



City Administrator's Report

May 14, 2026

Fireworks Permit

At the May 6 Board of Aldermen meeting, a resident of Hills of Shannon spoke during public comment voicing concerns regarding the discharge of fireworks at White Iron Ridge. There was no additional discussion by the Board under New Business to provide any additional direction to staff regarding the concerns expressed. Renewal of White Iron Ridge's Annual Event Permit is anticipated at the June 2, 2026 Board of Aldermen meeting. On Tuesday, staff will be looking to the Board for direction concerning any desire to review the fireworks permit policy. If review is desired, staff will contact White Iron Ridge to notify them of a delay in the renewal of their existing permit.

Strategic Plan Update

We have made great progress with the launch of the Strategic Plan Update project. The Governing Body and Department Heads have completed one-on-one interviews with BerryDunn, with one Alderman interview still to be scheduled. Virtual external focus group meetings with various stakeholders will take place this summer.

We are excited to share that the Strategic Plan website is now live. Please visit <https://engageberrydunn.mysocialpinpoint.com/smithville-mo-strategic-plan> to participate in the community survey, ideas wall, and forum. The survey will remain open to the public through September 4, providing ample time for community engagement.

As the project schedule is finalized, we would like to highlight several key dates for the Governing Body. Three community forums will be held during the week of August 31 through September 3 at various times and locations. Each session will last approximately 90 minutes. Specific times and locations will be confirmed in the coming weeks. It is not too late to submit stakeholder names for personal invitations to participate.

The Governing Body Planning Session is proposed for September 22 (preferred) or September 23. We would appreciate confirmation on which date works best, as well as the preferred time of day. This session will last approximately four to five hours. Staff

will hold a separate planning session the following day to develop objectives and performance measures.

A draft of the Strategic Plan will be presented at the November 3 Board of Aldermen Work Session for feedback. Following that presentation, a community review survey will be launched and three additional community forums will be held to gather input and confirm the plan. During this time, staff will also finalize the implementation plan. The final version of the Strategic Plan will be presented for adoption at the December 15 meeting.

If you have any questions, please contact Assistant City Administrator Gina Pate at gpate@smithvillemo.org.

Development Update

Staff has received applications for upcoming Planning and Zoning Commission items. Items would come to the Board of Aldermen for action in the meeting following Planning Commission review.

June 9 Planning and Zoning:

Neth Farms - 188th & H & H Lake Road. - Preliminary Plat for a 35 lot subdivision on 157.52 acres to be zoned A-R. Anticipate an average of 4.5 acre lots in two phases. This was recently annexed (considered at May 5 meeting on first reading and on the agenda for second reading at Tuesday's meeting).



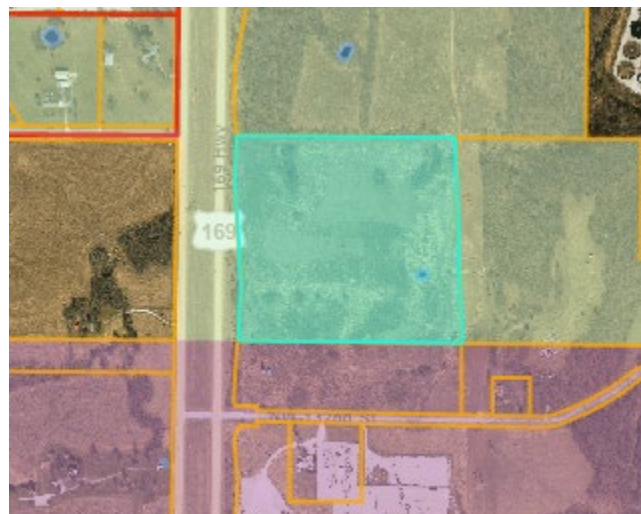
Smithville Plaza Commercial buildings – staff is currently reviewing a submission for two new commercial buildings to replace the recently burned strip mall. Plans include a slightly different layout than the prior construction. As you will recall, the developer had previously submitted plans for apartments between this location and Bridge Street, surrounding the Patterson House Museum building. Following the fire, those plans were withdrawn. This new submittal allows for future plans for apartments in a reconfigured layout.

Previously discussed Project Rocket Ship is proposed on the southeast 150 acres of the 350+ acre 169 South Employment Overlay District. Current submittal includes two buildings (concrete tilt-up panels) totaling 1,151,000 square feet with approximately 16.4 acres for future retail/restaurant type businesses on the frontage of 169. Plans were filed in time for the June meeting, however staff requested additional traffic and stormwater studies from MODOT. The developer has not yet provided that information. If the studies are not received in a timely manner to allow staff and engineering review, it will not be included on the June agenda.



July 14 Planning and Zoning:

NextEra Battery Energy Storage Facility - applicants are finalizing submittals for a BESF (Battery Energy Storage Facility) just north of 132nd Street on the east side of 169 and immediately north of the electric substation. This will only require a Conditional Use Permit application on the A-1 land.



Communications Regarding Planning Items

As previously discussed, the DirectionFinder citizen survey identified communications regarding development as an area for improvement. Staff has been working to identify ways to enhance our methods of providing information to residents regarding planning commission items currently under review. Staff have been working to develop a plan to

provide signage on properties where planning review is currently in the process. These signs will include a QR code that accesses a page on the City's website providing information about the proposed project. Placement of these signs on properties with an application for review will begin with the June planning commission agenda.

OK Railroad Trail Update

The OK Railroad Trail project broke ground on May 13, with approximately 2,000 feet of concrete completed through May 13. The connections into the existing neighborhood sidewalks and adding the limestone screenings to the remaining sections are the next steps.

The schedule is to set the benches, water fountain, fencing, plaque and butterfly garden once concrete is completed. Then grading and seeding to follow. The project is anticipated to be complete by Memorial Day weekend.



Smithville Lake Festival Parade

The City will again participate in the parade for Smithville Lake Festival on Saturday, June 20. Please let Linda know if you plan to participate!

MML 2026 Elected Officials Training Conference

As noted at the April 7 Board meeting, MML is hosting their annual elected officials training June 11 and 12 in Columbia. The training provides a nuts and bolts review of issues municipal officials face on a regular basis, including Sunshine Law, planning and zoning, revenue sources and budget development. Please let Linda know if you plan to attend this training. The last day to register is May 28.

State Petition Audit

We have been notified that the field work portion of the audit was officially completed Friday, May 8. Auditors are now in the review process and will still be contacting staff for follow-up and clarification on information. Staff continue to provide information as

requested. It is anticipated that work on the audit will continue throughout the fiscal year.

Upcoming Meeting Schedule

Due to the fact that the June 16, 2026, meeting falls during set-up for LakeFest affecting access to the City Hall parking lot, Mayor Boley has cancelled that meeting. In lieu of a Board of Aldermen meeting that evening, the Board of Aldermen Budget Retreat will be held that day to discuss budget priorities.

The September 15, 2026, meeting falls during the MML annual conference and has also been cancelled by the Mayor. This meeting will likely be rescheduled later in the month pending receipt of property tax assessed valuation information from Clay and Platte Counties in order to set the tax rate for the coming year.