

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

November 18, 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 7:00 p.m. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Dan Hartman, Leeah Stone and Chelsea Dana.

Staff present: Cynthia Wagner, Gina Pate, Chuck Soules, Jack Hendrix, Rick Welch, Matt Denton, Captain Roetman and Linda Drummond.

City Attorneys present: Padraic Corcoran and Jackson Auer.

2. Pledge of Allegiance lead by Mayor Boley

3. Consent Agenda

- **Minutes**

- November 4, 2025, Board of Aldermen Regular Session Minutes.

- **Finance Report**

- Finance Report for October 2025

- **Resolution 1527, Agreement with Clay County Senior Services**

A Resolution authorizing and directing the Mayor to enter into an agreement with Clay County Senior Services for grant funding for the purpose of providing senior services.

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

No discussion.

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

REPORTS FROM OFFICERS AND STANDING COMMITTEES

4. Committee Reports

Alderman Wilson reported on the November 13 Planning and Zoning Commission meeting. She reported that significant construction activity is underway. The contractor has begun paving the streets in Clay Creek Meadows, and they also discussed the Umholt Homestead rezoning and final plat included on this agenda.

5. City Administrator's Report

Cynthia Wagner noted an update on personnel, currently there are eight vacancies that we are in recruitment for and the addition of three new positions.

Cynthia addressed a few questions that came up regarding the Citizen Satisfaction Survey and provided an update. The survey was mailed to 2,250 addresses. ETC Institute purchased an address list and sent the survey to all households identified as being within the city limits. The survey is address-based to ensure only one response per household and to prevent anyone from submitting multiple responses to influence the results. She noted that respondents must provide their address at the end of the survey, which allows ETC to verify responses and geotag the data. This will help us track feedback from all areas of the community.

Cynthia explained that after forwarding these questions to Robert Haycock at ETC Institute earlier today, he provided an update to she and Gina. She noted that we cannot predict exactly when surveys will arrive in mailboxes due to postal timing, 69 responses have already received, submitted either electronically or by mail. ETC's goal is to collect 300 responses to meet the required statistical significance. With the receipt of the 69 responses we are already about a quarter of the way there.

Cynthia also noted that City Hall will be closed next Thursday and Friday in observance of Thanksgiving. She wished everyone a very Happy Thanksgiving.

Lastly, this afternoon Cynthia and Chuck met with Damon Hodges, the relatively new Clay County Administrator. Cynthia explained that Mr. Hodges has been meeting with city managers throughout the county to learn more about the issues facing each community. They had a very productive conversation about our shared road agreement and the waterline serving Clay County Parks and Recreation under Smithville Lake. She noted that it was a very good discussion overall.

ORDINANCES & RESOLUTIONS

6. Bill No. 3087-25, South Employment Overlay District – 2nd Reading

Alderman Atkins moved to approve Bill No. 3087-25, amending Sections of Chapter 400 of the zoning code authorizing new overlay district regulations. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3087-25 approved first reading.

7. Bill No. 3088-25, FY2026 Budget Amendment No. 1 – Emergency Ordinance Sponsored by Mayor Boley - 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3088-25, amending the FY2026 Budget to add \$26,000 to the General Fund expenditure budget. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

Alderman Dana - Aye, Alderman Hartman - Aye, Alderman Atkins – Aye,

Alderman Stone - Aye, Alderman Kobylski – Aye, Alderman Wilson – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3088-25 approved for first reading.

Alderman Atkins moved to approve Bill No. 3088-25, amending the FY2026 Budget to add \$26,000 to the General Fund expenditure budget. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3088-25 approved.

8. Bill No. 3089-25, Final Plat – Richardson Street Plaza – 1st Reading

Alderman Atkins moved to approve Bill No. 3089-25, approving the final plat for Richardson Street Plaza located in the City of Smithville, Missouri. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3089-25 approved for first reading.

9. Bill No. 3090-25, Rezoning and Plat Approval 13616 North Virginia Avenue – 1st Reading

Alderman Atkins moved to approve Bill No. 3090-25, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri and approving a plat entitled Umholtz Homestead. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3090-25 approved for first reading.

10. Resolution 1528, City Hall Sewer Line

Alderman Atkins moved to approve Resolution 1528, approving the quote from Volkmann Construction to replace the City Hall sewer line in the amount of \$26,000. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1528 approved.

11. Resolution 1529, Site Plan – Major Lumber Company

Alderman Atkins moved to approve Resolution 1529, authorizing site plan approval for construction for an addition at Major Lumber Company office located at 205 East Meadow Street. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1529 approved.

OTHER MATTERS BEFORE THE BOARD

12. Public Comment

None.

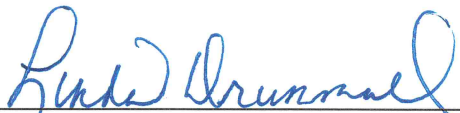
13. New Business from the Floor

Mayor Boley noted that a battery storage company had reached out to him and asked the Board that if they are contacted as well, to please direct the company to contact staff.

14. Adjourn

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared the meeting adjourned at 7:08 p.m.


Linda Drummond, City Clerk


Damien Boley, Mayor