

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

July 15, 2025 7:00 p.m.
City Hall Council Chambers and Via Videoconference

1. Call to Order

Mayor Boley, present, called the meeting to order at 7:06 p.m. following the work session. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Ron Russell and Dan Hartman. Leeah Stone was present via Zoom.

Staff present: Cynthia Wagner, Gina Pate, Chief Lockridge, Chuck Soules, Jack Hendrix, Rick Welch, Madelynn Call and Linda Drummond. Matt Denton was present via Zoom.

2. Pledge of Allegiance lead by Mayor Boley

3. Public Hearing – Annexation Lot 2 and 3 of Phase I, Whispering Creek Farms

Mayor Boley called the public hearing for the annexation of Lots 2 and 3 of Phase I, Whispering Creek Farms to order at 7:07 p.m.

Jack Hendrix, Development Director, noted that this property meets the City's goals and objectives in the annexation policy.

No public comment.

Mayor Boley declared the public hearing for the annexation Lots 2 and 3 of Phase I, Whispering Creek Farms adjourned at 7:08 p.m.

4. Consent Agenda

- **Minutes**

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

- **Finance Report**

- Financial Report for June 2025

- **Resolution 1484, Temporary Liquor License – Smithville Main Street District**

A Resolution issuing a Temporary Liquor License to the Smithville Main Street District for Hot Summer Night to be held Saturday, August 2, 2025.

- **Resolution 1485, Cooperative Agreement with Historical Society**

A Resolution authorizing and directing the Mayor to enter into a Cooperative Agreement with the Historical Society for use of the School.

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

No discussion.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. Mayor Boley declared the consent agenda approved.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

5. Committee Reports

Alderman Wilson reported on the July 8 Planning and Zoning Commission meeting. The City has received the first application for an accessory dwelling unit (ADU).

They were updated on the outline and schedule for the overlay district have been updated. A preliminary draft from the consultants is expected, which will be review during the meeting on August 12 and a public hearing will also take place. The consultant will be present to gather any recommendations and feedback, which will be used for revisions. A final discussion is scheduled for October 21 Board of Aldermen work session.

Cynthia noted that the Smithville 169 South Employment Overlay is now accessible online for review. Feedback will be gathered during the public hearing at the August 12 meeting.

Alderman Wilson added that tonight's agenda items 8, 9, and 10 were also discussed and approved.

6. City Administrator's Report

Cynthia noted that the contractor for the Church and Mill Watermain project has expressed their inability to do the project. Staff has reached out to the next lowest bidder, who has also conveyed their current schedule does not allow them to undertake the work. Consequently, staff has re-issued the project for bid. A award of the re-bid is anticipated to be presented at the August 5 Board meeting.

Progress has been slow on the Commercial Street sidewalk project. Staff continues to meet with the contractor on a weekly basis to try to move the project along. The contractor is encountering difficulties in maintaining staff. The estimated completion date is mid-September, and should they fail to meet this deadline we may need to liquidate damages. The contractor is actively seeking another subcontractor to help complete the project. We anticipate lane closures on Commercial Street in the upcoming days.

The construction of the 144th Street Pump Station is progressing. The wet well currently stands at around 45 feet deep. Excavation of the soil has been completed and now they will be removing 20 feet of rock. Blasting of the rock is planned for this Thursday. All nearby property owners have been informed.

Cynthia updated the progress on the splash pad parking lot. Staff has identified the leaks but also found that the soil, mostly black dirt, was not adequately compacted. The Street Division is working with the Parks Department to stabilize the subgrade before the contractor can do the asphalt. Several loads of base rock were delivered today. A budget amendment is anticipated for this, but this will create a base that will support the parking lot for the long term.

Alderman Russell asked about the splash pad leaks and if they had been found.

Chuck explained there was a leak in the drain line, which has since been corrected. Additionally, there was an old clay tile found that is possible associated with the old railroad that went through that area. Sections of the clay tile joints have separated causing the issue. Staff has installed an extensive French drain, which directs the water away. Staff has also located the source of the issue under the splash pad. There are a couple of broken heads in the piping. Staff has shut those off. Chuck noted that there is some above-ground valving that will require replacement next year.

Cynthia noted that last Friday marked the closing of applications for the Citizens Academy. We received a total of 10 applications. Staff is planning a kickoff picnic for last year's class to meet with the new class, August 11, at 5:30 p.m. The venue will be decided closer to the date, to take into consideration the weather forecast. Staff encourages the Board of Aldermen to attend.

Advancements have been made on the new parking lot behind the Senior Center. We anticipate this project to be completed next week, weather permitting. Parking at City Hall will be limited during this process.

ORDINANCES & RESOLUTIONS

7. Bill No. 3071-25, FY2025 Budget Amendment No. 10 – Emergency Ordinance Sponsored by Mayor Boley – 1st and 2nd Reading

Alderman Atkins moved to approve Bill No. 3071-25, amending the FY2025 Operating Budget to add \$54,890.50 to the Transportation Sales Tax Fund expenditure budget. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3071-25 approved first reading.

Alderman Atkins moved to approve Bill No. 3071-25, amending the FY2025 Operating Budget to add \$54,890.50 to the Transportation Sales Tax Fund expenditure budget. 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 Russell - Aye, Alderman Kobylski - Aye, Alderman Stone – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3071-25 approved.

8. Bill No. 3072-25, Rezoning Northeast Corner of Property at Second Creek Bridge and Lowman Road – 1st Reading

Alderman Atkins moved to approve Bill No. 3072-25, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri. 1st reading by title only. Alderman Hartman seconded the motion.

Public Comment:

Cindy Hadley, 520 Second Creek Road, spoke to the Board about her concerns with the number of homes allowed per acre. She also spoke about her concerns if a dog park was built close to her home.

Roberta Lowman, 16251 Lowman Road, spoke to the Board about her concern with rezoning the property when no plan has been presented. She also noted she had concerns about 1,200 square foot homes built around her.

Alderman Russell asked if rezoning from R-1B to R-1D was just for higher density.

Development Director Jack Hendrix explained that R-1D allows for 50-foot wide lots. The moderate density is between one and five homes per acre. The next level up or higher density is between 6 and 18 units per acre, which is apartments. In this scenario, our comprehensive plan defines R-1D as number of lots anywhere between one and five lots per acre.

Upon roll call vote:

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

Ayes – 4, Noes – 1, Abstained – 1, motion carries. Mayor Boley declared Bill No. 3072-25 approved first reading.

9. Resolution 1486, Site Plan - 1501 South 169 Highway

Alderman Atkins moved to approve Resolution 1486, approving the site plan at 1501 South 169 Highway. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1486 approved.

10. Resolution 1487, Site Plan - 14991 North Industrial Drive

Alderman Atkins moved to approve Resolution 1487, approving the site plan at 14991 North Industrial Drive. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1487 approved.

11. Resolution 1488, Purchase Authorization

Alderman Atkins moved to approve Resolution 1488, authorizing the expenditure of funds for the purchase of snow plows and salt spreaders from American Equipment Company through the Cooperative Purchasing Agreement with Sourcewell in the amount of \$54,890.50. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1488 approved.

12. Resolution 1489, Award Bid Cleaning Influent Pump Station

Alderman Atkins moved to approve Resolution 1489, approving the bid of \$29,500 from Ace Pipe Cleaning to clean the Influent Pump Station at the Wastewater Treatment Plant. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1489 approved.

13. Resolution 1490, Agreement with BG Consultants

Alderman Atkins moved to approve Resolution 1490, authorizing and directing the Mayor to execute an agreement with BG Engineering for engineering services for Dundee Road Stormwater Improvements. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1490 approved.

OTHER MATTERS BEFORE THE BOARD

14. Public Comment

None

15. New Business from the Floor

None

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

Alderman Hartman moved to adjourn to Executive Session Pursuant to Section 610.021(1&2)RSMo. Alderman Russell seconded the motion.

Upon roll call vote:

Alderman Hartman – Aye, Alderman Wilson – Aye, Alderman Russell – Aye,
Alderman Stone – Aye, Alderman – Kobylski – Aye, Alderman Atkins – Aye.

Ayes – 6, Noes – 0, motion carries. The Mayor declared the meeting adjourned at 7:33 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor