



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
JANUARY 6, 2025

The City has an on-line broadcast of Council Meetings available both live and recorded by going to <https://global.gotomeeting.com/join/578973061>.

The Council of the City of Sedalia, Missouri duly met on January 6, 2025 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Andrew L. Dawson presiding. Mayor Dawson called the meeting to order and asked for a moment of legislative prayer led by Chaplain Byron Matson followed by the Pledge of Allegiance.

ROLL CALL:

Jack Robinson	Present	Bob Hiller	Present
Thomas Oldham	Present	Bob Cross	Present
Chris Marshall	Present	Rhiannon Foster	Present
Tina Boggess	Present	Steve Bloess	Present

Presentation – Department of Conservation – Springfork Lake

District Supervisor, Jake Willard, stated that the Missouri Department of Conservation would like to propose a cooperative agreement with the City of Sedalia for them to take over management of the grounds at Springfork Lake at no cost to the City. The Department of Conservation owns Paint Brush Prairie which is one of the highest quality prairies and they are in the process of acquiring property adjacent to Springfork Lake. The property has potential to be a great wildlife habitat and offers recreation opportunities and an agreement is already in place with the City for management of fish in the lake. A similar agreement could be drafted for a term of 1 year with 4 renewals and reassessment after 5 years. Management by the Department of Conservation would also include growth control of vegetation. Several trees, like the Red Cedar choke out sunlight which cuts growth of grass that creates food for wildlife. Controlled burning is also used every 2-3 years in woodland management and promotes healthy regrowth.

SERVICE AWARDS:

30 Year Gift Card/Certificate	William Garrigus	Equipment Operator III	Water
25 Year Gift Card/Certificate	Matthew Wirt	Interim City Administrator	Administration

Police Chief David Woolery stated that Interim City Administrator Matthew Wirt started with the Police Department February 20, 1999, as a reserve police officer; October 31, 1999, transitioned to full time police officer working afternoons and midnights for 6 years before being promoted to Sergeant, July 3, 2005. He then moved to investigations in February 2009 until achieving the position of Commander. In that role, he ran Patrol Bureau, Criminal Investigations Bureau, Administrative Support Bureau before being promoted to Chief of Police on April 27, 2018. During his five years in that role, Mr. Wirt led by example, work ethic, determination and a vision of professionalism, transparency, and service to the Community. These ideals are still held close in the Police Department. On December 11, 2023, Mr. Wirt

resigned his role as Chief of Police to serve as Assistant City Administrator where he has served with professionalism to assist in improving City efficiency.

SPECIAL AWARDS

2024 Christmas Light Contest Winners

- 1st Place – Robbie Day – 415 West Broadway – \$100.00
- 2nd Place – Patrick Dewey – 2024 East 6th – \$50.00
- 3rd Place – David Hilton – 1409 South Prospect – \$25.00

RETIREMENT AWARDS: None

MINUTES: The Council Meeting minutes of December 16, 2024 were approved on motion by Oldham, seconded by Robinson. All in Favor.

UNFINISHED BUSINESS:

Presentation – 353 Incentives and Sedalia’s Chapter 353 Development Plan & Midtown Residential Area

City Attorney Joe Lauber presented information on 353 Incentives and Sedalia’s Chapter 353 Development Plan and Midtown Residential Area. Mr. Lauber prefaced his presentation by offering an apology for incorrect information provided at the previous meeting where the 353 Incentive was discussed. The Firm was not up to speed nor ready to explain how the tax incentive worked and should have allowed more time for reviewing instead of answering questions.

Under the 353 Development Plan, tax incentives are available with a complete and thorough process for qualifying. It was incorrectly noted in the prior discussion that this program was for property acquisition. Where property acquisition is necessary, it would trigger the tax abatement involved.

Chapter 353 was first included in the Missouri Revised Statutes in the mid 1940’s with the first tool adopted in 1943. Initially, they were only available to Charter Cities or those with a population greater than 4,000. In the mid 1980’s, authorities expanded on the program and today it is available to all cities in Missouri. 353 Urban Development is one of the oldest economic tools in Missouri; gives Corporations special powers by state legislation to provide funding sources to remediate blighted conditions; once formed, may operate redevelopment projects pursuant to authorized development plan; and powers are set up through City Ordinance, which must be consistent with state law, and subject to an approved plan. To utilize 353 plans, you must have an Urban redevelopment Corporation and a Development Plan to remediate blight. Urban Development Corporations are set up in accordance with section 353.030 and filed with the Secretary of State. You must have purposes, capital stock, value stock, principle office, duration which cannot exceed 99 years and list of directives. The program which Sedalia has is similar to other cities’ plans throughout the state.

Before holding a public hearing, a governing body must provide notice of the hearing and issue a tax impact statement. This plan identifies the redevelopment area, projects to be undertaken and how the program will be carried out to remediate blighted conditions and include estimated cost.

Funding sources of 353 incentives is tax abatement and involves a cap or limitation on future assessed valuations of the affected real property within the redevelopment area. Up to the first 10 years, the real property is assessed but not the improvements so tax abatement can be up to 100%. Up to the next 15 years, there is 50% abatement of both real property and improvement taxes. As required by the 353,

title to property must be transferred to qualifying redevelopment corporation to receive tax abatement. Governing body approves the tax abatement and transfers back to property owner seeking tax abatement. Mr. Lauber stated that other public revenues can be utilized as a funding source keeping in mind any restriction on those funds. Sedalia's Midtown Residential has a piece of this in what is essentially a grant program or a city source separate from tax abatement that can be utilized. Under this plan, the City has the ability to provide public funding that involves no acquisition of property.

Sedalia City Code Chapter 42 covers anything relevant to 353. There are 24 sections in this chapter authorizing the use of 353 incentives.

Chapter 353 Development Plan Midtown Residential Area was adopted by Ordinance 11168 in May 2020. Many properties were facing gradual but continual decay with upkeep getting beyond the property owner's ability to keep up with the property value even with improvements. It made sense for the City to invest in a long-term neighborhood redevelopment tool like the 353 Incentive plan which provides a strategy and vision for revitalizing the plan area with a positive, incentive-based approach. It was designed to create pride in ownership; encourage cooperation of neighbors in identified neighborhoods; and create walkable and connected neighborhoods through partnership with the city as a master developer overseeing the program and development projects. The Corporation Board of Directors consists of 3 council members, school superintendent and a citizen at large. Directors are not owners and their role is to guide the corporation only and they are forbidden to be compensated for work.

Tax abatement program guidelines are available on a property-by-property basis under the umbrella of the Midtown Residential Area Redevelopment Plan. It is an incentive to eliminate blight; encourage reinvestment; preservation where appropriate; and increase home ownership and improve value and appearance of neighborhoods. Properties must be located in the redevelopment areas. To qualify, you must meet the following guidelines:

- Minimum required project improvements (investment) – At least 6.5% NPV of taxes abated in the first 10 years; Not less than \$3,500
- Base required improvements
- Other eligible improvements
- Ineligible improvements
- Application and approval process, which includes a tax impact statement and public hearing process

The superseding addendum to the 353 Development Plan is to encompass a portion of the Sedalia Downtown area currently not able to utilize incentives and add them to the redevelopment area; includes a blight study for property to be added; and if approved, the added property will be authorized to fully participate in the program.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None

ROLL CALL OF STANDING COMMITTEES:

FINANCE & ADMINISTRATION – Chairwoman Tina Boggess; Vice Chairman Thomas Oldham

Presentation – Sedalia Pettis County Economic Development: Annual Report

Due to poor audio connection, presentation to be rescheduled.

Presentation – Scott Joplin International Ragtime Foundation: Annual Report

Presentation to be rescheduled.

- Several Worker's Compensation services for City employees were being completed outside the Bothwell Health system. Discussions with Bothwell Regional Health Center and Missouri Employers Mutual, the City's WC provider, revealed the hospital was not part of MEM's network through OneCall. To address this and keep services local, the City and Bothwell developed a direct pricing Memorandum of Understanding outlining reimbursement rates for wellness and WC services provided by the hospital to City employees. Staff recommends amending the MOU to include an additional reimbursement option for services not covered by the Medicare Fee Schedule.

BILL NO. 2025-1, ORDINANCE NO. 12184 – AN ORDINANCE AMENDING THE MEMORANDUM OF UNDERSTANDING WITH BOTHWELL REGIONAL HEALTH CENTER FOR DIRECT BILL SERVICES was read once by title.

2nd Reading – Motion by Oldham, 2nd by Foster. All in Favor.

Final Passage – Motion by Oldham, 2nd by Foster. All in Favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

- To Ensure a fair and transparent process for the City Administrator search, the Human Resources Department is requesting to partner with Strategic Government Resources, a third-party recruitment firm, to conduct a nationwide search. The proposed executive full-service recruitment has a cost not to exceed \$28,150, excluding any candidate travel expenses. This initiative was not included in the fiscal year 2025 budget, and the HR department is seeking approval of the SGR contract along with a budget amendment to allocate the required funds.

RESOLUTION NO. 2121 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI, STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AND INCREASE THE CITY'S ANNUAL BUDGET FOR FISCAL YEAR 2025 was read once by title and approved on motion by Oldham, seconded by Robinson. All in Favor.

BILL NO. 2025-2, ORDINANCE NO. 12185 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2024-2025 REGARDING PERSONNEL RECRUITING SERVICES was read once by title.

2nd Reading – Motion by Oldham, 2nd by Foster. All in Favor.

Final Passage – Motion by Foster, 2nd by Oldham. All in Favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

BILL NO. 2025-3, ORDINANCE NO. 12186 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR EXECUTIVE RECRUITMENT SERVICES was read once by title.

2nd Reading – Motion by Oldham, 2nd by Foster. All in Favor.

Final Passage – Motion by Foster, 2nd by Oldham. All in Favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

PUBLIC WORKS – Chairman Bob Hiller; Vice Chairwoman Tina Boggess

Strategic Planning Presentation – Parks & Recreation

Presentation postponed to January 21, 2025.

- IT department addressed an urgent need for secure network connectivity at the Central Wastewater Plant to support the SCADA system upgrade. Fiber optic connectivity was considered but was deemed infeasible due to high costs and installation complexities. A wireless network solution using Ubiquity equipment was proposed by the SCADA vendor but was rejected because it failed to meet cybersecurity standards recommended by CISA. To resolve the issue, we have approved the installation of a wireless network using Cisco equipment, which offers enhanced security, at a cost of \$29,991.37. This emergency purchase, authorized by Mayor Dawson, was necessary to prevent project delays and ensure system security.

BILL NO. 2025-4, ORDINANCE NO. 12187 – AN ORDINANCE AUTHORIZING AND RATIFYING THE PURCHASE OF A WIRELESS NETWORK FOR THE CENTRAL WASTEWATER PLANT FOR SCADA PROJECT was read once by title.

2nd Reading – Motion by Foster, 2nd by Oldham. All in Favor.

Final Passage – Motion by Oldham, 2nd by Foster. All in Favor.

Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess.

No one voted “No”.

PUBLIC SAFETY – Chairman Jack Robinson, Vice Chairman Steve Bloess

- Human Resources is proposing an update to the Personnel Policies Manual to ensure compliance with updated state statutes, for the inclusion of additional language in Section 8.4, which addresses the suspension, demotion, or termination of police officers.

BILL NO. 2025-5, ORDINANCE NO. 12188 – AN ORDINANCE AMENDING THE PERSONNEL REGULATIONS MANUAL OF THE CITY OF SEDALIA, MISSOURI RELATING TO SUPSPENSION, DEMOTION OR TERMINATION OF POLICE OFFICERS AND REMOVAL OF CHIEF LAW ENFORCEMENT OFFICER was read once by title.

2nd Reading – Motion by Foster, 2nd by Oldham. All in Favor.

Final Passage – Motion by Oldham, 2nd by Bloess. All in Favor.

Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess.

No one voted “No”.

- The City of Sedalia is renewing its Mutual Aid Agreement with the Missouri Department of Conservation. This agreement defines the responsibilities of both parties. Under the agreement, the MDC focuses on managing forest, grass, crop, and wildland fires within the state, while the Sedalia Fire Department is responsible for structural fires and assisting in wildfire suppression when necessary.

BILL NO. 2025-6 ORDINANCE NO. 12189 – AN ORDINANCE AUTHORIZING A MUTUAL AID AGREEMENT FOR FIRE AND EMERGENCY SERVICES BY AND BETWEEN THE CITY OF SEDALIA MISSOURI DBA SEDALIA FIRE DEPARTMENT AND THE MISSOURI DEPARTMENT OF CONSERVATION was read once by title.

2nd Reading – Motion by Oldham, 2nd by Foster. All in Favor.

Final Passage – Motion by Foster, 2nd by Oldham. All in Favor.

Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess.

No one voted “No”.

COMMUNITY DEVELOPMENT – Chairwoman Rhiannon M. Foster; Vice Chairman Bob Cross – No Report.

APPOINTMENTS: None.

BIDS: None.

LIQUOR LICENSES: The following new Liquor License was read and approved on motion by Oldham, seconded by Foster. All in Favor.

*Shelly Shugart dba The End Zone, 3129 West Broadway, Liquor by the Drink and Sunday Sales

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilman Oldham commented on the fantastic work done by City and County staff on snow removal during the recent winter storm. He commended Public Works and First Responders on a job well done over the weekend.

Councilwoman Boggess expressed concern for citizens on the north side. On December 26, Fire Department and Pettis County Ambulance were stopped at the railroad tracks by a train while responding to an emergency call. This is unacceptable and needs addressed now.

Councilman Bloess stated that he has worked toward remediation between the City and County regarding withholding of road and bridge tax revenues. Since the wording of the tax is so vague, the County has been able to withhold the revenue since April 2023 and continue to do so. Cities within the County have received the same amount of revenue since 2000 without increase. The tax generates \$4 Million of which the County has \$3.25 Million and since 2023 that revenue is being utilized only on County items. Mr. Bloess is proposing that we approach the County about more specific language which grants the same or slightly more revenue to cities. He would like the agreement continued, however, change to a percentage based number versus a dollar amount. If the County doesn't agree, he would ask Council to direct staff to create language for a 1/8 of 1% sales tax to sunset in 5 years to take to the January 21, 2025 Council meeting. This would be utilized for roads in Sedalia to make up the revenue not being received and assist with revenue toward the Washington Street Bridge repair or replacement. Motion by Bloess, seconded by Robinson to direct Staff to draft language for a 1/8 of 1% sales tax to place on the April 2025 ballot. Roll Call Vote: Voting "Yes" were Robinson, Hiller, Cross, Foster and Bloess. Voting "No" were Oldham, Marshall and Boggess. Motion passed.

Councilman Hiller congratulated the State Fair Speedway and Larry McCown for donations to several local charities from Missouri State Fair race proceeds.

GOOD & WELFARE:

David Goodson, 1640 Hedge Apple Drive, thanked the City Street crew for their work during the storm and congratulated Mr. Garrigus and Mr. Wirt on their service awards. He also appreciated clarification on the 353 Development Plan and Midtown Residential Area and expressed support for the program. Mr. Goodson inquired who writes the committee reports given by City Council. Regarding an additional tax, Mr. Goodson stated we are already at 8.73% and more tax will kill retail. He requested the City focus on City properties and not citizen properties. The fight with County has cost \$800,000 in legal fees that could have addressed the Washington Street Bridge. We need local legal representation invested in our community.

Duane Dixon, 906 Sylvia, stated he was on his way to attend a meeting at the Court house and heard a County official tell City staff to get some numbers together regarding the bridge so they could work with the City. At the December 16, 2024 Council meeting, he had asked Council to come and look at his 5 buildings and only two showed up to look at the damage to the buildings by individual who installed the sidewalks. He has been dealing with this since July 2023 and resolution is needed.

London Wright, 602 West Cooper, stated that the emergency incident involving delayed response had over 30 shares on Facebook. The delay lasted 3-5 minutes and could mean the difference between help or loss of life. A solution was to have emergency vehicles parked on the North side at Dollar General but that has not been the case.

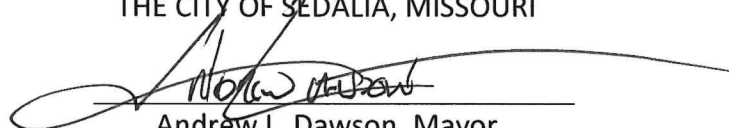
Debbie Covington, 2601 East 12th, requested to have Council meetings and committee meetings live streamed so that the community is in the know. It would save a lot of confusion and misinformation.

Steve Bloess, 607 West 26th, addressed the issue of placing the 1/8 of 1% sales tax on the April ballot. As a voter, he can vote for the 1/8 of 1% tax and get the road and bridge funding and vote against the ½ cent tax thereby reducing sales tax by 3/8 of a cent. Should the measure make it to the April ballot, he will advocate for it because he believes it will be the solution to a lot of issues including replacement of the Washington Street Bridge.

The meeting adjourned at 8:14 p.m. on motion by Oldham, seconded by Robinson to a closed-door meeting in the upstairs conference room pursuant to subsections 1 (Legal Advice), 2 (Real Estate) and 12 (Negotiated Contracts) of Section 610.021 RSMo. Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

The regular meeting reopened and adjourned at 9:25 p.m. on motion by Cross, seconded by Oldham. All in favor.

THE CITY OF SEDALIA, MISSOURI



Andrew L. Dawson, Mayor

Jason S. Myers, City Clerk