

**SMITHVILLE BOARD OF ALDERMEN  
REGULAR SESSION**

February 3, 2026 7:00 p.m.  
City Hall Council Chambers and Via Videoconference

**1. Call to Order**

Mayor Pro-Tem Akins, present, called the meeting to order at 6:59 p.m. following the work session. A quorum of the Board was present: Kelly Kobylski, Melissa Wilson, Dan Hartman, Leeah Stone and Chelsea Dana. Mayor Boley was absent.

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

City Attorney present: Padraic Corcoran.

**2. Pledge of Allegiance lead by Mayor Pro-Tem Atkins**

**3. Consent Agenda**

- **Minutes**

- January 20, 2026, Board of Aldermen Work Session Minutes
- January 20, 2026, Board of Aldermen Regular Session Minutes

- **Resolution 1541, Crime Stoppers TIPS Hotline**

A Resolution authorizing and directing the Mayor to execute a contract with the Kansas City Metropolitan Crime Commission to provide services to the City through participation in the TIPS Hotline Program.

- **Resolution 1542, Leak Adjustment**

A Resolution approving a water and wastewater leak adjustment for Monica Olivo.

- **Resolution 1543, Leak Adjustment**

A Resolution approving a water and wastewater leak adjustment for Angela Farrar.

- **Resolution 1544, Destruction of Records**

A Resolution authorizing the destruction of certain records.

- **Resolution 1545, Senior Services at the Smithville Senior Center**

A Resolution setting forth the duties and obligations of the City of Smithville, Missouri and the Smithville Senior Center Board in regard to the administration and operation of City facilities and services for seniors.

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

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared the consent agenda approved.

## REPORTS FROM OFFICERS AND STANDING COMMITTEES

### 4. City Administrator's Report

Cynthia Wagner noted her report in the packet stands. She introduced Todd Schuler, Audit Manager from the State Auditor's Office.

Todd Schuler, an audit manager with the Missouri State Auditor's Office, introduced himself and the audit team assigned to conduct a performance audit of the City of Smithville. He explained that this audit is taking place because citizens successfully completed a petition process that required a specific number of verified signatures. The petition met the legal threshold necessary for the State Auditor's Office to initiate an audit.

He emphasized the distinction between this type of audit and the financial audit that the city would typically undergo through a private firm. Unlike a financial audit, which provides an opinion on the accuracy of financial statements, this is a performance audit, which has broader objectives. The audit's main purposes include evaluating the City's internal controls, determining whether financial and operational processes are functioning appropriately, and assessing compliance with state laws, City ordinances, and constitutional provisions.

Mr. Schuler noted that the audit team has already begun preliminary work, including introductory conversations with City staff and reviews of some documents. Much of their work involves gathering information, understanding internal processes, and identifying areas that may require deeper examination. He stated that the audit would consider the concerns raised by citizens through the petition, but also clarified that the scope is not limited to those issues alone. Performance audits are designed to assess systemic issues and organizational practices, which means that additional topics beyond the petitioners' concerns may be included.

Mr. Schuler explained that communications from citizens, City staff, and any member of the public regarding concerns related to the audit are kept strictly confidential. The only public information will be the final audit report. Before that report is released, City officials will have the opportunity to review a draft in a closed session, respond to the findings, and provide written comments. Those responses will be included in the final published version to ensure transparency and accuracy.

Mr. Schuler stressed that while the State Auditor's Office welcomes hearing from individuals, the audit is not intended to resolve personal disputes or address isolated complaints that affect only one person. Instead, the focus is on evaluating issues that could indicate broader or more pervasive problems within the City's operations. He also cautioned that petition audits sometimes lead petitioners to expect specific answers to personal questions, but the final report does not include a section for point-by-point responses. Instead, it presents findings and recommendations organized by topic areas consistent across all statewide performance audits.

Mr. Schuler explained that the cost of the audit will be billed to the City upon completion. The Auditor's Office tracks staff hours, travel, and related expenses, and estimates that the total cost should be within a defined range of \$125,000 to \$150,000. He assured Board that efforts will be made to work efficiently and within the expected cost, and that the office will notify the City if the work unexpectedly expands beyond the planned scope due to significant findings or complexities.

Mr. Schuler provided his direct contact information, including his email address (todd.schuler@suditor.mo.gov) and phone number (816-889-3658), along with the general contact information for the Auditor's Office (1-800-347-8597), so that anyone—city officials or members of the public can reach out confidentially with concerns or relevant information.

Mr. Schuler expressed appreciation for the opportunity to speak with the Board and reaffirmed the State Auditor's Office commitment to conducting a thorough, fair, and professional audit. He encouraged the Board and community members to contact him if they have questions or issues they believe warrant attention. He also noted that the audit team would continue working through their established process, which involves detailed examination, internal reviews, drafting, supervisory oversight, and final approvals before the public release of the report. He explained that the field work would take about eight weeks and they hope to have the audit process completed by the end of FY2026.

## **ORDINANCES & RESOLUTIONS**

### **5. Bill No. 3093-26, Voluntary Annexation – 1505 East Main Street – 2<sup>nd</sup> Reading**

Alderman Hartman moved to approve Bill No. 3093-26, annexing certain adjacent territory into the City of Smithville, Missouri. 2<sup>nd</sup> reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3093-26 approved for first reading.

### **6. Bill No. 3094-26, Voluntary Annexation – Phase III Whispering Creek Farms – 2<sup>nd</sup> Reading**

Alderman Hartman moved to approve Bill No. 3094-26, annexing certain adjacent territory into the City of Smithville, Missouri. 2<sup>nd</sup> reading by title only. Alderman Kobylski seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3094-26 approved.

### **7. Bill No. 3095-26, Final Plat Clay Creek Meadows Second Plat – 1<sup>st</sup> & 2<sup>nd</sup> Reading**

Alderman Hartman moved to approve Bill No. 3095-26, approving the Final Plat for Clay Creek Meadows Second Plat located in the City of Smithville, Missouri. 1<sup>st</sup> reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3095-26 approved first reading.

Alderman Hartman moved to approve Bill No. 3095-26, approving the Final Plat for Clay Creek Meadows Second Plat located in the City of Smithville, Missouri. 2<sup>nd</sup> reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3095-26 approved.

**8. Bill No. 3096-26, Enacting A New Section Chapter 625, Short-Term Rentals – 1<sup>st</sup> & 2<sup>nd</sup> Reading**

Alderman Hartman moved to approve Bill No. 3096-26, enacting a new Section 625.080 of the code of ordinances pertaining to short term rentals. 1<sup>st</sup> reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3096-26 approved first reading.

Alderman Hartman moved to approve Bill No. 3096-26, enacting a new Section 625.080 of the code of ordinances pertaining to short term rentals. 2<sup>nd</sup> reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3096-26 approved.

**9. Bill No. 3097-26, Agreement with Clay County for Prisoner Housing – 1<sup>st</sup> & 2<sup>nd</sup> Reading**

Alderman Hartman moved to approve Bill No. 3097-26, authorizing and directing the Mayor to enter into an agreement with Clay County for Prisoner Housing 1<sup>st</sup> reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3097-26 approved first reading.

Alderman Hartman moved to approve Bill No. 3097-26, authorizing and directing the Mayor to enter into an agreement with Clay County for Prisoner Housing 2<sup>nd</sup> reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3097-26 approved.

**10. Resolution 1546, Suspending the Density and Number Short Term Rentals**

Alderman Hartman moved to approve Resolution 1546, temporarily suspending the density and total number of short term rental permits in accordance with Section 625.080. Alderman Kobylski seconded the motion.

No discussion

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Resolution 1546 approved.

**11. Resolution 1547, Special Event Permit – Smithville Lake Festival**

Alderman Hartman moved to approve Resolution 1547, approving a Special Event Permit for the Smithville Festival Committee for Smithville Lake Festival and Carnival in Courtyard Park and surrounding area on Thursday, June 18 through Saturday, June 20, 2026. Alderman Kobylski seconded the motion.

Parks and Recreation Director Matt Denton noted an error that appeared in the Resolution and the Request For Action (RFA) regarding the total amount requested for fee waivers. The request asks the Board to waive special event fees and camping fees, excluding police officer costs. The correct total should be \$2,985, plus a \$200 deposit.

Matt noted the full breakdown:

Application fee: \$25

Courtyard Park rental: \$100 per day for 3 days = \$300

Street closures – entire downtown open to the public: \$175 per day for 2 days = \$350

Street closure – Meadow & South Bridge: \$100 per day for 5 days = \$500

Parade fee: \$100

City staff fee (minimum 1 hour on June 20): \$30

Camping sites: 6 sites at \$40 per site per night for 7 nights

6 × \$40 = \$240 per night  
\$240 × 7 nights = \$1,680

Total:  
\$25 + \$300 + \$350 + \$500 + \$100 + \$30 + \$1,680 = \$2,985  
Plus, a \$200 deposit.

Alderman Dana expressed support for the event but raised concerns about the size of the requested fee waiver, noting that while the City has previously waived fees for the School District and Main Street District, those requests were of a smaller scale. She questioned whether the item should be tabled for additional discussion before voting.

Alderman Dana inquired about the use of extension cords and electricity for the event.

Matt explained that the electrical outlets downtown are standard 20-amp outlets and are intended for use by craft and other vendors around the square. These outlets cannot support carnival rides. The outlets used are the same ones available for prior events, including those around Courtyard Park. The City does not have the ability to track electricity usage, but the outlets are provided as a standard event amenity.

Alderman Dana asked about the purpose of the camping request.

Matt explained that the camping spaces were included to accommodate the carnival staff, who will remain on-site for the duration of the event. He also noted that the request to waive special event and camping fees was included appropriately in the event packet.

The Board discussed the City's support of school and nonprofit events and emphasized the significance of the Lake Fest event and its potential economic benefit. A majority of the Board expressed a desire to continue moving forward due to the amount of planning already completed and the need to stay on schedule.

Matt explained that the committee had submitted their request early in the year due to requirements from the carnival operator, who needed confirmation that the City intended to move forward with the event layout.

A correction was noted regarding the resolution number, confirming that it should reflect Resolution 1547.

Following discussion, board members indicated support for moving forward with the vote.

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Resolution 1547 approved.

## **12. Resolution 1548, Temporary Liquor License – Smithville Festival Committee**

Alderman Hartman moved to approve Resolution 1548, issuing a Temporary Liquor License to the Smithville Festival Committee for operation of the Smithville Lake Festival and Carnival Beer Garden on June 19 and 20, 2026. Alderman Kobylski seconded the motion.

No discussion

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Resolution 1548 approved.

- 13. Resolution 1549, Supplement No. 1 with BG Consultants, Engineering of Dundee**  
Alderman Hartman moved to approve Resolution 1549, authorizing and directing the Mayor to execute Supplement No. 1 with BG Engineering for engineering design for Dundee Road Improvements Project in an amount of \$33,000. Alderman Kobylski seconded the motion.

No discussion

Ayes – 6, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Resolution 1549 approved.

## **OTHER MATTERS BEFORE THE BOARD**

### **14. Public Comment**

None.

### **15. Appointment**

- Public Safety Sales Tax Review Committee Appointment

Mayor Boley nominated Holly Sullivan; her resume was in the packet.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. The Mayor Pro-Tem Atkins declared Holly Sullivan a member of the Public Safety Sales Tax Review Committee.

### **16. New Business from the Floor**

Alderman Wilson noted that recently Missouri passed legislation related to the 2026 FIFA World Cup (Senate Bill 852), which temporarily allows liquor-by-the-drink establishments to operate 24 hours per day and serve alcohol from 6:00 a.m. until 5:00 a.m. the following day during the tournament period. She asked whether the city should opt in, opt out, or consider modified hours, noting uncertainty regarding whether any local establishments would choose to operate under the extended hours even if permitted.

City Attorney Padraic Corcoran explained that municipalities have three options:

- Allow the extended hours exactly as provided in state law
- opt out entirely
- Adopt modified, extended hours that fall somewhere between current city regulations and the full authorization provided by the state.

It was noted that the extended hours only apply during the designated World Cup 38 day event from June 11 through July 19.

Staff shared observations from other communities, noting that some municipalities have opted out, often those without bars, while others have considered it an economic development opportunity, particularly given that some World Cup games may begin late in the evening or outside standard business hours. Many business owners in other communities expressed interest in flexibility but uncertainty about staffing long hours.

Board members discussed whether local establishments might benefit, especially considering increased short-term rental activity during the event. Consensus emerged that 24-hour alcohol service was not preferred, but that the board should consider whether modified extended hours would be appropriate. The Board expressed interest in giving local businesses an opportunity to participate if they choose.

The Board directed staff to place the item on a future work session agenda for a more detailed discussion. Staff asked what information the board would like provided. Board members requested options for potential modifications and examples of how other communities are approaching the issue. They also suggested inviting local business owners to share input.

**17. Adjourn**

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

Ayes – 6, Noes – 0, motion carries. The Mayor Pro-Tem declared the meeting adjourned at 7:33 p.m.

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Linda Drummond, City Clerk

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Marvin Atkins, Mayor Pro-Tem