SMITHVILLE BOARD OF ALDERMEN
WORK SESSION
August 4, 2026 6:30 p.m.
City Hall Council Chambers and Via Videoconference

1. **Call to Order**
Mayor Boley called the meeting to order at 6:30 p.m. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson and Leeah Stone. Dan Hartman was absent.

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

City Attorney present: Padraic Corcoran.

2. **MS4 Permit Report, Renewal and Public Meeting**
Assistant Public Works Director Mayra Toothman presented the MS4 Permit Report and allow for public comment. The City operates under an MS4 (Municipal Separate Storm Sewer System) permit issued by the Missouri Department of Natural Resources, which establishes requirements for managing stormwater and preventing pollution from entering local waterways. The permit is renewed every five years, with the current cycle ending in September 2026. City staff have been working with DNR during the renewal process.

Mayra noted that the proposed permit changes are mostly clarifications and stronger wording rather than any major new requirements. The revisions are intended to improve enforcement by making contractor's responsibilities more explicit and some additional reporting requirements. These changes are practices that contractors should already be following.

Mayra explained that the City continues to implement the stormwater management program through several activities. The household hazardous waste collection events held in Smithville successfully disposed of more than 40,000 pounds of material. Mayra noted that staff has increased inspections of stormwater inlets and drainage infrastructure, which allows staff to identify maintenance and repair needs more proactively. Public education efforts remain ongoing through newsletters and social media. Staff is also updating the GIS database by tracking stormwater inspections and infrastructure information.

Mayra reported that the City has successfully met all required goals under its stormwater management plan, including inspection targets for stormwater outfalls. The annual report submitted earlier in the year documented the compliance with all permit requirements and performance objectives.

3. **Utility Debt Financing**
City Administrator Cynthia Wagner provided a brief recap on past discussions that focused on the City's long-term utility infrastructure needs and how to finance major water and wastewater improvements. She explained that several years of rate studies, master planning, and Board discussions have identified significant infrastructure investments that will be required to maintain reliable utility services. Recent water and wastewater master plans identified more than $106 million in capital improvements needed over the next ten years.

Finance Director Rick Welch noted that much of the City's utility infrastructure is aging, including the wastewater treatment plant, which was built in 1995 and is becoming outdated both physically and technologically. Although ongoing maintenance efforts have helped reduce emergency repairs, major capital projects will still be necessary. Key projects include upgrades to the wastewater treatment plant, the Owens Branch improvements, and a future expansion of the water treatment plant.

Rick noted that the recent utility rate study confirmed the need for future water and sewer rate increases and outlined how those increases would support both infrastructure investments and debt financing. The study suggested that the City could issue debt to fund projects. The primary factor driving future rate increases is the capital improvement program rather than changes to financing timelines.

Rick provided information for the two financing methods, Certificates of Participation (COPs) can be issued relatively quickly with Board approval but carry higher interest rates. State Revolving Fund (SRF) financing offers lower interest rates, typically around 2% to 2.5%, but requires voter approval and a longer application process. Rick noted that the Board had previously directed staff to seek voter approval for utility revenue bonds during the November 2026 election. After consulting with financial advisors and bond counsel, staff recommend delaying the process until the April 2027 election. Rick explained that would allow more time for public education, project planning and development of clear ballot language.

Cynthia explained that postponing the revenue bond election would not increase utility rates because the current rate study already assumes the use of higher-interest COP financing during the early years. The City plans to continue using available cash and future COP issuances to keep projects moving while preparing for the April 2027 bond election. She explained for delaying the election is to expand public outreach and education. Staff plan to organize community conversations, facility tours, and other informational events to help residents better understand utility operations, infrastructure conditions, and future needs.

Rick also addressed other City facility needs which include improvements to police and maintenance facilities as well as City Hall renovations. Staff has been in discussions with Navigate Building Solutions, a construction consulting firm, already contracted for Smith's Fork projects to assist with refining these estimates. A proposed contract amendment of approximately $24,000 would help prepare updated facility cost projections.

The Board supported delaying the bond election to April 2027, giving staff additional time to develop a stronger financing and communication strategy before seeking voter approval. The Board also supported working with Navigate for revised facility cost estimates.

4. Adjourn

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

Ayes – 4, Noes – 0, motion carries. Mayor Boley declared the work session adjourned at 6:53 p.m.

Linda Drummond

Linda Drummond, City Clerk

Damien Boley, Mayor