SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION

October 20, 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 7:01 p.m. following the work session. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Leeah Stone, Dan Hartman and Robert Hedgecorth.

Staff present: Gina Pate, Chief Lockridge, Matt Bond, Rick Welch, Jack Hendrix, Matt Denton, Captain Ballard, Captain Ray and Linda Drummond.

City Attorney present: Padraic Corcoran and Mathias Young.

2. Pledge of Allegiance led by Captain Ray

3. Appointment of Ward II Alderman Replacement for Vacancy

Mayor Boley appointed Robert Hedgecorth for Alderman Ward II filling the vacancy from Alderman Dana who resigned her position on May 18, 2026.

Upon roll call vote:
Alderman Hartman – Aye, Alderman Stone – Aye, Alderman Kobylski – Aye,
Alderman Atkins – Aye, Alderman Wilson – Aye.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Robert Hedgecorth Alderman for Ward II until the April 2027 municipal election.

4. Swearing in Alderman

City Clerk Linda Drummond swore in Robert Hedgecorth as Alderman for Ward II.



Figure 1 - Swearing in Alderman Hedgecorth

5. Consent Agenda

- **Minutes**
  - October 6, 2026, Board of Aldermen Work Session Minutes
  - October 6, 2026, Board of Aldermen Regular Session Minutes
- **Finance Report**
  - Finance Report for September
- **Resolution 1632, City Surplus**
  A Resolution declaring certain property as surplus.
- **Resolution 1633, Agreement with MARC for Household Hazardous Waste**
  A Resolution authorizing and directing the Mayor to enter into an agreement with the Mid-America Regional Council to participate in the regional Household Hazardous Waste Program for 2027.
- **Resolution 1634, Leak Adjustment**
  A Resolution approving a water and wastewater leak adjustment request for Gregory Dull in the amount of $151.15.

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

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the consent agenda approved.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

6. Committee Report

Alderman Wilson reported on the October 13 Planning and Zoning Commission meeting. She noted that Development Director Jack Hendrix reported that Central Power had obtained permits for its manufacturing and warehouse buildings. They also discussed agenda items 10, 11, and 12 scheduled for consideration tonight.

7. City Administrator's Report

City Administrator Cynthia Wagner highlighted updates from the report. Final approval was authorized for a fireworks display at White Iron Ridge for a wedding on October 24, and surrounding residents will be notified. This is the 45-day notice of public viewing; hard copies can be viewed in the City Clerk's office.

Several items related to the budget are included on the agenda, including a proposed change to LAGERS the City employee retirement program. That valuation has been completed and made available for public inspection online and at City Hall as required.

Staff members from the Administration, Public Works and the Finance Departments hosted a "Your City Up Close" event that focused on the finances and operations of the water and wastewater utilities. Participants toured the facilities, asked questions and provided positive feedback. Additional community conversations will continue for opportunities for residents to learn more about City services.

Cynthia noted that staff has continued working with a consultant on the strategic planning process. Public forums, surveys and discussions with staff and Board members have been used to refine goals and objectives. Staff have been working through each objective, and a draft plan is being developed. Additional opportunities for public review and feedback will be provided before the final plan is presented for adoption.

Cynthia also highlighted the employee recognition program. Employee spotlights will continue to be included in future City Administrator reports. Thea Gomez was recognized for going above and beyond to ensure residents received Meals on Wheels service, while Norm Wells and Mike Jacobs were recognized for assisting road maintenance crews on Park Drive and demonstrating teamwork and commitment to public service.

Cynthia provided staffing updates. Brandon Ray recently began serving as the City's second Police Captain and has already become actively involved in strategic planning, interviews and department operations. Interviews are also being conducted for the animal control officer position, and the City continues recruiting for two wastewater plant operator positions. Public Works Director Matt Bond and Assistant City Administrator Gina Pate have completed stay interviews with Public Works employees and will review recommendations for future consideration.

Cynthia noted that staff and city attorneys recently participated in a conference call with representatives from the State Auditor's Office to answer additional questions related to the ongoing audit. The auditor's office indicated the audit is nearing completion and will be presented to the Board before being released to the public. At that time, the City will have an opportunity to provide a response.

ORDINANCES & RESOLUTIONS

8. Bill No. 3135-26, Adopting the FY2027 Budget – 2nd Reading

Alderman Atkins moved to approve Bill No. 3135-26, adopting the FY2027 annual budget for the City of Smithville, Missouri, and authorizing the expenditures of funds for municipal services. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:
Alderman Wilson - Aye, Alderman Kobylski – Aye, Alderman Stone - Wilson,
Alderman Hartman – Aye, Alderman Atkins – Aye, Alderman Hedgecorth - Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3135-26 approved.

9. Bill No. 3136-26, Business License Regulations – 1st & 2nd Reading

Alderman Atkins moved to approve Bill No. 3136-26, amending Chapter 610, Business Licenses, Of Title VI, Business And Occupations, of the municipal code relating to general business licenses in the City of Smithville. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:
Alderman Kobylski - Aye, Alderman Wilson – Aye, Alderman Hedgecorth – Aye,
Alderman Stone - Aye, Alderman Atkins – Aye, Alderman Hartman – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3136-26 approved for first reading.

Alderman Atkins moved to approve Bill No. 3136-26, amending Chapter 610, Business Licenses, Of Title VI, Business And Occupations, of the municipal code relating to general business licenses in the City of Smithville. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:
Alderman Hartman - Aye, Alderman Hedgecorth – Aye, Alderman Atkins - Aye,
Alderman Kobylski – Aye, Alderman Stone - Aye, Alderman Wilson – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3136-26 approved.

10. Bill No. 3137-26, Rezoning and Single-Phase Final Plat Whispering Creek Farms – 1st Reading

Alderman Atkins moved to approve Bill No. 3137-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri and approving a Single-Phase Final Plat and development agreement for Whispering Creek Farms subdivision. 1st reading by title only. Alderman Hartman seconded the motion.

Public Comment:
Dale Greene, 4807 NE 144th Street, opposed the proposed intersection due to its location over the crest of a hill, creating what he believed is hazardous and dangerous. He noted that the need for a blinking warning light to alert drivers to oncoming traffic is evidence of safety concerns. He also questioned whether the site plans provided adequate line of sight for vehicles and encouraged the City to take another look at the proposal.

Nicole Pfaff, 3405 NE 144th Street, questioned the accuracy of the traffic study, noting that local law enforcement records show injury accidents at the location that were not reflected in the report. She also expressed concern about the developer's decision to retain 63 acres for personal use, noting the property could still be developed in the future. She asked the City to reconsider the proposal and more closely examine traffic, density, septic plans and related impacts.

Cheryl Lee, 4400 NE 144th Street, challenged the accuracy of the staff report, arguing that the proposed development would have detrimental effects on adjacent properties, including increased traffic hazards and declining property values. She disputed the report's findings regarding traffic impacts, citing past serious accidents and expressing concern that reducing the speed limit would not adequately address safety issues. She stated that the development would generate tax revenue without investments in infrastructure or amenities. She urged the City to relocate the main entrance to Mount Olivet and stated that residents would continue advocating against the proposal regardless of the outcome.

John Lee, 4400 NE 144th Street, stated that portions of the Planning and Zoning staff report were inaccurate and misleading, particularly the findings regarding adjacent property sizes. He said that the report failed to acknowledge a neighboring 58-acre tract and that most surrounding properties are significantly larger than represented. He expressed concern that issues related to lot sizes, road impacts and traffic safety that had been overlooked throughout the review process and suggested that the developer's interests had received more consideration than those of neighboring property owners.

Michael Ballenger, 14975 Mount Olivet Road, spoke about safety concerns, noting that the developer's traffic engineer stated that even a well-designed intersection is only safe if speed limits are followed and enforcement is possible. He referenced comments from law enforcement indicating that limited resources and road conditions make consistent speed enforcement difficult in the area. He argued that if enforcement is not practical, greater attention must be given to roadway design, infrastructure, and whether the proposed development is appropriate for the location. He asked for further discussion among City officials, law enforcement and traffic engineers before moving forward with the project.

Carmen McGuire, 4803 NE 144th Street, that safety should be the top priority and questioned whether sufficient consideration had been given to the Police Chief's recommendations regarding road access. She also raised concerns about conflicting information related to roadway plans, septic systems, and sewer service, noting that responses from City staff and available agency records did not provide clear answers. The speaker urged the City to address these concerns and provide greater clarity before approving the development.

Larry Yeatman, 4014 NE 144th Street, noted that his property is adjacent to the proposed entrance. He asked the City to deny the proposed entrance onto 144th Street, arguing that it would create a dangerous intersection with limited visibility and increase traffic at an already hazardous location. He suggested an alternative entrance location on Mount Olivet where sight distance would be better and stated that the need for warning devices demonstrates the safety concerns with the proposed design. He also raised concerns about stormwater impacts, increased traffic, maintenance responsibilities for traffic control devices and potential liability associated with creating a dangerous intersection.

Daniel Heckman, 4202 NE 144th Street, spoke of his concerns about safety and the increased traffic that would result from the proposed development's entrance on 144th Street. He noted that speeding is already common on the road and argued that placing an intersection on the downhill side of a hill would create additional hazards. He stated that adding approximately 30 new homes would significantly increase traffic at what he consider a dangerous location and suggested that the need for a flashing warning light demonstrates the safety concerns. He requested an alternative entrance on Mount Olivet.

Development Director Jack Hendrix noted that the Planning and Zoning Commission unanimously recommended approval of the rezoning request and the final plat for the proposed 32-lot subdivision on 158 acres. Jack explained that a full traffic impact study was not initially required under City standards, but a full study was later completed at the Commission's request and reviewed by the City's engineer, who found no off-site improvements necessary beyond the proposed warning beacon.

Jack noted that access and road improvements were reviewed in coordination with Clay County due to the shared road agreement and that the proposed entrance location complies

with the City's transportation and subdivision standards, which direct residential streets to connect to the lower traffic road, 144th Street, rather than Mount Olivet Road. He also clarified that septic system permits and inspections are administered by the Clay County Health Department, and no building permits would be issued without the required County approvals.

Lindsay Vogt, RL Buford Engineering and representative for the developer, explained that the proposed Whispering Creek Farms subdivision meets City requirements and has been reviewed by the appropriate agencies. She noted that developer Dwight Friedley is a longtime Clay County resident, local business owner, and homebuilder who intends to retain approximately 63 acres, including lots 5 through 15, for his family. She stated that the lot sizes were designed to provide a variety of housing options while maintaining an average lot size of more than four acres.

Ms. Vogt explained that the proposed entrance on 144th Street had previously been approved by Clay County and that both the City and County prefer access to 144th Street rather than Mount Olivet because of lower traffic volumes. She stated that the traffic impact study found no prevalent crash patterns, that the nearby intersection is expected to continue operating at an acceptable level of service, and that the development complies with the City's comprehensive plan and development standards.

Ms. Vogt also clarified that a soil evaluation was completed to confirm the lots are suitable for septic systems, with final septic permits to be reviewed and approved through the usual permitting process.

Upon roll call vote:
Alderman Stone - Aye, Alderman Kobylski – Aye, Alderman Wilson - Aye,
Alderman Hedgecorth – Abstain, Alderman Hartman – Aye, Alderman Atkins – Aye.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. Mayor Boley declared Bill No. 3137-26 approved for first reading.

11. Bill No. 3138-26, Single-Phase Final Plat - Davenport Farms – 1st Reading

Alderman Atkins moved to approve Bill No. 3138-26, approving the Final Plat for Davenport Farms Commercial 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 Wilson - Aye, Alderman Kobylski – Aye, Alderman Stone - Wilson,
Alderman Hartman – Aye, Alderman Hedgecorth – Abstain, Alderman Stone – Aye.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. Mayor Boley declared Bill No. 3138-26 approved for first reading.

12. Bill No. 3132-26, Rezoning - Smithville Plaza Apartments – 1st Reading

Alderman Atkins moved to approve Bill No. 3132-26, changing the zoning classifications for districts of certain lands located in the City of Smithville, Missouri. 1st reading by title only. Alderman Hartman seconded the motion.

Public Comment:
Ann Darr, 2625 Little Platte Road, urged the Board to reject the proposed high-density rezoning for the Smithville Plaza Apartments, arguing that the City should prioritize protecting the community's infrastructure and safety. Using Fairview Crossing Townhomes as an example, she contended that relying on developer-provided engineering studies without independent municipal review contributed to serious infrastructure and stability issues. She expressed concern that the proposed apartment development is located within a floodplain and relies on imported fill material to elevate building sites, creating potential risks related to flooding and water retention. She stated that the City should learn from past planning decisions and encouraged the Board to consider the historical significance of the area.

Evelyn Tyson, 603 Horseshoe Lane, noted her appreciation for Smithville's small-town character and that the mature trees downtown are an important part of that identity. She referenced the City's goal of preserving its small-town feel and asked that the proposed apartment development better align with that vision. She requested that trees removed during construction be replaced with large-canopy trees and that landscaping be installed around the perimeter of the development, including near neighboring properties, rather than only along the river. She stated that additional trees would help screen the apartments and parking lot lighting.

Chelsea Dana, 19407 Mulberry Lane, urged the Board to vote against the Smithville Plaza apartment project, citing concerns about both the development and the review process. She expressed concern that the project may be moving forward too quickly and questioned whether all relevant information had been fully evaluated before advancing through the approval process. She noted that comments made during previous meetings suggested additional research was conducted after Planning and Zoning had voted, raising concerns about whether important information was available during the initial review. She also referenced a past annexation proposal that was removed from an agenda pending additional documentation, arguing that the situation highlighted the need for stronger safeguards to ensure agenda items are thoroughly vetted before reaching the Board.

Matt Tyson, 603 Horseshoe Lane, noted safety concerns related to the existing parking lot and traffic patterns near La Fuente and the proposed apartment development. He noted that multiple unrestricted access points, limited visibility, traffic queuing and pedestrian activity create potential safety risks. He suggested working with MoDOT to evaluate closing the entrance near La Fuente and directing traffic to a safer access point. He urged the City to consider improvements that would enhance safety for both pedestrians and motorists and requested that the issue be reviewed further by the Planning and Zoning Commission.

Candi Sutton, 400 Fletcher Drive, expressed concern that Smithville is losing the small-town charm that originally attracted residents. Drawing on their experience promoting the community while working at the high school, she emphasized the importance of preserving the town's character, history, farmland, and natural surroundings. She questioned the impact of continued development on wildlife, open spaces, and the community's identity, and encouraged City leaders to remember Smithville's heritage and listen to residents' concerns. She urged the Board to reject the Smithville Plaza Apartments project and take a more measured approach to future growth to preserve the community's unique character.

Jay Sutton, 400 Fletcher Drive, urged the Board to vote against the apartment project, citing concerns about traffic impacts and public safety. He had concerns that increased development, including the proposed apartments and other large projects, could place additional demands on emergency services and questioned whether existing infrastructure, including water supply for firefighting, is adequate to support that growth. He also encouraged the Board to listen to residents' concerns and carefully consider the long-term impacts before approving the project.

Kristine Bunch, 206 Richardson Street, No. 749, opposed the proposed apartment development, citing concerns that it does not meet the City's parking requirements and may increase traffic impacts. She questioned the use of shared parking spaces from adjacent commercial properties to satisfy the development's parking needs, arguing those spaces are already necessary for existing businesses. She also stated that the Board of Aldermen has the authority and responsibility to independently evaluate zoning requests and consider the community's health, safety, and welfare. She urged the Board to vote against the proposal as presented.

Ryan Stein, 340 KK Highway, expressed concerns about accessibility and handicap parking within the proposed Smithville Plaza development, stating that the number of accessible parking spaces appears inadequate for a growing community. Drawing on his personal experience with a disability following a stroke and heart attack, he emphasized the importance of providing convenient access for individuals with disabilities and urged the City to address these needs now to avoid costly future modifications.

Development Director Jack Hendrix addressed procedural questions regarding publication dates and acknowledged an error in a staff report that incorrectly listed a September publication date instead of the correct August date. The required public notice was properly published and mailed in accordance with statutory requirements, and all supporting documentation is available to verify compliance.

Jack also explained that the City's parking requirement of three spaces per apartment unit is outdated and that the code allows deviations through the conceptual plan process when adequate parking is demonstrated. The Planning Commission considered parking analyses based on industry standards, and the revised proposal reduced the number of units while increasing parking to 300 spaces.

He noted that concerns regarding stormwater management, traffic, lighting, and public safety were reviewed by qualified engineers and City staff. Stormwater plans were evaluated and determined to meet applicable standards, professional traffic engineers reviewed traffic studies, lighting plans comply with required regulations, and public safety concerns were reviewed by the Police Chief.

Jack clarified that the ordinance would rezone the property and apply a planned development designation tied to the approved conceptual plan, providing a mechanism for the public and future stakeholders to reference the specific development standards associated with the property.

The Board discussed whether a separate discussion could be held with MoDOT regarding the possibility of closing the entrance near La Fuente. Jack explained that while a meeting with MoDOT could occur, the matter is separate from the proposal under consideration. Because access points along Highway 169 are controlled by MoDOT and have value to the property

owner, any closure would require property owner consent, additional traffic studies, design analysis, and funding for any necessary improvements. Jack noted that MoDOT has expressed interest in a corridor study for the area, but any decision regarding access modifications rests with MoDOT and would depend on available funding and further evaluation.

David Pence of Consult KC presented the revised Smithville Plaza Apartments proposal, explaining that the project was returned to the Planning Commission to address concerns regarding density and parking. The development was reduced from 200 units in three buildings to 176 units in two buildings, while parking was increased to 300 spaces, resulting in a parking ratio of 1.7 spaces per unit. He stated that the parking exceeds industry standards and is comparable to similar apartment developments in the region.

Mr. Pence emphasized that the project is a $28 million investment and that all parking for the apartments is contained within the apartment property, separate from the commercial development. He noted that the buildings will be fully sprinklered, geotechnical studies have been completed, and soil conditions will be addressed through the installation of geo piers anchored to bedrock. He also highlighted that traffic studies have been performed, access is available through Bridge Street, and pedestrian connectivity exists to downtown and surrounding areas.

Mr. Pence addressed the landscaping, preservation of trees within the floodway, ADA compliance, and accessible housing design standards. Pence stated that the site plan includes significant landscaping, that accessible and adaptable units will be provided, and that the development meets the goals of the City's Comprehensive Plan by transforming vacant land into housing, generating jobs and tax revenue, and doing so without requiring new City-funded infrastructure. He requested approval of the Smithville Plaza Apartments proposal.

Upon roll call vote:
Alderman Atkins - Aye, Alderman Kobylski – Aye, Alderman Stone,
Alderman Wilson – Aye, Alderman Hartman – Aye, Alderman Hedgecorth - Abstain.

Ayes – 5, Noes – 0, Abstained – 1, motion carries. Mayor Boley declared Bill No. 3132-26 approved for first reading.

13. Resolution 1635, Agreement with the Smithville Chamber of Commerce

Alderman Atkins moved to approve Resolution 1635, acknowledging an agreement between the City and the Smithville Chamber of Commerce. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1635 approved.

14. Resolution 1636, Amending the Employee Compensation Plan

Alderman Atkins moved to approve Resolution 1636, adopting amendments to the Employee Compensation Plan. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1636 approved.

15. Resolution 1637, Temporary Liquor License

Alderman Atkins moved to approve Resolution 1637, issuing a temporary liquor license to Smithville Main Street District for Winter Wine Walk and Christmas Market to be held Saturday, November 7, 2026. Alderman Hartman seconded the motion.

No discussion.

Ayes – 5, Noes – 0, Abstained – 1 (Alderman Stone), motion carries. Mayor Boley declared Resolution 1637 approved.

16. Resolution 1638, Amending the Employee Handbook

Alderman Atkins moved to approve Resolution 1638, amending the City Employee Handbook Section 12-7 Paid Parental Leave. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1638 approved.

OTHER MATTERS BEFORE THE BOARD

17. Public Comment

Carol Dawkins, 202 Highland Drive, voiced concerns about the proposed Smithville Plaza Apartments project, noting that development within the floodplain may require flood insurance and could involve additional considerations related to the site's history and environmental conditions. She referenced the City's parking requirements, stating that municipal code requires 528 parking spaces for the development while the proposal includes 300 spaces for 176 apartment units.

Ann Darr, 2625 Little Platte Road, requested that the Board consider extending public comment time from three minutes to four or five minutes and providing a visible timer or warning when speakers are nearing the end of their allotted time. She also raised concerns about traffic safety during construction activities on Highway 169 and suggested developers coordinate with the Police Department when oversized equipment is being moved. Additionally, she expressed concerns about parking and traffic congestion during a recent community festival and urged the Board to continue prioritizing public safety as the community grows.

18. Appointments – Parks and Recreation Committee

The Mayor nominated Lindsay Ali for the Parks and Recreation Committee.

Upon roll call vote:
Alderman Wilson – Aye, Alderman Atkins – Aye, Alderman Kobylski – Aye,
Alderman Stone – Aye, Alderman Hartman – Aye, Alderman Hedgecorth - Aye.

Ayes – 6, Noes – 0, motion carries. The Mayor declared Lindsay a member of the Parks and Recreation Committee.

19. New Business from the Floor

None.

20. Adjournment to Executive Session Pursuant to Section 610.021(3&13)RSMo.
Alderman Hartman moved to adjourn to Executive Session Pursuant to Section 610.021(3&13)RSMo. Alderman Wilson seconded the motion.

Upon roll call vote:
Alderman Wilson – Aye, Alderman Hedgecorth – Aye, Alderman Hartman – Aye, Alderman Atkins – Aye, Alderman Stone – Aye, Alderman Kobylski – Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the Regular Session adjourned to Executive Session at 9:03 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor