



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
JUNE 15, 2026

The City has an on-line broadcast of Council Meetings available both live and recorded by going to **"Microsoft Teams"**.

The Council of the City of Sedalia, Missouri, met on June 15, 2026 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Traves Williams presiding. Mayor Williams called the meeting to order and asked for a moment of legislative prayer followed by the Pledge of Allegiance.

ROLL CALL:

Jack Robinson	Present	David Covington	Present
Cheryl Ames	Present	Bob Cross	Present
Lee Scribner	Present	Spencer Redford	Present
Tina Boggess	Present	Michelle Franklin	Present

Presentation – The Embassy – Update on Opioid Funding Spending on Improvement Projects

Executive Director Jason McClain stated that The Embassy has completed renovations to the back of the house at 322 W. 7th Street. There used to be a porch on the left that was rotting and falling down. On the right-hand side where the new addition was an entrance where the cinderblock wall was caving in and now there is a new entrance. At 602 S Moniteau The Embassy was able to get a new roof, soffit, fascia and gutters which helped the wet basement that can now be dried up and put to good use. 602 also got new electrical service and the staff apartment was updated with new framing. Most of the interior had to be reframed as well as new plumbing, wiring, windows, foam and cellulose insulation, drywall is up and is currently being mudded this week.

Presentation – Vance Brothers – Pavement Presentation

Project Manager Alek Vance stated Vance Brothers is a pavement preservation contractor that manufactures, applies and constructs anything in the pavement preservation business. Pavement preservation is defined as anything that is not milling and filling new asphalt. Pavement preservation techniques effective in our region are crack seal, slurry seal, micro surfacing and tape seal. Rejuvenating fog seal is vegetable oil and a little bit of asphalt sprayed on a road which softens it up. In certain climates it is very good when it gets really cold though, asphalt gets brittle and you do not get a lot of it. A multiple treatment approach utilizes crack seal, chip seal, micro-surfacing, and combination treatments situationally. Using a combination of treatments at the correct time will extend the life of a roadway and drastically reduce lifecycle costs. Every \$1.00 spent on preservation saves \$6.00-\$10.00 in future rehabilitation costs. Timely treatments keep roads above the critical PCI threshold, avoiding the steep cost curve of full reconstruction. The earlier a treatment is applied, the more options are available and more pavement can be repaired on the same budget.

Quality control with pavement preservation is one of the best things you can do. What separates lasting results from premature failures are: Using mix designed for roads by using aggregate and emulsion matched to local conditions and traffic loads; calibrated equipment on every job for consistent application rates; ISSA-standard testing on material samples pulled from quarries, staging areas, and off

the machine preventing problems from arising in the field; field verification with application rate verifications and material extractions taken multiple times a day.

Expanding Sedalia's Preservation capacity by combining City resources and specialized contractors would mean more roads preserved. Evaluating new options would improve performance, better value and more data. Vance Brothers is proposing a one block demonstration at their expense to evaluate an advanced preservation treatment under real Sedalia traffic, climate, and pavement conditions. Results would be tracked independently to ensure unbiased measurement, so the City sees real-world data rather than a vendor narrative. This project would not be intended to replace City capabilities, instead intended to evaluate whether additional preservation tools should be considered as part of Sedalia's long-term strategy. Vance Brothers would help to build a preservation program that treats the most roads possible on the City's budget. With clear scope, transparent pricing and honest assessments of what a road needs offering support with pavement condition education, multi-year planning, and spec guidance for future bids.

SERVICE AWARDS/RETIREMENT AWARDS/SPECIAL AWARDS: None

GOOD & WELFARE:

Debbie Covington, PO Box 965, stated Sedalia experienced rate increases across the board including trash. When rate increases happen, citizens cannot ask for grant money or rely on a body to pay their bills, they just have to pay them. Ms. Covington is concerned about the rate increases if the trash is taken to Warrensburg and wants to know when it will be covered again in a Public Works Council Committee Meeting. The ordinance was pushed through on the night our new administration was getting sworn in. Council unanimously pushed through the Ordinance to send the trash to Warrensburg and the citizens still do not have the numbers and do not know if it will save money.

Ms. Covington stated in regards to Ordinance 12255, many Councilmembers campaigned on repealing it. Ms. Covington requested that Council put it on the agenda and vote on it even if it gets voted down.

Lisa Flores, 1221 W 3rd, stated she is here to represent herself on not having sidewalks between Sneed and Park. Where concrete was poured there are deep ruts all along the sidewalk on both sides and also the entry to the alley. The crew hired by the City started in April and it needs to be finished. Ms. Flores is unhappy with the work left behind and has contacted both of her Council persons and neither were helpful to her concerns. Ms. Flores contacted Jeremy Stone who got AT&T to come redo the cable wires so the two areas of the sidewalk could be filled in. It is still just as dangerous and the ruts are deep. Ms. Flores thinks the Council should go look besides someone who is not in her ward.

MINUTES: The Council Meeting minutes of June 1, 2026 were approved on motion by Boggess, seconded by Ames. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: The Planning & Zoning Commission minutes dated April 1, 2026 were approved on motion by Boggess, seconded by Scribner. All in Favor.

ROLL CALL OF STANDING COMMITTEES:

FINANCE / ADMINISTRATION – Chairwoman Tina Boggess; Vice Chairwoman Cheryl Ames

<u>Presentation – Revenue Collection Trends</u>
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Finance Director Jessica Pyle reported on Revenue Collection Trends Across Tax Base Lines. Sales Tax, Use Tax and Marijuana Tax the City has received Fiscal Year to Date \$5 Million dollars. It is higher than

the same period last year of approximately \$147,000.00 or around 3%. A 3% increase was budgeted, and we are over Budget Fiscal Year to Date of approximately \$1,000.00. The Franchise Tax was higher by \$75,000.00 Fiscal Year to Date primarily due to the Electrical Tax collected. Transportation Tax is higher by \$20,000.00 the primary reason being Gasoline Tax which is higher 11.2%, while vehicle sales are higher by 1.1% and vehicle fees are higher by 9%. Property tax payments for Fiscal Year to Date reflect collections of approximately \$88,000.00 with the bulk of payments historically coming in December and January.

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

- The Public Works Department solicited bids for the CDBG Sidewalk Improvement Project, which includes sidewalk, curb, and gutter improvements within the area between E. 4th Street and E. 6th Street and between S. Center Avenue and S. Emmet Avenue. Five bids were received, with Epic Concrete Construction, Inc. submitting the lowest responsive bid in the amount of \$614,738.00. CDBG staff indicated they had no objection to award of the contract. The bid amount is within the approved project budget.

BILL NO. 2026-71, ORDINANCE NO. 12458 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR THE CDBG SIDEWALK IMPROVEMENT PROJECT was read once by title.

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

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

Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”.

- The Missouri Department of Conservation offers Tree Resource Improvement and Maintenance grants to assist communities with urban forestry projects. Staff is requesting authorization to submit a TRIM grant application in the amount of \$25,700. If awarded, grant funds would be used to remove ash trees impacted by the emerald ash borer, provide public education materials, and support the planting of replacement trees to help maintain and expand Sedalia's urban forest.

RESOLUTION NO. 2170 – A RESOLUTION AUTHORIZING AN APPLICATION BY THE CITY OF SEDALIA, MISSOURI FOR A TREE RESOURCE IMPROVEMENT AND MAINTENANCE (TRIM) GRANT THROUGH THE MISSOURI DEPARTMENT OF CONSERVATION TO CONTINUE TO GROW THE CITY'S URBAN FOREST was read once by title and approved on motion by Cross, seconded by Boggess. All in Favor.

- The Grand Avenue Water Main Replacement project was awarded in FY2026 and was originally anticipated to be completed during the fiscal year. During construction, the contractor encountered existing water system components that differed from historical records and design information. As a result, additional time was required to identify compatible materials and obtain the necessary parts to complete the work. Change Order No. 1 serves as the final change order for the project and reconciles the contract quantities with the actual quantities installed during construction. The change order increases the contract amount by \$11,775.05, bringing the final contract amount from \$925,877.34 to \$937,652.39. The change order also extends the contract completion date from April 1, 2026, to May 11, 2026.

BILL NO. 2026-72, ORDINANCE NO. 12459 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER ONE FOR GRAND AVENUE WATER MAIN REPLACEMENT was read once by title.

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

Final Passage – Motion by Scribner, 2nd by Boggess. All in Favor.

Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”.

- HDR Engineering submitted a no-cost change order to Task Order No. 3 for the Washington Avenue Bridge Rehabilitation Project. The change order extends the contract completion date to September 30, 2026, to allow HDR to continue providing engineering support and construction inspection services through project

completion. The change order also adds ultrasonic non-destructive testing of all 28 bridge truss pins. These pins were installed during the bridge rehabilitation completed in 1988, and available records do not indicate that they have been tested since that time. The testing will establish a baseline assessment of the pins' condition and help identify any internal wear or defects that cannot be detected through a visual inspection alone. Throughout construction, additional corrosion and deterioration were discovered that exceeded what was originally anticipated. As a result, staff believes it is prudent to take this opportunity to further evaluate other critical bridge components and verify their condition before the bridge is reopened to traffic. Mayor Williams asked if it was possible for the contractor to give a presentation at the next Council Meeting so that the public knows the status of the bridge. City Administrator Wirt stated that his hope is that the bridge will be open by the next meeting, but they could schedule a presentation for the next Council Meeting.

BILL NO. 2026-73, ORDINANCE NO. 12460 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER THREE FOR WASHINGTON AVENUE OVER UNION PACIFIC RAILROAD BRIDGE REHABILITATION PROJECT was read once by title.

2nd Reading – Motion by Boggess, 2nd by Scribner. All in Favor.

Final Passage – Motion by Boggess, 2nd by Ames. All in Favor.

Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”.

PUBLIC SAFETY – Chairman Jack Robinson; Vice Chairman Spencer Redford – No Report.

COMMUNITY DEVELOPMENT – Chairwoman Cheryl Ames; Vice Chairman David Covington

- The proposed Eagle View Ridge Final Plat will create five development lots within the existing Eagle View Ridge development area. The property is currently zoned M-2 (Heavy Industrial), and no zoning changes are being requested or considered as part of this application. The final plat and associated lot line adjustments will have no adverse impact on surrounding properties and will expand the availability of build-ready commercial and industrial development sites within the community. The Planning and Zoning Commission reviewed the request at its June 3, 2026, meeting and recommended approval.

BILL NO. 2026-74, ORDINANCE NO. 12461 – AN ORDINANCE APPROVING THE FINAL PLAT FOR EAGLE VIEW RIDGE, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI was read once by title.

2nd Reading – Motion by Boggess, 2nd by Ames. All in Favor.

Final Passage – Motion by Boggess, 2nd by Scribner. All in Favor.

Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”.

Presentation – Proposed Building Incentive for Affordable Housing

Chief Building Official Dimitrius Maduros gave a presentation on Proposed Building Incentive for Affordable housing stating that the City of Sedalia faces a need for affordable housing for its local families and residents. Many citizens cannot afford traditional home prices or qualify for large mortgage payments. Because of this, the City should focus incentives on truly affordable homes intended for long-term stability and ownership opportunities. While the Building Department and/or Community Development cannot provide direct funding for housing projects, they can help encourage affordable residential construction by reducing permit fees for qualifying developments.

The proposed Affordable Housing Incentive would offer reduced permit fees for qualifying construction project that meet all the following requirements: Home must be located within the 353 Redevelopment Corporation area; total construction value of home may not exceed \$175,000.00; Home must be intended for affordable housing purposes, including lease-to-own or long-term affordable rental

programs designed to transition occupants toward eventual home ownership. Qualified projects would receive a 50% reduction in Building Department permit fees, with a maximum reduction of \$3,000.00 per Single Family home. Permit fee reductions would apply only to Building Department permit fees and would not include City of Sedalia utility connection fees, Missouri State fees or any outside agency costs.

The program's intention is to encourage construction of modest, practical homes for low-income and working-class residents; support neighborhood improvement within the 353 Redevelopment area; help reduce financial barriers for contractors willing to invest in affordable housing projects; encourage pathways toward long-term home ownership for residents who may not currently qualify for traditional financing. The reason for setting the \$175,000.00 is because homes above this amount are generally no longer considered affordable for single families in Sedalia, Pettis County and Mid-Missouri. Setting a lower construction value limit helps ensure City incentives are focused on housing that is truly attainable for residents most in need. The goal of this program is not to subsidize higher-end development, but instead to encourage simple, safe, durable housing that gives residents an opportunity to build financial stability over time. The Building Department's responsibility is not only to enforce codes, but also to support safe neighborhoods, responsible development, and long-term community improvement.

Motion by Boggess, seconded by Robinson to direct staff to prepare an Ordinance for the July 6, 2026 Council Meeting for consideration of the program. All In Favor.

APPOINTMENTS: None

BIDS:

- CDBG Sidewalk Improvements – May 1, 2026

LIQUOR LICENSES:

The following renewal Liquor License was read and approved on motion by Boggess, seconded by Covington. All in Favor.

*Li Ping Chen dba Joy Habachi, Inc, 1975 West Broadway, Liquor by the Drink & Sunday Sales

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilwoman Boggess stated on June 20, 2026 the NAACP will be having Juneteenth at Hubbard Park starting at noon and invited everyone to attend.

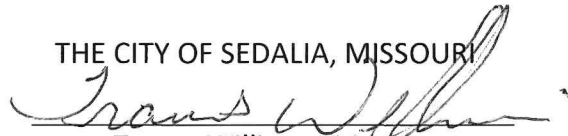
The meeting adjourned at 7:38 p.m. on motion by Boggess, seconded by Scribner to a closed-door meeting in the upstairs conference room pursuant to subsections 1 (Legal Advice), 2 (Real Estate), 3 (Personnel), 12 (Negotiated Contracts) and 13 (Individually Identifiable Personnel Records) of Section 610.021 RSMo. Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Boggess, Covington, Cross, Redford and Franklin. No one voted "No".

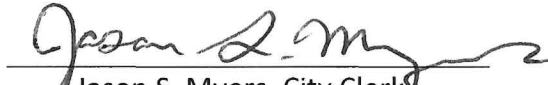
The regular meeting reopened at 8:56 p.m. on motion by Boggess, seconded by Scribner.

ROLL CALL:

Jack Robinson	Present	David Covington	Present
Cheryl Ames	Present	Bob Cross	Absent
Lee Scribner	Present	Spencer Redford	Present
Tina Boggess	Present	Michelle Franklin	Present

Regular meeting adjourned at 8:57 p.m. on motion by Boggess, seconded by Scribner. All Present in Favor. Cross was Absent.

THE CITY OF SEDALIA, MISSOURI

Traves Williams, Mayor


Jason S. Myers, City Clerk

COUNCIL CHAMBERS

Acknowledgement Addendum 1 & 2