

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

September 23, 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. following the work session. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Ron Russell, Dan Hartman and Leeah Stone.

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

Also present: Megan Miller, Gilmore and Bell, PC.

2. Pledge of Allegiance lead by Mayor Boley

3. Proclamation – Celebrating Bettie Bender's 100th Birthday

Mayor Boley presented a proclamation and a celebratory cake to Bettie Bender celebrating her 100th birthday.



Figure 1 - Mayor Boley, Bettie Bender and her family

4. Public Hearing - Property Tax Levy

Mayor Boley called the public hearing for the 2025 Property Tax Levy to order at 7:12 p.m.

Finance Director Rick Welch presented the property tax process working with both Clay and Platte Counties.

Both Clay and Platte send a Post Board of Equalization (BOE) – Aggregate Assessed Valuation (AAV) Notice in July or early September.

The City uses the valuation numbers from the counties to file an online tax rate form which is submitted to the State Auditor’s Office (SAO).

SAO returns to the City a Pro-Forma containing the City’s maximum property tax levy.

The City’s publicly posts the property tax hearing date and percentage 7 days in advance of board meeting.

Online real estate platforms report that the average property value in Smithville increased between 0.4% and 8.4% in 2024.

Clay County residential assessed value is 19% of the property’s market value.

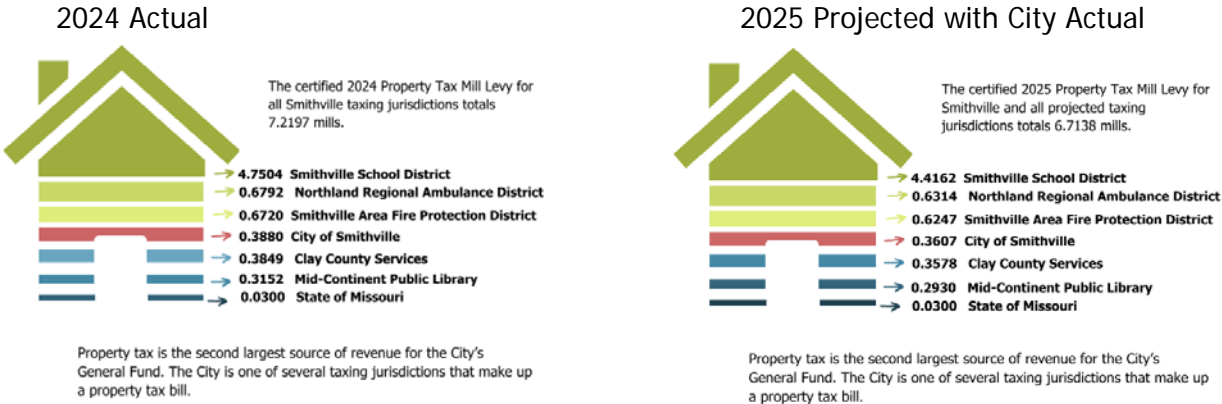
Using the 2024 tax rate of 0.3880 and the 2025 tax rate of 0.03607, the following annual property tax would be collected by the City of Smithville:

2024		2025	
Property Tax Levy Rate:	0.3880	Property Tax Levy Rate:	0.3607
Property Market Value	\$300,000	Property Market Value	\$325,200
Assessed Value	\$ 57,000	Assessed Value	\$ 61,788
City of Smithville (Annual Property Tax)	\$ 221.16	City of Smithville (Annual Property Tax)	\$ 222.87

Using the highest property value unit of 8.4%, market value would increase to \$325,200 resulting in an annual increase in taxes of \$1.71.

Alderman Russell asked if the rate could also be lowered.

Rick noted that it could, and it could also be raised but it would have to go to the residents for a vote.



Alderman Wilson asked when we would know the total for the senior property tax freeze.

Rick explained that when he asks about it he is informed that it must first be reviewed and approved by their board. He added that he has a general understanding of what the total will

be. The county projected revenues of \$1,076,000 for the current year, and for the upcoming year they are projecting \$1,113,000. This figure is expected to reflect the senior freeze.

Alderman Hartman noted that the commercial growth will help make up the difference.

Mayor Boley declared the public hearing for the 2025 Property Tax Levy adjourned at 7:24 p.m.

5. Public Hearing - The Shops at Smithville CID

Mayor Boley called the public hearing for The Shops at Smithville Community Improvement District (CID) to order at 7:25 p.m.

Megan Miller, Gilmore and Bell, the City's Economic Development Counsel, noted that a petition was received on August 4 regarding a building located on 169 Highway. All statutory notices required by the CID were complied with. The petition meets all the statutory requirements. This will be a separate political subdivision and be governed by a Board of Directors, four owner representatives and one city representative. Revenues of the CID will be generated by a 1% sales tax to fund improvements within the District. The petition submitted by the development team requests the statutory maximum term of 27 years. They are also requesting a blight finding. A blight finding will allow for the Applicant to remediate the blighting conditions and rehabilitate and reconstruct the property.

No public comment.

Mayor Boley declared the public hearing for The Shops at Smithville Community Improvement District (CID) adjourned at 7:29 p.m.

6. Public Hearing – The Shops at Smithville Chapter 353

Mayor Boley called the public hearing for The Shops at Smithville Redevelopment Plan pursuant to Chapter 353 to order at 7:30 p.m.

Mark Maas, 16731 Riverview Road, Superintendent and representative of the Smithville School District, noted that working with the developer and their representatives had been a positive experience. He explained that the taxes would have a significant 28% increase in the assessed valuation with the completion of the renovations. Mr. Maas also noted that the Developer had agreed with the school's requests of a 4% biennial increase and a ten year limit to the PILOT payments.

Megan Miller, noted that the applicant initially submitted the Redevelopment Plan on September 8 and on September 22, 2025, following consultation with the Smithville School District, submitted a revised Redevelopment Plan. The revisions include: a statement that the tax abatement period will conclude after 10 years; and an increase in the schedule of fixed PILOTs to be paid to the affected taxing jurisdictions—excluding the Ambulance District and the Fire District, which will continue to receive property taxes in full pursuant to their written election under Chapter 353—from a 2% biennial growth rate to a 4% biennial growth rate for years four through ten. Megan explained that there would be another Public Hearing held on October 7 to allow for any public comment on the revisions. Megan noted they are requesting blight findings.

Kirk Peterson, 900 West 48th Place, Kansas City, representative of the Smithville Holding, LLC, (owners Shane Crees and John Davis) explained that doing a redevelopment is more difficult

than finding land and building new construction. He noted that this development will increase the tax base, creating quality aesthetic, more business offerings and job creations.

Mayor Boley declared the public hearing for The Shops at Smithville Redevelopment Plan pursuant to Chapter 353 adjourned at 7:39 p.m.

7. Consent Agenda

- **Minutes**

- August 19, 2025, Board of Aldermen Special Session Minutes
- August 19, 2025, Board of Aldermen Work Session Minutes
- August 19, 2025, Board of Aldermen Regular Session Minutes

- **Finance Report**

- Financial Report for August 2025

- **Resolution 1507, Leak Adjustment – Calvin Wood**

A Resolution approving a water and wastewater leak adjustment request for Calvin Wood.

- **Resolution 1508, Leak Adjustment – Seth Rulon**

A Resolution approving a water and wastewater leak adjustment request for Seth Rulon.

- **Resolution 1509, On-Call Engineering Services**

A Resolution approving and establishing a pre-qualified On-Call Professional Services Listing.

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

8. City Administrator's Report

Cynthia Wagner highlighted the DirectionFinder Citizen Satisfaction Survey will be mailed to all households within the Smithville city limits in early October. A minimum of 300 completed surveys will provide statistically significant results. DirectionFinder will present the results in early 2026. Residents may complete the survey by returning the paper form to ETC Institute or by using the online link included in the mailer.

Cynthia noted that the City received a letter from the State Auditor's Office with notification that the petition by the residents of Smithville has been certified. We await information on the date for it. As discussed at the work session prior to this meeting, the FY2026 will reflect that expense.

This morning was the closing for the Certificates of Participation (COP), and we now have the funds for the identified utility projects.

Cynthia noted the memo included in the packet regarding Smith's Fork Campground occupancy, highlighting that the numbers continue to surpass those of previous years. Cynthia highlighted last Thursday at the Senior Center they held the Harvest Party and had more than 60 participants. They are now hosting quarterly parties for the seniors.

The contractor's surety rebid the Commercial Street Sidewalk project and opened bids on September 16. The City is awaiting the surety bond company's selection and their proposal for next steps.

Alderman Hartman asked that the Senior Center staff help remind the seniors to complete the DirectionFinder survey.

Cynthia noted that the City received a letter from the Corps of Engineers that we can move forward with the voluntary annexation of the area of Smith's Fork Park originally submitted to the Corps in 2020. We have also received notice from DNR that we can move forward with the OK Railroad Trail project.

ORDINANCES & RESOLUTIONS

9. Bill No. 3077-25, Destruction of Records – 2nd Reading

Alderman Atkins moved to approve Bill No. 3077-25, approving the destruction of certain records. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3077-25 approved.

10. Bill No. 3078-25, Setting the 2025 Property Tax Rate – Emergency Ordinance Sponsored by Mayor Boley – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3078-25, fixing the annual rate of levy on all taxable property within the City of Smithville, Missouri, for the year 2025 Pursuant to 67.110 RSMo. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 1, motion carries. Mayor Boley declared Bill No. 3078-25 approved first reading.

Alderman Atkins moved to approve Bill No. 3078-25, fixing the annual rate of levy on all taxable property within the City of Smithville, Missouri, for the year 2025 Pursuant to 67.110 RSMo. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 1, motion carries. Mayor Boley declared Bill No. 3078-25 approved.

11. Bill No. 3079-25, The Shops at Smithville Community Improvement District – 1st Reading

Alderman Atkins moved to approve Bill No. 3079-25, approving the petition for establishment of The Shops at Smithville Community Improvement District (CID), establishing the district, and making findings and authorizing actions related to establishment of the district. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3079-25 approved first reading.

12. Bill No. 3080-25, The Shops at Smithville Redevelopment Plan – Chapter 353 – 1st Reading

Alderman Atkins moved to approve Bill No. 3080-25, approving The Shops at Smithville Redevelopment Plan pursuant to Chapter 353 of the Revised Statutes of Missouri, Declaring the Redevelopment Area a Blighted Area and making finding and authorizing actions related to the Plan. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

Alderman Russell - 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. 3080-25 approved first reading.

OTHER MATTERS BEFORE THE BOARD

13. Public Comment

Brian Fullmer, 832 East 21st Avenue, North Kansas City, addressed the Board regarding his concerns about residents being removed from meetings without a clear explanation. He requested that the Board consider revisiting Section 120.040 of the City's Municipal Code and evaluate the possibility of allowing the residents to return to future meetings.

14. New Business from the Floor

Alderman Russell asked that the Board revisit Section 120.040 of the City's Municipal Code to consider allowing residents to come back to the meetings.

Mayor Boley asked if any members of the Board wished to have this topic discussed in a work session. No members expressed interest.

Alderman Russell read a prepared statement (attached) resigning as Alderman Ward II effectively September 24, 2025.

15. Adjourn

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared the meeting adjourned at 8:01 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor

Ronald R. Russell
205 Lakeview Dr.
Smithville, MO 64089
09/23/2025

To: Damien Boley
Mayor, City of Smithville Missouri
107 West Main Street
Smithville, MO 64089

Subject: Resignation from Ward II Alderman position

Dear Mayor Boley and members of the Board of Aldermen,

It is with heavy heart that I submit my resignation as Ward II Alderman for the City of Smithville, Missouri, effective 09/24/2025

I have been honored to serve our community and work alongside dedicated individuals to advance the interests of the town of Smithville, Missouri. However, due to recent circumstances, including the threat of impeachment proceedings and unwarranted demands to involve my family in matters unrelated to their actions, I have concluded that stepping down is in the best interests of myself, my family and the community. I do not have the personal relationship that the other Aldermen have with Mayor Boley, nor do I desire one.

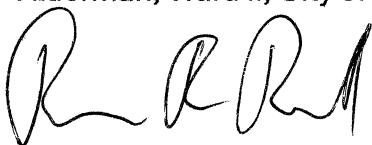
This decision was not made lightly, as my commitment to public service remains steadfast. I am grateful for the opportunity to have contributed to serving the members of Ward II and I wish the city continued progress and unity. The employees of Smithville do an outstanding job, day in and day out. To the brave men and women of the Smithville Police Department; Stay Safe and may God continue to have your six. To my fellow Aldermen; I urge you to spend time in all areas of your Ward and to return phone calls. Remember that you work for your constituents, not the mayor, no matter what he or she may think or say. I would like to thank my constituents for their votes and for backing me up, my family for their support and devotion, and my Awesome God for His Grace, Mercy and Love.

Please direct any necessary correspondence to my contact information above or email address ronald.russell@att.net.

Sincerely,

Ronald "Triple R" Russell

Alderman, Ward II, City of Smithville, Missouri

A handwritten signature in black ink, appearing to be 'RRR' with a stylized flourish at the end.