

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

September 1, 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, Dan Hartman and Leeah Stone.

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

City Attorney present: Padraic Corcoran and Mathias Young.

2. Pledge of Allegiance lead by Mayor Boley

3. Proclamation – National Senior Center Month



Mayor Boley presented the National Senior Center Month Proclamation to Alderman Atkins.

Figure 1 - Alderman Atkins and Mayor Boley

4. Public Hearing – Sewer Rates

Mayor Boley called the public hearing for Sewer Rates to order at 7:03 p.m.

No public comment.

Mayor Boley declared the public hearing for Sewer Rates adjourned at 7:03 p.m.

5. Public Hearing – Voluntary Annexation 2720 Onyx Street

Mayor Boley called the public hearing for the Voluntary Annexation of 2720 Onyx Street to order at 7:04 p.m.

Development Director Jack Hendrix noted in the staff report in the packet.

No public comment.

Mayor Boley declared the public hearing for the Voluntary Annexation of 2720 Onyx Street adjourned at 7:04 p.m.

6. Consent Agenda

- **Minutes**
 - August 18, 2026, Board of Aldermen Work Session Minutes
 - August 18, 2026, Board of Aldermen Regular Session Minutes
- **Resolution 1614, Amending the Schedule of Fees**

A Resolution adopting amendments the Schedule of Fees.
- **Resolution 1615, Special Event Permit – Festi-Ville**

A Resolution approving a special event permit for Eric Craig Real Estate Team for Festi-Ville in the downtown courtyard on Saturday, October 10, 2026.
- **Resolution 1616, Temporary Liquor License**

A Resolution issuing a Temporary Liquor License to Good Bitter Best for Festi-Ville to be held on Saturday, October 10, 2026.
- **Resolution 1617, Temporary Liquor License**

A Resolution issuing a Temporary Liquor License to Streetcar Grill and Tavern for Festi-Ville to be held on Saturday, October 10, 2026.
- **Resolution 1618, Temporary Liquor License**

A Resolution issuing a Temporary Liquor License to Chops BBQ and Catering for Festi-Ville to be held on Saturday, October 10, 2026.

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

7. City Administrator's Report

Cynthia Wagner highlighted several updates to her report. Heritage Park asphalt overlay project has been completed. The improvements to the parking lot added about 10 parking spaces, bringing the total to 122 parking spaces.

The strategic planning process is continuing with a series of public forums designed to gather community input about Smithville's future. Cynthia encouraged residents to participate and share their priorities and ideas.

Cynthia noted that to improve communication and public engagement, the City is launching a new program called "Community Conversations: Your City Up Close." The series will provide residents with opportunities to learn more about city services, tour municipal facilities, and gain a better understanding of local government operations. The first session is planned for October and will focus on city finances and infrastructure, including tours of the water and wastewater facilities.

Cynthia announced that Smithville has been awarded approximately \$1.5 million in federal earmark funding for the Owens Branch Phase One utility project. This funding is in addition to the federal funding used for the 144th Street Lift Station and Raw Water Pump Station projects.

ORDINANCES & RESOLUTIONS

8. Bill No. 3127-26, Rezoning, Plat Approval & Conditional Use Permit – AYPa Battery Storage – 2nd Reading

Alderman Atkins moved to approve Bill No. 3127-26, approving a plat, changing the zoning from B-3 to I-1 and granting a Conditional Use Permit to AYPa Power for a Battery Energy Storage Facility at 14600 North 169 Highway. 2nd reading by title only. Alderman Hartman seconded the motion.

Public Comment

Lori Chapman, 14601 Mount Olivet Road, spoke to the Board concerning her opposition to the second battery storage facility and she also opposed the first, citing safety concerns. She noted there could be risks such as fires, explosions, toxic fumes, evacuations, and environmental contamination. Ms. Chapman urged the Board to delay approval if there is any uncertainty. She asked the Board to slow down and consider whether these developments fit the community's character.

Alderman Hartman stated battery storage facilities are needed because electricity demand is being driven by data centers, manufacturing, and electric vehicles. He explained that battery storage helps stabilize the power grid by storing electricity when supply is abundant and releasing it during periods of high demand, reducing pressure on the system and potentially lowering costs. Alderman Hartman noted that projects approved now may take several years to become operational, providing time for technology and safety measures to continue improving.

Upon roll call vote:

Alderman Wilson - Aye, Alderman Atkins - No, Alderman Hartman – Aye,
Alderman Stone - Aye, Alderman Kobylski – Aye.

Ayes – 4, Noes – 1, motion carries. Mayor Boley declared Bill No. 3127-26 approved.

9. Bill No. 3128-26, Clay Creek Meadows Conceptual Plan – 2nd Reading

Alderman Atkins moved to approve Bill No. 3128-26, approving the Conceptual Plan for Clay Creek Meadows subdivision. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3128-26 approved.

10. Bill No. 3129-26, Voluntary Annexation – 2720 Onyx Street – 1st Reading

Alderman Atkins moved to approve Bill No. 3129-26, annexing certain adjacent territory into the City of Smithville, MO. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3129-26 approved for first reading.

11. Resolution 1619, Supplemental Agreement with GBA for Riverwalk Trail Project

Alderman Atkins moved to approve Resolution 1619, approving Supplemental Agreement No. 2 with George Butler Associates, Inc. (GBA) for additional design services to incorporate lighting improvements into the Riverwalk Trail project, in the amount of \$10,306, increasing the total contract amount to \$424,680. Alderman Hartman seconded the motion.

No discussion.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Resolution 1619 approved.

12. Resolution 1620, Temporary Liquor License

Alderman Atkins moved to approve Resolution 1620, issuing a Temporary Liquor License to Smithville Main Street District for the Sip the Square: A Whiskey Social to be held Saturday, September 26, 2026. Alderman Hartman seconded the motion.

No discussion.

Ayes – 4, Noes – 0, Abstained – 1, motion carries. Mayor Boley declared Resolution 1620 approved.

13. Resolution 1621, Temporary Liquor License

Alderman Atkins moved to approve Resolution 1621, issuing a Temporary Liquor License to Snack Daddy's for Festi-Ville to be held on Saturday, October 10, 2026. Alderman Hartman seconded the motion.

No discussion.

Ayes – 4, Noes – 0, Abstained – 1, motion carries. Mayor Boley declared Resolution 1621 approved.

14. Resolution 1622, Rescinding Resolution

Alderman Atkins moved to approve Resolution 1622, clarifying the application of Section 120.040(I) of the Municipal Code and rescinding, withdrawing, and otherwise declaring of no legal effect any ban or prohibition concerning attendance at meetings of the Board of Aldermen. Alderman Hartman seconded the motion.

No discussion.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Resolution 1622 approved.

OTHER MATTERS BEFORE THE BOARD

15. Public Comment

None

16. New Business from the Floor

None

17. Adjournment to Executive Session Pursuant to Section 610.021(1&12)RSMo.

Alderman Hartman moved to adjourn to Executive Session Pursuant to Section 610.021(1&12)RSMo. Alderman Kobylski seconded the motion.

Upon roll call:

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

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared the Regular Session adjourned to Executive Session at 7:19 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor