



Let's Cross Paths

CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
JUNE 16, 2025

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 duly met on June 16, 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:

Table with 4 columns: Name, Status, Name, Status. Rows include Jack Robinson (Present), Lee Scribner (Present), Tina Boggess (Absent), Bob Hiller (Present), Bob Cross (Present), Rhiannon Foster (Present), Michelle Franklin (Present).

Special Appointment – 1st Ward Councilman

Motion by Foster, seconded by Scribner to appoint Cheryl Ames as 1st Ward Councilwoman to fill a vacancy for Thomas Oldham's seat until the next municipal election. All present in Favor. Boggess was Absent.

Swearing in of New 1st Ward City Councilman

Newly appointed 1st Ward Councilwoman, Cheryl Ames, was called forward and given the Oath of Office by Jason S. Myers, City Clerk. Ms. Ames then took her seat at the dias.

ROLL CALL:

Table with 4 columns: Name, Status, Name, Status. Rows include Jack Robinson (Present), Cheryl Ames (Present), Lee Scribner (Present), Tina Boggess (Absent), Bob Hiller (Present), Bob Cross (Present), Rhiannon Foster (Present), Michelle Franklin (Present).

SPECIAL AWARDS/SERVICE AWARDS/RETIREMENT AWARDS: None

MINUTES: The Council Meeting minutes of June 2, 2025 were approved on motion by Foster, seconded by Hiller. All Present in Favor. Boggess was Absent.

The Work Session minutes of June 5, 2025 were approved on motion by Foster, seconded by Hiller. All Present in Favor. Boggess was Absent.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:

The Planning and Zoning Commission minutes dated February 5, 2025 were accepted on motion by Foster, seconded by Scribner. All Present in Favor. Boggess was Absent.

The Citizens Traffic Advisory Commission minutes dated April 16, 2025 were accepted on motion by Foster, seconded by Cross. All Present in Favor. Boggess was Absent.

ROLL CALL OF STANDING COMMITTEES:

FINANCE / ADMINISTRATION – Chairwoman Tina Boggess; Vice Chairman Rhiannon Foster

**Financial Update:** Finance Director Jessica Pyle stated that Fiscal Year to Date, net Sales and Use Taxes are higher by approximately \$52,000.00 on April sales collected or 1.1% higher than last year. An increase of 4% was budgeted and reflects a variance of approximately \$141,000.00 Fiscal Year to Date. The payment received this month was lower than last May which was 11.8% higher. May's payment is average for the period. Marijuana tax collection began in October 2023. Marijuana Taxes represent a full fiscal year comparison and a slight increase is shown from last Fiscal Year. Franchise tax is lower related to Electric tax down Fiscal Year to Date \$187,000.00 with an increase in natural gas of around \$72,000.00. Transportation taxes are higher Fiscal Year to Date as a result of increase Gas Tax of 9.2%, increase in vehicle sales of 8.1%, and a decrease in vehicle fees of 4.1%. Property taxes are collected in December and January so reflect fewer collection numbers currently.

**PUBLIC WORKS** – Chairwoman Michelle Franklin; Vice Chairwoman Tina Boggess

- The Missouri General Assembly appropriated \$4.7 million to fund the planning, design, and construction of intersection improvements at U.S. Highway 65 and West 32nd Street. In a prior meeting, the City Council approved an agreement with MODOT to coordinate this significant infrastructure project. Most recently, following a qualifications-based selection process in coordination with MoDOT, Wilson & Co. was selected to deliver a comprehensive scope of services, including a traffic study, field survey, environmental review, public engagement, and construction-phase support. Staff recommends approval of a professional services agreement with Wilson & Co. in the amount of \$665,292.71 to provide the necessary design and inspection services for the project.

BILL NO. 2025-103, ORDINANCE NO. 12286 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR ENGINEERING SERVICES RELATING TO THE DESIGN AND IMPROVEMENTS TO THE INTERSECTION OF SOUTH LIMIT AVENUE/WEST 32<sup>ND</sup> STREET/HIGHWAY B was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. No one voted “No”. Boggess was Absent.

- Change Order #4 from S & A Equipment and Builders is for Storm Drainage Improvements Project in Area 35, located near South Beacon Avenue and West 13th Street. Previous change orders increased the cost, but change order #4 reconciles final unit quantities installed during construction. The change has been reviewed and approved by the Department of Natural Resources. The result is a contract deduction of \$35,352.80, bringing the revised total project cost to \$286,698.00.

BILL NO. 2025-104, ORDINANCE NO. 12287 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER FOUR FOR STORM DRAINAGE IMPROVEMENTS PROJECT AREA #35 was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Roll Call Vote: Voting “Yes” were, Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. No one voted “No”. Boggess was Absent.

**PUBLIC SAFETY** – Chairman Lee Scribner, Vice Chairman Jack Robinson – No Report.

**COMMUNITY DEVELOPMENT** – Chairwoman Rhiannon M. Foster; Vice Chairman Bob Cross  
Chairwoman Foster Introduced the City's new Downtown Specialist/Planner, Malinda Geiger. Ms. Geiger stated she is excited to join the City of Sedalia and grateful for the opportunity to bring her skills and experience to this role.

- On April 30, 2025, the City received a petition from Autumn Creek Development LLC requesting annexation of approximately 9.93 acres of unincorporated land located at the site formerly known as 3503 S. Limit Avenue.

A public hearing was held during the May 19, 2025, City Council meeting, and no objections were submitted. The proposed annexation area is contiguous to the existing corporate limits, and the City has the ability to extend municipal services within a reasonable timeframe. The property is to be zoned M-1 Light Industrial and included in Ward 4. Autumn Creek Development plans to construct commercial space along the frontage and residential structures on the remaining land.

**BILL NO. 2025-105, ORDINANCE NO. 12288 – AN ORDINANCE OF THE CITY OF SEDALIA, MISSOURI, APPROVING AND ANNEXING AN UNINCORPORATED AREA OWNED BY AUTUMN CREEK DEVELOPMENT LLC INTO THE CITY OF SEDALIA, MISSOURI, ADJACENT AND CONTIGUOUS TO EXISTING CORPORATE LIMITS OF SAID CITY – was read once by title.**

**2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.**

**Final Passage – Motion by Foster, 2<sup>nd</sup> by Hiller. All Present in Favor. Boggess was Absent.**

**Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. No one voted “No”. Boggess was Absent.**

- The Planning & Zoning Commission approved the preliminary and final plat for Autumn Creek Development LLC, located at 3503 S. Limit Avenue, during its June 4, 2025 meeting by a unanimous 7–0 vote. The plat reflects the proposed subdivision if the property is annexed into commercial frontage and residential lots. Approval of the plat supports the City’s objectives of more housing in the city limits and provides for the dedication of necessary public utility easements.

**BILL NO. 2025-106, ORDINANCE NO. 12289 – AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT FOR AUTUMN CREEK DEVELOPMENT LLC, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI ON CERTAIN PROPERTY LOCATED AT 3503 SOUTH LIMIT, IN THE CITY OF SEDALIA, MISSOURI was read once by title.**

**2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.**

**Final Passage – Motion by Foster, 2<sup>nd</sup> by Scribner. All Present in Favor. Boggess was Absent.**

**Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. No one voted “No”. Boggess was Absent.**

- Staff has worked diligently to bring an ordinance forward authorizing a subrecipient grant agreement between the City of Sedalia and the Lewis family for the rehabilitation of 217 W. Main Street through the Paul Bruhn Historic Revitalization Grant Program. The project at 217 W. Main will receive \$243,564 in federal funds, with a required match provided by the property owner. The scope of work includes tuckpointing, masonry and foundation repair, roof restoration, and storefront stabilization. City staff has worked closely with the property owner, consultants, and federal partners to ensure compliance with grant conditions, including the Secretary of the Interior’s Standards for Rehabilitation and all applicable procurement and preservation guidelines. The grant term runs from July 1, 2025, through August 30, 2026, and will include regular reporting, site inspections, and final documentation.

**BILL NO. 2025-107, ORDINANCE NO. 12290 – AN ORDINANCE AUTHORIZING A PAUL BRUHN GRANT SUB-RECIPIENT GRANT AGREEMENT FOR STRUCTURAL REPAIRS AT 217 WEST MAIN STREET was read once by title.**

**2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Scribner. All Present in Favor. Boggess was Absent.**

**Final Passage – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.**

**Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. No one voted “No”. Boggess was Absent.**

- Staff recommends approval of an ordinance authorizing a subrecipient grant agreement between the City of Sedalia and Ivan Levko for the rehabilitation of 104 W. Main Street through funding provided by the Paul Bruhn Historic Revitalization Grant Program. This \$180,000 project will receive \$138,600 in federal grant funds, with the remaining \$41,400 provided as a match by the property owner. The planned scope of work

includes removal and replacement of the roofing, window replacement, and substantial masonry repairs. The property lies within a block that recently had its non-contributing metal facades removed, revealing intact historic architectural features. The building's rehabilitation is being conducted in full compliance with the Secretary of the Interior's Standards for Rehabilitation. City staff has worked diligently to coordinate the technical review process, secure National Park Service approvals, and ensure that all federal requirements for procurement, preservation, and documentation are met.

**BILL NO. 2025-108, ORDINANCE NO. 12291 – AN ORDINANCE AUTHORIZING A PAUL BRUHN GRANT SUB-RECIPIENT GRANT AGREEMENT FOR STRUCTURAL REPAIRS AT 104 WEST MAIN STREET** was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Scribner. All Present in Favor. Boggess was Absent.

Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. No one voted "No". Boggess was Absent.

- An Ordinance is presented for consideration to rezone the property located at 2609 South Grand Avenue from R-1 (Single-Family Residential) to R-3 (Apartment House). The subject property is a 0.47-acre vacant corner lot, with adjacent properties to the north, east, and south zoned R-1, while multiple properties to the west and southwest are zoned R-3. The applicants, Serghei and Karina Comerzan, submitted the rezoning request with the intent to develop townhomes or a fourplex on the site. A public hearing was held before the Planning & Zoning Commission on June 4, 2025. After hearing public input and reviewing the proposal, the Planning & Zoning Commission voted unanimously (7–0) to recommend denial of the rezoning request.

**BILL NO. 2025-109 – GRANTING A CHANGE IN ZONING CLASSIFICATION FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-3 (APARTMENT HOUSE) ON CERTAIN PROPERTY LOCATED AT 2609 SOUTH GRAND, IN THE CITY OF SEDALIA, MISSOURI, IN ACCORDANCE WITH CHAPTER 64, OF THE CITY CODE OF THE CITY OF SEDALIA, MISSOURI** was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Scribner.

Roll Call Vote: No one voted "Yes". Voting "No" were Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. Boggess was Absent. **Bill FAILED.**

- An Ordinance is presented for approval to grant a special use permit to AT&T for the construction of a 150-foot monopole wireless communications tower with a 4-foot lightning rod at 314 E. Saint Louis Street. The subject property is a 0.2-acre vacant lot located in an area zoned M-1 Light Industrial. It is bordered to the south by a railroad and to the north, east, and west by additional vacant or undeveloped parcels. The Planning & Zoning Commission held a public hearing on June 4, 2025 and voted unanimously (7–0) to recommend approval of the request.

**BILL NO. 2025-110, ORDINANCE NO. 12292 – AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO A T & T TO CONSTRUCT A COMMUNICATIONS TOWER ON PROPERTY LOCATED AT 314 EAST SAINT LOUIS STREET IN THE CITY OF SEDALIA, MISSOURI** was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Scribner. All Present in Favor. Boggess was Absent.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. No one voted "No". Boggess was Absent.

- Staff recommends approval of a license agreement between the City of Sedalia and Cassandra Nicole Hill, owner of the property located at 608 S. Ohio Avenue, to authorize the installation of a public mural on the south-facing wall of the building currently leased to Ohio Hair Company. This agreement grants the City a non-exclusive, non-transferable license for a term of 20 years to install and maintain the mural. The mural will be coordinated through the City with a selected artist and must comply with all applicable laws, including insurance and permitting requirements.

BILL NO. 2025-111, ORDINANCE NO. 12293 – AN ORDINANCE APPROVING A MURAL LICENSE AGREEMENT FOR PROPERTY LOCATED AT 608 SOUTH OHIO was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. No one voted “No”. Boggess was Absent.

- The ordinance is for accepting a quote from HAVRE Graffiti in the amount of \$10,000 to design and complete the mural at 608 S. Ohio Ave. The mural, which was approved as part of the FY26 Sedalia Main Streets budget, will have no financial obligation from the property owner. The mural will be a depiction of the Wright Brothers flight over the Missouri State Fair from the early 1900s.

BILL NO. 2025-112, ORDINANCE NO. 12294 – AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FROM HAVRE GRAFFITI FOR THE COMPLETION OF A MURAL LOCATED AT 608 SOUTH OHIO was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Boggess was Absent.

Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Hiller, Cross, Foster and Franklin. No one voted “No”. Boggess was Absent.

#### APPOINTMENTS:

The following appointments/reappointments were read and approved on motion by Foster, seconded by Hiller. All Present in Favor. Boggess was Absent.

#### Board of Appeals

Appoint – Janet Mizanskey (Alternate) – Five Year Term Expiring June 2029 – Replace vacancy left by Lee Scribner

#### Bothwell Regional Health Center Board of Trustees

Appoint – Jason Joy – Four Year Term Expiring June 2029 – Replace vacancy left by John Kehde

Reappoint – Cassie Brown – Four Year Term Expiring June 2029

#### Park Board

Appoint – Adam Porter – Three Year Term Expiring June 2028 – Replacing Roy Poynter

#### Planning & Zoning Commission

Appoint – Virginia Brainard – Term Ending June 2026 – Replacing vacancy left by Mike Privitt

BIDS: None.

#### LIQUOR LICENSES:

The following new and renewal Liquor Licenses were read and approved on motion by Foster, seconded by Robinson. All Present in Favor. Boggess was Absent.

#### New:

\*Stacey White dba P’s Place, 1201 East 3rd, Liquor by the Drink & Sunday Sales

\*Paige Shearer dba The Local Tap, 700 South Ohio, Special Event – Yeager’s Cycle Sales (Bike Night) 3001 South Limit, June 28, 2025, 5 p.m. – 9 p.m.

#### Renewal:

\*Jeremy Klein dba The Korner Lounge, 1604 South Ohio, Liquor by the Drink & Sunday Sales

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR: None

GOOD & WELFARE:

Mike McDermott, 2902 South Grand and Teresa McDermott, 2603 South Grand both signed up to speak but left prior to Good and Welfare.

Leanna Lawson, 1803 South Washington, stated she is troubled by all the adjustments she sees to projects mid-stream. This raises questions about planning, oversight and accountability, costs increase and issues are not disclosed to the public.

Michelle Abney, 1800 East Harvey, stated she has concerns on annexations. As the City expands, property taxes increase making it difficult for citizens. While the City may look at this as an opportunity for growth, are there protections for current residents. Annexations should have more public input and discussion, not just one Planning and Zoning meeting. New construction seems to be fast-tracked while current residents struggle to get permitting to make the simplest improvements.

Debbie Covington, 2601 East 12<sup>th</sup>, stated she appreciates efforts to restore historic buildings through programs such as the Paul Bruhn Grants, however, feels the City is mis-managing the funds, treating building owners and property inequitably and owners are being fined, cited and pushed into compliance with little to no assistance. Grants should be expanded to individuals trying to hang on to their homes and not just to commercial or high visibility properties. Ms. Covington is also concerned about rezoning of properties. These zoning shifts seem small but each one accumulates and sends a signal about the direction the City is heading. Proper publication and posting of forums and meetings allow the public to be involved. Residents need to be informed when a change will affect their neighborhood.

The meeting adjourned at 7:21 p.m. on motion by Foster, 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, Ames, Scribner, Hiller, Cross, Foster and Franklin. All Present in Favor. No one voted "No". Boggess was Absent.

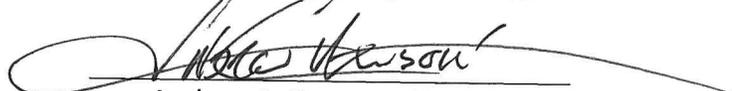
The regular meeting reopened at 8:56 p.m. on motion by Foster, seconded by Cross.

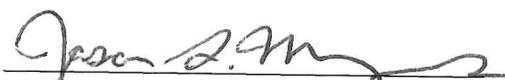
ROLL CALL:

Jack Robinson	Present	Bob Hiller	Present
Cheryl Ames	Present	Bob Cross	Present
Lee Scribner	Present	Rhiannon Foster	Present
Tina Boggess	Absent	Michelle Franklin	Present

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

THE CITY OF SEDALIA, MISSOURI

  
Andrew L. Dawson, Mayor

  
Jason S. Myers, City Clerk