SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION

November 3, 2026, 7:00 p.m.
City Hall Council Chambers

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, Leeah Stone, Dan Hartman and Robert Hedgecorth.

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

City Attorney present: Padraic Corcoran

2. Pledge of Allegiance led by Mayor Boley

3. Consent Agenda

- **Minutes**
  - October 20, 2026, Board of Aldermen Regular Session Minutes
- **Resolution 1639, Leak Adjustment**
  A Resolution approving a water and wastewater leak adjustment request for Romeo Homes Kansas, LLC, in the amount of $89.65.
- **Resolution 1640, Special Event Permit – Lake Fest**
  A Resolution approving a Special Event Permit for the Smithville Festival Committee for Smithville Lake Festival and Carnival in Courtyard Park and the surrounding area on Thursday, June 17 through Saturday, June 19, 2027.
- **Resolution 1641, Purchase of Tasers**
  A Resolution authorizing the Mayor to execute the Axon Enterprise, Inc. Master Services and Purchasing Agreement and final quote to replace the Police Department's existing TASER devices in an amount not to exceed $64,992.
- **Resolution 1642, Purchase of Batwing Mower**
  A Resolution authorizing the expenditure of the funds for the purchase of a Land Pride AFM4522 All-Flex Mower through the cooperative purchasing agreement with Sourcewell in the amount of $37,697.
- **Resolution 1643, Lease Purchase Mini Excavator**
  A Resolution authorizing the Mayor to sign a lease-purchase agreement with NCL for an E60 R2-Series Bobcat Compact (Mini) Excavator for the Streets Department in the amount of $95,032.90 to be paid in annual lease payments of $23,697.12.
- **Resolution 1644, Purchase of Zero Turn Mower**
  A Resolution authorizing the purchase of a zero-turn mower from Heritage Tractor in the amount of $18,500.
- **Resolution 1645, Replacement of In-Car Video Cameras**
  A Resolution authorizing the expenditure of funds for the purchase of in-car video and

interview recording equipment for the Smithville Police Department, in an amount not to exceed $136,082.

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 Report

Alderman Stone reported on the October 22 Parks and Recreation Committee meeting. There has been great participation in events, and stated that projects are progressing well. Smith's Fork Park surveying has begun, and staff are working with the Corps of Engineers on an archaeological study. Additional investigation is required before that project can move forward. The next meeting will be held in January, and community awards fundraiser is scheduled for February 25. Residents are encouraged to attend.

5. City Administrator's Report

City Administrator Cynthia Wagner highlighted updates from the report. A request from North Kansas City Mayor Jesse Smith regarding the possible adoption of a resolution urging the Governor and General Assembly to fully fund Missouri's school foundation formula as required by state law.

Cynthia stated that she had spoken with Dr. Maus, planned to present the same resolution to the School District Board. The Board directed staff to prepare and bring forward a resolution for consideration at the next meeting.

She noted that the report also included updates on upcoming business license renewals and the transition of the renewal date to January 1, employee spotlight featuring Officer Kennedy Sutton, the upcoming "Your City Up Close" community conversation focused on government and budgeting, information regarding building code and development processes, City Hall's Veterans Day closure, and upcoming public forums related to the City's strategic planning process.

ORDINANCES & RESOLUTIONS

6. Bill No. 3137-26, Rezoning and Single-Phase Final Plat Whispering Creek Farms – 2nd Reading

Alderman Atkins moved to approve Bill No. 3137-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri and approving a final plat for Whispering Creek Farms Subdivision. 2nd reading by title only. Alderman Hartman seconded the motion.

Public Comment:
Whitney Carlile, 14601 Mount Olivet Road, asked the Board to postpone the vote on the proposed development, citing concerns about traffic safety, compliance with city code requirements, and stormwater management. She questioned whether recommended traffic safety measures had been addressed, whether allowing streets without curbs and gutters complies with city ordinances, and whether sufficient engineering documentation exists to support required stormwater findings. She requested that staff and the City Attorney publicly address these issues before the project moves forward.

Nicole Pfaff, 3405 NE 144th Street, stated that information provided by opponents of the development has been intended to help the Board ask additional questions and fully evaluate the project. She noted that the property owner does own three lots near Phase I and questioned whether alternatives for relocating the road had been fully explored. She also noted a recent traffic incident on Highway 92 that diverted vehicles onto nearby roads, creating congestion and several near-miss accidents, and raised concerns about how additional development could affect traffic and public safety in the area.

Larry Yeatman, 4014 NE 144th Street, urged the Board to review correspondence submitted earlier regarding traffic safety concerns and the standards outlined in the Manual on Uniform Traffic Control Devices (MUTCD). He said that approval of the proposed road would create a potentially dangerous intersection where none currently exists and referenced annexation documents relating to roadway ownership and right-of-way. He also encouraged the Board to consider comments and findings from a forensic engineering expert who reviewed the project and requested postponement of the second reading to allow for an independent evaluation of whether the proposed intersection can be made safe.

Daniel Heckman, 4202 NE 144th Street, said that the property owner does have additional land connecting to 144th Street, as shown on the Phase 1 plat. He said that the City's previous approval of another development's connection to Mount Olivet, despite having frontage on other roads, demonstrated an inconsistent application of City development standards. He urged the Board to consider these inconsistencies when evaluating the proposed roadway connection.

Matthew Draughn, 3207 NE 144th Street, questioned why the proposed development should move forward when it had previously been rejected by Clay County, arguing that the county's decision reflected legitimate public safety concerns. He said the county's responsiveness to safety issues, including the removal of a hazardous tree along 144th Street, as evidence of its commitment to protecting the public. He urged the Board to consider the reasons behind the county's objection and questioned why the project would be deemed acceptable under the City's review process.

Gage Williams, 14422 Mount Olivet Road, identified what he believed were inconsistencies in the proposed development and requested that the Board postpone the matter for further review. He raised concerns about traffic safety, pointing to sight-distance issues at the proposed entrance and potential risks to motorists and school bus riders. He also questioned whether stormwater impacts had been adequately analyzed and argued that the traffic study was too limited in scope to fully assess future traffic conditions and nearby intersection impacts. He urged the Board to delay action until these concerns could be more thoroughly evaluated.

Development Director Jack Hendrix reported that there was no new information in the staff report beyond meetings held with Clay County highway engineer and the developer's engineer to address concerns raised by a resident and his attorney. Jack indicated that the previously presented information remained unchanged and noted that the developer's engineer, the City's stormwater engineer, and the Public Works Director were available to answer questions.

City Attorney Padraic Corcoran explained that a revised development agreement was provided to the Board that specifically addressed traffic control devices. The agreement clarified that a 25-mph advisory speed limit sign and an intersection advisory sign would be installed on 144th Street within the county right-of-way and maintained by the county. It also provided that a dynamic warning sign would be installed on the new roadway, Whispering Creek Drive, at the developer's expense and maintained by the City.

Padraic stated that these revisions addressed concerns raised in an engineering review regarding compliance with traffic control standards, particularly the requirement that public agencies own and control traffic control devices. He also noted that the warning signs were based on an engineering study and that the development agreement had been updated following discussions with county officials and the developer's engineer.

Upon roll call vote:
Alderman Stone - Aye, Alderman Kobylski – Aye, Alderman Wilson - Aye,
Alderman Hedgecorth – Abstain, Alderman Hartman – Aye, Alderman Atkins – Aye.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. Mayor Boley declared Bill No. 3137-26 approved.

7. Bill No. 3138-26, Single-Phase Final Plat - Davenport Farms – 2nd Reading

Alderman Atkins moved to approve Bill No. 3138-26, approving the Final Plat for Davenport Farms Commercial subdivision located in the City of Smithville, Missouri. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:
Alderman Wilson - Aye, Alderman Kobylski – Aye, Alderman Stone - Wilson,
Alderman Hartman – Aye, Alderman Hedgecorth – Abstain, Alderman Stone – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3138-26 approved.

8. Bill No. 3132-26, Rezoning - Smithville Plaza Apartments – 2nd 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. 2nd reading by title only. Alderman Hartman seconded the motion.

Public Comment:
Rebecca Bliss, 551 180th Street, opposed the apartment development, arguing that it should not be described as affordable housing and expressing a preference for more affordable single-family home ownership opportunities. She raised concerns about past multifamily projects, enforcement of parking ordinances, impacts on schools and traffic, and the potential

loss of Smithville's small-town character. Ms. Bliss urged city officials to enforce existing standards, listen to residents, and carefully consider the project's long-term impact on the community.

David Pence, representing the developer, clarified that the apartment units would be significantly smaller than stated in the previous public comment, with the largest three-bedroom units being 1,250 square feet. The proposed development includes 66 one-bedroom units averaging 700 square feet, 98 two-bedroom units averaging 1,050 square feet, and 12 three-bedroom units. He noted that future market conditions could affect the final unit mix, but the developer was seeking approval for the proposed unit count and parking plan, including the 12 three-bedroom units.

Upon roll call vote:
Alderman Atkins - Aye, Alderman Kobylski – Aye, Alderman Stone,
Alderman Wilson – Aye, Alderman Hartman – Aye, Alderman Hedgecorth - Abstain.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3132-26 approved.

9. Bill No. 3139-26, FY2027 Budget Amendment No. 1 – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3139-26, amending the FY2027 budget to add $137,955 to the General Fund expenditure budget; $15,000 to the Public Safety Sales Tax Fund; $283,319 to the combined Water and Wastewater Systems Fund; and $100,000 to the transportation sales tax fund. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:
Alderman Kobylski - Aye, Alderman Wilson – Aye, Alderman Hedgecorth – Aye,
Alderman Stone - Aye, Alderman Atkins – Aye, Alderman Hartman – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3139-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3139-26, amending the FY2027 budget to add $137,955 to the General Fund expenditure budget; $15,000 to the Public Safety Sales Tax Fund; $283,319 to the combined Water and Wastewater Systems Fund; and $100,000 to the transportation sales tax fund. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:
Alderman Hartman - Aye, Alderman Hedgecorth – Aye, Alderman Atkins - Aye,
Alderman Kobylski – Aye, Alderman Stone - Aye, Alderman Wilson – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3139-26 approved.

10. Resolution 1646, Agreement with HDR Engineering for Design of Wastewater Treatment Plant Expansion Phase I

Alderman Atkins moved to approve Resolution 1646, authorizing Amendment No. 1 to the agreement with HDR Engineering for design services for the Wastewater Treatment Plant Expansion Phase 1. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1646 approved.

11. Resolution 1647, Fairview Crossing CID Board of Directors Successors

Alderman Atkins moved to approve Resolution 1647, consenting to the appointment of Directors for the Governance of the Fairview Crossing Community Improvement District. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1647 approved.

OTHER MATTERS BEFORE THE BOARD

12. Public Comment

Lori Chapman, 14601 Mount Olivet Road, criticized the Board for limiting public comment, arguing that many residents were denied an opportunity to speak about the proposed development. She urged elected officials to listen more closely to their constituents and expressed concerns that the traffic study failed to reflect current conditions, including speeding and safety issues. She noted the dangerous traffic near the site and asked the Board to consider the residents' concerns before making a decision on the project.

Carmen Maguire, 4803 NE 144th Street, noted she was disappointed with the process, saying residents' concerns about density, infrastructure, stormwater, septic systems, and public safety were not adequately addressed. She questioned whether reductions in density promised by the developer could be enforced and argued that the project remains too large for the area. She urged city officials to consider the concerns of nearby residents and to provide meaningful responses before approving the development.

13. New Business from the Floor

Alderman Atkins requested to staff look into the existing building height restrictions and if there are any regulations in the City code related to skyline protection or preserving the visual character of the community when locating multi-story buildings and where they are built.

Development Director Jack Hendrix explained that Smithville's zoning code generally limits building height to 60 feet, but allows additional height when structures are set farther back from property lines. As an example, the Catholic Church was permitted to exceed the standard height limit because of its setback from surrounding properties. Jack noted that the City does not currently have skyline protection ordinance or regulations governing visual impacts or community viewsheds.

Jack stated he would research skyline and visual-impact regulations used by other communities and prepare a staff report to be provided in the City Administrator's report at a future meeting.

14. Adjourn

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the Regular Session adjourned at 7:49 p.m.

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Linda Drummond, City Clerk Damien Boley, Mayor