



Board of Aldermen Request for Action

MEETING DATE: 1/20/2026

DEPARTMENT: Development

AGENDA ITEM: Bill No. 3094-26, Annexation Phase 3 Whispering Creek Farm, 1st Reading.

REQUESTED BOARD ACTION

A motion to approve Bill No. 3094-26 annexing certain adjacent territory into the City of Smithville, Missouri for first reading by title only.

SUMMARY

Approving this ordinance would annex Phase III of the Whispering Creek Farms land into the city limits. The property is contiguous to the City of Smithville following the annexation of Lots 1, 4 and additional land of Whispering Creek Farm in November of last year and is served by county water services and is sufficient for private septic systems 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 hearing (January 7) and less than 60 days have elapsed since the application was submitted (November 21) in compliance with §71.012 RSMo. The adjacent lots 1, 4 & other land were annexed on November 4, 2025.

POLICY ISSUE

Annexation

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Contract
<input type="checkbox"/> Resolution	<input type="checkbox"/> Plans
<input type="checkbox"/> Staff Report	<input type="checkbox"/> Minutes
<input type="checkbox"/> Other:	

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

WHEREAS, on the 21st day of November, 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 20th day of January, 2026; and

WHEREAS, notice of said public hearing was given in the manner prescribed by law, including by publication of notice hereof on the 7th day of January, 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, as amended, the following described real estate is hereby annexed into the City of Smithville, Missouri, to wit:

A Tract Of Land In The East Half Of Section 31, Township 53 North, Range 32 West And The West Half Of Section 32, Township 53 North, Range 32 West In

Clay County, Missouri Being Described As Follows; Commencing At The Northeast Corner Of Lot 1, Whispering Creek Farms, A Subdivision In Clay County, Missouri; Thence N00°40'11"E, Along The East Line Of Lot 1, Reardon Farms, A Subdivision Of Land In Clay County, Missouri, A Distance Of 560.73 Feet To The Point Of Beginning Of The Tract Of Land To Be Herein Described; Thence N00°40'11"E, Continuing Along The East Line Of Said Lot 1, A Distance Of 651.27 Feet To The Northeast Corner Of Said Lot 1; Thence N88°58'06"W, Along The North Line Of Said Lot 1, A Distance Of 116.12 Feet To The Southeast Corner Of Lot 1, MVP Estates, A Subdivision In Clay County, Missouri; Thence N00°17'20"E, Along The East Line Of Said Lot 1, MVP Estates And The East Line Of Lot 2, Golden Acres, A Subdivision In Clay County, Missouri And The East Line Of Lot 1, Winterfell Highlands, A Subdivision In Clay County, Missouri, A Distance Of 1615.23 Feet To The Northeast Corner Of Said Lot 1, Winterfell Highlands And The Northwest Corner Of The Southeast Quarter Of The Northeast Quarter Of Said Section 31; Thence S89°21'58"E, Along The North Line Of Said Southeast Quarter Of The Northeast Quarter And The South Line Of Keck Addition, A Subdivision In Clay County, Missouri And Its Westerly Prolongation Thereof, A Distance Of 1310.45 Feet To The Northeast Corner Of Said Southeast Quarter Of The Northeast Quarter And The Southeast Corner Of Said Lot 2, Keck Addition; Thence S00°06'02"E, Along The East Line Of Said Southeast Quarter Of The Northeast Quarter, A Distance Of 364.85 Feet; Thence S89°20'49"E, A Distance Of 1313.30 Feet To A Point On The East Line Of The Southwest Quarter Of The Northwest Quarter Of Said Section 32 And The West Line Of Green Briar Estates, A Subdivision In Clay County, Missouri; Thence S00°06'54"W, Along The East Line Of Said Southwest Quarter Of The Northwest Quarter And The West Line Of Said Green Briar Estates, A Distance Of 942.82 Feet To The Southeast Corner Of Said Southwest Quarter Of The Northwest Quarter; Thence S00°24'54"W, Continuing Along The West Line Of Said Green Briar Estates And The East Line Of The Northwest Quarter Of The Southwest Quarter Of Said Section 32, A Distance Of 844.45 Feet; Thence N64°13'53"W, A Distance Of 447.55 Feet; Thence Northerly Along A Curve To The Left Having An Initial Tangent Bearing Of N25°46'07"E And A Radius Of 530.00 Feet, An Arc Distance Of 122.27 Feet; Thence N76°17'47"W, A Distance Of 486.17 Feet; Thence S29°31'41"W, A Distance Of 202.26 Feet; Thence N89°22'12"W, A Distance Of 375.11 Feet; Thence N00°37'48"E, A Distance Of 9.59 Feet; Thence Northerly Along A Curve To The Right Being Tangent To The Previously Described Course Having A Radius Of 720.00 Feet, An Arc Distance Of 41.98 Feet; Thence N86°01'47"W, A Distance Of 394.76 Feet; Thence S12°29'34"W, A Distance Of 344.78 Feet; Thence Northwesterly Along A Curve To The Right Having An Initial Tangent Bearing Of N72°03'02"W And A Radius Of 720.00 Feet, An Arc Distance Of 329.65 Feet; Thence S44°10'56"W, A Distance Of 325.08 Feet; Thence S85°36'55"W, A Distance Of 233.36 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 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