



Board of Aldermen Request for Action

MEETING DATE: 5/19/2026

DEPARTMENT: Development

AGENDA ITEM: Bill No. 3114-26, Annexation Neth Farm 18410 H & H Lake Road. 2nd Reading.

REQUESTED BOARD ACTION

A motion to approve Bill No. 3114-26 annexing certain adjacent territory into the City of Smithville, Missouri for second reading by title only.

SUMMARY

Approving this ordinance would annex 152+/- acres lying between H & H Lake Road and Landmark Farms subdivision, and south of 188th Street into city limits. The property is contiguous to the City of Smithville on three sides and is served by city water 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 (May 5) and less than 60 days have elapsed since the application was submitted and complete (April 2) in compliance with §71.012 RSMo.

POLICY ISSUE

Annexation to clean up borders.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

- | | |
|--|-----------------------------------|
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input checked="" 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 17th day of February, 2026, a verified petition was signed by all owners of the real estate hereinafter described and a corrected legal description was provided on April 2, 2026 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 5th day of May, 2026; and

WHEREAS, notice of said public hearing was given by publication of notice hereof on the 15th day of April, 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:

The West half of the Southeast Quarter of Section Three (3) and the East half of the Southwest Quarter of Section Three (3), Township Fifty-three (53), Range

Thirty-three in Clay County, Missouri to the centerline of any adjacent public rights of way.

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 19th DAY OF MAY 2026.

Marv Atkins, Mayor Pro-Tem

ATTEST

Linda Drummond, City Clerk

First Reading: 5/05/2026

Second Reading 5/19/2026



**Voluntary Annexation
Staff Report**
September 29, 2025
Annexation of Parcel Id #05-202-00-01-004.00

Application for Voluntary Annexation of Land to the City

Code Sections:	State Law Section 71-012 Annexation	
Property Information:	Address:	18410 H & H Lake Rd.
	Owner:	Kindred Trust and Michael & Sheila Neth
Notice Date:	April 15, 2026	

GENERAL DESCRIPTION:

The applicant seeks to annex 18410 H & H Lake Rd. 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 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