

**SMITHVILLE BOARD OF ALDERMEN
REGULAR SESSION**

June 17, 2025 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, Ron Russell, Dan Hartman and Leeah Stone (FKA Shipley).

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

2. Pledge of Allegiance lead by Mayor Boley

3. Public Hearing - TIF Five Year Annual Update

Mayor Boley called the public hearing for the TIF Five Year Annual Update to order 7:01 p.m.

No Public Comment.

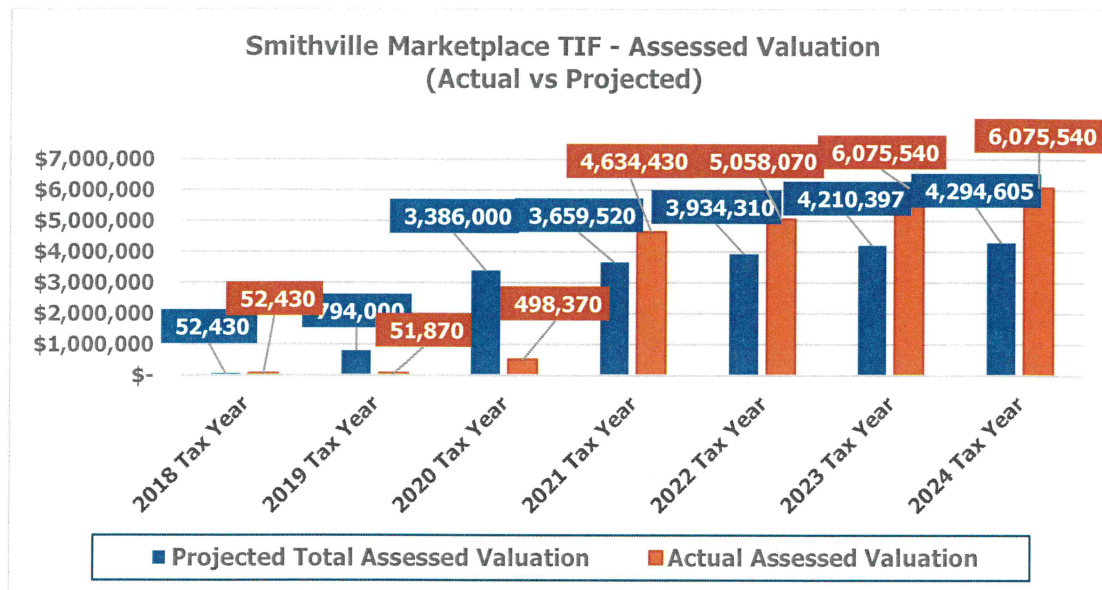
Finance Director Rick Welch presented the five year annual Marketplace TIF and Smithville Commons CID Update.

Smithville Marketplace TIF District Overview

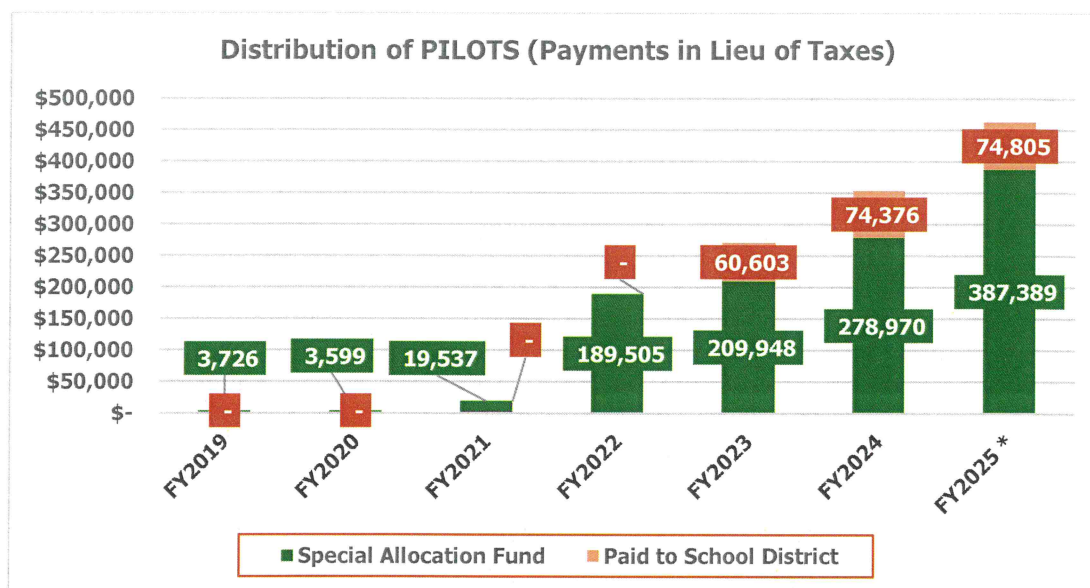
- The Smithville Marketplace TIF Plan was adopted by the Board of Aldermen (Ordinance #2969-17) on August 1, 2017.
- The plan identified a redevelopment area of approximately 66.3 acres located between Cliff Drive and U.S. Highway 169.
- Previously, this site was commercially developed in 2009 as a large-scale multi-tenant retail site. Unfortunately, by 2011, the development did not have occupants and was foreclosed upon.
- The Smithville Marketplace TIF Plan included *specific projections* on estimated Assessed Valuation, estimated PILOTs, and estimated Economic Activity Taxes (EATS) based upon the types of businesses planned in the redevelopment area. A tractor and supply store, which was initially planned for the TIF, *is not located in the TIF redevelopment area*.

Smithville Marketplace TIF Active Business

Scooter's Drive-Thru Coffee, Taco Bell, Domino's Pizza, T-Mobile, Cosentino's Price Chopper, Porter's Ace Hardware Store, Burger King, Jimmy John's and Dentistry at Marketplace.



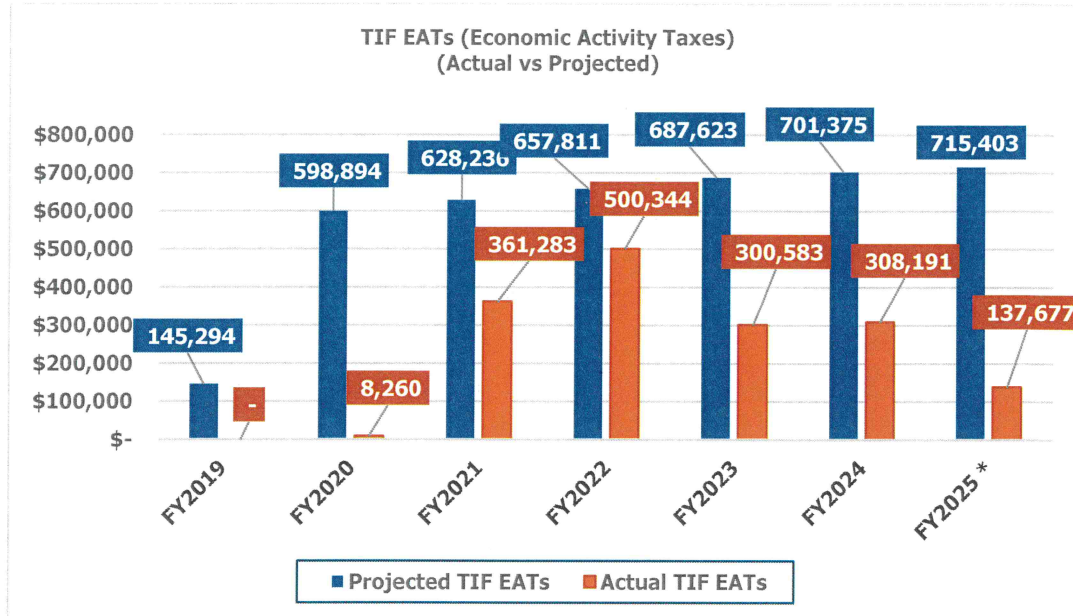
- The projected total assessed valuation figures were established by the developer in the TIF Plan.
- Assessed valuation figures provided by Clay County indicated a total value of \$6,075,540 for Tax Year 2024, which would *eclipse the projection for 2040 established in the TIF Plan*.



* 2021 – 2024 are full years , 2025 is seven months

- Tax Year 2018 & 2019 AV: \$52,430 & \$51,870. Jurisdictions received the base property tax in FY2019 and FY2020.
- Tax Year 2020 AV: \$498,370. This growth in AV became the basis for the property tax increment in FY2021
- Tax Year 2021 AV: \$4,634,430. This became the basis for the property tax increment in FY2022
- Tax Year 2022 AV: \$5,058,070. This became the basis for the property tax increment in FY2023.

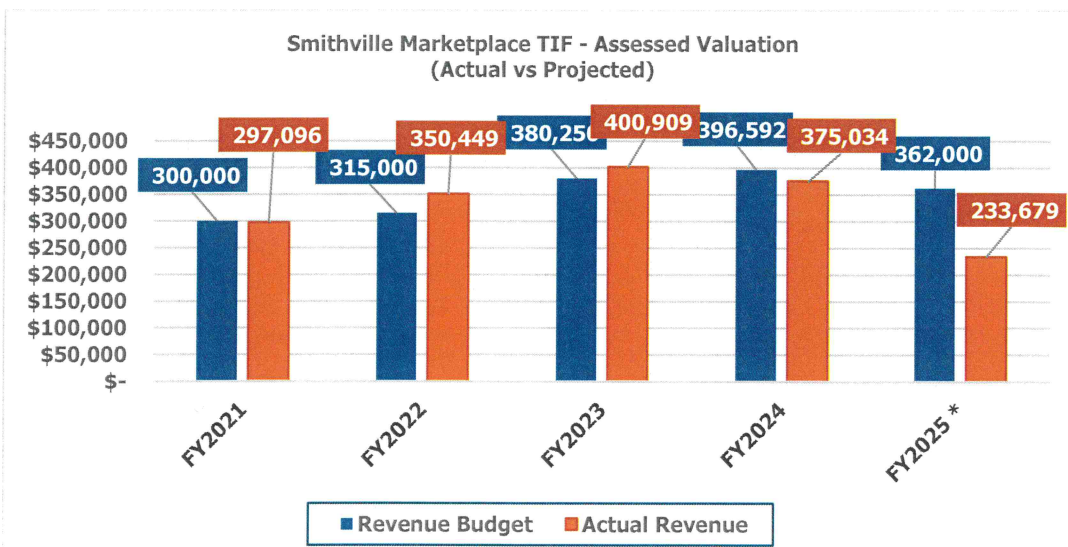
- Tax Year 2023 AV: \$6,075,540. This became the basis for the property tax increment in FY2024.
- Tax Year 2024 AV: \$6,075,540. This became the basis for the property tax increment in FY2025.
- Jurisdictions receive the base property tax amount plus the tax increment amount based upon the "subject to TIF percentages" outlined in the TIF Plan.



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- ☐ The projected Economic Activity Taxes figures were established by the developer in the TIF Plan.
- ☐ Projected includes the Tractor and Supply store that was never built.
- ☐ EATs has had a decrease in FY2024 and FY2025 due to timing of presentation. Anticipate \$300,000 for FY2025.

CID (Community Improvement District) 1% CID Sales & Use Tax Collected



* 2021 – 2024 are full years , 2025 is seven months

Smithville Marketplace - Annual Report – Conclusion

- Modern and attractive businesses have opened in the redevelopment area which has increased Smithville's commercial presence.
- Assessed valuation is tracking above the TIF Plan projections.
- Given the current status of the redevelopment area and the businesses located in the area, sales tax performance is meeting expectations. Economic Activity Taxes (EATs) are being collected from both the City and the other applicable taxing authorities and are being distributed into the Special Allocation Fund.
- CID Sales Tax has performed well and is expected to continue growth over the following years. While planned businesses were not constructed in the anticipated timeframe, the project concept plan has been completed (Grocery Store, Hardware Store, Pad Sites).

110 Smithville Update

Project status

- August 2024 Demolition of structures began
- November 2024 Site plan approved
- January 2025 Building permit issued, and work began
- April 2025 Northeast corner of Meadow and Mill parking lot began
- July 2025 Meadow and Mill lot to be completed

Construction status *

- All foundations are completed and approved
- First floor steel structure in place for the commercial spaces
- Under slab plumbing underway for residential structure, all plumbing to be completed late June or early July

* Weather has caused some delays to the critical path of construction

Mayor Boley declared the public hearing closed at 7:08 p.m.

4. **Consent Agenda**

• **Minutes**

- June 3, 2025, Board of Aldermen Work Session Minutes
- June 3, 2025, Board of Aldermen Regular Session Minutes

• **Finance Report**

- Financial Report for May

• **Resolution 1476, Fireworks Display**

A Resolution approving a fireworks display at 701 Lake Meadows Drive on July 19, 2025.

• **Resolution 1477, Contract Extension with GFL**

A Resolution approving the extension of the agreement with Green For Life (GFL) Environmental for residential solid waste collection services through October 31, 2030.

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

Mayor Boley said that he knew the Board had questions concerning Resolution 1476 and asked for discussion.

Alderman Kobylski noted that she was not in favor of Resolution 1476.

Alderman Wilson noted that she was conflicted: if this proceeds, it could create more issues. She questioned whether there should be additional measures established, such as determining the responsibility for notifying nearby subdivisions, whether it be the individual or the City. Alderman Wilson noted that the notification would be important for residents who have pets or personal issues, especially as we would have just celebrated the Fourth of July. She noted that she supports celebrations but believes we need to establish certain criteria in this situation.

Alderman Kobylski noted that she felt it should be for professional events and not neighborhoods shooting off fireworks whenever they feel they need to celebrate.

Alderman Stone noted that she believes guidelines should be figured out and put in place. She said that she was thankful that the applicant brought this before the Board and did not just shoot the fireworks off. Alderman Stone said that as long as the notification can get out to the surrounding neighborhoods, they have provided the required information and that they are only using public fireworks and not commercial grade, she approves.

Alderman Hartman moved to amend the consent agenda to remove Resolution 1476 and place it on the regular agenda as item number 15. Alderman Wilson seconded the motion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared the consent agenda amended and Resolution 1476 removed and placed on the agenda as item number 15.

Mayor Boley asked the vote of the consent agenda as amended.

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

REPORTS FROM OFFICERS AND STANDING COMMITTEES

5. Committee Reports

Alderman Wilson reported on the June 10, 2025 Planning and Zoning Commission meeting. They discussed short-term rentals in conjunction with the World Cup next year and will have continued discussion concerning it. They will be bringing their recommendation to the Board in the future. They also discussed Accessory Dwelling Units and the South Employment Overlay District. Alderman Wilson noted that one of the items on the next Planning and Zoning Commission agenda will be rezoning for Second Creek.

Alderman Wilson noted that construction is progressing in several locations in the City and there is the potential of another retail business going in the Marketplace.

6. City Administrator's Report

Cynthia noted that we have the promotion of a Police Officer to Police Sergeant.

Chief Lockridge stated that "sergeants play a crucial role in any police department.

They serve for several different reasons, some of those reasons are leadership and supervision. They serve as frontline supervisors, offering support, mentorship. Leadership to their subordinates. They do training and development. They ensure the officers receive proper instruction on laws, tactics, procedures and use of equipment. They contribute to the professional development skills. Sergeants provide operational support. Sergeant's assistant coordinating with management of the day-to-day operations of a shift. They help allocate resources, deploy personnel, prioritize tasks to address emergency issues or high-priority incidents. Sergeants are expected to make good decisions and be problem solvers. We empower sergeants to make operational decisions and solve problems in real-time situations. They exercise discretion, judgment, and critical thinking. To address complex situations, resolve conflict and maintain public safety while adhering to legal and ethical standards. Sergeants are expected to serve as a role model for the officers and their supervision Demonstrating professionalism, integrity and ethical conduct. They are expected to uphold department values and standards, fostering a culture of compassion, integrity, honor, and professionalism within the organization. Sergeants are expected to be communicators. They relay information, convey directives and provide feedback to officers, ensuring the effective communication and alignment of the organizational goals and objectives. Overall, sergeants plays a crucial role in promoting professionalism, accountability and effectiveness within the police department. Their leadership, supervision, and operational support are essential for maintaining law and order, protecting communities and fostering trust and cooperation between law enforcement agencies and the public they serve."

Chief noted that Phoenix Burns has served with Smithville Police Department since September of 2022. He came to Smithville from the Johnson County, Kansas Sheriff's Department, where was employed for two and a half years. Phoenix has been serving as acting sergeant since January of this year. The other officers in the department say he is trustworthy, conscientiousness, reliability, dependability, commitment, compassion, and loyal.

Chief Lockridge pinned Sergeant Burns.

Mayor Boley noted that earlier today he swore in Officer Corey Sloan.

Chief Lockridge noted that Officer Sloan comes to us with 34 years in law enforcement, 37 years in public safety. That includes municipal law enforcement and some state duties at the fire marshal.

Cynthia noted that Smith's Fork Campground this past week has surpassed historical occupancy rates. It is currently at 45% occupancy and usually it is only 30% occupancy rate for this time of year. She noted that with the World Cup next year there will be additional about Smith's Fork. We have had a couple of great years and continue tracking forward. She thanked Parks Director Matt Denton and the camp hosts.

Cynthia noted that last Thursday, Street Superintendent Anthony Glenn spoke at the Regional APWA, American Public Works Association, event titled, From Forecast to Final Pass, Winter Prep, Response in Real Talk. He presented the City's storm response.

Cynthia highlighted that beginning in the pandemic, the City provided links on the agendas to attend the meetings via Zoom. She noted that this provided the opportunity for Board members, staff, and the public to be able to participate remotely. Cynthia explained that staff could not monitor the platform during the meetings, and we have had more people commenting or asking questions on Zoom.

Cynthia explained that we will continue to use Zoom for convenience if we have a consultant, a staff member or a board member joining remotely. We will no longer have the Zoom link available for public viewing. We will continue providing the livestream of our meeting on YouTube and we will post, as we always do, our meetings to Facebook and the City website within 24 hours of the meeting. Cynthia noted that public comment is still available in-person.

Cynthia noted that the financial report had been slightly modified to provide additional information. Staff's goal is to continue to make improvements.

Cynthia noted that as construction of the parking lot at Diamond Crest continues, we have run into some complications. We found an unknown water source that is causing some water pooling that staff is working on. There may be intermittent closures of the splash pad, but we will try to minimize the amount of time that that happens. Staff will post the closure information in advance.

Cynthia noted that the application for this year's Citizens Academy is on the City website. Last year was the City's first Citizens Academy and there were 11 graduates of that first class. The applications are due July 7.

There have been some intermittent issues with our new website. Cynthia asked that anyone having issues with access to information on our website, please do not hesitate to reach out and let us know. We cannot fix it if we do not know it is having problems. Staff continues to work with our website designer to correct the issues.

Cynthia noted that this last weekend was Lake Fest, and a number of Board members and staff participated in the City's float for the parade. Staff in various departments helped in decorating the float, which had a Flag Day theme. The City was awarded the most decorated float.

Cynthia noted that staff has feedback they will discuss with the Lake Fest Committee regarding procedures along the parade route. She said that overall, it was a good parade, good day overall and minimal issues. It was a successful weekend.

Alderman Wilson noted that she was there and when some were starting to throw candy out the volunteers were very good explaining that they could not do that.

Alderman Hartman said that he thought it was a great idea to put together a float for the City, and hoped we consider continuing it in the future, especially next year, as there are a lot more activities planned.

ORDINANCES & RESOLUTIONS

7. Bill No. 3064-25, Designation of County Health Officer – 2nd Reading

Alderman Atkins moved to approve Bill No. 3064-25, amending Section 105.080 of the Code of Ordinances regarding designating of Public Health Officers for the City of Smithville. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3064-25 approved.

8. Bill No. 3065-25, Connections to Public Sewers – 2nd Reading

Alderman Atkins moved to approve Bill No. 3065-25, amending Section 700.030 of the Code of Ordinances regarding connections to public sewers. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3065-25 approved.

9. Bill No. 3066-25, CID Funding Agreement – 1st Reading

Alderman Atkins moved to approve Bill No. 3066-25, approving a funding agreement with Smithville Holdings LLC for the establishment of a Community Improvement District. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3066-25 approved first reading.

10. Bill No. 3067-25, Transportation Alternatives Funds Program Agreement – 1st Reading

Alderman Atkins moved to approve Bill No. 3067-25, authorizing and directing the Mayor to execute a Transportation Alternatives Funds Program Agreement with the Missouri Highways and Transportation Commission for improvements to Maple Lane from Pine Street to Maple Avenue including infrastructure improvements encouraging safer routes for non-motorized users and improving the pedestrian environment. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3067-25 approved first reading.

11. Bill No. 3068-25, Transportation Block Grant Funds Program Agreement – 1st Reading

Alderman Atkins moved to approve Bill No. 3068-25, authorizing and directing the Mayor to execute a surface Transportation Block Grant Funds Program Agreement with the Missouri Highways and Transportation Commission for a wayfinding signage implementation project, ensuring clear visibility and providing easy-to-follow guidance for drivers. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3068-25 approved first reading.

12. Bill No. 3069-25, Accessory Dwelling Units (ADU) – 1st Reading

Alderman Atkins moved to approve Bill No. 3069-25, amending Sections of Chapter 400 of the zoning code authorizing Accessory Dwelling Units. 1st reading by title only. Alderman Hartman seconded the motion.

Alderman Hartman asked for clarification: if someone comes to the City with an Auxiliary Dwelling Unit permit (ADU), it would be a Conditional Use Permit (CUP) that would go to the Planning and Zoning Commission first and then to the Board for approval.

Mayor Boley explained it would go through Planning and Zoning like what we have done with other conditional use permits, but it could become administrative. Once we done a dozen or more so that staff is comfortable with parameters, then they would be able to approve them. Until then every single one will come through Planning and Zoning first then to the Board for approval.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3069-25 approved.

13. Bill No. 3070-25, Amending Chapter 600 - 1st Reading

Alderman Atkins moved to approve Bill No. 3070-25, amending Chapter 600, Alcoholic Beverages. 1st reading by title only. Alderman Hartman seconded the motion.

Alderman Russell asked for clarification concerning the Picnic License.

Section 600.030 *may be issued to any church, school, civic, service, fraternal, veteran, political or charitable club or organization.*

He asked how this works with not being able to sell alcohol within 100 feet of a church.

Chief Lockridge explained that it is more for hosting an event where there would be blocking off streets.

Alderman Russell asked if the church purchased the license they would then hold it somewhere else.

Chief Lockridge explained that they could hold the event at the church or another location. Chief noted that all this change does is bring the City in line with state statute.

Parks Director Matt clarified that picnic licenses refer to nonprofit organizations.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3070-25 approved first reading.

14. Resolution 1478, Award Bid No. 25-10, Banking Services

Alderman Atkins moved to approve Resolution 1478, awarding Bid No. 25-10, City Banking Services Contract to Central Bank for the period of three years, effective on October 1, 2025, with additional one-year renewal options. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1478 approved.

15. Resolution 1476, Fireworks Display

Alderman Atkins moved to approve Resolution 1476, approving a fireworks display at 701 Lake Meadows Drive on July 19, 2025. Alderman Hartman seconded the motion.

Alderman Kobylski noted that she feels this type of display would leave the city open to complaints.

Alderman Russell noted that he already gets complaints from residents who have issues with fireworks and issues with PTSD, hearing problems, and pets that they have to sedate. He said that he does not have an issue with fireworks but would not do them because of his neighbors. He said he believes we should limit this to White Iron Ridge only.

Alderman Wilson noted that if this is allowed, there needs to be some parameters. People are prepared for fireworks during July 3-5 and can sedate their pets if they need to and take the precaution needed for themselves. She said that if people cannot be notified of events like this she agrees with Alderman Kobylski.

Alderman Atkins noted that if White Iron Ridge followed a certain protocol when they had these types of events could we not use it for this type of event.

Alderman Wilson asked how we could get the word out. She suggested maybe the City post to Nextdoor, FaceBook or maybe by a Did You Know.

Alderman Atkins said that he could see the City posting something, possibly a Did You Know, but felt the people having the event should bear that responsibility.

Alderman Wilson noted that the parameters for notification should cover a large area. If not the police will receive a lot of calls.

Cynthia noted that White Iron Ridge is a commercial facility and one of the requirements is they are responsible for that notification. The City does not notify. We do internally let the police know, so that they are aware, and staff tries to let the Board know of those event approvals.

Cynthia noted that there are two items here. One, discussion of this item that for a decision this evening. Two, if the Board would like staff to bring policy changes forward.

Alderman Russell asked if White Iron Ridge has a professional pyro that contacts the Fire Department.

Cynthia said that White Iron Ridge is required to contact the Fire Department to review the fireworks being used for each event.

Alderman Stone agrees that there should be some parameters. She has spoken with many residents who like living here because we allow fireworks. She felt celebrating something like a birthday with proper communication to the neighbors is a good thing. Alderman Stone noted that the events need to be reviewed case by case.

Upon roll call vote:

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

Ayes – 5, Noes – 1, motion carries. Mayor Boley declared Resolution 1476 failed.

OTHER MATTERS BEFORE THE BOARD

16. Public Comment

None

17. New Business from the Floor

Mayor Boley asked that staff review the Fireworks Policy, look at the parameters and what other communities do. He noted that he would like the Fireworks Policy and the Public Comment Policy placed on a future work session for discussion.

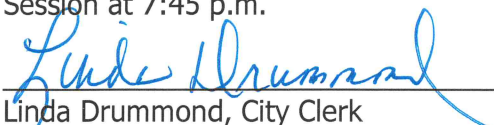
18. Adjournment to Executive Session pursuant to Section 610.021(1&2)RSMo.

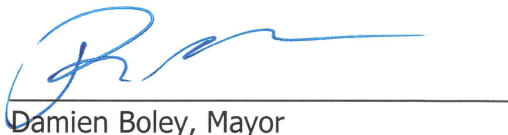
Alderman Hartman moved to adjourn to Executive Session pursuant to Section 610.021(1&2)RSMo. Alderman Russell seconded the motion.

Upon roll call:

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared the meeting adjourned to Executive Session at 7:45 p.m.


Linda Drummond, City Clerk


Damien Boley, Mayor