

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

January 20, 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. following the work session. 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, Chief Lockridge, Rick Welch, Matt Denton and Linda Drummond.

City Attorneys present: Padraic Corcoran.

2. Pledge of Allegiance lead by Mayor Boley

3. Public Hearing - Voluntary Annexation of Phase III Whispering Creek Farm

Mayor Boley called the public hearing for the Voluntary Annexation of Phase III Whispering Creek Farm to order at 7:00 p.m.

Development Director Jack Hendrix noted all of the statutory information was included in the staff report that was included in the packet.

No public comment.

Mayor Boley Mayor Boley declared the public hearing for the Voluntary Annexation of Phase III Whispering Creek Farm at 7:00 p.m.

4. Consent Agenda

- **Minutes**

- December 16, 2025, Board of Aldermen Work Session Minutes
- December 16, 2025, Board of Aldermen Regular Session Minutes

- **Finance Report**

- Finance Report for December 2025

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

5. City Administrator's Report

Cynthia Wagner noted that five new staff members have recently joined the organization. Recruitment efforts continue for several additional positions, with offers currently in various stages of the hiring process.

Information related to the short-term rental ordinance during the FIFA World Cup was included for the Board's consideration. Any action on these items will require direction from the full Board, and further discussion can be scheduled as needed.

Cynthia reminded the Board that the February 17 Board of Aldermen meeting has been cancelled due to a lack of quorum, as it coincides with the Missouri Municipal League Legislative conference. Additionally, the March 17 Board of Aldermen meeting has been rescheduled to March 24 due to conflicts.

Cynthia highlighted a special recognition and thanks to Matt Denton for coordinating a plumbing training opportunity in partnership with Lexington Plumbing. The training addressed identified staff needs related to plumbing issues and included participation from Parks and Recreation and other city departments, as well as departments from across the metro area. A total of 47 attended the training at the Litton Center.

Cynthia reminded the Board of the Service Line Warranty Protection program. The program offers utility customers the opportunity to purchase insurance coverage for utility service lines, both sewer and water, which are the responsibility of individual property owners. Informational letters from Service Line Warranties will be mailed to utility customers. Because the company uses the City's logo as part of the partnership, residents may have questions about the legitimacy of the mailing. The partnership has been in place since 2018, and the program offers optional insurance coverage for eligible service lines.

ORDINANCES & RESOLUTIONS

6. Bill No. 3092-26, Removing the Purchasing Policy from the Code of Ordinances and Adopting as a Policy – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3092-26, amending Title I, Chapter 150, Article I of the Municipal Code of the City of Smithville, Missouri by deleting the same in its entirety and readopting the provisions contained therein. 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. 3092-26 approved first reading.

Alderman Atkins moved to approve Bill No. 3092-26, amending Title I, Chapter 150, Article I of the Municipal Code of the City of Smithville, Missouri by deleting the same in its entirety and readopting the provisions contained therein. 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 Dana - Aye, Alderman Stone – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3092-26 approved.

7. Bill No. 3093-26, Voluntary Annexation – 1505 East Main Street – 1st Reading

Alderman Atkins moved to approve Bill No. 3093-26, annexing certain adjacent territory into the City of Smithville, Missouri. 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. 3093-26 approved for first reading.

8. Bill No. 3094-26, Voluntary Annexation – Phase III Whispering Creek Farms – 1st Reading

Alderman Atkins moved to approve Bill No. 3094-26, annexing certain adjacent territory into the City of Smithville, Missouri. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3094-26 approved.

9. Resolution 1536, Authorization No. 94, Amendment No.3 with HDR Engineering

Alderman Atkins moved to approve Resolution 153\64, approving Amendment No. 3 to Authorization No. 94 with HDR Engineering Inc. for engineering services for the 144th Street pump station and force main. Alderman Hartman seconded the motion.

No discussion

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1536 approved.

10. Resolution 1537, Awarding Bid No. 26-01, Smith Fork's Sanitary Force Main Improvement and Little Platte River Water Crossing

Alderman Atkins moved to approve Resolution 1537, awarding Bid No. 26-01, to Menke Excavation, LLC for Smith Fork's Sanitary Force Main Improvement and Little Platte River Water Crossing in the amount of \$1,487,211.26. Alderman Hartman seconded the motion.

No discussion

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1537 approved.

11. Resolution 1538, Change Order No. 1 for Bid No. 26-01

Alderman Atkins moved to approve Resolution 1538, approving Change Order No. 1 for Bid No. 26-01, Smith Fork's Sanitary Force Main Improvement and Little Platte River Water Crossing in the amount of \$248,794.96 Alderman Hartman seconded the motion.

No discussion

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1538 approved.

12. Resolution 1539, Adopting Board of Aldermen Rules of Order

Alderman Atkins moved to approve Resolution 1539, adopting rules of order regarding the conduct of meetings of the Board of Aldermen and other actions relating to the same Alderman Hartman seconded the motion.

No discussion

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1539 approved.

13. Resolution 1540, Changes to LAGERS

Alderman Atkins moved to approve Resolution 1540, approving changes under the Missouri Local Government Employees Retirement System. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1540 approved.

OTHER MATTERS BEFORE THE BOARD

14. Lake Fest Celebration Update

Parks Director Matt Denton introduced the Lake Fest committee, recognizing their long-standing efforts and success. Matt noted that this year is a special year due to the upcoming 250th anniversary of the founding of the United States and the World Cup. He explained that after years of trying, the Lake Fest Committee successfully secured a carnival to come to Smithville, greatly enhancing the event. The committee has been working closely with Chief Lockridge and himself to ensure all guidelines are met and that plans are approved for downtown activities and the maps have been updated. Matt explained that committee members Shauna Houghton and Sherry Coulter are present and would explain the event timeline, including road closures, parking, traffic impacts, and security for the week of the event.

Shauna Houghton thanked Matt and Chief Lockridge for their continued collaboration. She noted that they have worked closely with her through multiple conversations to ensure these matters are being addressed appropriately.

Shauna noted that regarding the carnival-related street closures, this was discussed and approved previously. She and Alderman Kobylski met with the residents effected on Meadow

Street about the road closure, and confirmed the closures would not negatively impact their access to work or their homes.

Traffic on Meadow will be limited; however, residents will maintain access to their homes and vehicles, and only a portion of the street will be utilized. Emergency access will remain available, with barriers able to be quickly moved if needed. Bridge Street and Main Street will also be closed as part of the festival, which will include the Ferris Wheel.

The barricades are being borrowed from the FFA. Chief Lockridge has also placed us on the list to receive military grade barricades from Liberty and staff is exploring the possibility of using a City vehicles to block the roads if needed.

The three parking lots behind City Hall will be closed from Sunday, June 14 through Sunday, June 21 for the event and the Senior Center parking lot will be used for police parking. Staff will most likely close the Senior Center during the event. The parking lot on Church Street will probably not be available but the committee is planning on speaking with the Grace Community Church to use their parking lot and also see if they would allow use if their trolley service as a fundraising opportunity for the youth group.

Shauna noted they would use a different parade route than the homecoming parade because it is more manageable, and ultimately safer for both participants and spectators. When the parade traveled through the smaller main street in the past, it often became congested, creating safety concerns related to crowding, limited space, and vehicle flow. The current route allows them to come all the way down Commercial Street to Church Street, which provides better visibility, more room for staging and movement, and improved access for emergency services if needed. The parade then wraps up at the park. This year, they are hoping to expand the event by adding a car show at the conclusion of the parade.

15. Public Comment

None.

16. New Business from the Floor

Mayor Boley noted that he would not be present for the February 3 meeting.

Alderman Hartman requested allowing the number of short-term rentals increased during the World Cup to accommodate demand.

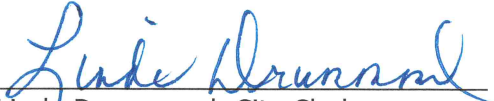
Currently, regulations limit the number of rentals on any given block face, but there is interest in relaxing this restriction for a short period. Other communities have taken a similar approach, keeping standard application processes and fees in place while only adjusting the limits on the number and density of rentals for a defined window, roughly from early May to the end of July. Staff noted that they could manage inspections even if there is a larger number of applications, as the inspections required are not structurally complex and could be supported by additional staff if needed. The board is considering opening applications immediately, allowing residents to submit requests ahead of time, though permits would only become effective at the start of the designated period. While initial interest from individual residents has been limited, local business owners and the Chamber of Commerce have begun inquiring about opportunities.

The Board directed to bring the proposal forward for formal consideration at the next board meeting, with any changes applying strictly during large event periods and that regulations return to their normal limits after the event.

17. Adjourn

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared the meeting adjourned at 7:23 p.m.


Linda Drummond, City Clerk


Marvin Atkins, Mayor Pro-Tem