



**CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
JULY 6, 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 July 6, 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	Absent
Tina Boggess	Present	Michelle Franklin	Present

Public hearing– Annexation Petition – Property owned by E.W. Thompson Inc.

Mayor Williams opened the Public Hearing at 6:32p.m.

Dianne Simon, with EW Thompson Inc., stated they sold a three-acre tract to Jennifer and Al Simon for the building of a large office building. Eventually they will be bringing a drawing to Council of Westwood Avenue being extended to turn and meet Winchester. This will open up for more development and more business to Sedalia.

Legal Description for the property owned by E.W. Thompson, Inc. states the following:

THAT PART OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 21 WEST, PARTIALLY IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI, AND PARTIALLY IN SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 50 AT THE WEST LINE OF THE WEST ½ OF LOT 2 OF THE NORTHEAST ¼ OF SAID SECTION 6; THENCE SOUTH 64°52'21" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 466.11 FEET TO THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF WESTWOOD AVENUE, AS ESTABLISHED IN DOCUMENT NO. 1998 5847, BOOK 754, PAGE 451; THENCE SOUTH 25°14'34" WEST ALONG SAID NORTHERLY EXTENSION AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1406.16 FEET TO THE SOUTH END OF SAID WESTWOOD AVENUE AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A CORPORATION WARRANTY DEED RECORDED AS DOCUMENT NO. 1998 2831, BOOK 742, PAGE 344; THENCE NORTH 64°54'06" WEST ALONG SAID SOUTH END AND SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 64°54'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 294.99 FEET; THENCE SOUTH 25°03'40" WEST, A DISTANCE OF 404.36 FEET TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A CORPORATION WARRANTY DEED RECORDED AS DOCUMENT NO. 2015-0380;; THENCE SOUTH 64°49'37" EAST ALONG SAID NORTH LINE, A DISTANCE OF 157.46 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 25°12'22" WEST ALONG THE EAST LINE OF LAST SAID TRACT OF LAND, A DISTANCE OF 85.21 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A CORPORATE WARRANTY DEED RECORDED AS DOCUMENT NO. 2003-9849; THENCE SOUTH 64°52'21" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 136.19 FEET; THENCE NORTH 25°14'34" EAST, A DISTANCE OF 489.86 FEET TO THE POINT OF BEGINNING. CONTAINING 130,680 SQUARE FEET, OR 3.000 ACRES, MORE OR LESS

With no Public comments, the Public Hearing closed at 6:33p.m.

Presentation – Lawn Care Proposal for City Lots

Bryan Shoemaker with Shoemaker's Lawn Service stated they are pleased to submit a proposal to the City of comprehensive lawn maintenance services. The primary Objective is enhancing safety, cleanliness and visual appearance of shared public spaces. Shoemaker's Lawn Service provides dependable, high quality municipal landscaping solutions, including precision mowing to assist in turf cutting tailored to specific height requirements. Detailed edge string trimming through obstacles, fence lines and curbs. Debris clearing and blowing completely or complete removal of grass cuttings and adjacent sidewalks to roadways ensuring community safety and prevent drainage blockages.

Over the past four years, Shoemaker's Lawn Service has established a strong reputation for reliability and quality care within the local area. Partnering with the City would allow them to reinvest their expertise into the community, ensuring municipal properties are maintained while actively reducing the operational burden on City staff. They could start on July 16, 2026. Prices may vary depending on size of specific municipal property. The rates quoted in the proposal remain valid on an ongoing basis. Standard municipal billing and invoice cycles will apply upon contract execution.

SERVICE AWARDS:

10 Year Pin/Certificate	Joseph Parnell	Fire Driver/Engineer	Fire
5 Year Pin/Certificate	Melissa Culp	Accounting Manager	Finance
5 Year Pin/Certificate	Alex Stevenson	Police Officer	Police

Fire Chief Matt Irwin stated ten years ago, Joseph Parnell was in the first class that the City of Sedalia offered Fire I and Fire II program for. Mr. Parnell was the first hire from that class. Mr. Parnell has been a driver, Lieutenant qualified, an officer, rope rescue, technical rescue, driver, operator, fire instructor, fire inspector II. There is not anything that goes on within the Fire Department that he does not have a hand in. Fire Chief Irwin stated he is very proud of Mr. Parnell and his ten years of service to the Fire Department, what he has taken and accomplished and what he can continue to become.

RETIREMENT AWARDS:

Brad Beard – Police Department – 38 Years 4 ½ Months of service – Retired June 1, 2026. Mr. Beard received a \$450.00 Lowes gift card as a retirement gift.

Police Chief David Woolery stated Sergeant Brad Beard started with the Police Department on January 11, 1988. One of Mr. Beard's skills is documentation and a desire to create spreadsheets no one else would ever think to do. One spreadsheet Mr. Beard made was an excel sheet of all the officers who worked at the Police Department that he would research and document, the oldest entry being 1958. It is a whole history of the department that would not have been captured anywhere else. His spreadsheet also had all the job positions, ancillary duties, leadership roles and community partnerships he created or was involved in. There were 52 different roles over 38 years that Mr. Beard did including Field Training Officer, Special Response Team member, D.A.R.E. mentor trainer and presenter, Citizen's Police Instructor, Community Policing Officer and Coordinator, Domestic Violence Task Force Member, creator of Women's Assault Avoidance and Self Protection Program, taser instructor, CPR instructor, Major Case Squad member, Honor Buard Coordinator, Officer of the Year and the only person in the agency that has been awarded the Purple Heart.

Police Chief Woolery stated he had the opportunity to work for Mr. Beard, with him, and ultimately had the honor to supervise and lead Mr. Beard. It was during the times of leading Mr. Beard that Police Chief Woolery learned to appreciate what he brought to the Police Department and citizens every day.

Sergeant Beard was always willing to do the hard jobs that needed to be done. They weren't flashy or exciting, and they required a lot of effort, time and commitment. Mr. Beard would volunteer, make it his own and get the job done. What was most valuable was Mr. Beard's perspective and loyalty to the mission.

Mr. Beard had the unique experience and ability to identify command level goals, needs and perspective from a Sergeant or Officer level. He could see what they were doing and communicate how it affected good or bad.

SPECIAL AWARDS: None

GOOD & WELFARE:

Kevin Lujin stated Ordinance 12255 is disorganized and disjointed. The ordinance as a whole should be repealed and if something else is needed it should be voted on as a separate ordinance. As far as to addressing specific agenda items, Mr. Lujin hopes Council retains enough flexibility for future Council members so they will not have to go through an ordinance to modify it.

There is a critical item that needs to be addressed on a more regular basis: Bothwell Regional Health Center. Only having an annual update connected with the audit is insufficient. It would be helpful to the community if they could hear more often from the board members or leadership of the hospital to get periodic updates on the status of the hospital.

Mr. Lujin stated regarding the Washington Avenue Bridge, to remind people on the timeline because there was such urgency to get it started but a log jam was hit early on because of MoDot. One of the Council members could not even make it to the meeting because it was such short notice and there was only review a maximum of two days before a decision was made on the contractor. It would be helpful to get updates on what the total financial impact has been with all the change orders that have come through.

Debbie Covington, PO Box 965, stated Mayor Williams and members of the Council are considering removing the two business day advance signup requirement from Ordinance 12255. Ms. Covington stated she does appreciate that change but removing one provision does not solve the problem. The problem is Ordinance 12255 itself. This ordinance places unnecessary restrictions on citizens wishing to address their own government. It tells people when they can speak and places barriers between citizens and their elected officials. The City already has the authority to maintain order through reasonable time limits and rules of decorum. It does not need an ordinance that unnecessarily restricts public participation. Ms. Covington asked that a new ordinance be drafted that protects orderly meetings.

Ms. Covington stated to address the Washington Street Bridge considering change order number seven, the taxpayers deserve answers. With so many change orders it is reasonable to ask if the project that is being built today is substantially different from what the project was when it was originally bid.

Ms. Covington stated she put in a Sunshine Request today for the records that Council is going to vote on destroying. It may be routine, but Ms. Covington stated she did put in a request to get copies of it and because it is for the public good, she requests them at no charge.

Rene Vance, 19813 Tanglenook, stated the Senior Center has two fundraisers going on this month because they are going to kick off their fiscal year. The first one will be hot dogs, chips, cookies and drinks for \$8.00 on July 16, 2026 from 5:00pm to 6:30pm. The second one will be at Chipotle. If you go

online they have a code and it will be on July 28, 2026 from 4:00pm to 8:00pm. The Senior Center will get 25% of all sales. Ms. Vance thanked Council for their sponsorship.

MINUTES: The Council Meeting minutes of June 15, 2026 were approved on motion by Boggess, seconded by Robinson. All Present in Favor. Redford was Absent.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:

The Planning & Zoning Commission minutes of June 3, 2026 were accepted on motion by Boggess, seconded by Robinson. All Present in Favor. Redford was Absent.

ROLL CALL OF STANDING COMMITTEES:

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

- The ordinance amends the City's public participation ordinance by eliminating the requirement that citizens sign up two business days before a meeting to provide public comment. The amendment provides greater flexibility for public participation while maintaining the existing rules governing conduct during meetings. Councilman Cross stated he would like to see a total time limit of twenty to thirty minutes or a limit on how many people can speak. Councilwoman Boggess stated she does not believe Council has had public discussion that has lasted twenty, thirty, or forty minutes thus far and believes it would be under the direction and supervision of the Mayor.

BILL NO. 2026-75, ORDINANCE NO. 12462 – AN ORDINANCE AMENDING SECTION 2-786 OF THE CITY CODE OF SEDALIA was read once by title.

2nd Reading – Motion by Boggess, 2nd by Scribner. All Present in Favor. Redford was Absent.

Final Passage – Motion by Boggess, 2nd by Robinson. All Present in Favor. Redford was Absent.

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

Discussion – Code Amendment – Section 2-787 – Placement of Agenda Items

The Council discussed the draft ordinance establishing formal procedures for placing items on and removing items from City Council agendas. Adoption of a standardized process would provide clarity and consistency for Council, staff and the public.

Motion by Boggess, Seconded by Scribner to place the Ordinance for consideration on the Agenda for the July 20, 2026 Council Meeting. All Present in Favor. Redford was Absent.

- Motion by Robinson, seconded by Scribner to approve a records destruction request from Administration. All Present in favor. Redford was Absent.

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

Presentation – Washington Street Bridge Update

John Karst, Project Manager for HDR Engineering, presented information on the history, repair plans, construction RFI's and punch list for the Washington Street Bridge. The first crossing was in 1867 and it only lasted five years before it was taken down due to lack of use. In 1910 and 1911 the current bridge was constructed by Midland Bridge Company for \$12,000.00. As you go through the history of it, you can see in 1959 there was work on the sidewalk; 1961 the approach spans had new wood deck and stringers installed; 1973 similar work done and work on substructure as well as a new timber deck; 1989 the truss was completely replaced; 2008 additional deck repairs and concrete column enhancements; 2012 approach span deck and stringer replacement, substructure painting, strengthening, added 3rd

support column, truss repairs and new deck on truss span; Spring 2024 MoDot inspection results in bridge closure; May-November 2024 HDR inspection; December 2025 final plans; October 2025 Project Letting; November 2025 pre-construction meeting.

Every Pier along the approach spans were different and needed different treatment or rehabilitation to get it to where it is safe to reopen. That is what Double Arch Construction was bidding on based on the inspection that HDR did during November 2024. The first RFI's were easy. If there were changes or a change order associated it was low cost and minor work items. RFI 7 and RFI 10 came in February and March. That is when HDR started seeing some new corrosion that was not seen in the initial inspection. When the inspection was done, all the areas were identified that were visible and the repairs were detailed. As the contractor started removing some of the elements to perform repairs, they would uncover something else that had a section of loss. On RFI 7 and 10 HDR recommended that the existing steel be cut out and plated over with new steel welded over to reinforce it. RFI 9 was a question about the sidewalk support at pier 7, the City elected to defer maintenance for now. RFI 12 revealed new corrosion on top of the column, cap beam and shim plates. There was a field meeting March 31 to review. Column replacement was required, new steel ordered for April 20 and bolts for May 1. RFI 13 was similar to RFI 12 and had the same timeline.

After those repairs were made and structural issues addressed, the contractor started the last part which was painting. To do the painting and preparation required sandblasting all the old coatings off the steel before applying the new paint. What ended up happening was additional sections were found that had not been seen in the initial inspection. As part of the punch list, HDR recommended that Double Arch encase the column in concrete. Another couple of issues were loose and missing bolts with connection that needed more analysis done, a sign that got overspray on it, and the sidewalk was recommended to be repaired and remain closed to pedestrian traffic.

- Following HDR Engineering's presentation regarding the Washington Street Bridge rehabilitation project, staff requests approval of Change Order No. 7. The change order provides for the completion of repairs identified during the final inspection process that are necessary to achieve final acceptance of the project and reopen the bridge to traffic. The change order also extends the contract by 23 calendar days, establishing a new project completion date of August 3, 2026. Change order amount \$68,060.00.

BILL NO. 2026-76, ORDINANCE NO. 12463 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER SEVEN FOR WASHINGTON AVENUE BRIDGE REHABILITATION PROJECT was read once by title.

2nd Reading – Motion by Boggess, 2nd by Robinson. All Present in Favor. Redford was Absent.

Final Passage – Motion by Boggess, 2nd by Robinson. All Present in Favor. Redford was Absent.

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

- The Big Bikers Across Missouri (BAM) on the Katy event is an annual event that includes overnight camping in Liberty Park. The proposed ordinance authorizes a one-day waiver of City Code Section 38-4 to allow overnight camping and parking in Liberty Park on October 12, 2026.

BILL NO. 2026-77, ORDINANCE NO. 12464 – AN ORDINANCE ALLOWING OVERNIGHT CAMPING/PARKING IN LIBERTY PARK FOR THE "BIG BIKERS ACROSS MISSOURI (BAM) ON THE KATY" EVENT ON MONDAY, OCTOBER 12, 2026 was read once by title.

2nd Reading – Motion by Scribner, 2nd by Boggess. All Present in Favor. Redford was Absent.

Final Passage – Motion by Boggess, 2nd by Cross. All Present in Favor. Redford was Absent.

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

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

COMMUNITY DEVELOPMENT – Chairwoman Cheryl Ames; Vice Chairman David Covington

- The proposed ordinance approves the final plat for Branch View Estates which is near 12th St. and Marshall Ave. The Planning & Zoning Commission reviewed the plat and recommended approval by an 8-0 vote at its July 1, 2026 meeting.

BILL NO. 2026-78, ORDINANCE NO. 12465 – AN ORDINANCE APPROVING THE FINAL PLAT FOR BRANCH VIEW ESTATES, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI was read once by title.

2nd Reading – Motion by Boggess, 2nd by Scribner. All Present in Favor. Redford was Absent.

Final Passage – Motion by Boggess, 2nd by Ames. All Present in Favor. Redford was Absent.

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

- At the previous Council meeting, Chief Building Official Dimitrius Maduros presented options for modifying the City's building permit fees to encourage the development of affordable housing. Following that presentation, Council directed staff to prepare an ordinance establishing an Affordable Housing Building Permit Fee Reimbursement Program. The proposed ordinance would reimburse up to 50% of eligible Community Development permit fees, not to exceed \$3,000 per qualifying single-family residential project constructed within the City's Chapter 353 Redevelopment Area and sold for \$175,000 or less.

BILL NO. 2026-79, ORDINANCE NO. 12466 – AN ORDINANCE ESTABLISHING AN AFFORDABLE HOUSING BUILDING PERMIT FEE REIMBURSEMENT PROGRAM FOR RESIDENTIAL CONSTRUCTION PROJECTS LOCATED WITHIN THE CITY'S CHAPTER 353 REDEVELOPMENT AREA was read once by title.

2nd Reading – Motion by Boggess, 2nd by Robinson. All Present in Favor. Redford was Absent.

Final Passage – Motion by Boggess, 2nd by Scribner. All Present in Favor. Redford was Absent.

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

- The ordinance is for approval of a Commercial Real Estate Sale Agreement and Quit Claim Deed for the sale of three City-owned vacant lots located at 400, 402, and 406 West Clay Street to Booze & Byrd Properties/Land LLC for \$8,000. The properties will be conveyed as-is, meaning the City makes no warranties regarding the condition of the properties or the title and the purchaser accepts responsibility for conducting any desired inspections or due diligence. The purchaser intends to construct a single-family residence, and the City retains an option to repurchase the properties if development does not occur within the time provided in the agreement.

BILL NO. 2026-80, ORDINANCE NO. 12467 – AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTIES COMMONLY KNOWN AS 400 WEST CLAY, 402 WEST CLAY AND 406 WEST CLAY FROM THE CITY OF SEDALIA, MISSOURI TO BOOZE & BYRD PROPERTIES/LAND LLC was read once by title.

2nd Reading – Motion by Scribner, 2nd by Ames. All Present in Favor. Redford was Absent.

Final Passage – Motion by Scribner, 2nd by Ames. All Present in Favor. Redford was Absent.

Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Covington, Cross and Franklin. No one voted "No". Boggess Abstained due to kinship. Redford was Absent.

ACCEPTANCE OF RESIGNATION: Motion by Ames, seconded by Robinson to accept the following resignation. All Present in Favor. Redford was Absent.

* Dimitrius Maduros – Plumbing Board of Examiners – Master Plumber representative – Effective Immediately

APPOINTMENTS/REAPPOINTMENTS:

The following appointments/reappointments were read and approved on motion by Scribner, seconded by Ames. All Present in Favor. Redford was Absent.

Board of Appeals

Appoint – Duane Christopherson – Alternate – Replacing Michael Bell – five-year term expiring 6/2031

Bothwell Regional Health Center Board of Trustees

Appoint – Peggy Van Dyke – Replacing Dr. Mike Murders – four-year term expiring 6/2030

Reappoint – Jo Lynn Turley – Four year term expiring 6/2030

Park Board

Appoint – Marie Dennis – Completing Adam Porter’s term expiring 6/2028

Appoint – Aaron Himes – Replacing Syndi Herrick – three-year term expiring 6/2029

Planning and Zoning Commission

Appoint – Billy Helvey – Completing Tolbert Rowe’s term expiring 6/2027

Plumbers Examining Board

Appoint – Melvin Burnett – Replacing Dimitrius Maduros – Master Plumber – one year term expiring 6/1/2027

BIDS: None

LIQUOR LICENSES:

The following new and renewal Liquor Licenses were read and approved on motion by Scribner, seconded by Ames. All Present in Favor. Redford was Absent.

New – Special Event

*Paige Shearer dba The Local Tap, 700 South Ohio, Yeager’s Bike Night, 3001 South Limit, July 10, 2026
4:00 p.m. to 10:00 p.m.

Renewals:

*Mary Jane Stewart dba American Legion Post #642, 2016 West Main, Liquor by the Drink & Sunday Sales

*Christina Sherman dba Jiffy Stop Food Mart, 1722 West Broadway, Packaged Liquor & Sunday Sales

*Nathaniel Crow dba The Vault Restorante 1886 Lounge, 322 South Ohio, Liquor by the Drink & Sunday Sales

* Cody McSorley dba Smoker Friendly, 1700 East Broadway, Packaged Liquor & Sunday Sales

* Larry Gafriel dba Ni-Kuni Japanese Steak House, 2401 West Broadway, Liquor by the Drink & Sunday Sales

*Dianna Greene dba Little Big Horn, 150 South Limit, Malt Beverage

*Kristina Moore dba Casey’s #3257, 3050 South Limit, Packaged Liquor & Sunday Sales

*Joshua Moore dba Casey’s #2347, 1601 East Broadway, Packaged Liquor & Sunday Sales

*Dynisha Hawkins dba Casey’s #1601, 3500 West 16th, Packaged Liquor & Sunday Sales

*Tiffany Vanalstine dba Casey’s #1063, 1909 West Main, Packaged Liquor & Sunday Sales

*Mark Newman dba Casey’s #1052, 716 West 16th, Packaged Liquor & Sunday Sales

*Lancy Ulrich dba Hampton Inn Sedalia, 3909 West 9th, Liquor by the Drink

*Jeremy Klein dba Cork-N-Bottle, 3806 East Broadway, Packaged Liquor & Sunday Sales

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

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR: None

The meeting adjourned at 7:35 p.m. on motion by Boggess, seconded by Ames 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, and Franklin. No one voted "No". Redford was Absent.

The regular meeting reopened at 9:26 p.m. on motion by Boggess, seconded by Covington.

ROLL CALL:

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

Regular meeting adjourned at 9:27 p.m. on motion by Boggess, seconded by Scribner. All Present in Favor. Redford was Absent.

THE CITY OF SEDALIA, MISSOURI



Traves Williams, Mayor



Jason S. Myers, City Clerk