



Board of Aldermen Request for Action

MEETING DATE: 1/20/2026

DEPARTMENT: Development

AGENDA ITEM: Bill No. 3093-26, Annexation 1505 East Main Street, 1st Reading.

REQUESTED BOARD ACTION

A motion to approve Bill No. 3093-26 annexing certain adjacent territory into the City of Smithville, Missouri for first reading by title only.

SUMMARY

Approving this ordinance would annex an unplatted, vacant and abandoned parcel of land located at 1505 East Main Street. The property is contiguous to the City of Smithville on the west, south and east sides and is served by water and sewer once fully developed. 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 October 7, 2025 hearing (September 24) and less than 60 days have elapsed since the application was submitted (September 3) in compliance with §71.012 RSMo.

POLICY ISSUE

Annexation

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 3rd day of September, 2025, a verified petition was signed by all purported 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 7th day of October 2025; and

WHEREAS, notice of said public hearing was provided in the manner prescribed by law, including by publication of notice hereof on the 24th day of September 2025 in the Courier Tribune, a weekly newspaper of general circulation, in the County of Clay, State of Missouri and; 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, it was determined that one of the owners of the property had not executed their documents and this matter was delayed from the public hearing to allow for those signatures to be obtained and full title pass to the purported owner in accordance with state law; 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, as amended, the following described real estate is hereby annexed into the City of Smithville, Missouri, to wit:

All That Part Of The Southwest Quarter Of Section 24, Township 53 North, Range 33 West, In Clay County, Missouri, Being Described As Follows: Beginning At The Northwest Corner Of Said Southwest Quarter; Thence S89°49'07"E, Along The North Line Of Said Southwest Quarter, A Distance Of 317.38 Feet To A Point On The Northwestern Right Of Way Line Of Missouri Route Dd; Thence Southwesterly, Along Said Right Of Way Line, Along A Curve To The Left Having An Initial Tangent Bearing Of S72°11'01"W, A Radius Of 513.34 Feet, An Arc Distance Of 138.47 Feet; Thence S79°04'36"W, Continuing Along Said Line, A Distance Of 29.67 Feet; Thence S49°48'55"W, Continuing Along Said Line, A Distance Of 110.11 Feet; Thence S25°44'23"W, Continuing Along Said Line, A Distance Of 77.85 Feet; Thence Southwesterly, Continuing Along Said Line, Along A Curve To The Left Having An Initial Tangent Bearing Of S33°22'28"W, A Radius Of 513.34 Feet, An Arc Distance Of 104.26 Feet To A Point On The West Line Of Said Southwest Quarter; Thence N00°27'26"E, Along Said Line, A Distance Of 299.62 Feet To The Point Of Beginning and adjacent public right of way to the centerline thereof.

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 from and after its passage by the Board of Aldermen and approval by the Mayor.

PASSED THIS 3rd DAY OF FEBRUARY 2026.

Damien Boley, Mayor

ATTEST

Linda Drummond
City Clerk

First Reading: 1/20/2026

Second Reading 2/03/2026



**Voluntary Annexation
Staff Report**

September 29, 2025

Annexation of Parcel Id #05-604-00-01-003.02

Application for Voluntary Annexation of Land to the City

Code Sections: State Law Section 71-012 Annexation

Property Information: Address: Approx. 1505 E. Main St.
Owner: OTOE-MISSOURIA PARK LLC

Notice Date: September 24, 2025

GENERAL DESCRIPTION:

The applicant seeks to annex 1505 N. Main St. into the city for future development.



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 immediately adjacent to the Corps of Engineer's land subject to annexation later this year.

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