

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

December 3, 2024 7:00 p.m.
City Hall Council Chambers and Via Videoconference

1. Call to Order

Mayor Boley, present, called the meeting to order at 7:03 p.m. following the Work Session. A quorum of the Board was present: Marv Atkins, Melissa Wilson, Leeah Shipley, Kelly Kobylski and Ronald Russell. Dan Hartman was absent.

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

Megan Miller, Gilmore and Bell was also present.

2. Pledge of Allegiance lead by Mayor Boley

3. Public Hearing – TIF Update

Mayor Boley opened the public hearing for the TIF Update at 7:04 p.m.

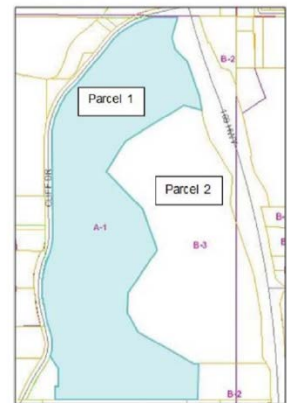
No Public Comment.

Mayor Boley declared the public hearing closed at 7:04 p.m.

Rick Welch, Finance Director, gave an update on the performance of the Marketplace TIF and the 110 Smithville TIF.

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.*

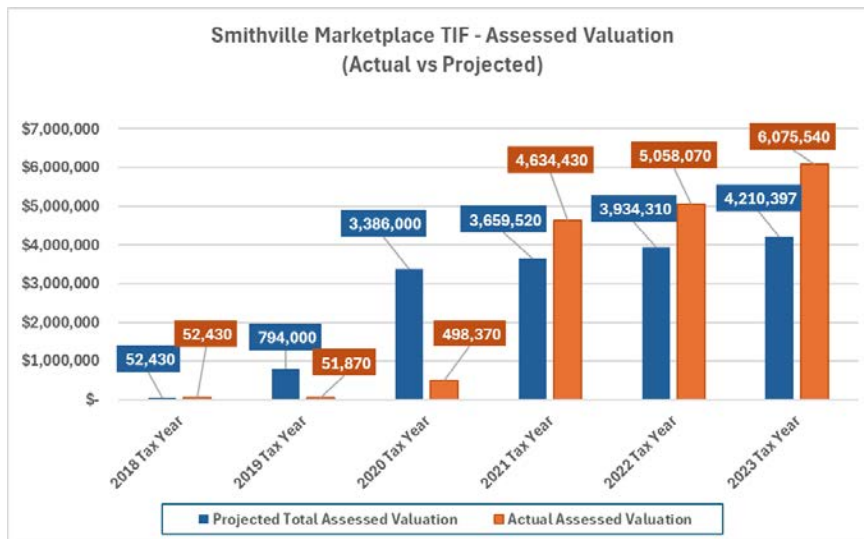


Smithville Marketplace TIF Active Businesses

- Scooter's Drive-Thru Coffee
- Taco Bell
- Domino's
- Cosentino's Price Chopper
- Porter's Ace Hardware Store
- Burger King

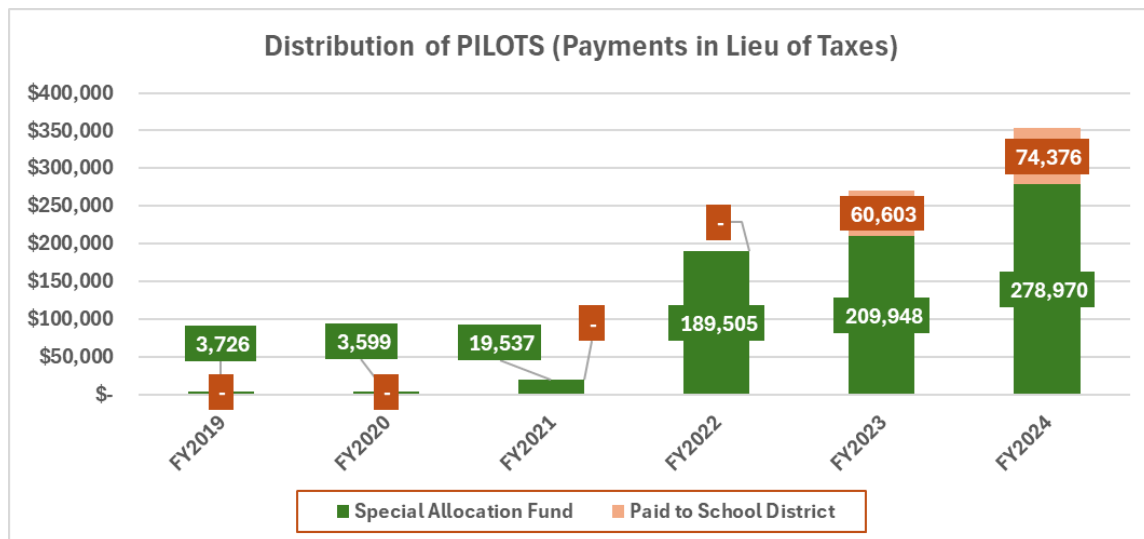
- Jimmy John's
- Dentistry at Marketplace
- T-Mobile opened this year

Smithville Marketplace TIF



- The projected total assessed valuation figures were established by the developer in the TIF Plan.
- Preliminary assessed valuation figures provided by Clay County indicated a total value of \$6,075,540 for Tax Year 2023, which would *eclipse the projection for 2040 established in the TIF Plan.*

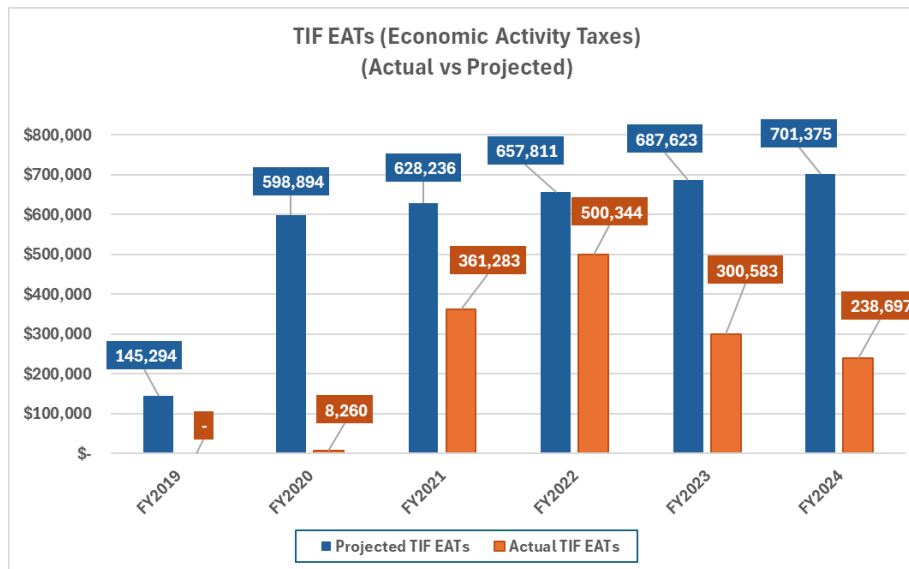
Payments in Lieu of Taxes (PILOTS) Collected



- 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.

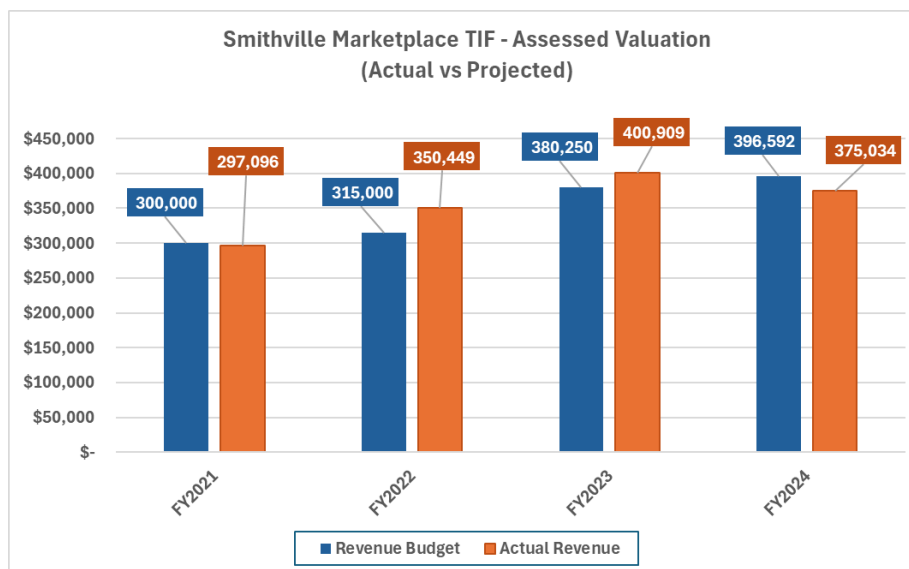
- Jurisdictions receive the base property tax amount plus the tax increment amount based upon the “subject to TIF percentages” outlined in the TIF Plan.

Economic Activity Taxes (EATS) Collection



- 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 FY2023 and FY2024 due to timing of receipts for Fire and Zoo Districts.

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



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

- The Plan provides that construction would begin in late 2023 and take approximately 15 months. The Redevelopment Agreement modified that timeframe and provided that it would begin in late 2023/early 2024. The project is behind the original schedule.
- The Developer had explained that they were waiting for a more interest-friendly environment, and the City was working through the land RFPs. These circumstances contributed to the delay.
- In fall of 2024, they began demolition and are working through the planning and zoning process. They are making progress towards the Project.
 - Demolition in October 2024
 - Grading to begin December 2024
 - Construction projected to begin spring 2025

4. Consent Agenda

- **Minutes**
 - November 19, 2024, Board of Aldermen Work Session Minutes
 - November 19, 2024, Board of Aldermen Regular Session Minutes
- **Resolution 1427, Agreement with Mid-Continent Library**
A Resolution authorizing and directing the Mayor to enter into an agreement with Mid-Continent Public Library for the purpose of providing Outreach Services at the Smithville Senior Center

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

No discussion.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared the consent agenda approved.

REPORTS FROM OFFICERS AND STANDING COMMITTEES

5. City Administrator's Report

Cynthia noted that over the weekend, the street crew and contractors responded to a storm that resulted in approximately 2 inches of snow accumulation. Seven City employees worked approximately 4.5 hours with the assistance of four employees from R & S Lawn. 30 tons of salt were used to treat roads. With coordination between the street crew and Police Chief, we had efficient response efforts, with no significant calls or complaints. Staff will be monitoring the salt inventory and storage capacity to ensure timely re-ordering and proper management of materials.

Cynthia noted that we have two employees retiring at the end of the year after 20 years of service: Allan Jensen, Street Superintendent, and Dennis Witt, Engineering Technician. We extend our gratitude for their dedication.

Wastewater Treatment Plant Operator, Micheal Jacobson has been promoted to Engineering Technician to fill Dennis Witt's position. Street Superintendent final interviews and facility tours with candidates are underway and we anticipate a decision next week.

Cynthia gave an update on Police Department staffing. Currently we have five police officer vacancies. We have hired a post-certified officer that will begin in January, reducing vacancies to four. Three officers are on track to complete field training by the third week of January. One officer will graduate from the academy in January and begin field training. Another officer is scheduled to graduate from the academy in March. Cynthia noted that by early 2025, staffing pressures should ease somewhat as new hires complete training and transition to active duty.

The Water Department is currently down three positions, but new hire Wyatt Stapleton will start Friday, reducing vacancies to two. An offer has been made for a second position, contingent on background checks and drug screening. With Michael Jacobson's promotion to Engineering Technician this creates a vacancy in the wastewater operation division. However, an employee currently on military leave is expected to return in January, restoring full staffing levels.

This weekend kicks off the Holiday Season. Saturday includes the lighting of the Mayor's Christmas Tree and Candy Land Christmas activities. Cynthia encouraged the community to support local businesses, especially after the snow impacted Small Business Saturday. Cynthia reminded everyone that the Emerald Ridge Park ribbon-cutting ceremony is scheduled for Saturday at 2 p.m.

Mayor Boley reminded everyone that the Cany Cane Quest is Friday evening and to remember to bring flashlights. The event begins promptly at 6:00 p.m. The Lighted Christmas parade is Saturday evening following the Mayor's Christmas Tree Lighting.

Mayor Boley noted that the Senior Center has started a new ride-share program and are accepting donations. They also accept donations for meals at the Senior Center. People can also donate to the Shop With a Cop Program.

Alderman Russell asked if he was correct that the three officers finishing up their field training does not go against the current four vacancies for the Police Department.

Cynthia said that was correct. The three officers finishing up their field training will just give us more officers out on the street.

Alderman Russell asked if we have six officers in training either in the academy or in field training.

Cynthia said that we have five officers in training at this time. The new hire in January is post certified so he will only have to complete the field training.

ORDINANCES & RESOLUTIONS

6. Bill No. 3046-24, Amending Section 705.140 of the Code of Ordinances – 2nd Reading

Alderman Atkins moved to approve Bill No. 3046-24, amending Section 705.140 of the Code of Ordinances of the City of Smithville concerning lead in water systems. 2nd reading by title only. Alderman Russell seconded the motion.

No discussion.

Upon roll call vote:

Alderman Shipley - Aye, Alderman Kobylski- Aye, Alderman Wilson – Aye,
Alderman Hartman - Absent, Alderman Atkins – Aye, Alderman Russell - Aye.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared Bill No. 3046-24 approved.

7. Resolution 1428, Agreement with GBA - Phase B

Alderman Atkins moved to approve Resolution 1428, authorizing Phase B of the agreement with GBA for Engineering Services for a roundabout at the intersection of East First Street and North Bridge Street. Alderman Wilson seconded the motion.

No discussion.

Ayes – 4, Noes – 1, motion carries. Mayor Boley declared Resolution 1428 approved as amended.

OTHER MATTERS BEFORE THE BOARD

8. Public Comment

None

9. New Business from the Floor

None

10. Adjourn

Alderman Wilson moved to adjourn. Alderman Russell seconded the motion.

Ayes – 5, Noes – 0, motion carries. Mayor Boley declared the regular session adjourned at 7:23 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor