

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

July 19, 2022, 7:00 p.m.
City Hall Council Chambers and Via Videoconference

1. Call to Order

Mayor Boley, present, called the meeting to order at 7:00 p.m. following the Work Session. A quorum of the Board was present: John Chevalier, Kelly Kobylski, Ronald Russell, Marv Atkins, Dan Hartman and Dan Ulledahl.

Staff present: Cynthia Wagner, Chief Lockridge, Anna Mitchell, Chuck Soules, Jack Hendrix, Stephen Larson, Matt Denton and Linda Drummond.

2. Pledge of Allegiance led by Robert Matthews

3. Proclamations

- Honoring City Employee Robert Matthews for 40 Years of Consecutive Service



4. Consent Agenda

- **Minutes**
 - June 21, 2022, Board of Aldermen Work Session Minutes
 - June 21, 2022, Board of Aldermen Regular Session Minutes
- **Finance Report**
 - June 2022
- **Resolution 1085, Sports League Contract**

A Resolution authorizing and directing the Mayor to enter into an agreement with the Smithville Warrior Youth Football Club for the use of city park land.
- **Resolution 1086, Adopting Amendments to the Employee Handbook**

A Resolution adopting the amendments to the Employee Handbook.
- **Resolution 1087, Special Event Permit**

A Resolution approving issuing the special event permit to the Eric Craig Real Estate team for "Festiville" to be held in the downtown courtyard on Saturday, August 13, 2022.
- **Resolution 1088, City Surplus Property**

A Resolution declaring certain city items as surplus.

- **Resolution 1089, Purchase of John Deere Cold Planer**

A Resolution approving the purchase of a John Deere Cold Planer from Heritage Tractor through the cooperative purchase agreement for the Street Department in the amount of \$18,500.

- **Resolution 1090, Repair to the Senior Center**

A Resolution authorizing repairs to the Senior Center in an amount not to exceed \$7,880.

No discussion.

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared the consent agenda approved.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

5. Committee Reports

Anna Mitchell, Assistant City Administrator, reported on the June 28 Economic Development Committee meeting. They discussed an additional option of how NIDs could be applied to different residential instances. Megan Miller, Gilmore Bell, was in attendance and she was able to give the committee some education on how to apply a NID in a different way than what was originally proposed to the Economic Development Committee. The committee recommended to stay with the original recommendation that was presented earlier in the work session in the Economic Development Incentive Policy. Anna noted their next meeting is set for the fourth Tuesday in August.

Matt Denton, Parks and Recreation Director, reported on the June 29 Legacy Fund Committee meeting they discussed the updated cost of the rendering of Heritage Park stage. They now have a more accurate dollar amount so that they have a better goal amount for fundraising. They discussed more ideas for some fundraising events and the possibility of passing out flyers and brochures at Hot Summer Nights and Festiville to raise awareness of the fund as well as utilizing Haunted Campground events as a Legacy Fund fundraiser.

Alderman Chevalier reported on the July 12 Planning and Zoning Commission meeting. To date, we have 53 issued single family residential permits. A portion of the old Price Chopper building is getting it ready to be reconstructed for a business and then a multi-tenant project is also in the planning stages for the building. The cannabis facility was having some issues with power, which is causing a delay. The Shamrock gas station has been approved for occupancy and they should be starting to stock it. The commission also discussed one of the items that are on the agenda this evening, rezoning of a property for Eric Craig and Associates for an office building and equipment storage.

Mayor Boley thanked staff and the Police Department for the way they handled the event from this past week when a suspicious package was found downtown.

6. City Administrator's Report

Cynthia noted that the Main Street District and the City have submitted the South Bridge Facade Renovation completed by Kansas City Properties and Investments for the category

of best facade rehabilitation for over 10,000 in the Missouri Main Street Evening of Excellence awards. We were recently notified and that project has been selected as a finalist in the category and the winner will be announced during the Main Street Conference next month. The City has a table for the event and Shane Creech with Kansas City Property Investments is planning to be in attendance. Cynthia asked if any of the Board would like attend, please let staff know so we make sure that we have enough seats at the table or if we will need to get additional seating.

Cynthia noted that a couple of weeks ago staff received notification from representatives from the Army Corps of Engineers that they are looking to do some work in Litton Center. They are looking to vacate two areas within the building. The representatives reached out to other local government partners to see if any would have an interest in a use of that space.

Chuck Soules, Public Works Director, Matt Denton, Parks and Recreation Director, Brittany Propes, Recreation and Marketing Manager and Gina Pate, Management Analyst went and toured it the first of the month. Additional staff went out to tour it earlier this week.

She explained that staff has expressed an interest in the 2,600 square foot space. Staff would like to submit a letter to Army Corp of Engineers tomorrow expressing official interest in the space. Cynthia noted that it had been indicated to staff that it would be no rent cost, but the City would have to pay the utilities for the whole facility on an annual basis.

Staff would like to use one area for administrative space. That would allow us to move Parks and Recreation and Public Works administrative offices there.

Staff would work with the Corp of Engineers staff on the design and all plans will need to be submitted and approved by the Corp. The Corp of Engineers will complete the demo at no cost to the City, but we would incur the cost for renovation.

The second space we use as a multipurpose area. With the addition of this area, we could expand our programming for programs like after-school programs, kids day camps, etc. The space could also be used as a public meeting space.

Cynthia noted that unless she heard otherwise from the board tonight, she would reach out tomorrow and send the letter of intent to the Corp of Engineers that we do have an interest in this would like to partner and move forward.

Cynthia also noted that staff sees this as part of the Parks and Recreation Master Plan. The distributed recreation which addresses and continues to expand on those services.

Chuck Soules was approached by the Harborview neighborhood association, they were awarded a Neighborhood Beautification Grant to build a sidewalk in their neighborhood. They have asked us about the potential of expanding that project to widen the sidewalks that to be more consistent with what we are acquiring throughout the city. This also will create a linkage to a trail that will connect to county parks and the lake system. Staff received additional information from the Harborview today that the amount of the additional sidewalk is \$7,950. They would like to be able to start on that immediately. This would basically as an emergency situation to authorized them to go ahead with that work. The City would reimburse them the \$7,950 for the work and it would be placed on the

August 2, 2022 agenda as an emergency purchase since it is above Cynthia's \$7,500 authority.

Chuck Soules also received a change order for the raw water pump station. Cynthia noted that it will not come back to the board for approval because it is in the contingency the force account. She explained that she wanted to let the Board know this because staff has expressed a concern to HDR Engineers because it the predominant reason for this change order was some dewatering required through the project. Staff was concerned that this had not been included in plans for that project when we are working on a raw water pump stations in that area.

Staff also receive communication associated with that project from the Corp of Engineers related to the copper ion project, which reduces our zebra mussel propagation. The Corp of Engineers are offering to provide \$8,000 to help with the cost of the project, and replace the copper ion canisters as needed and pay electricity use associated with the project.

Cynthia noted that Brittanie Propes, Parks and Recreation Marketing Manager, has accepted the position as Parks and Recreation Director for the City of Parkville. She is only the second female Parks and Recreation Director in the Kansas City metro area. This position will be posted tomorrow.

ORDINANCES & RESOLUTIONS

7. Bill No. 2947-22, Creating a Donation Fund, LLC – 2nd Reading

Alderman Ulledahl moved to approve Bill No. 2947-22, approving the creation of the Donation Fund to hold the donations for the intended purpose. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

Alderman Chevalier – Aye, Alderman Hartman– Aye, Alderman Atkins – Aye,
Alderman Russell – Aye, Alderman Ulledahl – Aye, Alderman Kobylski– Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 2947-22 approved.

8. Bill No. 2948-22, Rezoning 211 North Bridge Street – 2nd Reading

Alderman Hartman moved to approve Bill No. 2948-22, approving rezoning 211 North Bridge Street from R-3 to B-4. 2nd reading by title only. Alderman Ulledahl seconded the motion.

No discussion.

Upon roll call vote:

Alderman Russell – Aye, Alderman Atkins – Aye, Alderman Hartman – Aye,
Alderman Chevalier – Aye, Alderman Kobylski – Aye, Alderman Ulledahl- Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 2948-22 approved.

9. Bill No. 2949-22, Rezoning Dibbens Estate – 2nd Reading

Alderman Hartman moved to approve Bill No. 2949-22, approving rezoning Dibbens Estate at 13916 North Virginia, from A-1 to A-R. 2nd reading by title only. Alderman Russell seconded the motion.

No discussion.

Upon roll call vote:

Alderman Ulledahl – Aye, Alderman Hartman – Aye, Alderman Russell – Aye,
Alderman Kobylski – Aye, Alderman Atkins – Aye, Alderman Chevalier - Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 2949-22 approved.

10. Bill No. 2950-22, Amending the General Fund Reserve Policy – 1st Reading

Alderman Ulledahl moved to approve Bill No. 2950-22, amending the General Fund Reserve Policy adjusting the General Fund Reserve Policy from 40% of budgeted operating expenditures to 25%. 1st reading by title only. Alderman Kobylski seconded the motion.

No discussion.

Upon roll call vote:

Alderman Kobylski – Aye, Alderman Russell – Aye, Alderman Chevalier – Aye,
Alderman Hartman – Aye, Alderman Ulledahl – Aye, Alderman Atkins- Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 2950-22 approved first reading.

11. Bill No. 2951-22, Rezoning Eagle Ridge Commercial Property – 1st Reading

Alderman Chevalier moved to approve Bill No. 2951-22, approving rezoning Eagle Ridge Commercial property at 561 S. Commercial from B-1P to B-3. 1st reading by title only. Alderman Ulledahl seconded the motion.

No discussion.

Upon roll call vote:

Alderman Atkins – Aye, Alderman Chevalier – Aye, Alderman Ulledahl – Ae,
Alderman Russell – Aye, Alderman Kobylski – Aye, Alderman Hartman - Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 2951-22 approved first reading.

12. Resolution 1091, Final Plat Dibbens Estate

Alderman Russell moved to approve Resolution 1091, approving the final plat for Dibbens Estate to create two additional lots at the southwest corner of Amory Road and Virginia Avenue. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1091 approved.

OTHER MATTERS BEFORE THE BOARD

13. Public Comment

None

14. Appointment

The Mayor will nominate appointments to the Parks and Recreation Committee, and the Board will vote:

Hailey Kellerstrass

By roll call vote.

Alderman Kobylski – Aye, Alderman Atkins – Aye, Alderman Russell – Aye,
Alderman Hartman – Aye, Alderman Chevalier – Aye, Alderman Ulledahl – Aye.

Ayes – 6, Noes – 0, motion carries. The Mayor declared Hailey Kellerstrass a member of the Parks and Recreation Committee.

Dani Wilson

Upon roll call vote:

Alderman Ulledahl – Aye, Alderman Chevalier – Aye, Alderman Kobylski – Aye,
Alderman Atkins – Aye, Alderman Hartman – Aye, Alderman Russell – Aye.

Ayes – 6, Noes – 0, motion carries. The Mayor declared Dani Wilson a re-appointed member of the Parks and Recreation Committee.

15. New Business from the Floor

Alderman Ulledahl asked that the Planning and Zoning Commission review the fence ordinance and the types of fences allowed for residential.

Alderman Chevalier asked that the safety of the Courtyard Park alleyway be discussed in more depth. Mayor Boley noted that it would go to the Parks and Recreation Committee first to discuss and make recommendation for the Board.

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

Alderman Hartman moved to adjourn to the executive session Pursuant of section 610.021(1&2)RSMo. Alderman Kobylski seconded the motion.

Upon roll call vote:

Alderman Hartman – Aye, Alderman Atkins – Aye, Alderman Ulledahl – Aye,
Alderman Chevalier – Aye, Alderman Russell – Aye, Alderman Kobylski - Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the regular session adjourned at 7:29 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor