Let's Cross Paths

CITY OF SEDALIA, MISSOURI
SPECIAL COUNCIL MEETING
AUGUST 19, 2026

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

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The Council of the City of Sedalia, Missouri duly met in special session on Wednesday, August 19, 2026 at 3:30 p.m. at the Municipal Building in the Council Chambers with Mayor Traves Williams presiding. Mayor Williams called the meeting to order.

ROLL CALL:

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

Public Hearing – Proposed Tax Rates for 2026

Mayor Williams called the Public Hearing to order at 3:31 p.m. regarding Proposed Tax Rates for 2026.

	2025 ASSESSED VALUATION	2026 ASSESSED VALUATION	ESTIMATED AMOUNT OF PROPERTY TAX REVENUES ASSESSED FOR 2026	PROPOSED TAX RATE 2026 (PER $100)
For Public Library Purposes:				
Real Estate	189,901,186	190,517,408		
Personal	61,078,585	68,597,423		
Public Library	250,979,771	259,114,831	$ 630,167	0.2432
Library Temporary			$ 180,344	0.0696
Total Public Library			$ 810,511	0.3128
For Special Business District - Real Estate	5,019,600	4,994,190		
For Special Business District - Personal	59,030	62,012		
Total	5,078,630	5,056,202	$ 42,978	0.8500
For All Other Purposes:				
Real Estate	247,698,738	241,745,071		
Personal	84,540,883	94,262,782		
TOTAL	332,239,621	336,007,853		
General			$ 1,678,695	0.4996
Public Parks			$ 583,982	0.1738
Fire Pension			$ 169,684	0.0505
Police Pension			$ 328,280	0.0977
TOTAL FOR ALL PURPOSES			$ 3,614,130	
Tax Levy for All Purposes				1.9844
Tax Levy for Outside Special Business District But Within Public Library				1.1344
Tax Levy for Outside Special Business District and Public Library				0.8216

Kevin Lujin, 408 West 22nd, voiced concerns about the proposal to increase property tax rates and ways to address a budget shortfall instead of raising property tax rates. What is needed is clarity around these over $6 million or just under $6 million and the $1 million drop in the real estate assessed valuation. It would be helpful to understand how the valuation could drop that much, especially when last year, it rose by $22 million.

Mr. Lujin would also like to see if the City could look at using procedural budget mechanisms, either cutting non-essential critical day-to-day expenses, leaving those critical ones alone, but seeing if there could be some way budget cuts could be made before a decision is made. That would make up the potential shortfall that exists.

Chuck Leftwich, 908 West Broadway, voiced concern about a tax increase. Homeowners are already stretched, especially senior citizens. High cost of living, struggling to pay for medications, groceries, and $4.00 a gallon gas. He also feels like there are a lot of large City expenditures that are not necessary.

Janet Mizanskey, 723 East 5th, agrees with a lot of what has been said. She works in home health with Seniors whose budget is already stretched paying for personal properties and other necessary expenses. They will be the ones who suffer from this increase in property tax.

Debbie Covington, PO Box 965, stated the City moves these taxes up, every year, and then before you know it, everybody's basically taxed out. Ms. Covington believes that a lot of our property taxes go to the school, and she believes at their meeting Monday night, District 200 decided not to raise the tax because they feel everyone is taxed out.There are single families and elderly on fixed incomes that are going to be affected by the raise of property taxes. Over time it adds up.

With no further public comment, the Public Hearing closed at 3:42 p.m.

City Administrator Matthew Wirt provided information on the process and steps involved. The assessment is done by the County. The City Does not do the assessment of property values. That determines the assessed valuation, for increase/decrease but is not determined by anyone other than the assessor. The calculation is required by the levy calculations.

City Administrator Wirt stated the valuation went down 2.7391%. The assessor goes to every single property and looks at it each year to check and establish the valuation of that property. This is something that the county puts in place and we have to approve and acknowledge it. The revenue would still be $1.6 Million and if there is any new property, then that new property will have taxes collected on it.

The ordinance establishes the applicable tax rates for the City, Public Library, parks, pension funds and special business districts. Due to the timing of receiving the information, completing and verifying the required calculation and providing the required public notice, the item could not be considered during a regular Scheduled Council meeting. The levy must be approved by September 1 in order for the rates to be placed on the tax books, per the county, the property tax rates are not simply selected by the city each year, they are calculated in accordance with Missouri Law.

FINANCE/ADMINISTRATION:

- Property tax rates are calculated in accordance with Missouri law based upon assessed valuation and other factors established by state law, including changes in valuation, new construction and improvements, and allowable growth. This process establishes the City's tax-rate ceiling and is intended to limit increases in property tax revenue resulting solely from increases in existing property values. For

2026, the ordinance establishes a City levy of $0.4996 per $100 of assessed valuation, along with the applicable Library, Parks, Pension and Special Business District levies. Depending upon the location of the property and taxing districts in which it is located, the combined levy will range from $0.8216 to $1.9844 per $100 of assessed valuation.

BILL NO. 2026-103, ORDINANCE NO. 12490 – AN ORDINANCE LEVYING AND PROVIDING FOR THE COLLECTION OF TAXES FOR THE YEAR 2026 IN THE CITY OF SEDALIA, MISSOURI was read once by title.
2nd Reading – Motion by Boggess, 2nd by Scribner. All Present in Favor. Robinson was Absent
Final Passage – Motion by Boggess, 2nd by Scribner. All Present in Favor. Robinson was Absent
Roll Call Vote: Voting "Yes" were Ames, Scribner, Boggess, Cross and Franklin. Voting "No" were Covington and Redford. Robinson was Absent.

Following Roll Call vote, Councilman Redford stated he believes there is enough growth in Sedalia that the increase is not needed due to the arrival of Chick-fil-A and other companies/businesses. I think that's crazy that you guys are willing to vote for it. Councilman Covington agreed.

City Administrator Wirt explained that the city can't change the collection of property tax. The City receives a calculation on that each year. If the Bill does not pass, it is reducing the amount of property tax received. Determination was made to get with the state to find out whether the City can legally remain at current tax rate, rather than increasing.

Motion by Boggess, seconded by Covington to table and contact the State to inquire if the City can legally remain at current rate and reconvene in a Special Session on Wednesday, August 26, at 3:30 p.m.

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

The meeting adjourned at 4:10 p.m. on Motion by Boggess, seconded by Scribner. All present in favor. Robinson was Absent.

THE CITY OF SEDALIA, MISSOURI

Traves Williams

Traves Williams, Mayor

Jason S. Myers MRCC

Jason S. Myers, MRCC, City Clerk