



Board of Aldermen Request for Action

MEETING DATE: 9/1/2026

DEPARTMENT: Development

AGENDA ITEM: Bill No. 3129-26, Annexation Monterey Estates Lot 25 2720 Onyx Street. 1st Reading.

REQUESTED BOARD ACTION

A motion to approve Bill No. 3129-26 annexing certain adjacent territory into the City of Smithville, Missouri for first reading by title only.

SUMMARY

Approving this ordinance would annex 2.64 +/- acres lying between Lot 25, Monterey Estates subdivision and the rear of Lot 2 of Warrington Place subdivision between Onyx Street and Tillman Road. The property is contiguous to the City of Smithville on more than 15% of the total perimeter and is served by all utilities through the adjoining lots. All other city services are available to serve the property immediately.

PREVIOUS ACTION

A public hearing was advertised in the paper more than seven days in advance of the hearing (August 19) and less than 60 days have elapsed since the application was submitted and complete (July 26) in compliance with §71.012 RSMo.

POLICY ISSUE

Annexation to clean up borders.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

- ☒ Ordinance
- ☐ Resolution
- ☒ Staff Report
- ☐ Other:

- ☐ Contract
- ☐ Plans
- ☐ Minutes

**AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY
INTO THE CITY OF SMITHVILLE, MISSOURI**

WHEREAS, on the 26th day of July, 2026, a verified petition was signed by all owners of the real estate hereinafter described requesting annexation of said territory into the City of Smithville, Missouri and filed with the City Clerk; and

WHEREAS, said real estate as hereinafter described is adjacent to and contiguous with to the present corporate limits of the City of Smithville, Missouri; and

WHEREAS, a public hearing concerning said matter was held at City Hall in Smithville, Missouri, at the hour of 7 p.m. on the 1st day of September, 2026; and

WHEREAS, notice of said public hearing was given by publication of notice hereof on the 19th day of August, 2026 in the Courier Tribune, a weekly newspaper of general circulation, in the County of Clay, State of Missouri; and

WHEREAS, at said public hearing all interested persons, corporation or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation, and whereas sufficient written objection to the proposed annexation was not filed with the Board of Aldermen of the City of Smithville, Missouri, within fourteen (14) days after the public hearing; and

WHEREAS, the Board of Aldermen of the City of Smithville, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the City is able to furnish normal municipal services to said area within a reasonable time after annexation.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF
THE CITY OF SMITHVILLE, MISSOURI AS FOLLOWS:**

SECTION 1. Pursuant to the provisions of Section 71.012 RSMo 1969, as amended by laws of 1976, the following described real estate is hereby annexed into the City of Smithville, Missouri, to wit:

All That Part Of The Fractional Northwest Quarter Of Section 31, Township 53 North, Range 32 West, Clay County, Missouri, Being Described As Follows:

Commencing At The Southwest Corner Of Said Fractional Northwest Quarter; Thence N00°15'36"E, Along The West Line Of Said Fractional Northwest Quarter, A Distance Of 899.06 Feet To The Northwest Corner Of Lot 25, Monterey Estates, A Subdivision In Smithville, Clay County, Missouri, Said Point Also Being The Point Of Beginning Of The Tract Of Land To Be Herein Described; Thence N00°15'36"E, Continuing Along The West Line Of Said Fractional Northwest Quarter, A Distance Of 364.22 Feet To The Southwest Corner Of Lake Entrance Estates Replat Of Lots 1 And 2, A Subdivision In Said Clay County, Missouri; Thence S89°34'56"E, Along The South Line Of Said Subdivision, A Distance Of 177.91 Feet; Thence S18°19'08"E, A Distance Of 384.65 Feet To The Northeast Corner Of Said Lot 25; Thence N89°34'19"W, Along The North Line Of Said Lot 25, A Distance Of 300.46 Feet To The Point Of Beginning, AND All that part of the Southeast Quarter of the Northeast Quarter of Section 36, Township 53, Range 33, Clay County, Missouri being described as follows. Beginning at the Northeast corner of said Southeast Quarter, thence South 00 degrees 15 minutes 13 seconds West, along the East line of said Southeast Quarter, a distance of 49.33 feet to a point that is north 00 degrees 15 minutes 13 seconds East, a distance of 1.75 feet from the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 31, Township 53, Range 32; thence North 86 degrees 35 minutes 14 seconds West, a distance of 90.72 feet; thence North 87 degrees 44 minutes 00 seconds West, a distance of 295.93 feet, thence North 87 degrees 19 minutes 58 seconds West, a distance of 556.99 feet, thence North 88 degrees 33 minutes 49 seconds West, a distance of 177.62 feet to a point on the North line of said Southeast Quarter; thence North 89 degrees 54 minutes 19 seconds East, along the North line of said Southeast Quarter, a distance of 1120.42 feet to the Point of Beginning.

SECTION 2. The boundaries of the City of Smithville, Missouri, are hereby altered to encompass the above-described tract of land lying adjacent to and contiguous with the present corporate limits.

SECTION 3. The City Clerk of the City of Smithville, Missouri, is hereby ordered to cause three (3) certified copies of this ordinance to be filed with the Clay County Clerk.

SECTION 4. This ordinance shall be in full force and effect the day following its passage by the Board of Aldermen and approval by the Mayor.

PASSED THIS 29th DAY OF SEPTEMBER 2026.

Damien Boley, Mayor

ATTEST

Linda Drummond
City Clerk

First Reading: 9/01/2026

Second Reading 9/29/2026



**Voluntary Annexation
Staff Report**

August 19, 2026

Annexation of Parcel Id #05-904-00-01-001.07 and a portion of 06-703-00-02-003.01

Application for Voluntary Annexation of Land to the City

Code Sections: State Law Section 71-012 Annexation

Property Information: Address: 14924 Mt. Olivet Rd.
Owner: Pat Reece and Daniel and Janet Switzner Trust
Notice Date: August 19, 2026

GENERAL DESCRIPTION:

The applicant seeks to annex the westernmost 2+/- acres of 14924 Mt. Olivet and a .72 acre sliver of area south of 15001 Tillman Rd. into the city to connect two parcels of land under family ownership. It will also begin the connection of separated lands within the city limits at this area.



COMPLIANCE WITH COMPREHENSIVE PLAN

Voluntary annexation is a request by a property owner and is subject to the discretion of the City. The Comprehensive Plan currently identifies certain areas that can be considered for annexation. The subject property is between two existing properties within the city limits and helps to clean up the city's boundaries.

CONTIGUOUS AND COMPACT

Property meets the State law requirement of 15% of the boundary be contiguous to the City limits of Smithville.

ABILITY TO PROVIDE SERVICES

All utilities and services are available to be provided at this time, including water, sewer, police, parks and street maintenance.

STAFF RECOMMENDATION:

Staff recommends Board listen to the Public input on the matters that will assist them in determining the reasonableness of the annexation and the necessity of the annexation to the proper development of the city, at the next Board meeting.

Respectfully Submitted,

/s/ Jack Hendrix /s/

Zoning Administrator