

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

March 3, 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 7:25 p.m. following the work session. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Dan Hartman, Leeah Stone and Chelsea Dana.

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

City Attorney present: Padraic Corcoran.

Megan Miller of Gilmore and Bell was also present.

2. Pledge of Allegiance lead by Dexter Miller

3. Consent Agenda

- **Minutes**

- February 3, 2026, Board of Aldermen Special Session Minutes
- February 3, 2026, Board of Aldermen Regular Session Minutes

- **Finance Report**

- Financial Report for January 2026

- **Resolution 1550, Liquor License**

A Resolution issuing a Liquor License to Liquor Land 6, LLC, Richard T. Bryant, Managing Officer, doing business as Liquor Land 6, LLC.

- **Resolution 1551, Award Bid No. 26-02, Sewer Rehabilitation Program**

A Resolution awarding Bid No. 26-02, to SAK Construction, LLC for sanitary sewer rehabilitation in the amount of \$144,518.

- **Resolution 1552, Rebuild Pump #3 at the Wastewater Treatment Plant**

A Resolution approving Mid-America Pump to rebuild pump #3 at the wastewater treatment plant influent pump station in the amount of \$21,229.08.

- **Resolution 1553, Purchase of a Trailer Mounted Sewer Jetter**

A Resolution authorizing the purchase of a trailer mounted sewer jetter from Armor Equipment in the amount of \$128,240.15.

- **Resolution 1554, Agreement with BG Consultants for Maple Lane Sidewalk**

A Resolution authorizing and directing the Mayor to execute an agreement with BG Consultants for engineering services for the Maple Lane sidewalk in the amount of \$65,000.

- **Resolution 1555, Agreement with BG Consultants for Wayfinding Signage**

A Resolution authorizing and directing the Mayor to execute an agreement with BG Consultants for engineering services for the Wayfinding Signage Implementation Project in the amount of \$85,000.

- **Resolution 1556, Preliminary Design For Wastewater Treatment Plant Expansion**
A Resolution authorizing the mayor to sign an agreement with HDR Engineering for preliminary design for the wastewater treatment plant expansion.
- **Resolution 1557, Acknowledgement of Application with DNR**
A Resolution authorizing the City Administrator to submit and execute an application with the Missouri Department of Natural Resources, Clean Water State Revolving Fund Program.

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

4. Committee Reports

Alderman Stone reported on the January 29, 2026 Parks and Recreation Committee meeting. She noted the Annual Community Awards Banquet was a major success, with appreciation expressed for volunteers and attendees. They discussed several park-related projects, including seeking an owner’s representative for the Smith’s Fork Park project, the Smithville Senior Center building renaming that will be brought to the Board at a later date, and the renaming community involvement process for Diamond Crest Park.

Alderman Wilson reported on the February 10, 2026 Planning and Zoning Commission meeting. They reviewed and acted on three development-related agenda items, number 10 rezoning of 1503 and 1505 East Main Street, number 11 a site plan approval for Clay Creek Meadows townhomes and number 12 a site plan approval for the diesel repair facility at 14890 Industrial Drive. She noted that Jack also provided an update regarding potential new battery storage facilities that have expressed early interest in locating within the area.

Mayor Boley asked about the new construction at the Marketplace.

Jack explained that the construction plans for the Auto Zone store have been approved. Before the project can officially move forward, the contractor must provide several required items that the Development Department has requested. Until that information is submitted and cleared, the project cannot be released to begin construction. The temporary fencing currently in place near Burger King is part of the preparation work while the contractor completes these outstanding requirements.

5. City Administrator’s Report

Cynthia Wagner highlighted a few items in her report. She called the Board’s attention to the process to update the strategic planning, with the contract expected to come forward for approval at the March 24 meeting. A budget amendment will be required to support the expanded communications work, focus groups, and public outreach planned for the project. Assistant City Administrator Gina Pate will be contacting Board members to gather stakeholder names so a database can be prepared and the process can begin immediately once the contract is approved.

Cynthia added as Alderman Stone noted the Smith's Fork project owner's representative process continues to move forward as discussed in prior work sessions.

Cynthia explained that staff will be working to improve communication around development activity, recognizing that some early discussions are private and cannot be shared, but that staff will begin providing more information as meetings occur and details become public.

A project submission is expected this week for a future Planning Commission agenda. The project is consistent with the comprehensive plan. Development Director Jack Hendrix has had preliminary conversations with the applicant.

Mayor Boley, Alderman Hartman, Alderman Kobylski and Cynthia attended the MML Legislative Conference in Jefferson City with state representatives and officials.

Cynthia noted that at the next board meeting we will have some discussion on and approval of application for projects for MARC grant funding. Staff has provided information and will continue to update the City's website with that information.

Cynthia provided an update on staffing. A conditional offer has been accepted for the Parks and Facilities Manager position has cleared background checks and a start date will be identified for Brett Teel to fill this position. Britain Burnette the new Finance Analyst has started and the Police Department now has only three vacancies with an additional officer, Tucker McDonald, beginning March 11. Three long-tenured employees Chuck Soules, Robert Matthews, and Captain Tony Roetman have announced upcoming retirements, representing more than 100 years of combined public service.

An emergency purchase authorization will be brought to the Board on March 24 for two variable frequency drives at \$9,000 each at the water treatment plant due to equipment age.

Cynthia noted that the school district has formed a new committee, Special Partnership for Education Advocacy and Resources (SPEAR), focused on communication and community engagement, and she has been invited to serve this committee. She noted that she continues ongoing monthly meetings with Superintendent Dr. Mark Maus.

Cynthia noted the City has been awarded an additional \$17,248.70 in RTP grant funding, to add to the \$64,000 we were already awarded maintaining the 64.07% match for the OK Trail project.

ORDINANCES & RESOLUTIONS

6. Bill No. 3098-26, Engagement Letter with Fischer, Patterson, Sayler and Smith LLP – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3098-26, employing Fischer, Patterson, Sayler and Smith L.L.P. as special counsel. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3098-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3098-26, employing Fischer, Patterson, Saylor and Smith L.L.P. as special counsel. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3098-26 approved.

7. Bill No. 3099-26, Agreement with MO Highway and Transportation Commission – 1st and 2nd Reading

Alderman Atkins moved to approve Bill No. 3099-26, authorizing and directing the Mayor to execute a Cost Share Agreement with the Missouri Highways and Transportation Commission for the US 169 Highway and Richardson Street Improvements Project. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3099-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3099-26, authorizing and directing the Mayor to execute a Cost Share Agreement with the Missouri Highways and Transportation Commission for the US 169 Highway and Richardson Street Improvements Project. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3099-26 approved.

8. Bill No. 3100-26, The Shops at Smithville 353 Redevelopment Agreement – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3100-26, approving the Redevelopment Agreement among the City of Smithville, Missouri, Smithville Holdings LLC, and The Shops at Smithville Redevelopment Corporation to implement The Shops at Smithville Redevelopment Plan. 1st reading by title only. Alderman Hartman seconded the motion.

Megan Miller, Gilmore and Bell noted that the Board previously approved the 353 Redevelopment Plan at the end of last year. The agreement presented outlines how the plan will be administered and implemented. It incorporates the fixed PILOT schedule that was part of the original approval, and the school district had expressed support for that structure. The PILOT schedule is included as an exhibit to the agreement.

A provision was added at the developer's request to allow the developer to prepay PILOTs, although there is no indication they intend to do so; this was included to ensure all contingencies are addressed. Another provision clarifies that if any portion of the building is sold, PILOT obligations will continue on a pro-rated, per-square-foot basis. The ability to sell property within a 353 area is standard and consistent with other redevelopment agreements.

No discussion

Upon roll call vote:

Alderman Stone - Aye, Alderman Wilson - Aye, Alderman Dana - Aye,
Alderman Hartman - Aye, Alderman Atkins - Aye, Alderman Kobylski - Aye.

Ayes - 6, Noes - 0, motion carries. Mayor Boley declared Bill No. 3100-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3100-26, approving the Redevelopment Agreement among the City of Smithville, Missouri, Smithville Holdings LLC, and The Shops at Smithville Redevelopment Corporation to implement The Shops at Smithville Redevelopment Plan. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

Alderman Hartman - Aye, Alderman Atkins - Aye, Alderman Kobylski - Aye,
Alderman Wilson - Aye, Alderman Dana - Aye, Alderman Stone - Aye.

Ayes - 6, Noes - 0, motion carries. Mayor Boley declared Bill No. 3100-26 approved.

9. Bill No. 3101-26, The Shops at Smithville CID Cooperative Agreement - 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3101-26, approving the Cooperative Agreement among the City of Smithville, Missouri, The Shops at Smithville Community Improvement District and Smithville Holdings LLC to implement The Shops at Smithville Community Improvement District. 1st reading by title only. Alderman Hartman seconded the motion.

Megan Miller noted that the Cooperative Agreement implements the CID that was approved at the end of last year and establishes the administrative framework for the district, including sales tax collection and reimbursement procedures. While the Department of Revenue collects the sales tax, the agreement designates the City as the political subdivision responsible for receiving, holding, and administering the CID sales tax revenues.

Reimbursement to the developer for eligible project costs will occur only after the City reviews and approves submitted expenses. The developer requested that interest at a rate of 6.75% be reimbursed on certified costs. Because reimbursements are funded solely through CID sales tax revenues—not through tax abatement or tax reallocation mechanisms such as TIF—

the City has no concern with including interest reimbursement. Although interest was not included in the prior CID agreement, it is a standard provision in many Cooperative Agreements throughout the region.

As with the previous CID, the City will collect an administrative fee equal to 1.5% of total sales tax revenues generated within the district to cover the additional administrative responsibilities. It was noted that the developer's total project costs have increased by approximately \$200,000 based on their preliminary cost.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3101-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3101-26, approving the Cooperative Agreement among the City of Smithville, Missouri, The Shops at Smithville Community Improvement District and Smithville Holdings LLC to implement The Shops at Smithville Community Improvement District. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3101-26 approved.

10. Bill No. 3102-26, Rezoning 1503 and 1505 East Main Street – 1st Reading

Alderman Atkins moved to approve Bill No. 3102-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3102-26 approved for first reading.

11. Resolution 1558, Site Plan – Clay Creek Meadows

Alderman Atkins moved to approve Resolution 1558, authorizing site plan approval for the Clay Creek Meadows Townhomes project at W and 169 Highways. Alderman Hartman seconded the motion.

No discussion

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1558 approved.

12. Resolution 1559, Site Plan – 14890 Industrial Drive

Alderman Atkins moved to approve Resolution 1559, authorizing site plan approval for a new 9,600 Ft² Diesel Repair Facility at 14890 North Industrial Drive. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1559 approved.

OTHER MATTERS BEFORE THE BOARD

13. Public Comment

None.

14. New Business from the Floor

Alderman Kobylski requested the discussion of the code for the residential sidewalk snow removal timeline.

15. Adjournment to Executive Session Pursuant to Section 610.021(1,3,12&13)RSMo.

Alderman Hartman moved to adjourn to executive Session Pursuant to Section 610.021(1,3,12&13)RSMo. Alderman Wilson seconded the motion.

Upon roll call vote:

Alderman Hartman – Aye, Alderman Wilson – Aye, Alderman Dana – Aye,
Alderman Atkins – Aye, Alderman Stone – Aye, Alderman Kobylski – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the Regular Session adjourned to the Executive Session at 7:55 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor