

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

April 15, 2025 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. A quorum of the Board was present: Marv Atkins, Leeah Shipley, Kelly Kobylski, Dan Hartman, Melissa Wilson and Ron Russell.

Staff present: Cynthia Wagner, Chief Lockridge, Rick Welch, Jack Hendrix, Matt Denton and Linda Drummond.

2. Pledge of Allegiance lead by Alderman Hartman

3. Consent Agenda

- **Minutes**

- April 1, 2025, Board of Aldermen Work Session Minutes
- April 1, 2025, Board of Aldermen Regular Session Minutes

- **Finance Report**

- Finance Report for March 2025

- **Resolution 1462, Liquor License – The Lake Stop, LLC**

A Resolution issuing a liquor license to Elizabeth Wilmoth, Managing Officer of The Lake Stop, LLC doing business at 122 North 169 Highway, Unit G.

- **Resolution 1463, Leak Adjustment**

A Resolution approving a water and wastewater leak adjustment request for Corey Reynolds in the amount of \$193.43.

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 Reports

Alderman Wilson reported on the April 8, 2025 Planning and Zoning Commission meeting. Construction activities are progressing at Clay Creek Meadows, with extensive grading currently underway. At 110 Smithville, foundation pouring has commenced.

Sidewalk construction on Commercial Street is scheduled to begin in June.

Construction is in progress at Nodaway Valley Bank near McDonald's and at Fairview Crossing Townhomes.

At Richardson Street Plaza, adjacent to the post office, a site plan for the north lot is expected to be presented soon. Phase II of Fairview Crossings is should also be coming soon.

The RV storage facility is planning to seek approval for three additional buildings.

5. City Administrator's Report

Cynthia highlighted a few items from her report. She extended our gratitude to the public for their support of Proposition P, which was on the ballot last week. Cynthia reminded the Board and the public that the collection of these taxes will not begin until October 1 of this year. Businesses will submit these taxes to the Department of Revenue, which will then remit them to the local municipalities. We anticipate that these revenues will start trickling in after the first of the year in 2026. We will begin developing a budget for this fund, which staff will bring forward to the Board to discuss. Staff will continue to monitor the performance of our existing sales taxes to help us develop projections for the 2026 budget for the Public Safety Sales Tax Fund.

Regarding the sewer service line issues at City Hall, the repair estimates exceed Cynthia's expenditure authority. Based on Public Works Director Chuck Soules's recommendation, staff has added this as an addendum to another downtown project, hoping to obtain favorable estimates. This will be included in the bid already out for a downtown project, and we will need to bring forward a budget amendment since we do not have expenditure authority for the project at this point.

The City Administrator's report includes updates on various projects that Development Director Jack Hendrix and his staff and the Planning Commission are reviewing, including accessory dwelling units (ADU's) and the South Employment Overlay District.

Cynthia noted that she had received several calls and complaints regarding parking in the downtown area. She noted that staff has responded that we encourage everyone to communicate, cooperate, and be respectful of other businesses in the area.

Assistant City Administrator Gina Pate will be presenting at the International City/County Management Association (ICMA) conference in October. She has been invited to serve on a panel and present about our Citizens Academy and the development of citizens academies for small communities.

Cynthia noted that attached to the City Administrator's report is the 2024 Solid Waste annual report provided by GFL.

Over the past couple of weekends, the City hosted events for e-waste and shredding and the household hazardous waste collections at the high school. She thanked Mayra Toothman and staff for coordinating these events. Many City staff members and volunteers participated in both the e-waste and shredding and the household hazardous waste events. Over 300 cars attended the household hazardous waste collection last weekend.

We had a successful ribbon-cutting ceremony for the latest phase of streetscape on North Bridge this morning, and we appreciate everyone who attended.

Gina met with Carol Noecker, who is coordinating the Real World Learning program. Gina also met with Brayden Smith, a sophomore at Smithville High School. Brayden will be working on a client-connected project to update photos of city landmarks and staff, refreshing our website

and social media marketing materials. The goal is to complete this project by the end of the school year. We are excited to collaborate with the school district and use Brayden's talents.

Finally, we received an email from Shauna Houghton, coordinating the Lakefest Committee parade. She expressed a desire for the city to have a float for elected officials and staff. Cynthia asked if the Board is interested and, if so, staff will work with the committee to develop and sign up participants for the float.

Alderman Hartman said he thought it would be a lot of fun to have City employees, and the Board of Aldermen show up and our support.

Mayor Boley noted that with the addition of the cardboard dumpster at the Price Chopper parking lot everyone needs to ensure that all cardboard waste is properly disposed of in these dumpsters. Occasionally, items may fall out, but the City staff has been diligent in picking up any that has blown out at the dumpster at City Hall. The cardboard dumpster at the Price Chopper location, is more visible and situated on a windy hill so and everyone needs to take extra care in making sure the cardboard is inside the dumpster and to Price Chopper for allowing the dumpster to be placed there.

Cynthia thanked the Mayor for addressing this matter. GFL has generously agreed to provide an additional service by supplying an additional dumpster at the Price Chopper location. We ask that everyone monitor these dumpsters and be respectful of their placement. Staff are working with GFL to ensure they are emptied as frequently as possible. This additional service has not resulted in any rate increases, so everyone must be respectful of the property where these dumpsters are located. We are grateful for the service GFL is providing.

ORDINANCES & RESOLUTIONS

6. Bill No. 3060-25, Conditional Use Permit, Transfer Station – 1st Reading

Alderman Atkins moved to approve Bill No. 3060-25, amending the zoning Ordinance of the City of Smithville, Missouri by and granting a conditional use permit to Northland Recycle & Transfer for a transfer station for municipal solid waste at 14820 North Industrial Drive. 1st reading by title only. Alderman Hartman seconded the motion.

Public Comment

David Finke, 9350 Highway E, Camden Point, owner of Northland Recycle and Transfer, 14820 Industrial Drive. He explained to the Board the reason for wanting this change for their business. Mr. Finke noted that the St. Joseph landfill is planning to significantly raise their rates in January and will prohibit people from outside of the area from using it. They are wanting to offer the service at their location so businesses like Red Gate can avoid having to go to St. Joseph or downtown Kansas City. Mr. Finke said that their goal is to keep the cost down, keep it efficient and service the people in the area.

Alderman Wilson gave each of the Board the EPA's Waste Transfer Stations: A Manual for Decision-Making. She noted that she had recently read an article from the EPA on solid waste management, which raised several questions. One of the key points highlighted was the importance of managing odors. The article recommends removing all waste at the end of each operating day and not allowing any waste to remain on-site overnight. It also emphasizes the need to frequently clean and wash down the tipping floor or surge pit.

Alderman Wilson asked Mr. Finke to confirm if they have the capabilities to wash down their tipping floors and surge pits as recommended.

Mr. Finke explained that initially they were planning on C & D (construction and demolition) recycling, but there is a fall in the concrete floor that directs any spills or cleaning runoff to the back of the building. This system includes a drain that channels the liquid to a lower level, where it is collected in an external container equipped with an oil and sand filter tank. This tank ensures that the liquid does not enter the stormwater or sewer system; instead, it is pumped out and transported to the Kansas City Wastewater Treatment facility as needed. The state conducts tests on this water, typically on a quarterly basis, to ensure there are no issues.

From the moment waste is dumped on the tipping floor, it remains there for no more than 10 minutes before being loaded into semi-trailers. These trailers are tarped inside the building and then transported to the Johnson County landfill. At the end of each day, the floor and building are cleared of all waste. Nothing is left in the building or the trailers that are inside.

They maintain and clean the floor throughout the week, and on Saturdays they are required by the state to sanitize and wash the entire facility floor.

Alderman Wilson moved to postpone Bill No. 3060-25, until the May 6 Board of Aldermen meeting to give the Board time to review the EPA's Waste Transfer Stations: A Manual for Decision-Making. Aldermen Hartman seconded the motion.

Upon roll call vote:

Alderman Russell - Aye, Alderman Hartman – Aye, Alderman Wilson – Aye
Alderman Atkins - Aye, Alderman Kobylski - Aye, Alderman Shipley – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3060-25 postponed to the May 6 Board of Aldermen meeting.

OTHER MATTERS BEFORE THE BOARD

7. Public Comment

Jamie Cole, BG Consultants, Inc., 1500 South US 169 Highway, introduced himself and his firm to the Board. He noted that they are an engineering, architecture, and surveying firm specializing in infrastructure projects, including water and wastewater systems, as well as municipal facilities. Their expertise spans the entire spectrum of engineering and architecture.

Currently, they have opened a diversified building complex at 1500 US-169 Ste C, as a temporary facility to begin operations. They are constructing a permanent facility at Richardson Plaza, and plan to relocate this summer. At present, they have four employees working in Smithville, but their new facility is designed to accommodate 17 to 18 employees. Over the next few years, they plan to expand their team, with more employees working, living, and supporting local businesses in Smithville.

Mr. Cole noted that they would like to extend their gratitude to Show Me Real Estate for assisting them in finding suitable locations, despite the challenges of available space. He added that if anyone has questions or wishes to learn more about their business to contact him. He thanked the Board for allowing them to introduce their selves, and noted that they look forward to serving the city.

8. Election of Mayor Pro Tem

Alderman Hartman nominated Alderman Atkins for Mayor Pro Tem. Alderman Wilson seconded the nomination. No other nominees.

By roll call vote.

Alderman Wilson – Aye, Alderman Atkins – Abstained, Alderman Kobylski - Aye
Alderman Russell – Aye, Alderman Shipley – Aye, Alderman Hartman – Aye.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. The Mayor declared Alderman Atkins as Mayor Pro Tem.

9. Election of Planning Commission Representative

Alderman Hartman nominated Alderman Wilson for Planning Commission Representative. Alderman Atkins seconded the nomination. No other nominees.

By roll call vote.

Alderman Shipley – Aye, Alderman Hartman – Aye, Alderman Russell – Aye
Alderman Kobylski– Aye, Alderman Wilson – Abstained, Alderman Atkins – Aye.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. The Mayor declared Alderman Wilson as Planning Commission Representative.

10. Election of Parks and Recreation Committee Representative

Alderman Wilson nominated Alderman Shipley for Parks and Recreation Committee. Alderman Atkins seconded the nomination.

By roll call vote.

Alderman Hartman– Aye, Alderman Shipley– Abstained, Alderman Atkins – Aye,
Alderman Russell – Aye, Alderman Wilson – Aye, Alderman Kobylski – Aye.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. The Mayor declared Alderman Shipley as Parks and Recreation Committee Representative.

11. Appointment

The Mayor nominated Alderman Russell as the Economic Development Representative.

By roll call vote.

Alderman Kobylski – No, Alderman Russell – Abstained, Alderman Hartman – Aye,
Alderman Atkins – Aye, Alderman Shipley – No, Alderman Wilson - No.

Ayes – 2, Noes – 3, Abstained – 1, motion failed.

The Mayor asked the Board for their nomination for the Economic Development Representative.

Alderman Hartman nominated Alderman Kobylski. Alderman Wilson seconded the motion.

Upon roll call:

Alderman Wilson – Aye, Alderman Shipley – Aye, Alderman Atkins – Aye,
Alderman Hartman – Aye, Alderman Russell – Abstained, Alderman Kobylski – Abstained.

Ayes – 4, Noes – 0, Abstained – 2, motion carries. The Mayor declared Alderman Kobylski
Economic Development Representative.

12. New Business from the Floor

Mayor Boley asked Jack to look into a moratorium on future transfer stations and what they
City would need to do to restrict the number of storage units and car lots.

13. Adjournment to Executive Session Pursuant to Section 610.021(3) RSMo.

Alderman Hartman moved to adjourn to Executive Session Pursuant to Section 610.021(3)
RSMo. Alderman Russell seconded the motion.

Upon roll call vote:

Alderman Atkins- Aye, Alderman Wilson – Aye, Alderman Hartman – Aye,
Alderman Shipley – Aye, Alderman Kobylski – Aye, Alderman Russell – Aye.

Ayes – 6, Noes – 0, motion carries.

The Mayor declared the meeting adjourned to Executive Session Pursuant to Section
610.021(3)RSMo at 7:25 p.m.


Linda Drummond, City Clerk


Damien Boley, Mayor