



Let's Cross Paths

**CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
MARCH 17, 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 March 17, 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 via GoTo
Tina Boggess	Present	Steve Bloess	Present

Public Meeting – Proposed FY 2025-2026 Budget

Mayor Dawson opened the public meeting at 6:31 p.m. The purpose of the meeting is to review the budget for FY 2026 and time has been set aside for the public to make comments regarding the budget before it is adopted.

Debbie Covington, 2601 East 12th, requested that City Council adjust or remove the section in the Budget allotted for demolition of homes and re-evaluate at a later date.

With no further public comments, the public meeting closed at 6:33 p.m.

Public Hearing – Midtown/West 50 TIF Plans

Mayor Dawson opened the public hearing at 6:33 p.m. Grants Facilitator and Data Analyst John Simmons gave an update on the West 50 and Midtown TIF's.

West 50 TIF: Amended in 2019; 2023 Slim Chickens, 2020 Big O Tires, 2018 Aspen Dental and Scooters. Remaining land to develop at West 50/Main and Oak Grove; Assessed valuation added to the redevelopment project - \$513,280.00; Anticipated assessed value at district termination \$2,203,551.00; Payments in lieu of taxes since inception \$73,626.28; Economic Activity tax since inception \$225,024.34; Revenue on Hand \$66,405.81.

Midtown TIF: Amended agreement July 2, 2018 added Lamy Building Project; Trust Building complete; Broadway Arms demolition complete; Ohio Streetscape completed with additional streetscape as identified going forward; Liberty Center – reviewing submittals for payment; New businesses – Los Volcanes; Marie Grace Boutique, Designer's Touch Boutique, Kempf's Country Market, Lost Cargos Thrift Store, and Redeemed Threads Consignment & Boutique; Assessed valuation added - \$4,274,190.00; Payments in lieu of taxes since inception - \$1,709,759.00; Economic Activity tax since inception \$9,154.96; Revenue on hand since inception \$9,772.85

With no public comments, the public hearing closed at 6:40 p.m.

SPECIAL AWARDS/SERVICE AWARDS/RETIREMENT AWARDS: None

MINUTES: The Council Meeting minutes of March 3, 2025 were approved on motion by Oldham, seconded by Robinson. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:

The Citizens Traffic Advisory Commission minutes dated November 12, 2024 were accepted on motion by Oldham, seconded by Marshall. All in favor.

ROLL CALL OF STANDING COMMITTEES:

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

➤ The Resolution and Ordinance are for final budget amendments for Fiscal Year 2025.

RESOLUTION NO. 2129 – 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. 2025-35, ORDINANCE NO. 12219 - AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2024-2025 REGARDING FINAL FISCAL YEAR 2025 AMENDMENT was read once by title.

2nd Reading - Motion by Cross, 2nd by Oldham. All in favor.

Final Passage – Motion by Oldham, 2nd by Robinson. All in favor.

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

➤ The Ordinance is to adopt the budget for Fiscal Year 2026.

BILL NO. 2025-36, ORDINANCE NO. 12220 - AN ORDINANCE AUTHORIZING THE ADOPTION OF A BUDGET FOR THE FISCAL YEAR 2026 was read once by title.

2nd Reading – Motion by Oldham, 2nd by Robinson. All in favor.

Final Passage – Motion by Oldham, 2nd by Robinson. All in favor.

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

➤ The Ordinance is to adopt a 5-year Capital Improvement Plan.

BILL NO. 2025-37, ORDINANCE NO. 12221 – AN ORDINANCE ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PLAN was read once by title.

2nd Reading – Motion by Oldham, 2nd by Marshall. All in favor.

Final Passage – Motion by Oldham, 2nd by Robinson. All in favor.

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

➤ The annual appropriation for Economic Development of Sedalia-Pettis County is \$140,000.00 for the upcoming Fiscal Year.

BILL NO. 2025-38, ORDINANCE NO. 12222 - AN ORDINANCE AUTHORIZING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND ECONOMIC DEVELOPMENT OF SEDALIA—PETTIS COUNTY was read once by title.

2nd Reading – Motion by Oldham, 2nd by Robinson. All in favor.

Final Passage – Motion by Oldham, 2nd by Robinson. All in favor.

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

- The annual appropriation for the Scott Joplin Ragtime Festival for 2025 is \$12,000.00.

BILL NO. 2025-39, ORDINANCE NO. 12223 - AN ORDINANCE AUTHORIZING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND SCOTT JOPLIN INTERNATIONAL RAGTIME FOUNDATION, INC. was read once by title.

2nd Reading – Motion by Oldham, 2nd by Robinson. All in favor.

Final Passage – Motion by Oldham, 2nd by Robinson. All in favor.

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

- Last Council, Ann Graff with Embassy provided a detailed presentation outlining structural issues encountered during the repair of a home used for their rehabilitation program. As a result of these challenges, Embassy has requested an additional \$100,000 beyond the \$50,000 previously allocated. After reviewing all current allocations, the available fund balance stands at \$181,147.44, which is sufficient to cover this request.

BILL NO. 2025-40, ORDINANCE NO. 12224 - AN ORDINANCE AUTHORIZING THE APPROPRIATION OF ADDITIONAL OPIOID SETTLEMENT FUNDS TO THE EMBASSY was read once by title.

2nd Reading – Motion by Oldham, 2nd by Robinson. All in favor.

Final Passage – Motion by Oldham, 2nd by Robinson. 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

- The City planned for the rehabilitation of the North Taxiway and Northern 500 feet of the runway at the Sedalia Regional Airport. Fahrner Asphalt Sealers submitted the lowest bid, which came in below the engineer’s estimate. Bid Amount \$266,949.50.

BILL NO. 2025-41, ORDINANCE NO. 12225 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR AIRPORT RUNWAY REHABILITATION PROJECT was read once by title.

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

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

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

- Council previously approved an agreement with Lochner for the design phase of the North Taxiway project at the Sedalia Regional Airport. MoDOT and the FAA require a supplemental agreement with Lochner to provide construction services during the runway rehabilitation in the amount of \$11,499.79.

BILL NO. 2025-42, ORDINANCE NO. 12226 – AN ORDINANCE AUTHORIZING SUPPLEMENTAL AGREEMENT NO. 1 FOR CONSTRUCTION SERVICES FOR THE AIRPORT RUNWAY REHABILITATION PROJECT was read once by title.

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

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

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

- The City awarded a contract for generator maintenance services to Martin Energy Group in December 2021 for an initial term of 16 months with the option for up to four one-year extensions. Staff recommends a third one-year extension with the renewal amount of \$27,960.00.

BILL NO. 2025-43, ORDINANCE NO. 12227 – AN ORDINANCE AUTHORIZING AN EXTENSION TO THE AGREEMENT FOR ON-SITE GENERATOR MAINTENANCE, INSPECTION AND REPAIR SERVICES was read once by title.

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

Final Passage – Motion by Robinson, 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”.

- The City accepted an agreement with Micro-Comm for the construction and installation of the new SCADA system, which will provide control for the Central and Southeast Wastewater Treatment Plants. During the implementation process, it was identified that certain data devices may not be secure once the system goes online. It was determined that the best course of action is to replace these devices with a more secure type and establish a communication link with the plants for remote system monitoring. Additional modifications have also been identified to secure high-priority equipment. The total cost for this change order is \$27,209.00, which will be included in the FY2026 budget.

BILL NO. 2025-44, ORDINANCE NO. 12228 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER 1 FOR REPLACEMENT OF DATA DEVICES FOR THE SCADA UPGRADE AT THE CENTRAL AND SOUTHEAST WASTEWATER TREATMENT PLANTS was read once by title.

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

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

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

- Change Order #3 is for Storm Drainage Improvements Project Area 35, near S. Beacon Ave. and W. 13th St., which is funded by a DNR ARPA Grant. The change order includes extending 30-inch stormwater piping and replacing a concrete driveway at 1610 W. 13th St., with the contractor requesting an additional 21 calendar days to complete the work. The total cost for the change order is \$22,180.66, increasing the overall project cost to \$322,050.80.

BILL NO. 2025-45, ORDINANCE NO. 12229 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER THREE FOR STORM DRAINAGE IMPROVEMENTS PROJECT AREA #35 was read once by title.

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

Final Passage – Motion by Oldham, 2nd by Robinson. 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 – No Report.

COMMUNITY DEVELOPMENT – Chairwoman Rhiannon M. Foster; Vice Chairman Bob Cross

Presentation: Sedalia Main Streets Update

Downtown Planner, Joleigh Cornine presented the Sedalia Main Streets Update. Ms. Cornine recognized First Thursday sponsors Central Bank, Coldwell Bankers, Backwood Guitar and Happiness Handy-crafts. She stated that the program has grown and this 3rd year has been named their Gold star series. In April, First Thursday’s will kick off with a family friendly “We are Onsie” contest to include the cutest, scariest and most creative. The months to follow will be May “Taco about Downtown”, June – Trunk to Treasure, July – Family Olympics, September – Chalk contest and October will be the Halloween Meow-mare which includes a pet parade.

APPOINTMENTS: None

BIDS: Rehabilitate North Runway 18-36 Parallel Taxiway & North 500’ of Runway 18-36 & Re-Mark North Runway 18-36 Parallel Taxiway and Runway 18-36 – February 20, 2025.

LIQUOR LICENSES:

The following new and renewal Liquor Licenses were read and approved on motion by Oldham, seconded by Marshall. All in Favor.

New:

- *John Swearingen dba JA Lamy Manufacturing, 108 West Pacific, Sunday Sales
- *Melissa Atkinson dba The 518 Provisions, 520 South Ohio, Special Event – SFCC Annual Gala 2025, March 29, 2025, from 4:30 p.m. – 11:00 p.m.

Renewals:

- *Angela Lee dba Casey's General Store #4277, 1101 North Limit, Packaged Liquor & Sunday Sales
- *Cathy Geotz dba Break Time #3079, 2801 West Broadway, Sunday Sale
- *Cathy Geotz dba Break Time #3083, 808 East Broadway, Sunday Sales
- *Cathy Geotz dba Break Time #3084, 318 West Broadway, Sunday Sales
- *Chris Robinson, dba Osage Gun & Pawn, 116 West Main, Packaged Liquor

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilman Oldham stated he and Councilman Robinson have been working on solutions to issues at the intersection of 3rd and Park per concerns from constituents in the First Ward. With the addition of the Heckart Community Center, they have also held conversations with Park Director Amy Eppe regarding addition of footpaths and sidewalks. What does not exist is a four-way stop sign. The Citizen's Traffic Advisory Commission discussed but resulted in a split decision. Councilmen Oldham and Robinson would like to bring it to Council to approve a four-way stop for the intersection. Motion by Oldham, seconded by Bloess to direct staff to draft an ordinance establishing a four-way stop sign at the intersection of 3rd and Park. All in Favor.

GOOD & WELFARE:

David Goodson, 1640 Hedge Apple Drive, commented that establishing a four-way stop at 3rd and Park is going to be difficult based on the logistics of that intersection. He stated that infrastructure in the City is terrible and not all of it is based on winter weather. Many roads were bad before the inclement weather. He feels City staff is great but may be understaffed and lack equipment. He asked the City to be more business and citizen oriented. He also encouraged the Mayor and Interim City Administrator to consider bi-weekly updates to the Community, limit building demolitions, cut legal spending and focus on building Sedalia up.

Gary Lobaugh, 821 South Arlington, stated he would appreciate previous session minutes to be included for public's review.

Nicole Joyner, 1012 West Broadway, stated it has been 48 days since she left a message for the Mayor's office regarding leaked emails between her husband and the Mayor. Why was a return call not made when it is clear the emails were not properly given to the individual who obtained them? She would also like an update on any action to be taken related to her conversation with Mayor Dawson regarding traffic issues near Heber Hunt.

Harry Hoffert, 1408 South Barrett, stated he is offended by the language in the "Good and Wellfare" announcement which states it "allows" the public the opportunity to speak to the Mayor and City Council. Since Council is voted officials, the public voted Council into their positions. He also stated there is a need for dialogue at these meetings and he feels that legal counsel has advised Council, Mayor and City officials not to speak in fear of overstepping bounds.

Debbie Covington, 2601 East 12th, stated she is here to be a voice for Sedalia, particularly citizens who don't stand up for themselves. She is also the voice for those who have been threatened with demolition or have had their homes demolished and encouraged citizens to call her. Demolition needs to be the last resort.

Heather Slagel, 2506 Dennis Road, asked that the City look closer at the incident that got 3 Firefighters released from their duty.

Michael Fisher, 3100 South New York, stated his perception is that the City could have several reasons for the alleged lack of Asbestos testing prior to demolitions, those include: cost, rapid urban development, negligence or oversight, poor planning, displacement, lack of awareness, or misconception testing was not necessary.

Steve Bloess, 607 West 26th, commented that recent articles in the paper by the City regarding dangerous buildings were factual. He also stated that any home built before 1960 will have some form of asbestos. Speaking for himself, not the City, he stated asbestos testing will be conducted moving forward and follow recommendation. The individual who spoke at the last Council meeting regarding demolition of their property didn't include that it was a 2-year process, he had been served several times with numerous opportunities to clean it up and it was a drug activity house. The City has a responsibility to all its Citizens.

Katie Fisher, 3100 South New York, stated that if Citizens should know what they need to be up to code, the City Council should know the rules for demolition.

Albert Reine, Jr., 1022 West 7th, stated that roving Code enforcement needs to stop and it needs to return to a Citizen complaint-based program.

The meeting adjourned at 7:41 p.m. on motion by Oldham, seconded by Cross to a closed-door meeting in the upstairs conference room pursuant to subsections 1 (Legal Advice), 2 (Real Estate), 3(Personnel) 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 at 8:55 p.m. on motion by Oldham, seconded by Robinson.

ROLL CALL:

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

BUSINESS RELATED TO CLOSED DOOR MEETING:

BILL NO. 2025-47, ORDINANCE NO. 12231 – AN ORDINANCE APPROVING A SPECIAL WARRANTY DEED FOR THE SALE OF PROPERTIES COMMONLY KNOWN AS 2204 SOUTH MARVIN AVENUE AND 2206 SOUTH MARVIN AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO CHDC, LLC, A LIMITED LIABILITY COMPANY was read once by title.

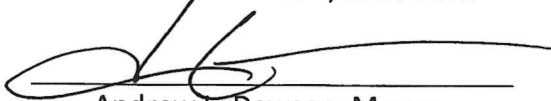
2nd Reading – Motion by Oldham, 2nd by Robinson. All in Favor.

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

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

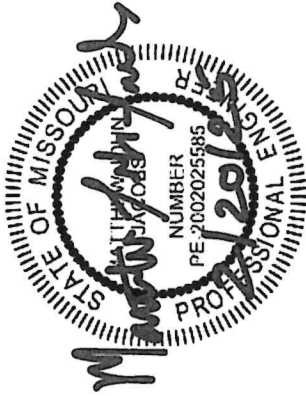
The regular meeting adjourned at 9:00 p.m. on motion by Oldham, seconded by Bloess. All in Favor.

THE CITY OF SEDALIA, MISSOURI



Andrew L. Dawson, Mayor

Jason S. Myers, City Clerk



BID TABULATION

SEDALIA REGIONAL AIRPORT (DMO)
SEDALIA, MISSOURI



REHABILITATE NORTH RUNWAY 18-36 PARALLEL TAXIWAY AND NORTH 500' OF RUNWAY 18-36
RE-MARK NORTH RUNWAY 18-36 PARALLEL TAXIWAY AND RUNWAY 18-36

MODOT Project No. 24-020A-1

Bid Opening: February 20, 2025 at 11:00 A.M. (CST)

Item No.	Spec No.	Description	Qty	Unit	Engineer's Estimate		Fahrner Asphalt Sealers		Emery Sapp & Sons	
					Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	C-105	Mobilization (NTE 10% of Total Bid Amount)	1	L.S.	\$ 41,864.00	\$ 41,864.00	\$ 17,845.00	\$ 17,845.00	\$ 45,000.00	\$ 45,000.00
2	TEMP	Temporary Marking, Lighting, and Barricades	1	L.S.	\$ 15,000.00	\$ 15,000.00	\$ 2,500.00	\$ 2,500.00	\$ 69,500.00	\$ 69,500.00
3	P-101	Full Depth Concrete Pavement Removal (Full and Partial Panel)	157	S.Y.	\$ 135.00	\$ 21,195.00	\$ 65.00	\$ 10,205.00	\$ 82.00	\$ 12,874.00
4	P-101	Unsuitable Base Course Removal (4")	16	S.Y.	\$ 160.00	\$ 2,560.00	\$ 50.00	\$ 800.00	\$ 128.00	\$ 2,048.00
5	P-101	Clean and Reseal Existing Joints	26,550	L.F.	\$ 3.60	\$ 95,580.00	\$ 4.05	\$ 107,527.50	\$ 5.65	\$ 150,007.50
6	P-101	Route, Clean, and Seal Cracks in Concrete Pavement	18	L.F.	\$ 150.00	\$ 2,700.00	\$ 20.00	\$ 360.00	\$ 30.00	\$ 540.00
7	P-101	Grind Heaved Pavement	108	S.F.	\$ 50.00	\$ 5,400.00	\$ 52.00	\$ 5,616.00	\$ 78.00	\$ 8,424.00
8	P-101	Joint Spall Repair	4	C.F.	\$ 3,000.00	\$ 12,000.00	\$ 950.00	\$ 3,800.00	\$ 3,278.00	\$ 13,112.00
9	P-101	Concrete Pavement Pop-Outs	1	L.S.	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00	\$ 100,000.00	\$ 100,000.00
10	P-208, P-209, or P-219	Aggregate Base Course (4")	16	S.Y.	\$ 150.00	\$ 2,400.00	\$ 50.00	\$ 800.00	\$ 89.00	\$ 1,424.00
11	P-501	Full and Partial Panel Material (Concrete)	27	C.Y.	\$ 500.00	\$ 13,500.00	\$ 290.00	\$ 7,830.00	\$ 322.00	\$ 8,694.00
12	P-501	Full and Partial Panel Placement (Concrete)	157	S.Y.	\$ 450.00	\$ 70,650.00	\$ 237.00	\$ 37,209.00	\$ 125.00	\$ 19,625.00
13	P-620	Surface Preparation, Pavement Marking Cleaning	62,190	S.F.	\$ 1.10	\$ 68,409.00	\$ 0.55	\$ 34,204.50	\$ 0.37	\$ 23,010.30
14	P-620	Permanent ReflectORIZED Pavement Marking (White)	32,813	S.F.	\$ 2.60	\$ 85,313.80	\$ 0.75	\$ 24,609.75	\$ 0.69	\$ 22,640.97
15	P-620	Permanent ReflectORIZED Pavement Marking (Yellow)	2,092	S.F.	\$ 2.60	\$ 5,439.20	\$ 0.75	\$ 1,569.00	\$ 0.80	\$ 1,673.60
16	P-620	Permanent Non-ReflectORIZED Pavement Marking (Black)	10,765	S.F.	\$ 2.60	\$ 27,989.00	\$ 0.75	\$ 8,073.75	\$ 0.87	\$ 9,365.55
TOTAL BID					\$475,000.00		\$266,949.50		\$487,938.52	

