

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

May 19, 2026, 7:00 p.m.
City Hall Council Chambers and Via Videoconference

1. Call to Order

Mayor Boley was absent. Mayor Pro-Tem Atkins called the meeting to order at 7:00 p.m. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Dan Hartman and Leeah Stone.

Mayor Pro-Tem Atkins announced that Chelsea Dana resigned her position on May 18, 2026, effective immediately. An appointment for an Alderman Ward II will be coming in the near future.

Ms. Dana's email message to the City:

Dear Mayor Pro-Tem and City Clerk,

Please accept this email as my formal resignation from my position as Alderman for the City of Smithville, effective immediately, May 18, 2026.

Thank you for the opportunity to serve the community. Please confirm receipt of email.

*Best regards,
Chelsea Dana
Alderman, Ward 2*

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

City Attorney present: Padraic Corcoran.

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

3. Consent Agenda

- **Minutes**
 - May 5, 2026, Board of Aldermen Work Session Minutes
 - May 5, 2026, Board of Aldermen Regular Session Minutes
- **Finance Report**
 - Financial Report for April 2026
- **Resolution 1585, Leak Adjustment**

A Resolution approving a non-residential leak adjustment request for 169 Storage in the amount of \$201.36.

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

No discussion.

Ayes –5, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared the consent agenda approved.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

4. Committee Reports

Alderman Wilson reported on the May 12 Planning and Zoning Commission meeting. She noted that they were informed that there may be a couple of upcoming applications for battery energy storage systems seeking conditional use permits. At the June Planning and Zoning meeting, there is expected to be an initial zoning request for land annexation, contingent on approval following the second reading of the related agenda item.

There is also a rezoning and preliminary plat request for Collins Ridge on the agenda for first reading. In addition, a large project has begun at Amory and 169, which has already generated significant public interest due to visible site activity.

At Smithville Plaza, following the recent fire, site plans are under review for two new buildings, one replacing the previously damaged structures and another commercial building to follow. A new apartment project is also anticipated to be resubmitted in that same area after the original application was withdrawn.

At Clay Creek Meadows, a minor plat has been recorded to allow for the development of fourplex lots, and master plan construction documents have been submitted. It is also understood that several single-family detached homes in that area have already been sold.

Alderman Wilson noted that additional details on these items were in the City Administrator's report.

5. City Administrator's Report

Cynthia Wagner noted that the City Administrator's report includes items that have been submitted for development review and are expected to go before the Planning Commission in the near future.

In response to feedback from the citizen survey indicating a desire for improved communication, particularly around development, the City is introducing a new communication tool to help keep residents better informed. This effort includes placing signs on properties where development, rezoning or other planning actions are proposed. Each sign will feature a QR code that directs individuals to detailed and up-to-date information on the City's website that will allow residents to easily access and follow project updates. This approach is intended to create a consistent and transparent flow of information both during the planning stages and as projects move into construction.

Cynthia noted that significant progress has also been made within the Police Department to fill vacant positions. On June 1, two new officers, Frank Bayless and Eli Dorsey, will begin with the department, bringing 17 and 15 years of law enforcement experience. A new recruit, Kyle Wade, will enter

the police academy later in June. With these additions, the department will reach full staffing levels. This progress is closely tied to the implementation of the Public Safety Sales Tax, updated collective bargaining agreements, and enhancements to compensation and benefits, all of which have improved the City's competitiveness in recruiting and retaining personnel. In addition, recruitment is underway for two captain positions, as part of an effort to strengthen leadership within the department.

Before expanding programs such as animal control, the City plans to evaluate the department's supervisory structure to ensure any new initiatives are implemented effectively, rather than adding positions without a clear framework in place.

Cynthia noted that the strategic planning process is actively underway, with engagement from staff and governing body members. It also includes opportunities for public input to help guide long-term priorities. Information about this process is available through the [City's website](#) and other communication channels to help in encouraging community participation.

Cynthia noted that progress continues on infrastructure projects such as the OK Railroad Trail, which is nearing completion, although minor delays may occur due to weather and final amenity installation.

The City Administrator's report notes that a resident raised concerns about the discharge of fireworks at White Iron Ridge during the May 5 Board meeting. As staff reviewed the planning calendar, it was identified that the annual fireworks permit for White Iron Ridge is scheduled to come forward for renewal. Staff requested direction from the Board on whether to proceed with a review of the fireworks policy or leave it as it currently stands and bring the renewal forward as planned. Cynthia noted that, at the time the public comment was originally made, no direction was provided by the Board to initiate a review.

That Board agreed that it may be beneficial to delay the renewal and revisit the agreement, particularly with a focus on improving communication. They directed staff to reach out to White Iron Ridge, inform them of the delay, and prepare additional information for a future work session. The Board requested ensuring that communication is clear and that all affected parties are properly informed.

Cynthia provided several scheduling updates and reminders, including upcoming community events, changes to meeting schedules, and plans for future Board discussions and planning sessions.

May 28 – MML West Gate luncheon at Smithville Activity Center

June 16 – June 20 – Lake Fest will impact parking behind City Hall

June 16 - board retreat scheduled

June 16 - Board of Aldermen meeting cancelled

September 15 – Board of Aldermen meeting cancelled due to MML

September 22 - Governing body planning session 1:00 p.m.

September 23 – Staff strategic planning session

November 3 - (Election Day meeting) – will be held for strategic planning discussion

ORDINANCES & RESOLUTIONS

6. Bill No. 3114-26, Voluntary Annexation – 18410 H & H Lake Road – 2nd Reading

Alderman Hartman moved to approve Bill No. 3114-26, annexing certain adjacent territory into the City of Smithville, Missouri. 2nd reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3114-26 approved.

7. Bill No. 3115-26, Rezoning and Preliminary Plat for Collins Ridge – 1st Reading

Alderman Hartman moved to approve Bill No. 3115-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri. 1st reading by title only. Alderman Kobylski seconded the motion.

Alderman Hartman noted that some constituents have contacted him about this project. He asked since this item was just the rezoning and preliminary plat, if he was correct that there would still a significant amount of work ahead. Alderman Hartman noted that he felt like there needed to be more clarification that this is not to fully develop the subdivision and there is much more to be done.

Jack explained that if approved after the second reading, the rezoning would change the land's zoning, and the preliminary plat would allow the developer to move forward with construction plans, begin phasing, and eventually submit final plats. While the overall plan would be covered by this approval, it would not be completed in a single phase—final plats are likely to come back over several years. There will still be opportunities for public input. He noted that the final plats will only be approved by the Board and do not go before the Planning Commission.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Bill No. 3115-26 approved for first reading.

8. Resolution 1586, Site Plan 1503 East Main Street

Alderman Hartman moved to approve Resolution 1586, authorizing site plan approval for the Smithville Lake Cabins project at 1503 East Main Street. Alderman Kobylski seconded the motion.

No discussion.

Ayes – 5, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared Resolution 1586 approved

OTHER MATTERS BEFORE THE BOARD

9. Public Comment

Brittany Johnston- Colle, 14612 Killarney Lane, spoke to the Board about the annual fireworks policy. She noted that in her opinion the fireworks policy itself should be revised. She said that she would like to see clearer language, all events posted at the library a month before the event and notification and by mail and/or door hangers. Ms. Johnston-Colle noted that she felt that fireworks were not necessary for a wedding.

Austin Armstrong, 17702 N US 169 Highway, spoke to the Board about flock cameras. He noted he felt that the cameras would not identify who was in the car or if the driver is the owner driving. He believed they were an invasion of privacy.

10. New Business from the Floor

None

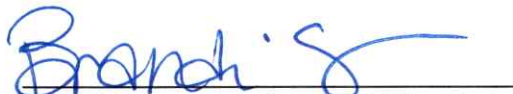
11. Adjournment to Executive Session Pursuant to Section 610.021(1,3&12)RSMo.

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

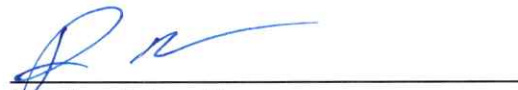
Upon roll call:

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

Ayes – 5, Noes – 0, motion carries. Mayor Pro-Tem Atkins declared the Regular Session adjourned to Executive Session at 7:20 p.m.



Brandi Schuerger, Assistant City Clerk



Damien Boley, Mayor