

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

September 29, 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 6:59 p.m. following the work session. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Dan Hartman and Leeah Stone.

Staff present: Cynthia Wagner, Gina Pate, Chief Lockridge, Matt Bond, Rick Welch, Jack Hendrix, Captain Ballard and Linda Drummond.

City Attorney present: Mathias Young.

2. Pledge of Allegiance lead by Mayor Boley

3. Public Hearing – Property Tax Levy

Mayor Boley called the public hearing for Property Tax Levy to order at 7:00 p.m.

No public comment.

Mayor Boley declared the public hearing for Property Tax Levy adjourned at 7:00 p.m.

4. Consent Agenda

- **Minutes**

- September 1, 2026, Board of Aldermen Work Session Minutes
- September 1, 2026, Board of Aldermen Regular Session Minutes

- **Finance Report**

- Financial Report for August 2026.

- **Resolution 1623, Camp Host Contract Renewal**

A Resolution authorizing the renewal of an agreement with Janet Terry and Chris Dunkin for Camp Host services at Smith's Fork Campground.

- **Resolution 1624, Smith's Fork Park Site-Specific Survey**

A Resolution authorizing BG Consultants to conduct a site-specific survey for Smith's Fork Park.

- **Resolution 1625, Leak Adjustment**

A Resolution approving a water and wastewater leak adjustment request for Daniel Halferty in the amount of \$91.73.

- **Resolution 1626, Temporary Liquor License**

A Resolution issuing a Temporary Liquor License to Grassroots Garden Lounge for Festi-Ville to be held on Saturday, October 10, 2026.

- **Resolution 1627, Temporary Liquor License**

A Resolution issuing a Temporary Liquor License to Gizmos Tavern for Festi-Ville to be held on Saturday, October 10, 2026.

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

No discussion.

Ayes – 5, 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 September 8, Planning and Zoning Commission meeting. Project Rocketship continues to move forward. The development at Mount Olivet and 144th Street is expected to be brought back to the October Planning and Zoning meeting. Davenport Farms, north of Eagle Heights School off 188th Street, is expected to submit an application for two lots for a future NRAD facility, which is permitted under the current zoning. Main and Mill have 43 apartments available for occupancy. The rezoning of 119 North 169 Highway and the conceptual plan for the Smithville Plaza Apartments was also discussed.

6. City Administrator's Report

Cynthia Wagner noted the Police Department welcomed a new officer and Brandon Ray was selected to fill the department's second captain position. Recruitment is underway for the vacant animal control position as well as several positions in the Public Works Department.

She reported that the Board and staff continued work on the City's strategic planning process, refining the City's vision, values and key priority areas. The draft strategic plan will be presented to the Board on November 3, followed by opportunities for community feedback before the final plan is presented for consideration.

The City is launching "Community Conversations: Your Community Up Close," providing residents an opportunity to learn more about City finances, including the water and sewer fund and tour the City's water and sewer utilities. Those interested in attending the October 17 session can register online.

Bulky item drop-off is also scheduled behind City Hall Saturday. The City has put the Riverwalk, Second Creek sidewalk and Bridge Street roundabout projects out for bid.

ORDINANCES & RESOLUTIONS

7. Bill No. 3129-26, Voluntary Annexation – 2720 Onyx Street – 2nd Reading

Alderman Atkins moved to approve Bill No. 3129-26, annexing certain adjacent territory into the City of Smithville, MO. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3129-26 approved.

8. Bill No. 3130-26, Setting the 2026 Property Tax Rate – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3130-26, fixing the annual rate of levy on all taxable property within the City of Smithville, Missouri, for the year 2026 Pursuant to 67.110 RSMo. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3130-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3130-26, fixing the annual rate of levy on all taxable property within the City of Smithville, Missouri, for the year 2026 Pursuant to 67.110 RSMo. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3130-26 approved.

9. Bill No. 3131-26, Missouri Blue Shield Grant – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3131-26, authorizing and directing the Mayor to execute the FY2027 Missouri Blue Shield Grant Program Award Agreement with the Missouri Department of Public Safety. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3131-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3131-26, authorizing and directing the Mayor to execute the FY2027 Missouri Blue Shield Grant Program Award Agreement with the Missouri Department of Public Safety. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3131-26 approved.

10. Bill No. 3132-26, Rezoning and Conceptual Plan for Smithville Plaza Apartments – 1st Reading

Alderman Atkins moved to approve Bill No. 3132-26, changing the zoning classifications for districts of certain lands located in the City of Smithville, Missouri. 1st reading by title only. Alderman Hartman seconded the motion.

Public Comment.

Matt Tyson, 603 Horseshoe Lane, supported thoughtful growth but emphasized the importance of community involvement. He encouraged residents to participate in the City's strategic planning process and urged the Board to consider public feedback when making development decisions.

Evelyn Tyson, 603 Horseshoe Lane, expressed concerns about the developments impact on school traffic, class sizes, bus transportation and pedestrian safety, and urged the Board to consider the safety and well-being of Smithville's children.

Ann Darr, 2625 Little Platte Road, opposed the 200-unit apartment development, citing concerns about density, parking, City finances and impacts on infrastructure and businesses. She asked the Board to deny the rezoning and parking variance and postpone action until the State Auditor's City audit is completed.

Dawn Reffett, 104 Owen Ave, expressed concerns about the development's impact on traffic, utilities, schools, emergency services and flooding. She urged the Board to consider whether the City's infrastructure can support continued growth and to listen to residents' concerns.

Kristine Bunch, 206 Richardson Street No. 749, opposed the development, citing concerns about zoning and parking compliance. She referenced a Missouri Court of Appeals case and asked the Board to send the proposal back to Planning and Zoning for further review.

Rebecca Bliss, 551 N.E. 180th Street, opposed the Smithville Plaza Apartments, citing concerns about high-density development, traffic and safety, impacts on schools and emergency services, and preserving Smithville's small-town character. She urged the Board to reconsider the proposal and support responsible growth.

Austin Armstrong, 17702 N. 169 Highway, opposed the proposed apartments.

Penny Huff, 2120 KK Highway, opposed the proposed apartment complex at its current size, citing concerns about density, traffic and safety, emergency services, impacts on existing residents and whether the City has adequate infrastructure to support continued growth.

Development Director Jack Hendrix presented an overview of the proposed Plaza Apartments rezoning and conceptual plan, which would rezone the property to R-3 and allow consideration of deviations from standard parking requirements through the conceptual plan process. The proposed 200-unit development includes 294 parking spaces, or 1.47 spaces per unit. This is consistent with parking recommendations referenced in the applicant's traffic study. The Planning and Zoning Commission determined that adequate parking was

demonstrated. Jack also explained that the proposal is consistent with goals in the City's Comprehensive Plan encouraging infill residential development near downtown, pedestrian connectivity and the creation of a live, work and play district. The development would provide pedestrian connections to downtown and could increase activity at downtown businesses and community events.

David Pence with Consult KC, 24 South Main Street, Liberty, presented the proposed Smithville Plaza Apartments as a 200-unit, market-rate development on an 8.5-acre site near downtown. The project would include three apartment buildings, 294 parking spaces, pedestrian connections to downtown and amenities including a clubhouse, pool and gym. He noted that the buildings would be equipped with sprinkler systems and that the project would require no public financing or new infrastructure costs from the City.

Mr. Pence stated that the traffic study found existing access points would continue to operate at acceptable levels and that the proposed parking exceeds national benchmarks, with additional shared parking potentially available on adjacent commercial property. He said the project supports the City's Comprehensive Plan by providing additional housing, encouraging infill development and walkability, and supporting downtown businesses. He also highlighted potential economic benefits, including construction jobs, increased local spending and additional tax revenue, and asked the Board to support the project.

Board discussion.

Board members discussed community feedback on the proposed apartment development, with density and parking identified as the primary concerns. Members acknowledged the need for additional housing options and the potential benefits that more residents could bring to downtown businesses, while also emphasizing the importance of preserving Smithville's small-town character. They discussed whether the proposed parking was adequate for a community that relies heavily on personal vehicles and possibly reducing the number of units to address those concerns.

Alderman Wilson moved to amend Bill No. 3132-26 and send it back to the Planning and Zoning Commission to reevaluate the parking ratio in relation to the proposed development density. Alderman Atkins seconded the motion.

Upon roll call vote:

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

Ayes - 5, Noes - 0, motion carries. Mayor Boley declared Bill No. 3132-26 amended to be sent back to Planning and Zoning for reevaluation.

11. Resolution 1628, Award Bid No. 26-11, Audit Services

Alderman Atkins moved to approve Resolution 1628, awarding Bid No. 26-11 for audit services to Forvis Mazars as the City's official audit firm for an initial term of three years, with additional one-year renewal option. Alderman Hartman seconded the motion.

No discussion.

Ayes - 5, Noes - 0, motion carries. Mayor Boley declared Resolution 1628 approved.

OTHER MATTERS BEFORE THE BOARD

12. Public Comment

Kristine Bunch, 206 Richardson Street No. 749, voiced concerns about the proposed apartments, particularly the potential increase in residents and vehicles and whether the higher-end units would meet the community's need for affordable housing. She also proposed changing elected official terms to three years to help address vacancies and asked the Board to consider moving from a fourth-class to a third-class city.

Penny Huff, 2120 KK Highway, complimented the City on the strategic planning meetings and appreciated the opportunity for community involvement. She asked the Board to consider bringing back town hall meetings to provide residents with a more relaxed setting to share concerns, stay informed and participate in City discussions.

13. New Business from the Floor

None

14. Adjournment to Executive Session Pursuant to Section 610.021(1&2)RSMo.

Alderman Hartman moved to adjourn Executive Session Pursuant to Section 610.021(1&2)RSMo. Alderman Kobylski seconded the motion.

Upon roll call:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared the Regular Session adjourned to Executive Session at 8:05 p.m.


Linda Drummond, City Clerk


Damien Boley, Mayor