

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

April 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, Leeah Stone and Chelsea Dana.

Staff present: Cynthia Wagner, Gina Pate, Chief Lockridge, Rick Welch, Jack Hendrix, Matt Denton, Linda Drummond and Will Stubbs.

City Attorney present: Padraic Corcoran.

2. Pledge of Allegiance lead by Mayor Boley

3. Consent Agenda

- **Minutes**
 - April 7, 2026, Board of Aldermen Work Session Minutes
 - April 7, 2026, Board of Aldermen Regular Session Minutes
- **Finance Report**
 - Financial Report for March 2026
- **Resolution 1577, MOU with Megan’s Paws and Claws**

A Resolution authorizing the Mayor to sign a Memorandum of Understanding with Friends of Megan’s Paws and Claws formalizing the existing relationship between the parties which supports the operations of the Smithville Municipal Dog Pound.
- **Resolution 1578, Sports League Contract with Warrior Youth Football Club**

A Resolution authorizing and directing the Mayor to enter into an agreement with Smithville Warriors Youth Football Club for the use of city park land.

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

The Board discussed the youth sports league contract and the continued use of the football field. Alderman Kobylski noted that the youth program is a very well-run organization that has helped hundreds of students through cheer and football and is expected to serve even more this year. A question had been raised whether the field should remain a football youth program or be turned into campgrounds.

Several Board members spoke in favor of keeping the field dedicated to youth sports. It was noted that the football field gets a lot of use and is maxed out on capacity, which was exactly what the community needs. Alderman Dana clarified questions about use of the land. It was also noted that potential profits from changing the use of the field were not a priority, and that kids need youth sports opportunities.

The Board members concurred that the program has existed for many years, has a clear positive impact for the community, and that keeping it as a youth sports facility is the right approach.

Ayes – 6, 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 April 14 Planning and Zoning Commission meeting. She noted that there were several agenda items this evening and more coming soon, including a proposal related to the new South Employment Overlay District, which is expected to move on a fast track once presented.

Clay Creek Meadows Phase 2 is moving forward and building permits from that development are anticipated soon. There have been 29 building permits already this year and many more expected as the project moves forward.

Alderman Wilson noted that the completion of the Kay Furniture building rehab is getting closer and will be home of the Pizza Shoppe's new location will be once they complete their final inspection.

An application is anticipated for a new stand alone retail development on the site of the fire, consisting of a restaurant space and two additional retail units.

Alderman Wilson noted that the agenda items for the meeting tonight, included the Weatherstone 2 single-phase final plat, a zoning code amendment to add battery energy storage, and an accessory dwelling unit (ADU) conditional use permit.

5. City Administrator's Report

Cynthia Wagner shared several updates, beginning with the completion and submission of the Police Department's Blue Shield program application, which is intended to provide additional funding opportunities and statewide recognition.

She noted that the warm conditions in the meeting room were due to an aging HVAC unit that was installed in 1989 and is no longer functioning. The newly hired Facilities Manager Brett Teel has been researching replacement options and identified an alternative solution that would still require separate units for the building. Although the project is within the City Administrator's spending authority, it was not originally budgeted. As a result, parts are being ordered now to move the project forward, with a budget amendment on a future agenda to provide the expenditure authority.

Cynthia noted the promotion of Trevor Ballard to the rank of sergeant, effective April 19, and explained that while promotions are typically recognized during a Board of Aldermen meeting, a pinning ceremony will be held on May 1 at 4:00 p.m. due to scheduling conflicts. She noted that Chief Lockridge would provide the Board with additional information regarding the selection process for the sergeant position in response to questions that had been raised.

Chief Lockridge noted that the department uses an assessment process to evaluate sergeant candidates. This process is formally outlined in the current collective bargaining agreement

and mirrors the agreements that came before it, reflecting practices that have been in place since 2012. Candidates must meet minimum experience requirements, including at least three

years in law enforcement and at least one year with Smithville. The process may consist of a written test and an assessment center. The assessment center has multiple parts; an inbox exercise, a coach counseling exercise and a problem-solving exercise. Evaluators are command-level officers from other agencies who bring significant supervisory experience. In addition, candidates participate in an interview with the chief, have their ancillary duties reviewed, and are assessed by the current group of sergeants, with all evaluators using the same metrics and grading scale.

The assessment center begins with dedicated time to training outside evaluators on expectations and scoring, followed by direct interaction with candidates during each exercise and presentation. All components are weighed and compiled to rank candidates, after which the chief selects a candidate for promotion from the top three scores.

Chief Lockridge noted that the collective bargaining agreement allows for an abbreviated process when only one candidate applies, avoiding the need to commit extensive outside resources, and both full and abbreviated processes have been used over the years. Overall, the process has remained consistent, with the primary change being the shift from hiring external consultants to using an internally administered assessment center that was professionally developed, reducing ongoing costs.

ORDINANCES & RESOLUTIONS

6. Bill No. 3110-26, Weatherstone II Single Phase Final Plat – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3110-26, approving the Final Plat for Weatherstone 2 subdivision located in the City of Smithville, Missouri. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3110-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3110-26, approving the Final Plat for Weatherstone 2 subdivision located in the City of Smithville, Missouri. 2nd 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, Alderman Dana – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3110-26 approved.

7. Bill No. 3111-26, Amending the Code to Add Battery Energy Storage – 1st Reading

Alderman Atkins moved to approve Bill No. 3111-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri. 1st reading by title only. Alderman Hartman seconded the motion.

Development Director Jack Hendix explained that battery energy storage facilities are typically associated with large data centers and operate by taking in power at night and discharging it during the day, which helps reduce the need to build additional power generation plants. Under the current zoning code, these facilities are already allowed in several districts with a conditional use permit. Jack noted that although they were permitted, there had previously been no clear regulations addressing the potential impacts on the surrounding area, particularly related to fire safety and similar risks.

To address this gap, City staff began with a draft Ordinance from another community and worked collaboratively with inspectors from the Development Department, public works staff, and the Fire Protection District. Input from the fire chief was especially important, given his role in responding to emergencies. He had prior experience reviewing similar Ordinances and training on battery energy storage systems, which made him a key contributor to shaping the regulations. The resulting Ordinance focuses on fire safety concerns and known issues experienced by other communities, and it also reflects feedback from several entities interested in developing battery energy storage facilities locally, as they provided subject-matter expertise on how the systems function.

The Ordinance is intended to provide the community with clear tools to regulate facilities that were previously allowed without specific standards.

Alderman Hartman asked the questions concerning how the parcel size requirements are written, including the minimum acreage needed. He also inquired if it would allow multiple parcels to be treated collectively as a single project.

Jack explained that the minimum acreage requirement was to ensure space for buffers and other safeguards, which can vary based on location. He advised against changing the language to allow multiple parcels to be treated collectively as a single project language. He explained that other Ordinances and development rules are parcel-based, and altering this approach could create complications related to financing, foreclosure, and long-term land ownership. While developers could still pursue development by voluntarily merging parcels through an administrative process, redefining parcels as projects within the Ordinance was strongly discouraged due to its broader impacts on the zoning code.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3111-26 approved.

8. Bill No. 3112-26, ADU Conditional Use Permit – 1st Reading

Alderman Atkins moved to approve Bill No. 3112-26, ADU Conditional Use Permit. 1st reading by title only. Alderman Hartman seconded the motion.

Jack noted that this application represents the first accessory dwelling unit (ADU) considered in Smithville. The City's 2020 comprehensive plan recommended that the Board and Planning and Zoning Commission explore allowing ADUs, which led to Ordinance changes that were worked through last year and approved by the Board in November. Throughout that process, Building Inspector Will Stubbs managed the bulk of the research and background work, reviewed how other communities approached ADUs, presented the material to the Planning Commission, and played a major role in drafting the Ordinance. Since ADUs are new to the City, staff also had to develop an application form, and a staff report template to provide to the Planning and Zoning Commission.

Building Inspector Will Stubbs provided a highlight to the staff report included in the packet regarding an application submitted by the Richardsons for a conditional use permit to construct a detached ADU at 1600 East Main Street. The proposed structure complies with zoning Ordinances, including requirements for single ownership, lot coverage, separation from the primary dwelling, size limits relative to the main house and exterior appearance.

Will noted that vehicle access was reviewed with the fire district and Chief Cline voiced concerns for the potential limitations for large fire trucks during heavy rains due to the gravel driveway and distance from the road. The homeowners were made aware of these conditions. The proposal aligns with the City's comprehensive plan goals to support aging in place, family cohesion, and housing affordability. A public hearing has already been conducted, and no known detrimental effects to neighboring properties were identified.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3112-26 approved for first reading.

9. Resolution 1579, Amending the City Administrator's Contract

Alderman Dana moved to approve Resolution 1579, authorizing the Mayor to execute an updated employment agreement with Cynthia Wagner for the position of City Administrator. Alderman Hartman seconded the motion.

No discussion

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1579 approved.

OTHER MATTERS BEFORE THE BOARD

10. Public Comment

Trenton Ballard, 410 East Meadows Street, requesting an exception to the fencing regulations for a double-frontage lot. He noted that the standard requirement would require the fence to be set back 30 feet on both sides, which would significantly reduce usable yard space. He proposed placing the fence parallel to an existing neighboring building and extending it toward the east neighbor's fence in a way that would not obstruct the neighboring driveway's line of sight. This alternative layout would reduce the loss of yard space to 1,237 square feet rather than the 2,741 square feet required under full compliance. Mr. Ballard provided the Board with drawings showing both the compliant option and the proposed alternative to make

the differences clear. He requested permission to build a six-foot privacy fence instead of the four-foot, partially open fence required by regulation, citing the need for privacy and safety for their family and dog.

11. Election of Mayor Pro Tem

Alderman Hartman nominated Alderman Atkins for Mayor Pro Tem. Alderman Kobylski seconded the nomination. No other nominees.

By roll call vote.

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

Ayes – 5, Noes – 0, Abstained – 1, motion carries. The Mayor declared Alderman Atkins as Mayor Pro Tem.

12. Election of Planning Commission Representative

Alderman Hartman nominated Alderman Wilson for Planning Commission Representative. Alderman Kobylski seconded the nomination. No other nominees.

By roll call vote.

Alderman Stone – Aye, Alderman Hartman – Aye, Alderman Dana – Aye
Alderman Kobylski– Aye, Alderman Wilson – Abstained, Alderman Atkins – Aye.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. The Mayor declared Alderman Wilson as Planning Commission Representative.

13. Election of Parks and Recreation Committee Representative

Alderman Hartman nominated Alderman Stone for Parks and Recreation Committee. Alderman Atkins seconded the nomination. No other nominees.

By roll call vote.

Alderman Kobylski– Aye, Alderman Stone – Abstained, Alderman Wilson – Aye,
Alderman Atkins – Aye, Alderman Hartman – Aye, Alderman Dana – Aye.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. The Mayor declared Alderman Stone as Parks and Recreation Committee Representative.

14. Appointment

The Mayor nominated Alderman Dana for the Economic Development Representative.

Upon roll call:

Alderman Atkins – Aye, Alderman Wilson – Aye, Alderman Atkins – Aye,
Alderman Hartman – Aye, Alderman Dana – Abstained, Alderman Kobylski – Aye.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. The Mayor declared Alderman Dana Economic Development Representative.

15. Appointment

The Mayor nominated Bob Foster for the appointment to the Smithville Housing Authority Board.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared Bob Foster appointed to the Smithville Housing Authority Board.

The Mayor nominated Gina Schottel for the appointment to the Smithville Housing Authority Board.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared Gina Schottel appointed to the Smithville Housing Authority Board.

16. New Business from the Floor

Alderman Hartman requested the fencing codes be discussed in a future work session.

Alderman Wilson noted that the fencing codes discussion should go to the Planning and Zoning Commission first for their review.

17. Adjourn

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the Regular Session adjourned at 7:36 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor