

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

August 4, 2026, 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 and Leeah Stone. Dan Hartman was present via Zoom.

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

City Attorney present: Padraic Corcoran.

2. Pledge of Allegiance lead by Mayor Boley

3. Consent Agenda

- **Minutes**

- July 21, 2026, Board of Aldermen Work Session Minutes
- July 21, 2026, Board of Aldermen Regular Session Minutes

- **Resolution 1606, Authorization of Emergency Purchase**

A Resolution acknowledging the emergency expenditure for the repair of the airline in Sequential Batch Reactor No. 1 at the Wastewater Treatment Plant.

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

No discussion.

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

REPORTS FROM OFFICERS AND STANDING COMMITTEES

4. City Administrator's Report

Cynthia noted the City Administrator's report is in the packet and provided several updates. Smithville received for the sixth consecutive year the Government Finance Officers Association's Excellence Budgeting Award for the 2025-2026 budget. She thanked Finance Director Rick Welch and finance staff for their work.

Parks and Recreation programs continue to grow, with record registrations of 87 participants in fall volleyball and 215 registrations in fall soccer, up from last year's 178 registrations. Registration for fall t-ball remains open. Senior services also set a new attendance record in July with 992 unduplicated attendees, surpassing the previous record set earlier in the year.

Cynthia noted that we have two personnel promotions. Clint Coldren, a City employee with 11 years of service, was promoted to Street Superintendent. Sergeant Trevor Ballard was

promoted to Police Captain, bringing more than 17 years of law enforcement experience to the role. A conditional offer has been extended to an external candidate for the second captain position and is currently in the background process.

ORDINANCES & RESOLUTIONS

5. Bill No. 3119-26, Rezoning, Preliminary Plat and Conceptual Plan for Project Rocketship – 2nd Reading

Alderman Atkins moved to approve Bill No. 3119-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri and approving a preliminary plat and conceptual plan for Project Rocket Ship. 2nd reading by title only. Alderman Kobylski seconded the motion.

None.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3119-26 approved.

6. Bill No. 3121-26, Battery Storage Conditional Use Permit – 2nd Reading

Alderman Atkins moved to approve Bill No. 3121-26, amending the zoning Ordinance of the City of Smithville, Missouri and granting a Conditional Use Permit to NextEra Energy for a Battery Energy Storage Facility at 13213 North 169 Highway. 2nd reading by title only. Alderman Kobylski seconded the motion.

Public Comment:

Penny Huff, 2120 County Road KK, said she opposed the proposed battery energy storage facility. She said she had researched NextEra and found articles concerning allegations and controversies involving the company, including political misconduct and consumer advocacy concerns. She questioned whether the company was an appropriate partner for a project of this scale.

Ms. Huff also raised concerns about increasing energy demand associated with artificial intelligence, data centers, and battery storage facilities. She noted that the proposed project would cover approximately 44 acres and had concerns about potential impacts on natural resources, particularly local water supplies.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3121-26 approved.

7. Bill No. 3122-26, Vacating a Street – 2nd Reading

Alderman Atkins moved to approve Bill No. 3122-26, vacating and discontinuing a portion of a public street. 1st reading by title only. Alderman Kobylski seconded the motion.

Public Comment

Penny Huff, 2120 County Road KK, raised concerns about activity surrounding the battery energy storage project and nearby developments. She noted that she visited 132nd Street and observed truck traffic, dust, noise, and ongoing construction.

Ms. Huff said she contacted the Missouri Department of Natural Resources regarding construction near Rocky Branch Road and was told the work did not appear to violate state regulations. She questioned how residents along the roadway would access their properties if 132nd Street was no longer a road.

Ms. Huff voiced concerns about the impact to the traffic on 169 Highway from the battery storage project, data center development, Evergy infrastructure work, and Central Power operations. She asked how traffic would be managed during ongoing construction and what effects those projects could have on surrounding roads and neighborhoods.

Staff clarified that 132nd Street is in Kansas City, not Smithville. The roadway being vacated is not 132nd Street, but an unnamed and undeveloped right-of-way that extends north from 132nd Street. The area now contains trees, grass and dirt and is not a developed street. Staff explained that the right-of-way was unintentionally created through a deed issue and was never formally developed. Staff explained that the only way to remove the right-of-way from the property title is through a formal vacation process. Staff emphasized that the action involves vacating an undeveloped street right-of-way, not an existing street.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3122-26 approved.

8. Bill No. 3123-26, Amending Sections of Chapter 400 of the Zoning Code – 2nd Reading

Alderman Atkins moved to approve Bill No. 3123-26, amending Sections of Chapter 400 of the Zoning Code related to fences. 2nd reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3123-26 approved.

9. Bill No. 3124-26, Re-Adopting the Code of Ethics – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3124-26, re-adopting Chapter 135 of the Code of Ordinances for the Code of Ethics. 1st reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3124-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3124-26, re-adopting Chapter 135 of the Code of Ordinances for the Code of Ethics. 2nd reading by title only. Alderman Kobylski seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3124-26 approved.

10. Bill No. 3125-26, Agreement with Missouri Highways And Transportation Commission Sidewalk Improvements for Riverwalk Trail Project – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3125-26, authorizing and directing the Mayor to execute a Sidewalk Improvements Agreement with the Missouri Highways and Transportation Commission (MoDOT) for the Riverwalk Trail Project. 1st reading by title only. Alderman Kobylski seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3125-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3125-26, authorizing and directing the Mayor to execute a Sidewalk Improvements Agreement with the Missouri Highways and Transportation Commission (MoDOT) for the Riverwalk Trail Project. 2nd reading by title only. Alderman Kobylski seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3125-26 approved.

11. Resolution 1607, Award Bid No. 26-05, WTP SCADA

Alderman Atkins moved to approve Resolution 1607, awarding Bid No. 26-05, Control System Update – Supervisory Control and Data Acquisition (SCADA) to American Control &

Engineering Services, Inc. in the amount of \$325,000. Alderman Kobylski seconded the motion.

No discussion.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Resolution 1607 approved.

OTHER MATTERS BEFORE THE BOARD

12. Public Comment

Penny Huff, 2120 County Road KK, expressed her concerns about the rapid pace of growth and development in Smithville. She noted as a lifelong resident, the changes feel overwhelming and create uncertainty about the City's future. Ms. Huff said that the City's Comprehensive Plan is to preserve green space, maintain rural character, foster a small-town feel, and support environmental stewardship.

Ms. Huff urged the Board to keep those values in mind when considering future development projects. She would like to continue to see Smithville's agricultural landscapes, open spaces, and natural resources that is an important part of the community's identity. She encouraged the Board to ensure that growth does not occur so quickly that the City loses the character that residents cherish.

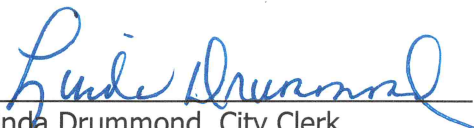
13. New Business from the Floor

None.

14. Adjourn

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

Ayes – 4, Noes – 0, motion carries. Mayor Boley declared the Regular Session adjourned at 7:23 p.m.


Linda Drummond, City Clerk
Damien Boley, Mayor