent to the venue. Staff indicated that White Iron Ridge has contact information for the homeowner's association president and email distribution lists to share notifications regarding planned fireworks displays. Neighbors may also be individually added to the email notification list. Board members suggested that they also post social media notifications to help residents stay informed.

Ayes – 4, Noes – 0, motion carries. Mayor Boley declared Resolution 1600 approved.

OTHER MATTERS BEFORE THE BOARD

11. Public Comment

Shauna Houghton, 113 Lakeland Drive, a representative of the Smithville Lake Festival, spoke to the Board to express their appreciation for the City's partnership and support in helping make this year's festival a success. She thanked Parks and Recreation, the Police Department, Water Department, Street Department, and City staff, noting that the event would not have been possible without their assistance. Shauna noted that receiving valuable feedback will help planning efforts for future festivals.

Shauna gave special thanks to City employees who provided assistance outside of normal working hours, including water department staff who helped ensure the event's needs were met.

She noted that the Smithville Lake Festival committee viewed the festival's success not solely as an achievement for them, but as a success shared by the entire City through its partnership and support.

Shauna also noted that they had made efforts to contact nearby residents following the event and planned to provide small tokens of appreciation to those affected by festival activities.

12. New Business from the Floor

None

13. Adjourn

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

Ayes – 4, Noes – 0, motion carries. Mayor Boley declared the Regular Session adjourned at 7:13 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor