

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

July 21, 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. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Dan Hartman and Leeah Stone.

Staff present: Cynthia Wagner, Gina Pate, Matt Bond, Rick Welch, Jack Hendrix and Linda Drummond.

City Attorney present: Padraic Corcoran.

2. Pledge of Allegiance lead by Mayor Boley

3. Consent Agenda

- **Minutes**

- July 7, 2026, Board of Aldermen Work Session Minutes
 - July 7, 2026, Board of Aldermen Regular Session Minutes

- **Finance Report**

- Financial Report for June 2026

- **Resolution 1601, Purchase of Winter Materials**

A Resolution authorizing the purchase of authorizing the purchase of winter materials from Hutchinson Salt for the 2026-2027 winter season in the amount of \$69.50 per ton.

- **Resolution 1602, Outdoor Warning System**

A Resolution authorizing Mayor to execute the agreement with CDL Electric Company for the purchase and installation of a Rapid Warning automated command and control system for the City's existing outdoor warning siren system, in the amount not to exceed \$34,476.

- **Resolution 1603, Leak Adjustment**

A Resolution approving a water and wastewater leak adjustment for Deb Dotson in the amount of \$142.83.

- **Resolution 1604, Liquor License – 169 Café**

A Resolution issuing a liquor license to Pack Restaurants, LLC, Pablo Acebedo, Managing Officer, doing business as 169 Café located at 201-203 South US 169 Highway.

Alderman Atkins moved to approve the consent agenda. Alderman Hartman seconded the motion.

No discussion.

Ayes –5, Noes – 0, motion carries. Mayor Boley declared the consent agenda approved.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

4. Committee Reports

Alderman Wilson reported on the July 14 Planning and Zoning Commission meeting. She noted that they discussed the rezoning & preliminary plat and Conceptual Plan for Project Rocket Ship, the Conditional Use Permit for the Battery Energy Storage Facility, vacating a street and the zoning code related to fences. All items on the agenda for this meeting.

5. City Administrator's Report

Cynthia noted the City Administrator's report is in the packet. She explained that the annual TIF update was presented at the work session this evening. The Strategic Planning process has begun, for more information visit the City's [website](http://smithvillemo.org) or contact Assistant City Administrator Gina Pate at gpate@smithvillemo.org. There will be a third quarter budget update during the August 18 work session.

ORDINANCES & RESOLUTIONS

6. Bill No. 3117-26, Rezoning and Preliminary Plat Heritage Farm – 2nd Reading

Alderman Atkins moved to approve Bill No. 3117-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri and approving a preliminary plat and development agreement for Heritage Farms subdivision. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3117-26 approved reading.

7. Bill No. 3118-26, Agreement with Missouri Highways And Transportation Commission Sidewalk Improvements for Second Creek Sidewalk Project – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3118-26, authorizing and directing the Mayor to execute a Sidewalk Improvements Agreement with the Missouri Highways and Transportation Commission (MoDOT) for the Second Creek Sidewalk Project. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3118-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3118-26, authorizing and directing the Mayor to execute a Sidewalk Improvements Agreement with the Missouri Highways and Transportation Commission (MoDOT) for the Second Creek Sidewalk Project. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes - 5, Noes - 0, motion carries. Mayor Boley declared Bill No. 3118-26 approved.

8. Bill No. 3119-26, Rezoning, Preliminary Plat and Conceptual Plan for Project Rocketship - 1st Reading

Alderman Atkins moved to approve Bill No. 3119-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri and approving a preliminary plat and conceptual plan for Project Rocket Ship. 1st reading by title only. Alderman Hartman seconded the motion.

Attorney Patricia Jensen of Rouse Frets White Law Firm, Paige Roberts, Central Power and Jeremy Stretz, Traffic Engineer with Olsson presented the Central Power's proposed [Project Rocketship](#) development near NW 136th Street and Highway 169. This development proposal request would rezone approximately 155 acres to B-3, approve a preliminary plat creating three lots, and approve the Phase 1 conceptual plan for manufacturing and warehouse facilities.

Ms. Jensen presented the site plan, grading, utilities, landscaping, and building renderings.

Ms. Roberts, a Smithville resident, explained that Central Power is a family-owned company that has operated since 1954 and currently maintains facilities in Platte City. She noted the company's local roots, workforce training programs, job growth, and economic impact, noting commitment to investing in the local businesses in the Kansas City area and investing in workforce development, student internships and community initiatives.

Mr. Stretz presented findings from a traffic impact study conducted with MoDOT. He stated that oversized loads would be limited to non-peak travel hours, that future traffic conditions had been analyzed through full build-out, and that no major operational concerns had been identified. The study also incorporated MoDOT's planned J-turn improvements along Highway 169.

Ms. Jensen concluded with having the Central Power employees and supporters stand to show support for the project. She noted that Central Power's expansion would bring jobs, investment, and long-term economic benefits to Smithville, and asked the Board to approve the development.

Public Comment

Shauna Houghton, 113 Lakeland Drive, spoke of her support for Central Power Systems locating in Smithville, noted that although she did not work for the company, she believes it would provide valuable employment opportunities and bring approximately 250 jobs to the

community. She noted that the owners are Smithville residents who are invested in the community and its future.

Ms. Houghton stated that the company had clean and well-maintained facilities, and referenced its positive impact at local events, including providing generator power for the Smithville Lake Festival carnival. She also shared a personal experience involving a family member's medical emergency, expressing gratitude for the critical role backup generators play during power outages.

Josh Baker, 5613 Five Corners Road, spoke in support of Central Power Systems. He has had experience working with the company for about six years and noted that the partnership helped his business grow from two employees to twelve. He spoke of the company's commitment to giving back to the community.

He encouraged the Board to consider the economic impact Central Power could have on Smithville, noting the activity and growth in Platte City since they located there. Mr. Baker stated that the project would bring jobs and attract people to the community. He urged the Board to approve the project.

Racy Robert-Rankin, 19707 Northeast 197th Terrace, a Smithville resident and Central Power Systems employee expressed her enthusiasm about the company's potential move to Smithville. She emphasized Central Power's commitment to becoming actively involved in local schools and community programs. Ms. Roberts-Rankin noting that the company's training center also supports student internships and hands-on learning opportunities.

Ms. Roberts-Rankin shared that she had moved from Arizona to Smithville to raise a family. She noted that Central Power is excited to get involved in the community and become a part of Smithville's future.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3119-26 approved for first reading.

9. Bill No. 3120-26, Supplemental Agreement with MoDOT – Bridge Street Roundabout – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3120-26, authorizing and directing the Mayor to execute a Surface Transportation Block Grant Program Supplemental Agreement with the Missouri Highways and Transportation Commission for construction of the Bridge Street Roundabout. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3120-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3120-26, authorizing and directing the Mayor to execute a Surface Transportation Block Grant Program Supplemental Agreement with the Missouri Highways and Transportation Commission for construction of the Bridge Street Roundabout. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3120-26 approved.

10. Bill No. 3121-26, Battery Storage Conditional Use Permit – 1st Reading

Alderman Atkins moved to approve Bill No. 3121-26, amending the zoning Ordinance of the City of Smithville, Missouri and granting a Conditional Use Permit to NextEra Energy for a Battery Energy Storage Facility at 13213 North 169 Highway. 1st reading by title only. Alderman Hartman seconded the motion.

Jon Salaza, NextEra Energy Resources , John Walser, Fire and Risk Alliance and Alan Claus Anderson, Chair of the Energy Practice Group of the Polsinelli Law Firm in Kansas City and professor teaching energy classes at the University of Kansas Law School, presented for [NextEra Energy for a Battery Energy Storage Facility](#).

Mr. Salaza noted that NextEra Energy Resources is one of the nation's largest battery energy storage developers and has extensive experience in the energy sector. Their proposal is for a 300-megawatt battery energy storage system that would connect to the Nashua-Smithville 161 kV transmission line. If approved construction is slated to begin in 2027 and operational in 2029. The facility would have an expected 30-year lifespan. Mr. Salaza noted that NextEra has developed more than 60 battery storage facilities and has over 35 years of experience in energy infrastructure development.

Mr. Salaza stated that environmental studies have been completed and that they will work with local fire departments to develop a comprehensive emergency response plan. He noted that the facility would have screening and landscaping designed to reduce the project's visibility.

Mr. Salaza described the facility as a secured site containing rows of modular battery containers and related equipment that would have a low profile compared to traditional power plants. He explained that battery cells are grouped into modules and racks within the containers and are supported by thermal management systems that maintain safe operating temperatures. He stated that the project would improve grid reliability and resilience while providing economic benefits to the area.

Mr. Walser provided information concerning battery energy storage safety and risk mitigation, drawing on more than 30 years of experience in the fire service, including roles as an assistant fire chief and fire marshal. He emphasized the importance of ensuring that communities, firefighters, and first responders understand the hazards associated with new technologies and are properly trained to respond safely.

He explained that industry standards, particularly NFPA 855, have been developed and updated to address battery storage risks through extensive testing at the cell, module, unit, and site levels. These standards require safety measures, listed equipment and emergency response planning so that local fire departments understand how to respond to incidents.

Mr. Walser noted that the amount of battery storage installed worldwide has increased significantly while the number of incidents has declined. He said that this was attributed to improved regulations, manufacturing processes, maintenance practices and testing requirements. He noted that earlier battery technologies presented greater risks, but that safety performance has improved substantially in recent years.

Mr. Walser noted that community safety and firefighter preparedness are the primary concerns. In the event of a battery container fire, firefighters would generally focus on protecting surrounding exposures rather than extinguishing the container itself. He explained that battery storage facilities contain known equipment that has undergone extensive testing. He noted that response strategies can be planned in advance, unlike many structure fires where hazards may be unknown.

He noted that battery storage facilities have multiple layers of safety, including monitoring systems, battery isolation controls, operating procedures and emergency response planning. This "layered safety" approach is designed to ensure that multiple failures would have to occur before a serious incident could develop, helping protect both the community and emergency responders.

Mr. Anderson explained that battery energy storage systems help lower electricity costs and improve grid reliability by storing energy when demand and prices are low and releasing it when demand and prices are high. This reduces price spikes in the wholesale electricity market, allowing utilities to purchase power at lower costs and potentially pass those savings on to ratepayers. He also noted that battery storage provides localized benefits by supplying energy during periods of grid stress, helping stabilize prices and support the electric system in specific areas such as the Kansas City region.

Mr. Anderson provided Texas as an example, explaining that the state invested heavily in battery storage after severe winter outages. Battery storage helped prevent power losses for hundreds of thousands of homes during a 2023 heat wave and generated significant savings for ratepayers during a 2024 winter storm. He noted that battery storage not only reduces costs but also improves reliability during extreme weather events, helping to protect public health and safety.

Alderman Hartman inquired about the ability of capturing the energy surplus. Alderman Wilson inquired about their main control center and if they have backup generators in case they lose power.

Mr. Salaza explained the benefits of battery energy storage and grid reliability. He noted that one challenge for utilities is not only generating enough electricity but also delivering it to where it is needed. Transmission constraints can create differences in available capacity across neighboring areas, which is reflected in regional grid maps. Battery storage helps address these issues by adding local capacity and providing energy closer to where demand exists, reducing pressure on the transmission system.

Mr. Salaza explained the company's Renewable Operations Control Center, (ROCC) which monitors and manages renewable energy assets across the country. The facility is located in a hurricane-resistant building in Florida and operates continuously with multiple layers of backup systems and a secondary control center to ensure uninterrupted operations. Mr. Salaza added that as a major utility, reliability and redundancy are critical priorities, and the control center is designed to maintain operations under a wide range of conditions.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3121-26 approved for first reading.

11. Bill No. 3122-26, Vacating a Street – 1st Reading

Alderman Atkins moved to approve Bill No. 3122-26, vacating and discontinuing a portion of a public street. 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 Hartman – Aye, Alderman Atkins – Aye.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3121-26 approved for first reading.

12. Bill No. 3123-26, Amending Sections of Chapter 400 of the Zoning Code – 1st Reading

Alderman Atkins moved to approve Bill No. 3123-26, amending Sections of Chapter 400 of the Zoning Code related to fences. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3123-26 approved for first reading.

13. Resolution 1605, Temporary Liquor License Smithville Main Street District

Alderman Atkins moved to approve Resolution 1605, issuing a Temporary Liquor License to Smithville Main Street District for Hot Summer Nights to be held Saturday, August 8, 2026. Alderman Hartman seconded the motion.

No discussion.

Ayes – 4, Noes – 0, Abstained – 1, motion carries. Mayor Boley declared Resolution 1605 approved.

OTHER MATTERS BEFORE THE BOARD

14. Public Comment

Carrie Lonsdale, 1320 Huntington Drive, spoke to the Board about her concerns about the battery storage facility. She said that it could create fire risks and increase the responsibilities and dangers faced by local firefighters. She also questioned whether firefighters would receive additional support or compensation.

Ms. Lonsdale said she opposed removing the School Resource Officer. She noted that public safety tax revenues were intended to support services such as school safety and that the change could negatively impact student welfare.

Ms. Lonsdale noted the importance of protecting First Amendment rights and urged officials to respect individuals' freedom of speech, regardless of differing viewpoints.

Whitney Carlisle, 14601 Mount Olivet Road, spoke to the Board about her concerns with discontinuing the School Resource Officer (SRO) program. She said that she is a parent of four students and member of the Smithville School District Board of Education. She urged the Board of Aldermen to reconsider plans to discontinue the SRO program. She said she feels that a dedicated full-time SRO provides relationships, consistency, mentorship, and immediate law enforcement response that cannot be replaced by patrol officers periodically stopping by schools.

Ms. Carlisle noted that the school district fully funds the SRO position and questioned why the partnership would be eliminated, especially after voters approved a public safety tax intended to strengthen public safety services. She also raised concerns about how the decision was made and whether it had been publicly discussed. She asked the City to renew its agreement with the school district and maintain a dedicated full-time SRO. She stressed that students and staff deserve a consistent and trusted safety presence in their schools.

Patrick Nichols, 13019 North Prospect, spoke to the Board about his concerns with discontinuing the SRO program. He is a member of the Smithville School Board. He noted that the City and school district have partnered since 2015, with the district fully funding the position. He said that voter approval of the public safety sales tax was intended to improve police staffing and public safety, making the elimination of the SRO difficult to understand.

Mr. Nichols noted that a dedicated SRO provides consistency, trusted relationships, immediate law enforcement capabilities, and an important layer of school security that cannot be replaced by officers making occasional visits. He praised Officer Buchheit's impact on students and families and expressed concern that the proposed alternative lacks structure and commitment.

Mr. Nichols stated that the school district will explore ways to address the gap created by the decision and expressed hope for a stronger working relationship between the City and school district in the future.

Candi Sutton, 400 Fletcher Drive, spoke to the Board about her concerns with discontinuing the SRO program. She noted that she is a former Smithville High School administrative assistant with more than 25 years of service. She said that she had worked closely with students and SROs and saw how much the officers provided much more than security, they

build positive relationships with students, offering support during difficult times, and served as trusted mentors.

Ms. Sutton noted that SROs often know students by name, encourage them, help guide them toward better decisions, and contribute significantly to school safety and security. She said that she was disappointed with the decision to eliminate the program. She said that removing dedicated SROs would be a loss for students, staff, and the community. Ms. Sutton warned that the consequences could be significant if a serious incident were to occur.

Ann Darr, 2526 Little Platte Road, spoke to the Board about her concerns with discontinuing the SRO program. She noted that she was a concerned grandparent and urged the Board to reconsider its decision to eliminate SRO program, emphasizing the important role SROs play in building trust with students and maintaining school safety. She stated she had seen firsthand how SROs positively impact students and help protect schools.

Ms. Darr said that she was disappointed that regular communication between City and school leaders had diminished. She asked how this decision was made and whether it was publicly discussed. She asked how school safety would be maintained without dedicated officers. Ms. Darr urged the board to restore the SRO program, improve communication with the school district and prioritize the safety of the children.

Cody Wilson, 107 West Meadow, spoke to the Board about her concerns with discontinuing the SRO program. She noted that she was a Smithville parent of four students and a Behavior Interventionist at Horizon Elementary. She said that her experience at a school that previously relied on periodic police patrols, she said officers rarely had time to make the promised visits, making it unrealistic to expect routine patrols to replace a dedicated SRO.

She noted that SROs and School Protection Officers provide a critical sense of safety, immediate access to law enforcement and trusted relationships with students. She said that students view SROs as mentors and advocates. They help build positive relationships between law enforcement and students, and that helps students feel more comfortable reporting concerns.

Ms. Wilson asked why the program was being eliminated when the school district funds the SRO position. She said that removing the role does not benefit students, staff or the community. She urged the Board to reconsider the decision and maintain the dedicated SRO presence in schools.

Penny Huff, 2120 County Road KK, spoke to the Board about her concerns regarding the battery energy storage facility. She noted she understood the need for infrastructure but questioned why the facility is needed and if it is connected to regional growth and data centers. She asked why it would be located at an entrance to Smithville. She noted she had concerns about safety risks and asked that the potential public health and environmental impacts be looked into.

Ms. Huff had concerns about the long-term effects of the facility, including battery disposal, land use, environmental impacts and potential demands on local water resources.

Ms. Huff also had concerns about discontinuing the School Resource Officer program. She urged the Board to improve communication with residents, listen more closely to residents' concerns.

15. New Business from the Floor

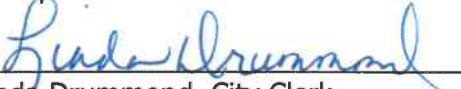
Alderman Hartman requested the discussion of the SRO at a work session. The Board all agreed.

The Mayor directed staff to coordinate with the school district so their safety plan and funding for the second SRO can be added to the discussion.

16. Adjourn

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared the Regular Session adjourned at 8:27 p.m.


Linda Drummond, City Clerk


Damien Boley, Mayor