

SMITHVILLE BOARD OF ALDERMEN REGULAR SESSION

October 1, 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 6:57 p.m. A quorum of the Board was present: Marv Atkins, Melissa Wilson, Kelly Kobylski, Leeah Shipley, Dan Hartman and Ronald Russell.

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

2. Pledge of Allegiance lead by Mayor Boley

REPORTS FROM OFFICERS AND STANDING COMMITTEES

3. City Administrator's Report

Cynthia Wagner noted that in the [City Administrator's Report](#) contains information on three construction projects associated with detours. She explained that we are in construction season just like most of the metro area.

Cynthia provided an update on a meeting that occurred last Thursday afternoon, Gina Pate, Assistant City Administrator, Jack Hendrix, Development Director and Will Stubbs, Building Inspector, met with Snyder and Associates, who are doing our South Overlay District Project. They reviewed the survey results from the joint Planning and Zoning Commission and the Economic Development Committee engagement session held on August 26. Based on the results of the information, staff and Snyder and Associates worked to launch an online feedback platform for the public. Staff plans to have that information posted by mid-October and allow two weeks for public comment on the project. Following the public engagement, the Board of Aldermen will have the opportunity to review the draft plan for feedback. This timeline allows for the South Overlay District project to be completed by the end of the year.

ORDINANCES & RESOLUTIONS

4. Bill No. 3040-24, Rezoning Corner of 169 and W Highway – 2nd Reading

Alderman Atkins moved to approve Bill No. 3040-24, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri located at the southeast corner of 169 and W Highways. 2nd reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

Alderman Shipley - Aye, Alderman Kobylski- Aye, Alderman Wilson – No,
Alderman Hartman - Aye, Alderman Atkins – Aye, Alderman Russell - No.

Ayes – 4, Noes – 2, motion carries. Mayor Boley declared Bill No. 3040-24 approved.

5. Bill No 3041-24, Amending Chapter 400 and Chapter 425 – 1st Reading

Alderman Atkins moved to approve Bill No. 3041-24, amending sections of Chapter 400 of the Zoning Code and Chapter 425 of the Subdivision Code pertaining to fees and costs. 1st reading by title only. Alderman Hartman seconded the motion.

No discussion.

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3041-24 approved first reading.

6. Bill No. 3042-24, Amending Business License Fees – 1st Reading

Alderman Atkins moved to approved Bill No. 3042-24, amending the business license regulations of 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 Shipley- Aye, Alderman Russell – Aye,
Alderman Hartman- Aye, Alderman Kobylski – Aye, Alderman Atkins - Aye.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Bill No. 3042-24 approved first reading.

7. Bill No. 3043-24, Adopt the FY2025 Operating Budget – 1st Reading

Alderman Atkins moved to approve Bill No. 3043-24, c adopting the FY2025 Annual Operating Budget for the City of Smithville, Missouri, and authorizing the expenditures of funds for municipal services. 1st reading by title only. Alderman Hartman seconded the motion.

Mayor Boley thanked Rick Welch, Finance Director, and the rest of the staff for putting this together to help address the needs of the community.

Alderman Russell asked if the proposed 15% increase for utilities and increase for taxes was included in this budget.

Cynthia noted that the budget incorporates everything that was discussed in the work sessions. The assessed valuation mill rate that the Board set last week as well as the water and sewer rate increases. She explained that there is a public hearing for sewer rates scheduled for the October 15 meeting.

Alderman Russell asked for clarification that they were voting on a Bill when they haven't approved the funding yet for the rate increases.

Cynthia explained that this incorporates the rate increases as part of the budget. It will not be approved until the second reading, after the public hearing.

Upon roll call vote:

Alderman Atkins - Aye, Alderman Wilson - Aye, Alderman Kobylski – Aye,
Alderman Russell - No, Alderman Hartman – Aye, Alderman Shipley - Aye.

Ayes – 5, Noes – 1, motion carries. Mayor Boley declared Bill No. 3043-24 approved first reading.

8. Resolution 1406, Leak Adjustment

Alderman Atkins moved to approve Resolution 1406, approving a water and wastewater leak adjustment for Francis Collier in the amount of \$49.02. Alderman Hartman seconded the motion.

No discussion.

Ayes – 6, Noes – 0, motion carries. Mayor Boley declared Resolution 1406 approved.

9. Resolution 1407, Temporary Liquor License

Alderman Atkins moved to approve Resolution 1407, issuing a temporary liquor license to Eric Craig Real Estate Team for Festiville to be held in the downtown courtyard on October 5, 2024. Alderman Hartman seconded the motion.

No discussion.

Ayes – 5, Noes – 0, Abstained – 1 (Alderman Kobylski) motion carries. Mayor Boley declared Resolution 1407 approved.

10. Resolution 1408, Preliminary Plat for Clay Creek Meadows Subdivision

Alderman Atkins moved to approve Resolution 1408, approving a preliminary plat for Clay Creek Meadows Subdivision and authorizing the Mayor to execute a Development Agreement. Alderman Hartman seconded motion.

Doug Cirricione, 728 Spellman Drive, noted that this type of higher density housing is needed here in Smithville. He spoke to the Board about his concerns about the preliminary plat not showing any green space in the development. He said that in the plans it shows that the development will have a trail that will connect to the OK Trail. He would like to see the fourplex on lot 24 eliminated to create a green space at the head of the trail where it will connect to the OK Trail. Mr. Cirricione also questioned the sewer capacity for that many units.

Ayes – 4, Noes – 2, motion carries. Mayor Boley declared Resolution 1408 approved.

OTHER MATTERS BEFORE THE BOARD

11. Public Comment

None

12. Appointment

The Mayor will nominate Rob Scarborough re-appointment to the Planning and Zoning Commission, and the Board will vote:

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared Rob Scarborough re-appointed member of the Planning and Zoning Commission.

The Mayor will nominate John Wallace to the Planning and Zoning Commission, and the Board will vote:

Upon roll call vote:

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

Ayes – 6, Noes – 0, motion carries. The Mayor declared John Wallace a member of the Planning and Zoning Commission.

13. New Business from the Floor

None.

14. 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 7:09 p.m.

Linda Drummond, City Clerk

Damien Boley, Mayor