



City of Smithville, Missouri

Board of Aldermen – Regular Session Agenda

7:00 p.m. Tuesday, November 5, 2024 **(Updated November 4)**

City Hall Council Chambers and Via Videoconference

Anyone who wishes to view the meeting may do so in real time as it will be streamed live on the City's YouTube page.

Public Comment can be made in person or via Zoom, if by Zoom please email your request to the City Clerk at ldrummond@smithvillemo.org prior to the meeting to be sent the meeting Zoom link.

1. Call to Order
2. Pledge of Allegiance
3. Graduation
Citizen's Academy

Join Zoom Meeting
<https://us02web.zoom.us/j/83287173955>

Meeting ID: 832 8717 3955
Passcode: **327139**

4. Consent Agenda

- Minutes
 - October 15, 2024, Board of Aldermen Work Session Minutes
 - October 15, 2024, Board of Aldermen Regular Session Minutes
- **Resolution 1418, HHW Agreement with MARC for 2025**
A Resolution authorizing and directing the Mayor to enter into an agreement with Mid-America Regional Council to participate in the Regional Household Hazardous Waste program for 2025.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

5. City Administrator's Report

ORDINANCES & RESOLUTIONS

6. **Resolution 1419, Amending the Schedule of Fees**
A Resolution adopting an amendment to the City's Schedule of Fees.
7. **Resolution 1420, Award Bid No. 25-01, Smith's Fork Campground Road Improvement**
A Resolution awarding Bid No. 25-01, to All Pro Asphalt and Maintenance, LLC for Smith's Fork Campground Road Improvements Project in an amount not to exceed \$67,870.17 and authorize a force account of \$50,000.
8. **Resolution 1421, Amendments the Employee Compensation Plan**
A Resolution adopting the amendments to the Employee Compensation Plan.
9. **Resolution 1422, Final Plat – Monterey Estates**
A Resolution approving the Final Plat for Monterey Estates.

OTHER MATTERS BEFORE THE BOARD

10. Public Comment

Pursuant to the public comment policy, a request must be submitted to the City Clerk prior to the meeting. When recognized, please state your name, address and topic before speaking. Each speaker is limited to three (3) minutes.

11. New Business From The Floor

Pursuant to the order of business policy, members of the Board of Aldermen may request a new business item appear on a future meeting agenda.

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





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[Planning Calendar](#)





Board of Aldermen Request for Action

MEETING DATE: 11/5/2024

DEPARTMENT: Administration/Public Works

AGENDA ITEM: Consent Agenda

REQUESTED BOARD ACTION:

The Board of Aldermen can review and approve by a single motion. Any item can be removed from the consent agenda by a motion. The following items are included for approval:

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SUMMARY:

Voting to approve would approve the Board of Aldermen minutes and a Resolution.

PREVIOUS ACTION:

N/A

POLICY ISSUE:

N/A

FINANCIAL CONSIDERATIONS:

N/A

ATTACHMENTS:

- | | |
|--|--|
| <input type="checkbox"/> Ordinance | <input checked="" type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Staff Report | <input checked="" type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |

SMITHVILLE BOARD OF ALDERMEN WORK SESSION

October 15, 2024 5:30 p.m.
City Hall Council Chambers and Via Videoconference

1. Call to Order

Mayor Boley, present, called the meeting to order at 5:32 p.m. A quorum of the Board was present: Melissa Wilson, Marv Atkins, Dan Hartman, Leeah Shipley and Ron Russell. Kelly Kobylski was absent.

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

2. Credit Card Processing

Rick Welch, Finance Director, noted that late last week we found out that the bills that were supposed to go out on the second or third did not go out until the fourth. We do not know if that meant that they got to the post office on the fourth or they went out in the mail on the fourth. Residents have informed staff this week that they have just received their bills. Rick said that staff is following up with our vendor that does our billing but have not gotten a response back yet. Rick noted that one positive thing that has come out of this is when people come in asking for a copy of their bill, staff is getting a lot of them signed up to receive their bills via email and ACH.

Rick explained that on September 25 staff had a conversation with our account manager from Tyler Technologies regarding credit card billing.

What is Changing?

The City has been informed that Tyler Technologies partnership with Elavon Credit Card Processing will end January 1, 2025. Credit card processing will not end on that date, just the Tyler partnership.

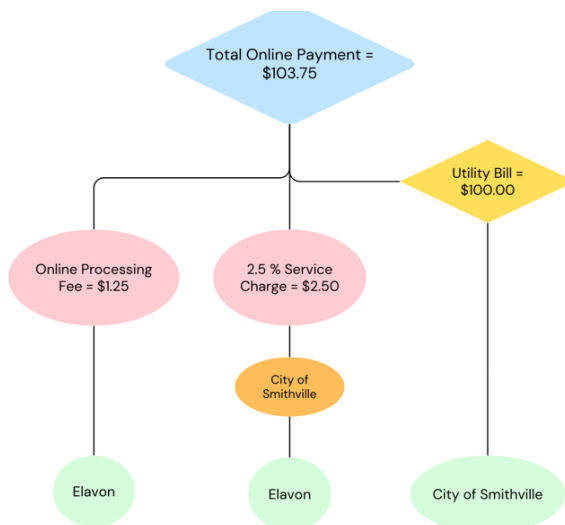
Tyler Technologies works with only one other third-party credit card processor, Global Payments (formerly OpenEdge Payments). Moving to Global Payments does not guarantee a long-term relationship.

A second option is Tyler Payment Processing, an inhouse credit card processing module.

Example of a \$100 Utility Payment Paid Online

- Online processing fee of \$1.25 is a convenience fee kept by Elavon. This is a flat fee.
- Service charge of \$2.50 represents a 2.5% transaction cost collected by the City and remitted to Elavon monthly.
- Original utility invoice of \$100 is retained by the City.
- Total cost of a \$100 utility bill made online is \$103.75.
 - \$102.50 if paid in person with credit card

- \$100 if paid in person with cash or check
- \$100 if customer sets up ACH with the City



Rick explained that staff received a quote of .72% from Tyler for their processing fees. The .72% fee would be for utility bills only. Permits and business licenses fees would be 3.75% because they usually pay with cards that offer rewards.

- Staff is recommending a conversion to Tyler Payment Processing.
- No out-of-pocket implementation cost, except the purchase of credit card readers starting at \$700.
 - Tap to pay
 - PCI 3.0 compliant credit card security
- Two- or three-month implementation timeline.
 - Staff recommends an April – June 2025 timeframe.
- Possible reduction in the 2.5% transaction fee.

Rick explained that if the Board decided to go with Tyler for credit card processing there would be not out of pocket expenses except for the card readers, and we would need two for a cost between \$1,000 to \$1,500.

Alderman Russell asked what brought this on.

Rick explained that this was a surprise to staff. They found out during their annual update meeting with Tyler. He said this is something between Tyler and Elavon.

Alderman Russell asked if the 2.5% fee goes to Tyler then to Elavon or do we pay it directly to Elavon.

Rick said that we will end up paying Elavon on a monthly basis. We could have Tyler collect the fees, but the fee would increase by a couple of points. If we went

with Tyler to collect the fees we would have to research chargebacks or go after people if the payment got taken back. Rick explained that if we went that route we would lose some of the control over our customers. Rick said that we owe it to our customers and to the City to look at Global Payments (OpenEdge) and Tyler.

Alderman Russell said we should stay with Elavon and research Global Payments (OpenEdge) and if there are any other options available.

Rick said that staff is also looking for direction if the Board still want the fees passed on to the customers.

Alderman Atkins said that everyone is passing the fees on. He added that we do not have enough money to cover the fees.

Mayor Boley noted that ACH is free. He said that most restaurant and some retailers charge you the credit card fee.

Alderman Hartman asked what the percentage of our citizens pay by debit/credit card.

Rick explained that citizens pay by debit/credit card is around 33% and ACH is around 20%.

Alderman Wilson noted that she has done ACH since it was very first implemented and has only had incident and that was when the City switched processors.

Alderman Wilson said that she would like staff to look into going to Tyler for credit card processing to help reduce that fee from 2.5% to .72%.

Mayor Boley said that it would be beneficial to use Tyler's module since it is built for their software.

Rick explained that based on staff's conversations with Tyler, partnerships will get harder to work with. Tyler wants to protect themselves with security and their cyber security and credit card processors are making that harder.

Alderman Hartman agreed with Alderman Wilson and go with Tyler.

Alderman Russell suggested looking at all the options before we do that. He said that we need to have a conversation with Tyler Technology that we are looking to lower the 2.5%.

Rick explained to Alderman Russell that Tyler offered the processing fee of .72% and they made it clear that they have not raised it in three or four years.

Mayor Boley explained that utility billing is very safe for them, it is a lower risk of fraud.

Rick added that is also the reason that their fees go up to 3.75% for permits and businesses licenses.

Rick noted that staff will get a quote from Global Payments (OpenEdge) but be looking more at Tyler.

3. Discussion of Excavation Fees

Chuck Soules, Public Works Director, explained that we require contractors that work in the right-of-way have a right-of-way permit. The right-of-way permit is not the excavation permit. If they are not working in the street or sidewalk it is a \$25 permit fee with a two-year bond. Franchise users such as AT&T and other utilities do work in the right-of-way, and we offer them a \$250 annual right-of-way permit plus a \$25,000 bond.

Chuck explained that the excavation fee is based on whether they take out curbs, sidewalks or street. The purpose of the excavation fee is not to repair the road, which is required, it is for the degradation of or the loss of life of the infrastructure that they are tearing up.

Chuck noted that on Commercial Street, AT&T has large facilities in the right-of-way behind the curb. We have a water line behind the curb. AT&T has to maintain their utility until they relocate and the only place to go is in the street, which is the big hole in Commercial. Chuck noted that AT&T is doing an excellent job repairing the street with flowable fill all the way up and topped with 10-inches of concrete. Chuck said that when all of the work is done on Commercial with the sidewalk project we will come in and mill and overlay the street.

Chuck explained that the way our current Schedule of Fees is structured, the excavation fee would be \$156,000 which is high. The purpose of the fee is to make contractors look at different options other than cutting into the street. He said this project fee is a little excessive. AT&T gave us the easements we needed for the sidewalk project. Chuck explained that when AT&T completes the project, all of the facilities will be underground housed in a box and all we will see is a manhole lid.

Chuck said that staff is proposing excavation greater than 1,000 square feet, we reduce the fee to \$5 per square foot versus \$20. That would make the excavation fee for this project \$39,000. Chuck noted that they have done a good job with traffic control, and they have been opening Commercial as they complete an area.

Chuck explained that the Schedule of Fees is on the agenda tonight for Board approval. If the Board give staff direction to add the \$5 per square-foot fee for larger projects, staff will have to bring it back as an amendment at the next meeting. He added that he has had a conversation with AT&T, and they are aware if the Board does not want to amend the fee they would owe the City \$156,000.

Alderman Atkins asked if we had a lot of large projects similar to this.

Chuck said that this is the largest one since he has been here.

Alderman Atkins said he would like to see the Board go with the amendment.

Alderman Russell asked who keeps track of the annual fee.

Chuck explained that Brandi Schuerger, Permit Technician, does.

All of the Board agreed with the recommended change.

4. Discussion City/County Shared Roads

Chuck Soules, Public Works Director, provided a brief history of the City/County shared roads agreement.

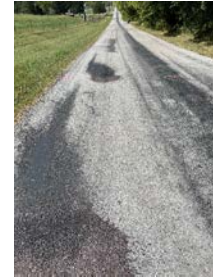
In August of 2010, the Board approved Ordinance 2764 entering into an intergovernmental cooperative agreement with Clay County for road repairs. The agreement outlined certain maintenance responsibilities on various roads that are partially inside the city limits and various other shared jurisdictional roads. Since that time, the City and County have worked cooperatively, generally following the agreement of 2010. Over the years the City and County have also entered into agreements for road repairs on certain streets that required substantially more work than general maintenance.

In October 2022, the Board passed Resolution 1137 authorizing the Mayor to sign the Winter Storm Maintenance Agreement. The agreement outlines the responsibilities of both the City and County for winter storm response including removal of snow and ice from the roads identified as shared roads. Snow removal is an operational issue for response, depending on whether the City or County is already removing snow from adjacent roads or must use a certain road to access other roads for snow removal.

Chuck noted that there is a difference between maintenance versus snow removal. Snow removal is more operational. Maintenance cost money.

Chuck explained that this summer, staff met with Clay County, and they discussed North Main Street. Staff told the county if they make repairs to North Main Street, staff would take the recommendation to the Board to take over the maintenance. Staff also offered to make the recommendation of taking over 176th Street from Thomas Lane to H & H Lake Road to the Board. Staff was under the assumption that it was all worked out and the county came back with an agreement that also had the City taking over 144th Street. When Chuck questioned why 144th Street was added the county said it was because of the new subdivision going in at the intersection of Mount Olivet and 144th Street. Chuck told the county he would take it to the Board for direction but was going to advise not to take over 144th Street.

The City has a development agreement for Mount Olivet Subdivision. The developer is responsible for overlaying NE 144th from Wise Road to Mount Olivet Road and crack seal and micro surface Mount Olivet Road from NE 144th Street to Highway 92. The county agreed that these were appropriate improvements.



144th from Wise Rd . To Virginia



Virginia from 144th to NE Amory

The county maintains blue lined roads.

Chuck explained that the county wants the City to take over 144th Street from wise to Mount Olivet.

Mayor Boley noted that the mill and overlay would only last eight to ten years.

Chuck explained that in July 2019 and again in December 2021, the City submitted a petition to the Clay County Board of County Commissioners requesting the establishment of a Road District to be placed on the ballot. The requests were not acted upon. Chuck noted that all cities in Clay County receive 25% of the taxes collected for road maintenance. Cities with special road districts receive a total of 80% for road maintenance. The City of Smithville only receives 25%.

Year	Road & Bridge revenue from Smithville residents	25 % returned to Smithville
2022	\$281,416	\$70,354
2023	\$318,600	\$79,650
2024	\$368,504 YTD	\$92,126 YTD

Chuck noted that Kearney has a special road district and has comparable miles of roads as Smithville receives over \$300,000.

Mayor Boley said that unless the residents in that area annex in to the City, he does not want to take the road over because we do not receive any tax dollars for it. He explained that we got the need signed petitions to the county to be able to have a special road district and the county did nothing with them. Now it is illegal to do it with the county's new charter and we will never have the opportunity to receive additional tax dollars.

The Board all concurred that the City not to take over maintenance of 144th Street.

Chuck asked the Board for direction on North Main Street.

Mayor Boley noted that the county did a nice job repairing North Main Street to our street specs and it looks great. North Main Street is also fully encompassed in the City. There are a few homes that are not annexed to city limits, but they are surrounded by city. Mayor Boley said he had no issues with taking North Main Street over.

Alderman Hartman asked if there should be some life expectancy as far as maintenance for North Main Street.

Chuck said there should be.

Mayor Boley added that Herzog did a lot with drain tile to help with the drainage issues there.

The Board agreed to take over North Main Street.

Chuck asked for direction on 176th Street northwest from Thomas Lane to H & H Lake Road. He noted that there is \$100,000 in the budget to be able to bring it up to a standard that we could maintain.

Mayor Boley noted that Whiskey Ridge is within city limits.

Jack Hendrix, Development Director, explained that it is only Whiskey Ridge on the south side just east of the curve on 176th Street is in city limits. The entire north side and west of the curve are all unincorporated.

Alderman Hartman noted that all of Whiskey Ridge pay city taxes.

Mayor Boley added that they all have to drive on 176th Street to get to their subdivision.

Alderman Hartman said he did not see any reason we should not maintain it.

Alderman Atkins said we should keep it consistent, if we receive the property tax we should maintain it.

Chuck said that staff will work with the county on an agreement.

5. Discussion of Public Safety Sales Tax

Cynthia Wagner, City Administrator, noted that over the last several years we have made several attempts to get legislation approved at the state level that would allow us to take to the voters the question of a public safety sales tax. Last year, we were successful in getting legislation approved through the General Assembly and after that bill was approved, the governing body had expressed an interest in

putting the question of a half-cent sales tax on last November's ballot. The agenda [packet](#) includes the ballot question and what we looked at in review of public safety sales tax. That question was not approved by the voters in November of last year. Cynthia explained that the enabling legislation outlines that we must wait 12 months from the time of one election to the next. The November election last year to the November election this year is just shy of 365 days. At the retreat this summer, the governing body expressed interest in pursuing a public safety sales tax again and asked that it be brought back at a work session this fall.

Information in the packet provides the history and the language in the revised statutes that indicate that 365 day period or one year. Cynthia noted that the statute outlines that if the second question is not approved we no longer have power to impose the sales tax, and the authorization of the section is terminated. Which means we would have to go back and get legislation again. The overall legislation requires that the funding level for public safety be maintained at the level prior to approval of the tax. If voters approve a public safety sales tax, we could not supplant existing general fund or city monies already in existence with the funds from new sales tax. Cynthia explained that the general question would be approval of a public safety sales tax. That is what the legislation allows. Our intent would be to kind of drill down and look at items that the board would desire to see funded. Staff has recommended enhancements to officer compensation in order to aid in recruitment and retention of officers, to fund necessary public safety equipment and staff to support community growth and implementation of an animal control program.

Cynthia noted that staff has reached out to the school district, the fire district and ambulance district. It is our understanding that there are current discussions by the school district of the possibility of an April ballot question related to a bond. The ambulance district also indicated that they are reviewing the possibility of a question for the April ballot.

Cynthia noted staff was looking for direction from the governing body to determine if there is desire to place an issue on a ballot. If so when. If this is something the Board wishes to move forward with, staff would work to develop that language to bring it back to the Board. Staff would also strongly recommend that we work on a public information campaign to put together to provide to the public.

Alderman Russell asked what 9,500 and no more than 10,800 inhabitant numbers are based on.

Cynthia explained that these numbers are based on the 2020 census.

Cynthia noted that most of the communities in Clay County have a public safety sales tax. Excelsior Springs was the first in 2005 and Parkville is the most recent in 2023. Riverside, North Kansas City, Liberty and Gladstone all have a public safety sales tax. Kearney does not but, based on their population, they also fall into the same enabling legislation as Smithville.

Mayor Boley noted that this has taken years of work with legislators to be able to get it on the ballot.

Cynthia noted that most communities have had to go to legislature and the ballot multiple times in order to get it to pass.

Mayor Boley said that he is all for putting this on the April ballot, but it was up to the rest of the Board.

Alderman Russell said that this is our last chance to put this on the ballot before we would have to go before legislature again. We are up against that issue and also the population number. He said that he does not feel the constituents are ready for another tax. He does not feel the timing is right but also would hate to miss the opportunity.

Alderman Atkins said that he thinks the public is aware of the shortage of officers. He also believes that public safety is becoming more of a concern. Alderman Atkins said that he thinks the Board needs to look at this issue and the importance of public safety.

Mayor Boley noted that the April election will not be an Aldermen election, but there will be for School Board and if the Ambulance District is doing a bond issuance there should be a good turnout at the polls rather than waiting until November.

Alderman Hartman noted that when we have an issue on the ballot we are limited in how we can communicate the issue. He did not feel we did a very good job last time of communicating this to the public. He said he wanted to make sure if we do this again, we do everything in our means within the statutes to communicate the importance of this issue.

Mayor Boley said he wanted to make it very clear that the revenues produced from the public safety sales tax can only be used for public safety purposes and not used for other general fund projects. We cannot legally use the public safety sales tax funds for anything other than public safety.

Alderman Hartman feels like we need to put this question on the ballot, but we need do a better job of communicating it.

Alderman Russell said that he agreed with what Alderman Atkins and Alderman Hartman said and that we are in the same predicament of other entities with a shortage of officers. He added that even if this question passes, it will not guarantee we will get any officers. Alderman Russell said he wanted to also make sure the information we communicate is the correct information as to what the funds will be used for. He added that he thought the statute was pretty broad as far as what the funds could be used for.

Mayor Boley explained that the funds have to be used for public safety which is our Police Department.

Alderman Russell said that he thinks that saying the funds will only go to raises and retention for police officers is misleading.

Alderman Hartman said that he thinks the funds will help take some pressure off of the general fund since right now 100% of our police funding comes out of our general fund.

Cynthia said that it is with the exception of small grants.

Alderman Hartman noted that it takes two and half to three million dollars to fund our police.

Mayor Boley explained that basically all of the property tax collected goes to fund our Police Department.

Alderman Hartman added that dollar amount is just going to keep going up as the city continues to grow.

Cynthia noted that a half cent sales tax generates around \$700,000.

Alderman Wilson asked if the Zoo or the Library would be having a taxing question on the ballot. She added it would be nice to know if they are considering it.

Cynthia explained that she did not reach out to those entities, but staff would check.

Alderman Wilson also noted that she agreed with Alderman Hartman that last time when it was put on the ballot the importance of it was not really shared with the community. She suggested looking at placing it on the ballot November 2025 to give ample time to communicate the campaign and the importance of it, instead of rushing it.

Mayor Boley noted that we would not have anything else on the ballot and if we were to do that it would be better to wait until April of 2026.

Alderman Russell said if we need to wait until 2026 that might be better. He asked if we only went for a quarter cent could we go back again with another question.

Cynthia explained that we only get one more time before we have to go back to legislature.

Alderman Atkins said that he would hate to keep pushing this off. He asked what the most strategic date would be for voting we should be looking for.

Mayor Boley explained that if we wait until the November 2026 election we will not be collecting the tax funds until after the date of our next labor contract negotiations. He added there should be better turnout for the April 2025 election and it would also give us six months to campaign and educate.

Alderman Atkins added if we educate for a year or more it will likely be forgotten.

Cynthia noted that one thing she envisions is establishing a committee and working with them to help get the information out. There will also be things they would have the ability to do provide more information and fund different types of campaigns that staff cannot. Cynthia said that if the Board would want to look at, staff would like to start thinking about that strategically as soon as possible and who the Board want on the committee.

Alderman Russell preferred to put it on the November 2025 ballot.

Alderman Hartman, Alderman Atkins and Alderman Shipley all agreed with the April 2025 ballot with a committee to help with the public education process.

Alderman Wilson said that she was fine with the April 2025 but worried it will not be sufficient time to get the information out.

Cynthia explained that we have received campaign material from other cities and can work off that to put together some proposals for additional work sessions. Ballot language does not need to be certified until January 28 and that should give us time to have a good plan.

Chief Lockridge noted that the ballot language is already written.

Alderman Atkins noted that we have time between now and January 28 and if something comes up and it looks like it would not be a good time to place it on the April ballot we can look at a future date.

Alderman Russell asked if it was correct that there are two other ballot initiative on the April 2025 ballot.

Cynthia explained that those are currently under consideration much like ours is.

Alderman Russell asked if that would be three tax increases.

Mayor Boley explained that the other two would be no increase bond questions.

Cynthia explained that it is an extension of the funding to cover the bonds.

6. Adjourn

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared the Work Session adjourned at 6:25 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

October 15, 2024 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, Melissa Wilson, Leeah Shipley, Dan Hartman and Ronald Russell. Kelly Kobylski was absent.

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

2. Pledge of Allegiance lead by Mayor Boley

3. Proclamation – National Youth Substance Use Prevention Month



Mayor Boley proclaimed October as Youth Substance Use Prevention Month and presented the proclamation to members of the Warriors Smithville Student Youth Coalition.

4. Public Hearing – Sewer Rates

Mayor Boley called the public hearing for the Property Tax Levy to order 7:07 p.m.

No Public Comment.

Mayor Boley declared the public hearing adjourned at 7:07 p.m.

5. Consent Agenda

• Minutes

- September 24, 2024, Board of Aldermen Special Session Minutes
- September 24, 2024, Board of Aldermen Work Session Minutes
- September 24, 2024, Board of Aldermen Regular Session Minutes
- October 1, 2024, Board of Aldermen Regular Session Minutes

- **Finance Report**

- Financial Report for September

- **Resolution 1409, Leak Adjustment**

A Resolution approving the water and wastewater leak adjustment for Michael Newman in the amount of \$145.25.

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

6. Committee Reports

Alderman Wilson reported on the October 8 Planning and Zoning Commission meeting. They discussed and approved the site plan for construction of 16 4-unit townhomes at 14601 North Fairview Drive and the Final Plat for Fairview Crossing First Plat that are on the agenda tonight. They got an update on the 169 South Overlay District and in the near future that will be pushed out to the public for input.

7. City Administrator's Report

Cynthia Wagner noted that there are large lagoons at the Water Treatment Plant that receive residuals through the water treatment process. Residuals are the sediment that is removed from the raw water that comes from the lake. That water enters the plant in the primary clarifier where sediments and other dissolved organic matter settles out the material. It is then sent to the lagoons for further drying out, leaving the residuals. After a time, the lagoons fill up and they need to be cleaned out. The residuals are fertile and typically are applied to farm ground providing important nutrients for crops. The material is tested prior to land application and the ground is also tested to ensure that we are not overloading it with too many nutrients. We did bid the removal of the residuals in the spring and Richard's Construction was awarded the bid. They began work this morning transporting those materials and they are being applied to the ground just north of the river off Spelman. The materials are very wet and may be tracked on the street from those trucks. The contractor is responsible for keeping the area clean and we are monitoring it. If necessary we will run the streetsweeper around the routes. Cynthia noted that at this point the hauling has not had any impact on area streets, but she wanted to make the Board aware.

ORDINANCES & RESOLUTIONS

8. Bill No 3041-24, Amending Chapter 400 and Chapter 425 – 2nd Reading

Alderman Atkins moved to approve Bill No. 3041-24, amending sections of Chapter 400 of the Zoning Code and Chapter 425 of the Subdivision Code pertaining to fees and costs. 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 Kobylski - Absent, Alderman Shipley – Aye, Alderman Russell - Aye.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3041-24 approved reading.

9. Bill No. 3042-24, Amending Business License Fees – 2nd Reading

Alderman Atkins moved to approved Bill No. 3042-24, amending the business license regulations of 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 Shipley- Aye, Alderman Russell – Aye,
Alderman Hartman- Aye, Alderman Kobylski – Absent, Alderman Atkins - Aye.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3042-24 approved reading.

10. Bill No. 3043-24, Adopt the FY2025 Operating Budget – 2nd Reading

Alderman Atkins moved to approve Bill No. 3043-24, adopting the FY2025 Annual Operating Budget for the City of Smithville, Missouri, and authorizing the expenditures of funds for municipal services. 2nd reading by title only. Alderman Hartman seconded the motion.

Alderman Russell said that the cost of living adjustment for social security this next year is projected to be 2.5% and will impact people on a fixed income. He said that Raftelis Financial Consultants, LLC recommended a five year plan of a 15% increase four years in a row with the fifth year's increase being a little higher. Alderman Russell said that he just wanted to make sure that as a board we are looking to try make the right decision for our constituents.

Upon roll call vote:

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

Ayes – 4, Noes – 1, motion carries. Mayor Boley declared Bill No. 3043-24 approved.

11. Resolution 1410, Amending the City's Policy Manual

Alderman Atkins moved to approve Resolution 1410, amending the City's Policy Manual and adding the policy for Record Management. Alderman Hartman seconded the motion.

No discussion.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Resolution 1410 approved.

12. Resolution 1411, Amending the Schedule of Fees

Alderman Atkins moved to approve Resolution 1411, adopting amendments the City's Schedule of Fees. Alderman Hartman seconded the motion.

Alderman Russell said that he did not support the 15% increase for water and sewer even though the budget had already been approved. He did not agree with the sanitation bill because he did not feel that the amount collected for the household hazardous waste had been defined. He also did not support the finance department fee for online credit card processing since they had yet to vote on direction of a third party vendor processor.

Alderman Hartman noted that the seniors that are on a fixed income are going to have the opportunity in January to apply for the SB190 which will freeze their property taxes. He added that it is a great opportunity for seniors but also knows that it is going to impact municipalities.

Mayor Boley added that our Schedule of Fees also includes trash discounts for seniors.

Ayes – 4, Noes – 1, motion carries. Mayor Boley declared Resolution 1411 approved.

13. Resolution 1412, Amending the Employee Compensation Plan

Alderman Atkins moved to approve Resolution 1412, amending the Employee Compensation Plan. Alderman Hartman seconded motion.

Alderman Russell said that a lot of work was done on this, and he thanked Gina Pate, Assistant City Administrator, and staff. He added that there was approximately 18% difference between our directors and other directors in other communities. He noted that 18% was a big gap especially for retention.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Resolution 1412 approved.

14. Resolution 1413, Temporary Liquor License

Alderman Atkins moved to approve Resolution 1413, issuing a Temporary Liquor License to Smithville Main Street District for the Winter Wine Walk and Market to be held Saturday, November 9, 2024. Alderman Hartman seconded motion.

No discussion.

Ayes – 4, Noes – 0, Abstained – 1 (Alderman Shipley), motion carries. Mayor Boley declared Resolution 1413 approved.

15. Resolution 1414, Authorizing Agreement with USACE for 144th Street Pump Station Funding

Alderman Atkins moved to approve Resolution 1414, authorizing and directing the Mayor to execute an agreement with the US Army Corps of Engineers for design and construction assistance for sanitary sewer improvements. Alderman Hartman seconded motion.

No discussion.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Resolution 1414 approved.

16. Resolution 1415, Site Plan – Fairview Crossing Townhomes

Alderman Atkins moved to approve Resolution 1415, authorizing site plan approval for construction of 16 4-unit townhomes at 14601 North Fairview Drive. Alderman Hartman seconded motion.

Alderman Hartman noted that we have a shortage of housing option believed this is going to be good thing for Smithville.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Resolution 1415 approved.

17. Resolution 1416, Fairview Crossing Final Plat First Plat

Alderman Atkins moved to approve Resolution 1416, approving the Final Plat for Fairview Crossing First Plat. Alderman Hartman seconded motion.

No discussion.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Resolution 1416 approved.

18. Resolution 1417, Assignment of the CID Board of Director Successor

Alderman Atkins moved to approve Resolution 1417, approving the Board of Aldermen of the City Smithville, Missouri, consenting to the appointment of Director for the Governance of the Smithville Commons Community Improvement District.⁷ Alderman Hartman seconded motion.

No discussion.

Ayes – 4, Noes – 1, (Alderman Russell) motion carries. Mayor Boley declared Resolution 1417 approved.

OTHER MATTERS BEFORE THE BOARD

19. Public Comment

Matt Tyson, 603 Horseshoe Lane, spoke to the Board about his concern about the new median on 169 Highway near Commercial Street. He said that the width of 12 feet is much narrower than is in the Missouri Highway Plan. Mr. Tyson said that people have already hit the median and it will be worse during ice and snow.

20. New Business from the Floor

Alderman Russell noted that the Gresham family, GT Tow sent a lot of their trucks and crew to help with the hurricane clean up down south. He thanked the Gresham family and their crews for helping with the disaster.

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

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

Upon roll call vote:

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

Ayes –5, Noes – 0, motion carries. Mayor Boley declared the special session adjourned to the Executive Session at 7:23 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor



Board of Aldermen Request for Action

MEETING DATE: 11/5/2024

DEPARTMENT: Public Works

AGENDA ITEM: Resolution 1418 – 2025 Agreement with Mid America Regional Council (MARC) for the Household Hazardous Waste (HHW) Collection Program

REQUESTED BOARD ACTION:

A motion to approve Resolution 1418, authorizing and directing the Mayor to enter into an agreement with Mid-America Regional Council to participate in the Regional Household Hazardous Waste program for 2025.

SUMMARY:

Since 2002 the City has participated in the household hazardous waste collection program coordinated by MARC. This program allows residents to safely dispose of household hazardous waste, including: automotive by-products, cleaners, paint products, solvents, chemicals, acids and alkalis, etc. at no cost. Residents can go to any mobile outreach, or the permanent sites in Kansas City or Lee's Summit.

In order to provide residents with a responsible way to dispose of household hazardous waste, the participating cities pay a per-capita fee. The 2025 fee is 1.13 per-capita using 2023 population estimates. Smithville's 2025 contribution of \$12,187.05 is based on an estimated population of 10,785.

PREVIOUS ACTION:

Participation in the 2024 HHW Program was approved by the Board of Aldermen on November 6, 2023.

Participation in the 2023 HHW Program was approved by the Board of Aldermen on December 20, 2022.

Participation in the 2022 HHW Program was approved by the Board of Aldermen on October 19, 2021.

POLICY OBJECTIVE:

N/A

FINANCIAL CONSIDERATIONS:

The FY25 budget includes funds for this expenditure.

ATTACHMENTS:

- | | |
|--|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input checked="" type="checkbox"/> Other: Agreement | |

RESOLUTION 1418

A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL TO PARTICIPATE IN THE REGIONAL HOUSEHOLD HAZARDOUS WASTE PROGRAM FOR 2025

WHEREAS, the Mid-America Regional Council (MARC) has established a Household Hazardous Waste (HHW) collection program; and

WHEREAS, there are currently no affordable options available to Smithville residents to dispose of their household hazardous waste (including automotive by-products, cleaners, paint products, solvents, chemicals, acids & alkalis, etc.); and

WHEREAS, the improper disposal of HHW creates a significant risk to the environment and the water supply of the residents of Smithville; and

WHEREAS, the HHW program provides for the safe disposal of hazardous material by residents at a lower cost than any other available option; and

WHEREAS, participation in the HHW program allows residents several options of disposing of their household hazardous waste to include the use of the Lee's Summit facility, Kansas City facility, and/or other mobile HHW outreach sites, between January and December of 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI AS FOLLOWS:

THAT the Mayor of the City of Smithville is hereby authorized and directed to enter in an agreement with the Mid-American Regional Council (MARC) for participating in the 2025 Regional Household Hazardous Waste Program in an amount not to exceed \$12,187.05.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri this 5th day of November 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

2025

Intergovernmental Agreement between the MARC Solid Waste Management District and Smithville, Missouri relating to the Regional Household Hazardous Waste Collection Program

This Agreement is entered into pursuant to Missouri Revised Statutes Section 70.210 *et seq.*

Whereas, Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990) and the members of the SWMD include most cities within the member counties; and

Whereas the City of Kansas City, Missouri (Kansas City) operates a permanent Household Hazardous Waste facility located at 4707 Deramus, Kansas City, Missouri, and operates outreach sites for collection of Household Hazardous Waste (HHW) at various locations and on various dates; and

Whereas, the City of Lee's Summit, Missouri operates a permanent Household Hazardous Waste Facility located at 2101 SE Hamblen Road, Lee's Summit; and

Whereas, Kansas City and Lee's Summit have made these HHW collection facilities available for use by members of the SWMD and the SWMD, Kansas City and Lee's Summit have agreed to create a regional household hazardous waste program for the benefit of all members of the SWMD; and

Whereas Smithville, Missouri (sometimes referred to in this Agreement as the "Participating Member") intends to participate in the Regional HHW Collection Program;

Therefore, the SWMD and the Participating Member agree that participation in the Regional HHW Collection Program shall be on the following terms and conditions:

I Definitions

Household Hazardous Waste (HHW) shall mean waste that would be classified as hazardous waste by 40 CFR 261.20 through 261.35 but that is exempt under 40 CFR 261.4 (b) (1) (made applicable in Missouri by 10 CSR 25-4.261) because it is generated by households. Examples include paint products, household cleaners, automotive fluids, pesticides, batteries, and similar materials. A determination of whether any material meets this definition shall be made by Kansas City.

II Effective Date

Smithville, Missouri agrees to participate in the Regional HHW Collection Program for a one-year period beginning on **January 1, 2025**.

III Termination

A. Budget Limitations. This Agreement and all obligations of the Participating Member and the SWMD arising therefrom shall be subject to any limitation imposed by budget law. The parties represent that they have within their respective budgets sufficient funds to discharge the obligations and duties assumed and sufficient funds for the purpose of maintaining this Agreement. This Agreement shall be deemed to terminate by operation of law on the date of expiration of funding.

B. Termination of regional program. If the regional household hazardous waste program is terminated prior to the expiration of this Agreement, the SWMD shall refund the amount paid by the participating member, less the cost of services provided prior to termination of the regional program. The cost of services shall be assessed at seventy-five dollars (\$75.00) for each vehicle belonging to a resident of the participating member that has been served prior to the termination of the program, not to exceed the amount paid by the participating member.

C. Each participating member will be required to notify the SWMD, Kansas City and Lee's Summit in writing of its intention to renew the annual agreement for the following year no later than December 15. In the event that notification is not provided in advance or the final decision is made to not rejoin the program for the upcoming year, the participating member is responsible for any costs incurred by Kansas City and/or Lee's Summit to serve residents after December 31. Kansas City and SWMD reserve the right to invoice the member city or county for any waste disposal costs incurred as a result of late notification.

IV Duties of Participating Member

- A. **Fees.** **Smithville, Missouri** agrees to pay the sum of **\$12,187.05** to participate in the 2025 Regional HHW Collection Program for the period from January 1 to December 31. The program participation fee is based on a per capita rate of \$1.13 applied to 2023 Population Estimate figures as shown in Attachment One. At least one-half of this amount shall be paid within thirty (30) days upon receiving the district invoice. Payment of any remaining balance shall be paid within the following six months.
- B. **Payment.** The Participating Member shall be obligated for payment of the amount shown in Paragraph IV(A) irrespective of the participation of its citizens, or of any actual expenses incurred by the SWMD, Kansas City, or Lee's Summit attributable to the Participating Member, except in the event of termination of the regional program, as reflected in III(B) above. Payment by the Participating Member of the agreed upon amount shall not be contingent upon renewal of this Agreement or renewal of the Agreement between the SWMD and Kansas City or Lee's Summit.

Annual Renewal. The agreement between the SWMD and the Participating Member will be subject to renewal each year. To assure community information is included in the printed promotional material, agreements will be due no later than February 1, 2025. No pro ration of fees is applicable under this agreement.

- C. **Contact Person.** The Participating Member agrees to notify the SWMD and Kansas City, on or before the date of this Agreement, of the name of an individual who will serve as its contact person with respect to the Regional HHW Collection Program.

V Services Provided by the SWMD

A. **Permanent Collection Facilities.** HHW collection services shall be provided by Kansas City and Lee's Summit pursuant to agreements entered into between the SWMD and Kansas City, and the SWMD and Lee's Summit. Pursuant to those agreements, residents of the Participating Member may deliver HHW, by appointment, if required, and during normal hours of operation, to the Kansas City permanent HHW facility and to the Lee's Summit permanent HHW facility.

B. **Outreach Collections.** Pursuant to the agreement between the SWMD and Kansas City, Kansas City has also agreed to provide contractor services for the collection of HHW at outreach collection sites throughout the SWMD area. Residents of the Participating Member will be able to deliver HHW to outreach collection sites, the dates and locations of which will be negotiated by the SWMD and Kansas City. If, at the request of a Participating Member, an outreach collection is held within its boundaries, the Participating Member agrees that Kansas City or the contractor shall have overall control of the collection activities but the Participating Member shall provide the following:

- adequate and safe sites with unobstructed public access;
- access to restroom facilities and drinking water
- adequate publicity of the date and location of the mobile collection;
- a means for the collection, removal and disposal of any wastes that do not meet the definition of hazardous waste;
- volunteers or workers to conduct traffic control, survey participating residents, stack latex paint and automotive batteries, and assist with non-hazardous waste removal and bulking of motor oil;

- means of limiting the vehicles to a number negotiated by Kansas City and the SWMD (estimated to be either 200, 300, or 400 vehicles per outreach collection);
- a forklift and forklift operator available at the opening and closing of the event; and
- access to residents of any city or county that is also a participating member.

VI *Reports*

The SWMD will provide to the Participating Member quarterly reports on the operations of the Kansas City and Lee's Summit permanent facilities and on the operations of the outreach collections, based on information provided to the SWMD by Kansas City and Lee's Summit. The quarterly reports shall include the following information:

- Total number vehicles using each facility (permanent or mobile) on a quarterly basis;
- Number of vehicles from each participating member using the facility;
- An end-of-the-year summary report including waste composition and disposition.
- Each program year the district will provide brochures which include facility hours of operation, mobile event schedule, and contact information

VII *Insurance*

A. *Insurance.* The SWMD agrees that, pursuant to the terms of its Agreement with Kansas City, Kansas City shall maintain liability insurance related to the outreach collection sites under which the community where the site is located shall be named as an additional insured.

VIII *Legal Jurisdiction*

Nothing in this Agreement shall be construed as either limiting or extending the legal jurisdiction of the parties.

MARC Solid Waste Management District:

Participating Member:

_____ Date: _____

_____ Date: 11/5/2024

Doug Wylie, Chair

Damien Boley
Print Name
Mayor
Print Title



City Administrator's Report

October 31, 2024

South 169 Employment Overlay District Project Update

Staff is working with the consultant, Synder & Associates, to finalize the public engagement website for the South 169 Employment Overlay District project. This phase will incorporate input from the Economic Development Committee and Planning & Zoning Commission, inviting additional public feedback on the design pattern of the area for both commercial and residential development. The online public comment period will be open for two weeks once it is posted. Staff hope to have the site published in early November.

Website Redesign

The 2025 Budget includes funding for redesign of the website. The RFQ for this work will be posted by the end of this week (Friday, November 1).

Smithville Parade of Hearts

Taking inspiration from the popular Parade of Hearts throughout the metro, Middle School art students have worked to create 3D hearts to be placed in businesses throughout the community. Two eighth grade students are working to design a heart to be on display at City Hall later this winter!

Commercial Street Sidewalk

Staff held a pre-construction meeting with Legacy Construction on Tuesday, October 29.

AT&T has completed installing the new conduit needed to move their communications facilities. AT&T needs releases from other carriers (Verizon and Sprint) before physically moving the other communication fibers. This may take a few weeks. Evergy is scheduled to move their poles in the next few weeks.

With the utility companies needing additional time, the Notice to Proceed with the sidewalk project will not be issued until those utilities are not in conflict with the sidewalk construction. Due to the season and weather this project is most likely to begin in the spring.

Stonebridge Storm Sewer

This project is nearing completion. Remaining work includes seeding, end section and some rip-rap.

Streetscape

The contractor, Mega, is making good progress. Lighting conduit, curb and sidewalk is almost completed on north side of bridge. The storm inlet in the middle of the road is gone!



Update on Project Funding Applications Through MARC

Staff has been working to secure funding for three projects: Wayfinding, Maple Lane Sidewalk, and Eagle Nexus Trail.

Two rounds of applications were submitted earlier this spring/summer. Twenty-one projects were submitted from around the MARC (KC Metro) region, totaling over \$200 million for the STBG (Surface Transportation Program). The STBG program had a total of \$60 million available. The Wayfinding project is included in the recommendation that will go to the TTPC (Total Transportation Program Committee) in November for \$600,000.

Additionally, 29 applications totaling over \$39 million were submitted for TAP (Transportation Alternatives Program). The TAP program had a total of \$12 million available. The Maple Lane Sidewalk is included in the recommendation that will go to the TTPC in November for \$480,000.

The Eagle Nexus Trail is not included in the funding recommendations.

The next step is for the TTPC to release the slate of projects for public comment in December. After the public comment period, the TTPC will make a recommendation for project funding to the MARC Board.

If approved, the Wayfinding and Maple Lane Sidewalk project would be funded in FY2027/2028. The CIP will be adjusted to reflect timing if funding is approved.

MEETING DATE: 11/5/2024**DEPARTMENT:** Public Works**AGENDA ITEM:** Resolution 1419, Adopting an amendment to the Schedule of Fees

REQUESTED BOARD ACTION:

Motion to approve Resolution 1419, adopting an amendment to the City's Schedule of Fees.

SUMMARY:

At the Board meeting on October 15 the Board approved Resolution 1141 adopting amendments to the Schedule of Fees.

During the Work Session on October 15, staff presented an additional recommendation to the schedule of fees for street excavations greater than 1,000 square feet to be charged at a rate of \$5 per square foot. Attached is the staff report.

PREVIOUS ACTION:

The Board of Alderman approved changes to the Schedule of Fees as a part of the FY2025 Budget process in Resolution 1411 on October 15, 2024.

POLICY ISSUE:

Infrastructure maintenance

FINANCIAL CONSIDERATIONS:

Schedule of Fees revisions will provide necessary revenue support for program expenditures.

ATTACHMENTS:

- | | |
|---|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input checked="" type="checkbox"/> Other: Staff Report
Schedule of Fees | |

RESOLUTION 1419

A RESOLUTION ADOPTING AN AMENDMENT TO THE CITY'S SCHEDULE OF FEES

WHEREAS, the City of Smithville has adopted and set forth a comprehensive listing of fees hereby known as the Schedule of Fees; and

WHEREAS, the Schedule of Fees currently outlines fees and charges pertaining to Water and Wastewater Utility Rates, Police Department Fees, Development Department Fees, Park and Recreation Fees, Public Works (Street Division) Fees, and Monthly Solid Waste Fees; and

WHEREAS, City staff presented an amendment to the excavation fee for street excavations of 1,000 square feet or greater at the Board of Alderman's work session on October 15, 2024; and

WHEREAS, the Board of Aldermen of the City of Smithville desires to adopt the following changes to the existing Schedule of Fees which should be followed by the City:

One Time Non-Franchise Right-of-Way Excavation Permit Fee

- Permit Fee: \$20 + Calculated cost of excavation
 - Street Cut: \$20 / square foot
 - Curb Cut: \$15 / square foot
 - Sidewalk Cut: \$10 / square foot

Annual Excavation Permit fee for franchises and owners of facilities that maintain more than 1,000 lineal feet of facilities within the public right-of-way:

- Permit Fee: \$250 + Calculated cost of excavation
 - Street Cut: \$20 / square foot
 - Curb Cut: \$15 / square foot
 - Sidewalk Cut: \$10 / square foot

For Street excavations that exceed a total area of 1,000 square feet or more the Street Cut fee will be \$5 / square foot

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI:

THAT the existing policies and procedures as amended are the policies and procedures which should be followed effective November 5, 2024, by the City.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 5th day of November, 2024.

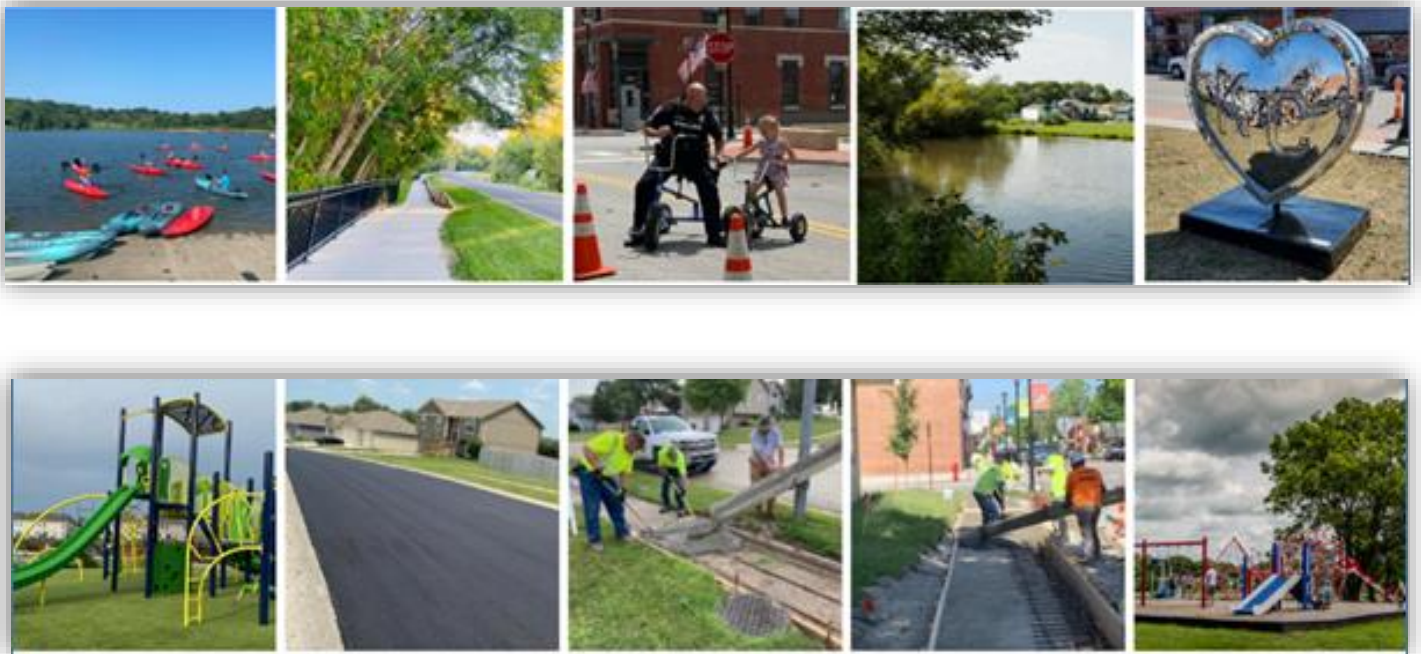
Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



FY2025 Proposed Comprehensive Listing Schedule of Fees



Prepared by the Finance and Administration Departments



COMPREHENSIVE SCHEDULE OF FEES - TABLE OF CONTENTS

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Public Works (Streets Division) Fees	Page 18
Sanitation Fees	Page 19

COMPREHENSIVE SCHEDULE OF FEES

Administration

Occupational License

Annual Fee	\$75.00 / License
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Liquor Licenses

Temporary Permit — By the Drink	\$37.50
Tasting Permit	\$37.50
Malt Liquor — Original Package	\$75.00
Non-Intoxicating Beer — Original Package	\$22.50
Intoxicating Liquor — Original Package	\$150.00
Malt Liquor — By Drink	\$75.00
Malt Liquor and Light Wines — By Drink	\$75.00
Non-Intoxicating Beer — By Drink	\$37.50
Intoxicating Liquor (All Kinds) — By Drink	\$450.00
Sunday Sales (Additional Fees)	\$300.00

Adult Businesses

Adult Business License Fee	\$300.00 / Year
Manager's License Fee	\$20.00 / Year
Entertainer's License Fee	\$20.00 / Year
Server's License Fee	\$20.00 / Year

Other Licenses & Fees

Fireworks Sales Permit	\$1,500.00
Peddler & Solicitor Permit	\$50.00 / 30 Day Permit
Festival and Non-Permanent Vendor	\$10.00
Notary Fee	\$2.00
Photocopies	\$0.10 / Page + Cost

Police Department

Officer Hourly Services — 4 Hours Minimum	\$60.00 / Hour
* Excludes School Districts	
Sergeant Hourly Services — 4 Hours Minimum **	\$80.00 / Hour
* Excludes School Districts	
Fingerprinting Card	\$10.00 / Per Card
Police Report***	\$10.00 / Report
Copy of Video — Cloud Link****	\$10.00 / Video**

*School District exception is the 4 hour minimum, not the rate.

**Sergeant is mandatory when officer needs of 5 or more are required

***Exception to Charge: If the charge carries the possibility of fifteen (15) days or more in jail/confinement, the defendant shall not be charged any fee for obtaining a police report or any video relevant to the traffic stop or arrest. In addition, the \$10.00 fee is waived for victims listed in any report.

****Due to video upload constraints and cost, video provision via external storage (i.e. USB/DVD) is not available.

Development Department

Zoning

Rezoning - Residential	\$250.00
Rezoning - All Others	\$250.00
Site Plan Review Application	\$250.00
Conditional Use Permit	\$500.00 + Individual Projection Requirements

Multiphase Subdivisions

Preliminary Plat	\$300 + \$2.00 / Lot
Final Plat	\$150 + \$2.00 / Lot
Street/Alley Vacation	\$250.00
Subdivision Variance	\$450.00
Infrastructure Construction Permit	2% of Cost
Minor Plats	\$35.00
Single-Phase Subdivisions	\$500.00

Building Permits

Finished Building/Residential	\$0.60/ft ²
Unfinished Building/Residential	\$0.30/ft ²
Demolition	\$35.00
Grading	\$100.00
Deck	\$45.00
Outbuilding — Greater than 120 ft ²	\$45.00
In-Ground Pool	\$45.00
Above Ground Pool	\$25.00
Fence	\$25.00
Poultry Housing (Required Annually Before Sept 1st)	\$30.00
Miscellaneous	\$15.00

Mechanical Permits

New Residential Structure	\$65.00
Minimum/Origination Fee	\$30.00
Rough Inspection	\$10.00
Finish/Final Inspection	\$10.00
Extra Inspection	\$25.00

Development (Continued)

Mechanical Permits (Continued)

Fixtures — Each	\$5.00
Water Heater — Commercial	\$10.00
Boiler	\$5.00
Furnace	\$5.00
Forced Air	\$5.00
Fireplace	\$5.00
Air Conditioner	\$5.00
Oven/Range	\$5.00
Exhaust	\$5.00
Heat Pump	\$5.00

Plumbing Permits

New Residential Structure	\$67.00
Minimum/Origination Fee	\$30.00
Ground Rough Inspection	\$10.00
Rough Inspection	\$10.00
Finish/Final Inspection	\$10.00
Extra Inspection	\$25.00
Fixtures — Each	\$5.00
Water Heater — Residential	\$5.00
Lawn Irrigation	\$30.00
Backflow Devices	\$2.00

Electrical Permits

New Residential Structure	\$125.00
Minimum/Origination Fee	\$30.00
Rough Inspection	\$10.00
Finish/Final Inspection	\$10.00
Extra Inspection	\$25.00
Appliances — Each	\$10.00
Outlets — Each	\$0.25
Circuits — Each	\$2.00
Service (Up to 200 Amp)	\$15.00
Service (201 Amp to 400 Amp)	\$20.00

Development (Continued)

Electrical Permits (Continued)

Service (401 Amp to 600 Amp)	\$40.00
Service (Over 600 Amp)	\$75.00
New Service	\$25.00

Plan Review Fees - Residential (New Structures & Additions)

0 - 2,000 Square Feet	\$100.00
2,001 - 4,000 Square Feet	\$125.00
4,001+ Square Feet	\$150.00

Plan Review Fees - Residential (Alterations/Basement Finish)

Non-Structural	\$50.00
Structural Changes & Egress Changes	\$65.00
Structural/Decks	\$25.00

Plan Review Fees - Commercial (New Structures & Additions, Non-Industrial)

0 - 2,500 Square Feet	\$385.00
2,501 - 4,500 Square Feet	\$650.00
4,501 - 10,000 Square Feet	\$1,300.00
10,001 - 50,000 Square Feet	\$1,850.00
50,001 - 100,000 Square Feet	\$3,250.00
100,001+ Square Feet	Actual Hours Worked

Plan Review Fees - Commercial (New Structures & Additions, Industrial)

0 - 100,000 Square Feet	\$600.00
100,001+ Square Feet	Actual Hours Worked

Plan Review Fees - Commercial Tenant Finish

Non-Structural Finish	\$150.00
Structural Finish	\$200.00

Merchant Use of Downtown Sidewalk

Sidewalk Café Permit	\$50.00 / Year
Downtown Sidewalk Sign Deposit	\$50.00

Development (Continued)

Temporary Signs

Downtown Banners — Each	\$25.00
Flexible Materials	\$25.00
Rigid Materials	\$10.00
Relabeling Fee	\$5.00

Permanent Signs

Projecting or Wall	\$125.00
Ground or Roof	\$250.00
Pole	\$500.00
Replacement	\$25.00

Sign with Electronic/LED/Digital Functions

Single Color, Alphanumeric, Manual Change *	\$175.00
Single Color, Alphanumeric, Automatic Change *	\$275.00
Multiple Colors *	\$375.00

* In addition to Permanent Sign Fees

Parks and Recreation

Athletic Field Rental Fees

Practice (Without Lights)	\$15.00 Per Field / Per Hour
Practice (With Lights)	\$25.00 Per Field / Per Hour
Tournament (Without Lights)	\$150.00 Per Field / Per Day
Tournament (With Lights)	\$250.00 Per Field / Per Day
Field Dragging and Chalking for Tournaments	Included in Tournament Fee

Youth Recreation Program Fees

Basketball League	\$75.00 / Child
Baseball League	\$75.00 / Child
Softball League	\$75.00 / Child
T-Ball League	\$55.00 / Child
Soccer League	\$75.00 / Child
Soccer Clinic	\$55.00 / Child
Volleyball League	\$75.00 / Child
Little Hoopster League	\$55.00 / Child

Adult Recreation Program Fees

Softball League	Fee Set on Annual Basis
Volleyball League	Fee Set on Annual Basis
Kickball Tournament Fee	Fee Set on Annual Basis
Pickleball	Fee Set on Annual Basis
Adult Non-Sport Programming	Fee Set on Annual Basis

Park Amenities

Shelter House Fee	\$50.00 Per Day
Smith's Fork Park Scout Camping Area	\$25.00 / Night

Parks and Recreation (Continued)

Event Application Fee & Staffing Service Fees

Event Application Fee (Tournament, Green Space, Courtyard Park)	\$25.00 Per Application
City Staff Services for Non-City 1 Day Events (Trash Service & Restroom Cleaning Services)	Optional \$30.00/hour Per City Staff Member (In Addition to Event Fee)
City Staff Services for Non-City Multi-Day Events (Trash Service & Restroom Cleaning Services)	Mandatory \$30.00/hour Per City Staff Member (1 Hour Per Day Minimum) (In Addition to Event Fee)
Parade Fee (Paid By Parade Organizer)*	\$100.00/Parade + \$200.00 Damage Deposit

*Parade and special event fees are waived for the Smithville R-II School District and Smithville Main Street District. The \$200.00 damage deposit must still be paid for all parade applicants.

Courtyard Park/Downtown Space

City or City Co-Sponsor	Free
Courtyard Park Tier 1 (Category II, Public Event)	\$100.00/Day + \$200.00 Damage Deposit
Courtyard Park Tier 1 (Category II, Private Event)	\$250.00/Day + \$200.00 Damage Deposit
Street Closure (Adjacent Streets - Courtyard Park, Public)	\$125.00/Day + \$200.00 Damage Deposit
Street Closure (Adjacent Streets - Courtyard Park, Private)	\$275.00/Day + \$200.00 Damage Deposit
Street Closure (Entire Downtown, Public)	\$150.00/Day + \$200.00 Damage Deposit
Street Closure (Entire Downtown, Private)	\$300.00/Day + \$200.00 Damage Deposit

Park Green Space Use (Public Event)

Heritage Park Green Space (NE Corner)	\$100.00/Day + \$200.00 Damage Deposit
Helvey Park Green Space (West Area)	\$100.00/Day + \$200.00 Damage Deposit
Smith's Fork (N of Restroom Showers, S of Ballfields)	\$100.00/Day + \$200.00 Damage Deposit

Park Green Space Use (Private Event)

Heritage Park Green Space (NE Corner)	\$250.00/Day + \$200.00 Damage Deposit
Helvey Park Lake Green Space (West Area)	\$250.00/Day + \$200.00 Damage Deposit
Smith's Fork (N of Restroom Showers, S of Ballfields)	\$250.00/Day + \$200.00 Damage Deposit

Smith’s Fork Campground - Items For Purchase

Campsite Rental	\$40.00 Per Night
Ice	\$4.00 Per Bag
Firewood	\$8.00 Per Bundle

Senior Center (Weekend Rental)

Half Day Morning (9:00 AM - 3:00 PM)	\$125.00 + \$200.00 Damage Deposit
Half Day Evening (4:00 PM - 11:00 PM)	\$125.00 + \$200.00 Damage Deposit
Weekend Full Day (9:00 AM - 11:00 PM)	\$250.00 + \$200.00 Damage Deposit

Senior Center (Weekday Rental)

Half Day Evening (4:00 PM - 11:00 PM)	\$100.00 + \$200.00 Damage Deposit
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Senior Center (Reoccurring Weekly Rental)

Resident and Local Businesses (Monday - Thursday)	\$100.00 / Month + \$200.00 Damage Deposit
Non-Resident (Monday - Thursday)	\$250.00 / Month + \$200.00 Damage Deposit

Facility Rental Discounts

City Employee Rental (facilities and programs)	50% Discount + Required Deposit
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Service Fees and Charges

Credit Card Processing Fee	2.50%
Online Credit Card Processing Fee	2.50% + \$1.25
Non Sufficient Funds (NSF) and Returned Items	\$30.00

Miscellaneous

Meals on Wheels	\$3.35 / Day
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Animal Control

Dog Licenses

Annual Spayed or Neutered	\$10.00
Annual Unaltered	\$20.00
Two-Year Spayed or Neutered*	\$20.00
Two-Year Unaltered*	\$40.00
Three-Year Spayed or Neutered*	\$30.00
Three-Year Unaltered*	\$60.00
Replacement Dog Tag	\$5.00

*Multi-year dog licenses shall only be issued to applicants who also have a valid multi-year vaccine certificate. Consult your veterinarian for details on the availability of a multi-year vaccine.

Impoundment

1 st Occurance	\$25.00
2 nd Occurance	\$50.00
3 rd + Occurance	\$100.00
Surrender Fee (Chief of Police Permission Required)	\$150.00

Daily Caretaker Fee - Dog Pound

Dogs at Large	\$20.00 / Day
Dogs Held For Observation	\$45.00 / Day

Adoption Fees

Dogs	\$200.00 / Dog
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Public Works (Utilities)

Water Impact Fee

5/8 x 3/4 or 1 Inch Meter	\$3,100.00
2 Inch Meter	\$9,900.00
3 Inch Meter	\$21,660.00
4 Inch Meter	\$38,980.00
6 Inch Meter	\$86,610.00

Wastewater Impact Fee

5/8 x 3/4 or 1 Inch Meter	\$2,800.00
2 Inch Meter	\$8,960.00
3 Inch Meter	\$19,600.00
4 Inch Meter	\$35,280.00
6 Inch Meter	\$78,400.00

Other Impact/Connection Fees

North Force Main Connection Fee	\$279.00 Per Lot (in addition to impact fees)
Stonebridge Connection Fee	\$3,900.00 Per GPM (total, no additional impact fees)

Water Service Connection Taps

3/4 Inch, 1 Inch or 2 Inch Meter	\$75.00 + Meter Supplies Fee On Request
4 Inch Meter	\$100.00 + Meter Supplies Fee On Request
6 Inch Meter	\$120.00 + Meter Supplies Fee On Request
8 Inch Meter	\$120.00 + Meter Supplies Fee On Request

Utility Billing Services Deposit

Residential Account	\$100.00
Commercial, Industrial, Homebuilder Account	\$150.00
Landlord Account	\$150.00
Temporary Hydrant Meter Deposit	Current Meter Replacement Cost
Temporary Hydrant Meter Deposit (Fire Hydrant)	\$500.00
Service Fee - Hydrant Meter (3 Weeks of Use)	\$50.00

Public Works (Utilities) (Continued)

Stormwater Fees & Miscellaneous Fees

Stormwater (Sump Pump) Service Charge	\$20.00 / Month
Misc Fees - Requested Services	\$30.00 / Hour

Residential Water Fees

Water Meter Service Charge (¾" Meter)	\$16.91 / Month
Water Meter Service Charge (1" Meter)	\$16.91 / Month
Water Meter Service Charge (¾" Meter) - Senior Rate	\$14.38 / Month
Water Meter Service Charge (1" Meter) - Senior Rate	\$14.38 / Month
Water Meter Service Charge (2" Meter)	\$79.81 / Month
Water Meter Service Charge (3" Meter)	\$156.62 / Month
Water Meter Service Charge (4" Meter)	\$244.36 / Month
Water Meter Service Charge (6" Meter)	\$487.76 / Month
Water Usage Rate	\$11.96 / 1,000 Gallons
Wholesale Water Rate*	\$7.14 / 1,000 Gallons
Late Penalty	10% of Past Due Amount
Reconnection Fee (Following Disconnection of Service)	\$50.00
Reconnection Fee (Snowbird Applicants)	\$50.00
Consumption Data Log	\$100.00

*Water is sold to PWSD #8 at the Rate Per 1,000 Gallons Listed Above (Per the Most Current Contract With PWSD #8).

Residential Wastewater Fees

Wastewater Meter Service Charge (¾" Meter)	\$24.37 / Month
Wastewater Meter Service Charge (1" Meter)	\$24.37 / Month
Wastewater Meter Service Charge (¾" Meter) - Senior Rate	\$20.71 / Month
Wastewater Meter Service Charge (1" Meter) - Senior Rate	\$20.71 / Month
Wastewater Meter Service Charge (2" Meter)	\$117.81 / Month
Wastewater Meter Service Charge (3" Meter)	\$250.22 / Month
Wastewater Meter Service Charge (4" Meter)	\$362.17 / Month
Wastewater Meter Service Charge (6" Meter)	\$721.55 / Month
Wastewater Usage Rate	\$10.17 / 1,000 Gallons
Late Penalty	10% of Past Due Amount

Public Works (Utilities) (Continued)

Non-Resident (Outside City Limit) Customers*

Sewer Only (Outside City Limit) Customers	\$92.61 / Month
Water Only (Outside City Limit) Customers	\$25.37 / Monthly + \$17.94 / 1,000 Gallons
Water Only (Outside City Limit) Customers - Senior Rate	\$21.56 / Monthly + \$17.94 / 1,000 Gallons

*This Rate is Set By City Ordinance No. 3208-23, Section 705.040.

Commercial Water Fees

Water Meter Service Charge ($\frac{3}{4}$ " Water Meter)	\$16.91 / Month
Water Meter Service Charge (1" Water Meter)	\$26.57 / Month
Water Meter Service Charge (2" Water Meter)	\$79.81 / Month
Water Meter Service Charge (3" Water Meter)	\$156.62 / Month
Water Meter Service Charge (4" Water Meter)	\$244.36 / Month
Water Meter Service Charge (6" Water Meter)	\$487.76 / Month
Water Usage Rate	\$11.96 / 1,000 Gallons
Late Penalty	10% of Past Due Amount
Reconnection Fee (Following Disconnection)	\$50.00
Consumption Data Log Request	\$100.00

Commercial Wastewater Fees

Wastewater Meter Service Charge ($\frac{3}{4}$ " Water Meter)	\$24.37 / Month
Wastewater Meter Service Charge (1" Water Meter)	\$38.73 / Month
Wastewater Meter Service Charge (2" Water Meter)	\$117.81 / Month
Wastewater Meter Service Charge (3" Water Meter)	\$250.22 / Month
Wastewater Meter Service Charge (4" Water Meter)	\$362.17 / Month
Wastewater Meter Service Charge (6" Water Meter)	\$721.55 / Month
Wastewater Usage Rate	\$10.17 / 1,000 Gallons
Late Penalty	10% of Past Due Amount

State Department of Natural Resources Fees

Monthly State Fees - Accounts With Sewer

Monthly State Fees (≤ 1" Meter)	\$0.50 / Month
Monthly State Fees (> 1" and ≤ 2" Meter)	\$2.00 / Month
Monthly State Fees (> 2" and ≤ 4" Meter)	\$9.41 / Month
Monthly State Fees (> 4" Meter)	\$18.91 / Month

Monthly State Fees - Accounts Without Sewer

Monthly State Fees (≤ 1" Meter)	\$0.44 / Month
Monthly State Fees (> 1" and ≤ 2" Meter)	\$1.75 / Month
Monthly State Fees (> 2" and ≤ 4" Meter)	\$8.50 / Month
Monthly State Fees (> 4" Meter)	\$16.50 / Month

Public Works (Streets)

One Time Non-Franchise Right of Way Excavation Permit ~~Excavation Fees~~

Permit Fee	\$20.00 + Calculated Cost of Excavation
Street Cut**	\$20.00 / Square Foot
Curb Cut	\$15.00 / Square Foot
Sidewalk Cut	\$10.00 / Square Foot
One-Time (Non-Franchise) ROW Excavation Permit	\$20.00 Permit + Calculated Cost of Street Cut*, Curb Cut, and Sidewalk Cut

Annual Excavation Permit*

Permit Fee	\$250.00 + Calculated Cost of Excavation
Street Cut**	\$20.00 / Square Foot
Curb Cut	\$15.00 / Square Foot
Sidewalk Cut	\$10.00 / Square Foot

* Annual Excavation Permit fee for franchises and owners of facilities that maintain more than 1,000 lineal feet of facilities within the public right-of-way

Annual Excavation Permit (Paid By Franchises of Facilities- Within the ROW)	\$250.00 Permit + Calculated Cost of Street Cut*, Curb Cut, and Sidewalk Cut
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~~*\$20.00 Minimum Cost for Any Size Street Cut~~

** For Street excavations that exceed a total area of 1,000 square feet or more the Street Cut fee will be \$5.00 / square foot

Trash & Recycling Fees

Regular Residential Trash & Recycling	\$21.07 / Month
Senior Discount (Available To Ages 65 and Older)	\$17.91 / Month
d	\$10.00 / Month
Residential Yard Waste (Resident Must Opt-In)	Included In Residential Trash Fee
Extra Trash Bag Tags - Each Tag	\$1.50 Per Tag
Extra Trash Bag Tags - Sheet of 5 Tags	\$6.50 Per Sheet
Late Penalty	10% of Past Due Amount



Board of Aldermen Request for Action

MEETING DATE: 11/5/2024

DEPARTMENT: Public Works

AGENDA ITEM: Resolution 1420, awarding Bid No. 25-01 Smith's Fork Campground Road Improvements

REQUESTED BOARD ACTION:

A motion to approve Resolution 1420, awarding Bid No. 25-01 to All Pro Asphalt & Maintenance LLC, for the construction of Smith's Fork Campground Road Improvements in an amount of \$67,870.17 and authorizing a force account of \$50,000.

SUMMARY:

The Smith's Fork campground road has not been overlaid for several years and is currently in poor condition. The FY25 budget includes funding for improvements to these roads. Since the campground operates from April 1 to October 31, the work must be completed between November and March. However, asphalt plants typically close for the winter, limiting project timelines further to early November through mid-December.

To ensure timely completion, staff have scheduled the bid to open on November 1, 2024 with an award date of November 5 and a completion target of December 20, 2024. This timeline, while tight, allows the improvements to be made before the campground reopens in the spring of 2025. Otherwise, the project would have to be postponed until after the 2025 campground season.

The improvements will include a road overlay and upgrades to two campsites to enhance accessibility.

Nine bids were received on November 1, 2024 (bid tabulation below). The low bid was All Pro Asphalt & Maintenance LLC, at \$67,870.17. Staff conducted reference checks, all of whom provided positive feedback regarding the previous work performed by All Pro Asphalt & Maintenance LLC.

Contractor	Bid
Little Joe's	\$68,492.60
Asphaltic Surfaces	\$72,144.25
Tandem Paving	\$77,547.35
McConnell	\$87,267.50
Menke	\$106,101.00
All Pro Asphalt	\$67,870.17
Way & Sons	\$117,071.00
Metro Asphalt	\$103,859.50
Superior Bowen	\$88,690.35

This RFP was put together to get competitive bidding and unit pricing while completing the project during campground closure. There are some areas at the campground that will need additional work, more than just a mill and overlay. The force account provides staff the ability to adjust the scope and do the work needed to deliver a quality project that will stand up to the RV loads.

PREVIOUS ACTION:

N/A

POLICY ISSUE:

Infrastructure Maintenance

FINANCIAL CONSIDERATIONS:

This project is included in the FY2025 in an amount of \$150,000.

ATTACHMENTS:

- ☐ Ordinance
- ☒ Resolution
- ☒ Staff Report
- ☒ Other: Bid Tab

- ☐ Contract
- ☐ Plans
- ☐ Minutes

RESOLUTION 1420

A RESOLUTION AWARDING BID NO. 25-01 TO ALL PRO ASPHALT & MAINTENANCE, LLC FOR SMITH'S FORK CAMPGROUND ROAD IMPROVEMENTS PROJECT IN AN AMOUNT NOT OF \$67,870.17 AND AUTHORIZE A FORCE ACCOUNT OF \$50,0000

WHEREAS, Bids were opened and read aloud on November 1, 2024 for Bid No. 25-01, Smith's Fork Campground Road Improvements; and

WHEREAS, after a bid process, as outlined in the City Purchasing Policy, and reference checks, staff is recommending the bid received from All Pro Asphalt & Maintenance LLC, as the most responsive and best bid received, and the most advantageous to the City in the amount of \$67,870.17.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI:

THAT Bid No. 25-01 is hereby awarded to All Pro Asphalt & Maintenance LLC, in an amount of \$67,870.17 and the Mayor is authorized to execute the construction contract for the Smith's Fork Campground Improvements project with a force account of \$50,000.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, this 5th day of November, 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



107 W. Main St - Smithville, MO 64089

P: (816) 532-3897

RFP# 25-01 Smith's Fork Campground Road Improvements Program

1-Nov-24

Item	Description	Unit	Quantity	Engineer Est		Asphaltic Surfaces		Superior Bowen		All Pro Asphalt		Metro Asphalt		Little Joe's		Tandem Asphalt		Menke		McConnell		Way & Sons	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 2,000.00	\$ 2,000.00	\$ 300.00	\$ 300.00	\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00	\$ 2,750.00	\$ 2,750.00	\$ 2,500.00	\$ 2,500.00	\$ 8,400.00	\$ 8,400.00
2	2" Mill	SY	5033	\$ 4.00	\$ 20,132.00	\$ 2.25	\$ 11,324.25	\$ 3.95	\$ 19,880.35	\$ 1.69	\$ 8,505.77	\$ 5.50	\$ 27,681.50	\$ 2.20	\$ 11,072.60	\$ 2.95	\$ 14,847.35	\$ 3.63	\$ 18,269.79	\$ 3.26	\$ 16,407.58	\$ 7.00	\$ 35,231.00
3	Overlay	Ton	680	\$ 150.00	\$ 102,000.00	\$ 86.50	\$ 58,820.00	\$ 100.75	\$ 68,510.00	\$ 85.83	\$ 58,364.40	\$ 108.35	\$ 73,678.00	\$ 81.50	\$ 55,420.00	\$ 90.00	\$ 61,200.00	\$ 125.12	\$ 85,081.60	\$ 100.53	\$ 68,360.40	\$ 108.00	\$ 73,440.00
	Total			\$	\$ 142,132.00	\$	\$ 72,144.25	\$	\$ 88,690.35	\$	\$ 67,870.17	\$	\$ 103,859.50	\$	\$ 68,492.60	\$	\$ 77,547.35	\$	\$ 106,101.39	\$	\$ 87,267.98	\$	\$ 117,071.00



Board of Aldermen Request for Action

MEETING DATE: 11/5/2024

DEPARTMENT: Administration

AGENDA ITEM: Resolution 1421, Approval of the Employee Compensation Plan Amendment

REQUESTED BOARD ACTION:

Approval of Resolution 1421, adopting amendments to the Employee Compensation Plan.

SUMMARY:

At the October 15, 2024 Board of Aldermen Meeting the Board approved Resolution 1412. When beginning the implementation process for salary increases, staff realized that an incorrect version of the salary schedule was attached in the agenda materials that were approved on October 15. The Resolution and the RFA included the correct increase amounts. Staff has attached the corrected employee compensation plan as well as the correct worksheet for Board approval.

The Employee Compensation Plan sets the pay scale and includes job descriptions for all city positions.

Included in the packet is an updated pay grade schedule to be implemented in the first full pay period of the 2025 fiscal year. Based on Board direction, the approval of the amended pay grade schedule will include a 6% increase to the minimum and maximum salaries for pay grades 5 – 55 and an 8% increase to the minimum and maximum salaries for pay grades 60-65.

Based on Board direction, employees will receive an 8% adjustment for all current permanent employees in pay grades 10-55 and a 10% adjustment for current permanent employees in pay grades 60-65.

One addition to the Compensation Plan is an Assistant City Clerk Pay of 6%. This rate of pay will be added to the employee assigned to the role of Assistant City Clerk.

Additionally, staff has removed the following unfilled positions from the FY2025 Compensation Plan: Finance Analyst and Utilities Superintendent. Staff has also removed Police Sergeants from the Compensation Plan due to contract negotiations, there will be a separate pay scale for the unit upon ratification.

This compensation plan is effective November 1, 2024 and will remain in effect until such time a subsequent compensation plan supersedes it. It is the policy of the City of Smithville to maintain fair and competitive salary ranges consistent with the economic constraints of the City and the labor market in which we compete to attract and retain qualified personnel at all levels of the organization.

PREVIOUS ACTION:

This Plan corrects the scrivener's error in Resolution 1412 in the Employee Compensation Plan Attachment.

The Plan is revised annually for adjustments and changes. The Plan was last revised in 2023. A comprehensive review of the compensation and benefits plans of the City was completed in 2021.

POLICY OBJECTIVE:

Recruitment & Retention

FINANCIAL CONSIDERATIONS: This compensation plan is included in the FY2025 Budget.

ATTACHMENTS:

- | | |
|---|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input checked="" type="checkbox"/> Other: Employee Compensation Plan
Employee Compensation Plan Worksheet | |

RESOLUTION 1421

A RESOLUTION ADOPTING AMENDMENTS TO THE EMPLOYEE COMPENSATION PLAN

WHEREAS, the City of Smithville has adopted and set forth the compensation in the City of Smithville for regular employees hereby known as the Employee Compensation Plan;

WHEREAS, City staff, in open and public discussions with the Board of Aldermen, has made recommendations to the Board regarding the modifications for the following items of the existing Employee Compensation Plan:

- 6% increase in range adjustments for pay grades 5 – 55, and an 8% increase in pay rate for current employees in pay grades 5 – 55.
- 8% increase in range adjustments for pay grades 60-65, and a 10% increase in pay rate for current employees in pay grade 60-65.
- Implementation of an Assistant City Clerk pay of 6% for the employee assigned to that position.
- Removal of unfilled positions: Finance Analyst and Utilities Superintendent.
- Removal of police sergeants: will have separate pay scale upon ratification of an agreement.

WHEREAS, the Board of Aldermen of the City of Smithville desires to adopt the changes to the existing Employee Compensation Plan which should be followed by the City in the administration of the City's personnel program; and

WHEREAS, the Board of Aldermen of the City of Smithville wish to restate that the plan as amended is not intended to be a contract between the City and its employees and does not create contractual rights for employees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI:

THAT the existing policies and procedures as amended are the policies and procedures which should be followed effective November 1, 2024 by the City in the administration of the City's personnel program.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 5th day of November 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

Smithville Employee Salary Schedule

Revised November 1, 2024

Pay Grade	Recommended Title	Department
5		
10		
	Maintenance Worker I - Parks Maintenance Worker I - Public Works Administrative Assistant I - Public Works	Parks and Recreation PW PW
15		
	Permit Technician Finance Specialist I Administrative Assistant II- Utilities O&M Technician/ Plant Operator I Senior Services Coordinator	Development Finance PW PW Parks and Recreation
20		
	Police Administrative Assistant/Prosecutor Assistant Maintenance Worker II - Parks Maintenance Worker II- Public Works O&M Technician/ Plant Operator II Recreation Coordinator	Police Parks and Recreation PW PW Parks and Recreation
25		
	Police Recruit	Police
30		
	Code Inspector I Finance Specialist II	Development Finance
35		
	Building Inspector I Code Inspector II O&M Technician/ Plant Operator III Crew Leader -Public Works Crew Leader -Parks Engineering Technician I	Development Development PW PW Parks and Recreation PW
40		
	Building Inspector II Water Treatment Plant Shift Supervisor	Development PW
45		
	Building Inspector III Recreation Manager Engineering Technician II	Development Parks and Recreation PW
50		
	Assistant to the Public Works Director	PW
55		
	Streets Superintendent Water Treatment Plant Manager Utilities Operations Manager	PW PW PW
60		
	Police Captain	Police
65		
	Assistant City Administrator Development Director Finance Director Parks and Recreation Director Police Chief Public Works Director	Administration Development Finance Parks and Recreation Police PW

Assistant City Clerk Pay: 6%

November 1, 2024

Salary Range

Adjustment

SALARY RANGE			
	Minimum	Market	Maximum
\$	16.70	\$ 19.21	\$ 23.39
\$	34,745.44	\$ 39,957.26	\$ 48,643.62
\$	18.65	\$ 21.45	\$ 26.11
\$	38,799.08	\$ 44,613.15	\$ 54,318.71
\$	20.15	\$ 23.16	\$ 28.21
\$	41,903.00	\$ 48,180.35	\$ 58,673.47
\$	21.15	\$ 24.32	\$ 29.61
\$	43,987.73	\$ 50,589.37	\$ 61,592.09
\$	22.21	\$ 25.54	\$ 31.09
\$	46,188.28	\$ 53,114.20	\$ 64,672.85
\$	23.54	\$ 27.07	\$ 32.96
\$	48,967.91	\$ 56,310.78	\$ 68,564.34
\$	24.96	\$ 28.70	\$ 34.93
\$	51,909.69	\$ 59,692.67	\$ 72,664.30
\$	26.45	\$ 30.41	\$ 37.03
\$	55,013.62	\$ 63,259.87	\$ 77,019.07
\$	29.10	\$ 33.46	\$ 40.74
\$	60,526.56	\$ 69,606.70	\$ 84,732.55
\$	30.85	\$ 35.48	\$ 43.19
\$	64,163.25	\$ 73,799.32	\$ 89,828.55
\$	33.93	\$ 39.02	\$ 47.51
\$	70,579.58	\$ 81,165.36	\$ 98,816.04
\$	39.76	\$ 45.73	\$ 55.67
\$	82,696.78	\$ 95,110.73	\$ 115,784.93
\$	45.73		\$ 68.59
\$	95,110.73		\$ 142,666.10

Smithville Employee Salary Schedule

Revised November 1, 2024

Pay Grade	Recommended Title	Department
5		
10		
	Maintenance Worker I - Parks	Parks and Recreation
	Maintenance Worker I - Public Works	PW
	Administrative Assistant I - Public Works	PW
15		
	Permit Technician	Development
	Finance Specialist I	Finance
	Administrative Assistant II- Utilities	PW
	O&M Technician/ Plant Operator I	PW
	Senior Services Coordinator	Parks and Recreation
20		
	Police Administrative Assistant/Prosecutor Assistant	Police
	Maintenance Worker II - Parks	Parks and Recreation
	Maintenance Worker II- Public Works	PW
	O&M Technician/ Plant Operator II	PW
	Recreation Coordinator	Parks and Recreation
25		
	Police Recruit	Police
30		
	Code Inspector I	Development
	Finance Specialist II	Finance
35		
	Building Inspector I	Development
	Code Inspector II	Development
	O&M Technician/ Plant Operator III	PW
	Crew Leader -Public Works	PW
	Crew Leader -Parks	Parks and Recreation
	Engineering Technician I	PW
40		
	Building Inspector II	Development
	Water Treatment Plant Shift Supervisor	PW
45		
	Building Inspector III	Development
	Recreation Manager	Parks and Recreation
	Engineering Technician II	PW
50		
	Assistant to the Public Works Director	PW
55		
	Streets Superintendent	PW
	Water Treatment Plant Manager	PW
	Utilities Operations Manager	PW
60		
	Police Captain	Police
65		
	Assistant City Administrator	Administration
	Development Director	Development
	Finance Director	Finance
	Parks and Recreation Director	Parks and Recreation
	Police Chief	Police
	Public Works Director	PW

Assistant City Clerk Pay: 6%

November 1, 2023
Salary Range
Adjustment

SALARY RANGE		
Minimum	Market	Maximum
\$ 15.76	\$ 18.12	\$ 22.06
\$ 32,778.72	\$ 37,695.53	\$ 45,890.21
\$ 17.60	\$ 20.23	\$ 24.64
\$ 36,602.90	\$ 42,087.88	\$ 51,244.07
\$ 19.01	\$ 21.85	\$ 26.61
\$ 39,531.14	\$ 45,453.16	\$ 55,352.33
\$ 19.95	\$ 22.95	\$ 27.94
\$ 41,497.86	\$ 47,725.82	\$ 58,105.74
\$ 20.95	\$ 24.09	\$ 29.33
\$ 43,573.85	\$ 50,107.74	\$ 61,012.12
\$ 22.21	\$ 25.54	\$ 31.10
\$ 46,196.14	\$ 53,123.38	\$ 64,683.34
\$ 23.54	\$ 27.07	\$ 32.96
\$ 48,971.41	\$ 56,313.84	\$ 68,551.23
\$ 24.95	\$ 28.69	\$ 34.93
\$ 51,899.64	\$ 59,679.12	\$ 72,659.50
\$ 27.45	\$ 31.57	\$ 38.43
\$ 57,100.53	\$ 65,666.70	\$ 79,936.37
\$ 29.10	\$ 33.47	\$ 40.74
\$ 60,531.37	\$ 69,622.00	\$ 84,743.92
\$ 32.01	\$ 36.81	\$ 44.82
\$ 66,584.51	\$ 76,571.09	\$ 93,222.68
\$ 36.81	\$ 42.34	\$ 51.54
\$ 76,571.09	\$ 88,065.49	\$ 107,208.27
\$ 42.34		\$ 63.51
\$ 88,065.49		\$ 132,098.24

November 1, 2024
Salary Range
Adjustment

SALARY RANGE		
Minimum	Market	Maximum
\$ 16.70	\$ 19.21	\$ 23.39
\$ 34,745.44	\$ 39,957.26	\$ 48,643.62
\$ 18.65	\$ 21.45	\$ 26.11
\$ 38,799.08	\$ 44,613.15	\$ 54,318.71
\$ 20.15	\$ 23.16	\$ 28.21
\$ 41,903.00	\$ 48,180.35	\$ 58,673.47
\$ 21.15	\$ 24.32	\$ 29.61
\$ 43,987.73	\$ 50,589.37	\$ 61,592.09
\$ 22.21	\$ 25.54	\$ 31.09
\$ 46,188.28	\$ 53,114.20	\$ 64,672.85
\$ 23.54	\$ 27.07	\$ 32.96
\$ 48,967.91	\$ 56,310.78	\$ 68,564.34
\$ 24.96	\$ 28.70	\$ 34.93
\$ 51,909.69	\$ 59,692.67	\$ 72,664.30
\$ 26.45	\$ 30.41	\$ 37.03
\$ 55,013.62	\$ 63,259.87	\$ 77,019.07
\$ 29.10	\$ 33.46	\$ 40.74
\$ 60,526.56	\$ 69,606.70	\$ 84,732.55
\$ 30.85	\$ 35.48	\$ 43.19
\$ 64,163.25	\$ 73,799.32	\$ 89,828.55
\$ 33.93	\$ 39.02	\$ 47.51
\$ 70,579.58	\$ 81,165.36	\$ 98,816.04
\$ 39.76	\$ 45.73	\$ 55.67
\$ 82,696.78	\$ 95,110.73	\$ 115,784.93
\$ 45.73		\$ 68.59
\$ 95,110.73		\$ 142,666.10



Board of Aldermen Request for Action

MEETING DATE: 11/5/2024

DEPARTMENT: Development

AGENDA ITEM: Resolution 1422 – Final Plat – Monterey Estates Final Plat

REQUESTED BOARD ACTION:

A motion to approve Resolution 1422, approving the Final Plat for Monterey Estates.

SUMMARY:

Monterey Estates is the second Phase of the Mt. Olivet subdivision at 144th Street and Mt. Olivet Road. The annexation, zoning and preliminary platting occurred earlier this year, and the first phase final plat was approved on May 7, 2024. This second and final phase of the development will add 19 additional lots on two new streets, Onyx Street and Emerald Court. The proposed Final Plat will be 100% compliant with the approved preliminary plat and will be recorded upon payment of the parks fees in the amount of \$11,875.00, and all required Maintenance Bonds are in place.

PREVIOUS ACTION:

The Preliminary Plat for Mt. Olivet Phase I and II was approved on April 1, 2024 by Resolution 1341.

POLICY OBJECTIVE:

Increase housing in accordance with the Comprehensive Plan requirements

FINANCIAL CONSIDERATIONS:

n/a

ATTACHMENTS:

- ☐ Ordinance
- ☒ Resolution
- ☒ Staff Report
- ☐ Other:

- ☐ Contract
- ☒ [Plans](#)
- ☐ Minutes

RESOLUTION 1422

A RESOLUTION APPROVING THE FINAL PLAT FOR MONTEREY ESTATES

WHEREAS the Planning Commission recommended approval of the Preliminary Plat for this subdivision on March 12, 2024; and

WHEREAS, the Board of Aldermen adopted the recommendation and Passed Resolution 1341 on May 7, 2024, approving the Preliminary Plat; and

WHEREAS, the developer submitted a proposed Final Plat for a portion of the approved area, along with construction plans for public infrastructure; and

WHEREAS, pursuant to Section 425.285 of the Code, the City Staff and Engineers reviewed the submittal for compliance with the Preliminary Plat and determined the proposed Final Plat does not substantially deviate from the approved Preliminary Plat.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF
THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:**

**THAT THE FINAL PLAT FOR MONTEREY ESTATES IS HEREBY APPROVED
AND MAY BE RELEASED FOR RECORDING WHEN CODE COMPLIANCE
WITH BONDING AND PARKS FEES REQUIREMENTS ARE MET.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 5TH day of November 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



October 30, 2024

Final Plat for Clay County Parcel Id # 06-703-00-02-019.00

Application for a Plat Approval – Monterey Estates Olivet Final Plat– 19 lots

Code Sections:

425.285.A.5 Final Plat Approval

Property Information:

Address: 14422 N. Mt. Olivet Road
Owner: Yallaly Enterprises, LLC
Current Zoning: A- R

GENERAL DESCRIPTION:

This property is the second phase of the Mt. Olivet Subdivision which was approved in April of this year. The first phase was approved in May and the Final Plat was recorded thereafter. Numerous lots have sold, and buildings are already under construction. This second phase will include adding two new streets, Onyx Street and Emerald Court, creating one new intersection with Mt. Olivet Road. Construction is underway and approving this final plat will allow the plat to be recorded after all Parks Fees of \$11,875 are paid, all construction is inspected and approved, and Maintenance Bonds are provided.

The standard for approval of a Final Plat in a subdivision that has an approved Preliminary Plat relates solely to whether the Final Plat “substantially deviates” from the approved Preliminary Plat. In this particular case, the proposed Final Plat has no deviations from the approved Preliminary Plat.

The City’s engineers and City staff have reviewed Final Plat document and have certified that the proposed Final Plat for Mt. Olivet does not substantially deviate from the approved Preliminary Plat in accordance with Section 425.285.A.5.b of the Code of Ordinances.

GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS *See 425.285.A.5.*

The final plat shall conform as closely as possible to the approved preliminary plat with no substantial deviations from said plat.

The proposed Final Plat for Monterey Estates subdivision does not deviate from the approved Preliminary Plat as approved by Resolution 1341 of the Board of Aldermen.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat based upon adherence to the condition that the Plat not be released for recording until such time as the Park Fees in the amount of \$8,750 are paid, all outstanding review invoices have been paid, and any construction required is bonded to ensure performance.

Respectfully Submitted,

/s/ Jack Hendrix

Director of Development

MONTEREY ESTATES

A SUBDIVISION IN SECTION 31, TOWNSHIP 53 NORTH,
RANGE 32 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI

FINAL PLAT
SHEET 1 OF 2

PROPERTY DESCRIPTION
CONTAINING 3,630,976 SQUARE FEET OR 83.36 ACRES

A TRACT OF LAND IN THE WEST FRACTIONAL HALF OF SECTION 31, TOWNSHIP 53 NORTH, RANGE 32 WEST, IN CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N00°25'54"E, ALONG THE WEST LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 31, SAID LINE ALSO BEING THE WEST LINE OF MT. OLIVET, FIRST PLAT, A DISTANCE OF 1880.75 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE N00°25'24"E, CONTINUING ALONG SAID WEST LINE OF SAID FRACTIONAL SOUTHWEST QUARTER, A DISTANCE OF 770.92 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SOUTHWEST QUARTER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 31; THENCE N00°15'36"E, ALONG THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 899.06 FEET; THENCE S89°34'19"E, A DISTANCE OF 2385.55 FEET TO THE EAST LINE OF SAID FRACTIONAL NORTHWEST QUARTER, THENCE S00°40'41"W, ALONG SAID EAST LINE, A DISTANCE OF 924.90 FEET TO THE SOUTHEAST CORNER OF THE SAID FRACTIONAL NORTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S00°40'28"W, ALONG SAID EAST LINE, A DISTANCE OF 91.94 FEET TO THE NORTHWESTERLY CORNER OF MT. OLIVET FIRST PLAT, A SUBDIVISION IN SECTION 31, TOWNSHIP 53 NORTH, RANGE 32 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE N89°19'35"W, ALONG THE NORTHERLY LINE OF SAID MT. OLIVET FIRST PLAT, A DISTANCE OF 501.99 FEET; THENCE S00°40'28"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 438.22 FEET; THENCE S19°00'33"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 411.71 FEET; THENCE S00°40'28"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 126.60 FEET; THENCE N86°51'15"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 935.62 FEET; THENCE N00°26'48"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 89.83 FEET; THENCE N83°02'20"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 373.13 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATION
I, ROBERT C. YOUNG, A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI, LICENSE NO. 1450000089, AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY HEREON, DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

9/19/2024
DATE

145-2007000089
PROJECT NUMBER

Robert C. Young
SURVEYOR

© COPYRIGHT 2024 R.L. BUFORD & ASSOCIATES, LLC
E:\A-CLAY COUNTY\L-23241 CRAIG MT OLIVET\DWG\L-23241 FINAL PLAT PHASE 2.DWG 9/20/2024

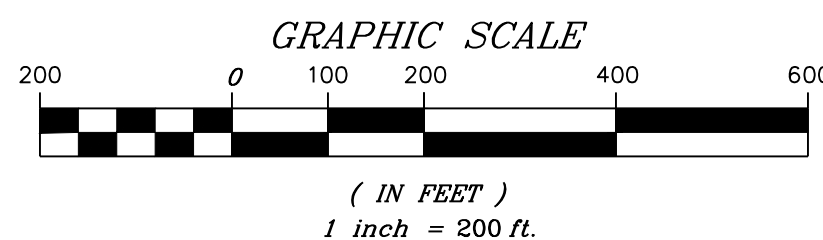
R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
NO. CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-4152

FOR
ERIC CRAIG
14422 MT. OLIVET ROAD
SMITHVILLE, MO. 64089

SEC. 2-W, RGE. 1-C, TWP. 53-N, R. 32-W
COUNTY
DATE
8/7/2024

JOB NO. 23241
FIELD BOOK & PAGE
LOOSE LEAF

DRAWN BY JDC
FINAL PLAT



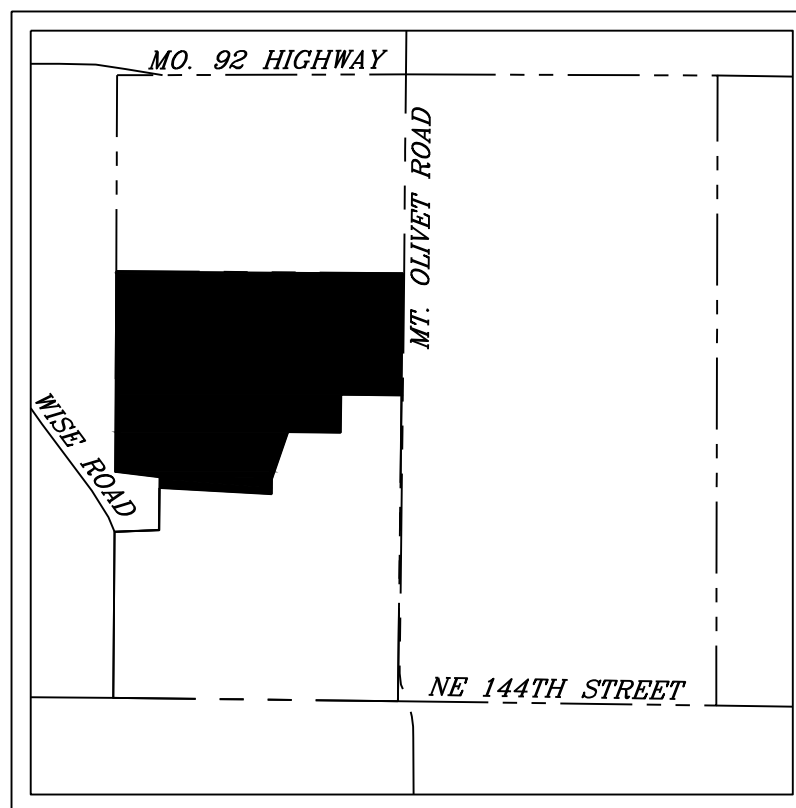
SEWER
ALL LOTS TO BE SERVICED
BY SEPTIC SYSTEMS
INSTALLED BY INDIVIDUAL LOT
OWNERS.

LEGEND:

- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
 - * SET "+" CUT IN CONCRETE
 - ⊙ SET MAG NAIL CUT IN CONCRETE
 - FOUND 1/2" MONUMENT AS NOTED
 - FOUND 3/8" MONUMENT AS NOTED
 - △ FOUND 5/8" MONUMENT AS NOTED
 - ⊕ FOUND "+" CUT IN CONCRETE
 - U/E UTILITY EASEMENT
 - W/E WATER EASEMENT
 - B/L BUILDING LINE
 - (M) MEASURED BEARING OR DISTANCE
 - (P) PLATTED BEARING OR DISTANCE
 - (D) DESCRIBED BEARING OR DISTANCE
- IF VALUE IS NOT LABELED IT IS MEASURED (BETWEEN MONUMENTS)
OR CALCULATED BASED ON MEASUREMENTS TO MONUMENTS

CURB NOTCHES WILL BE SET AT PROPERTY LINE PROLONGATIONS
ALL PROPERTY CORNERS WILL BE SET UPON APPROVAL

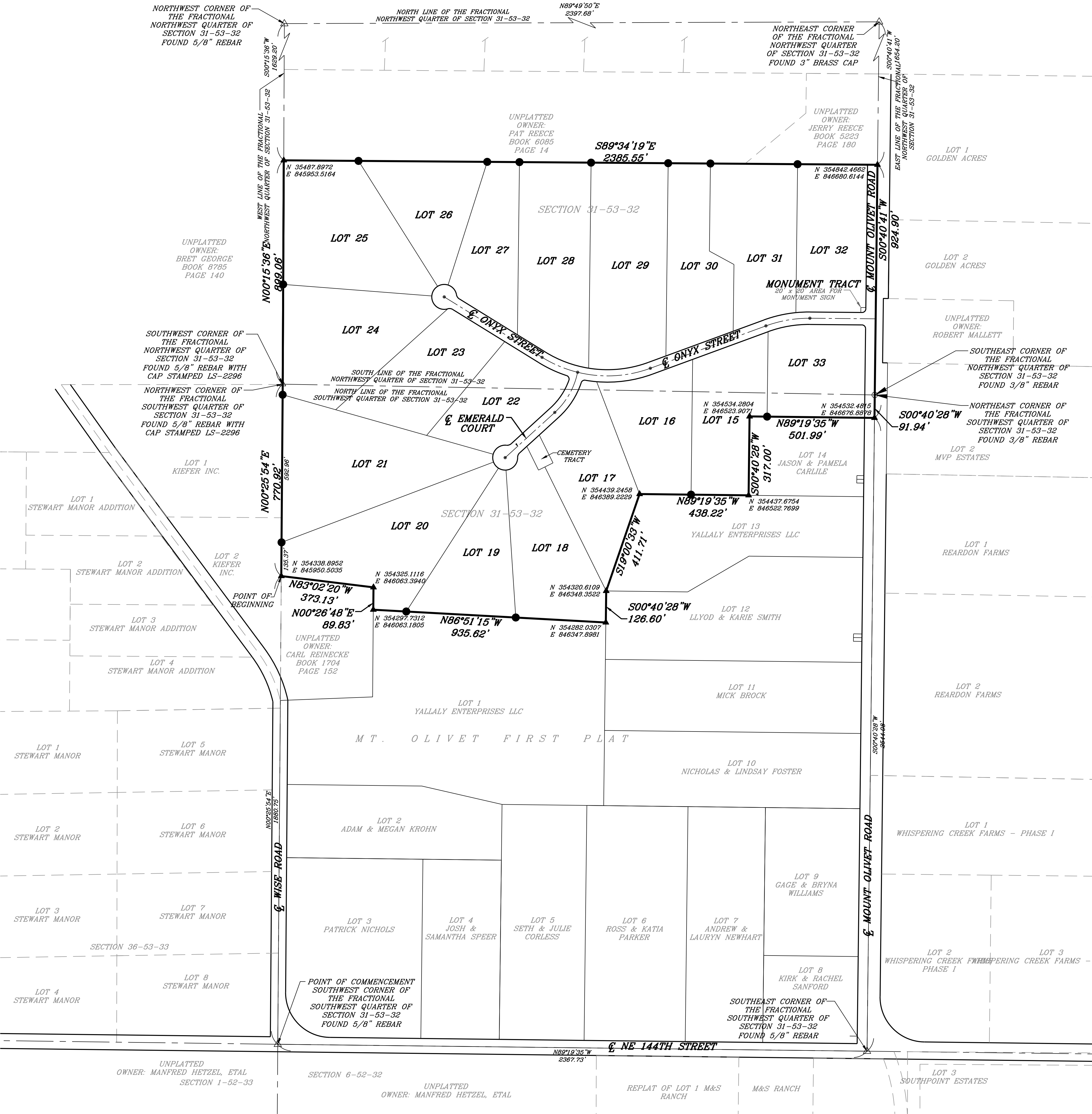
VICINITY MAP
SECTION 31-53-32
NOT TO SCALE



OWNER:
YALLALY ENTERPRISES, LLC
14 TREEHOUSE LN. APT. 7
BRANSON, MO 65616

DEVELOPER:
ERIC CRAIG
106 W. MAIN ST.
SMITHVILLE, MO 64089

ENGINEER/SURVEYOR:
RL BUFORD & ASSOCIATES, LLC
PO BOX 14089
PARKVILLE, MO 64152



MONTEREY ESTATES
A SUBDIVISION IN SECTION 31, TOWNSHIP 53 NORTH,
RANGE 32 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI
FINAL PLAT
SHEET 2 OF 2

- BOUNDARY SURVEY NOTES:
1. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A TITLE REPORT BY STEWART TITLE COMPANY FILE NUMBER 2163374, EFFECTIVE DATE OF OCTOBER 6, 2023, AT 8:00 AM.
 2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT CL-76 (2003 ADJUSTMENT).
 3. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR. THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
 4. CERTAIN INFORMATION SHOWN HEREON WAS OBTAINED FROM A TITLE REPORT BY STEWART TITLE COMPANY FILE NUMBER 01109-66620, EFFECTIVE DATE OF DECEMBER 28, 2017, AT 8:00 AM.
 5. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
 6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
 7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 106 OF 350, MAP NUMBER 29047C0106E, EFFECTIVE DATE: AUGUST 3, 2015, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS: "MONTEREY ESTATES"

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI, AND ITS ASSIGNS TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E) OR WITHIN ANY OPEN SPACE, OR STREET, THOROUGHFARE DEDICATED TO PUBLIC USE OR PRIVATE ALLEY ON OR IN THIS PLAT.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES (B/L) ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THEREBY. INTERIOR SIDE YARD SETBACKS ARE HEREBY SET AT 7.5 FEET. REAR YARD SETBACKS ARE HEREBY SET AT 20 FEET.

MONUMENT TRACT:

MONUMENT TRACT TO BE USED FOR SUBDIVISION SIGNAGE AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY AND UTILITY EASEMENT ARE HEREBY DEDICATED.

IN WITNESS WHEREOF:

OWNER: YALLALY ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20____

MANAGING MEMBER

STATE OF MISSOURI)
COUNTY OF _____)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ MANAGING MEMBER OF YALLALY ENTERPRISES, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SMITHVILLE PLANNING AND ZONING COMMISSION:

THE PRELIMINARY PLAT OF "MONTEREY ESTATES" WAS SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____

CHAIRMAN
SECRETARY

AND:

THIS FINAL PLAT APPROVED _____ BY THE BOARD OF ALDERMEN OF SMITHVILLE, MISSOURI, THIS _____ DAY OF _____, 20____

(SEAL) _____ MAYOR

ATTEST: _____ CITY CLERK

ENTERED ON TRANSFER OF RECORD THIS _____ DAY OF _____, 20____

COUNTY RECORDER



SURVEYOR'S CERTIFICATION

I, _____, A SURVEYOR OF THE PROFESSION, HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THE SURVEY OF THE PREMISES HEREON DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS COMPLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT C. YOUNG 9/19/2024 DATE

R.L. Buford & Associates, LLC

LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
NO. CERT. OF AUTHORITY LICENSE NO. LS-2010031977

P.O. BOX 14069, PARKVILLE, MO. 64142 (816) 741-4152

FOR ERIC CRAIG 14422 MT. OLIVET ROAD SMITHVILLE, MO. 64089

FINAL PLAT

DATE 8/7/2024

FIELD BOOK & PAGE 2341

SEC. 27, TWP. 53, R. 32

LOOSE LEAF

DRAWN BY JDC

MO. 92 HIGHWAY

MT. OLIVET ROAD

NE 144TH STREET

WFE ROAD

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SECTION 31-53-32

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Board of Aldermen Request for Action

MEETING DATE: 11/5/2024

DEPARTMENT: Administration

AGENDA ITEM: Adjournment to Executive Session Pursuant to Section 610.021(1&3) RSMo.

REQUESTED BOARD ACTION:

A motion to close the regular session for the purpose of discussing legal and personnel matters pursuant to Section 610.021(1&3) RSMo.

SUMMARY:

To allow the Board of Aldermen to adjourn to Executive Session to discuss legal and personnel matters.

PREVIOUS ACTION:

N/A

POLICY ISSUE:

The Board of Aldermen will vote to close the Board of Aldermen Regular Session Pursuant Section 610.021(1&3) RSMo.

FINANCIAL CONSIDERATIONS:

Click or tap here to enter text.

ATTACHMENTS:

- | | |
|---------------------------------------|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |