



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
SEPTEMBER 8, 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 September 8, 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

Proclamation – Workforce Development Month

Mayor Williams read the following Proclamation verbatim:

"WHEREAS, the economic development of every region in our country and the ability of our businesses and industries to compete in the global economy are more than ever before dependent on the availability and quality of a skilled workforce and robust talent pipeline; and WHEREAS, the complexity and fast-paced change in our economy and labor markets puts new demands on the individuals and employers at all levels; and WHEREAS, employers depend on similar levels of professional services to help them recruit and retain a competitive workforce and continually upgrade the skill sets of their incumbent employees
Now, THEREFORE BE IT RESOLVED that I, Traves Williams, Mayor of the City of Sedalia. join with the National Association of Workforce Development Professionals in designating the month of September as Workforce Development Month to honor all those individuals in all the Workforce Development organizations and partnerships who play such a vital role in our economy.

Presentation – Embassy

Jason McClain stated that the Embassy was established in 2010. The Embassy is not a homeless shelter, detox center or a relief center ministry. The Embassy is a restoration organizational mission. One of the most important things the Embassy does is remove the excuses that people have to fail. The Embassy works with participants to make sure they have no legitimate reason to not succeed so they can return to be a prosperous, successful part of society.

The benefits of the City of Sedalia and Pettis County Supporting the Embassy is they help decrease the homeless population; decrease drug houses; help to correct unwanted behavior of citizens; brings families back together which makes for a healthier, more productive and stronger community. The program status and accreditation structure keeps the program from attracting any undesirables from other communities that are just looking for a handout or a way to dodge responsibilities. When the Embassy receives opioid money, it is the best way to keep the majority of that money in our communities.

The Embassy's greatest need is for aftercare housing. More aftercare housing would further build a lived history for local landlords. It is a safe and guarded environment for all involved. The aftercare house the Embassy needs for this community and this City is for the Embassy graduates who are moving back into local rentals. If they leave the program to rent a house, they will only answer to one set of rules: local government. If they move into an Embassy aftercare home, they will answer to two sets of rules: local government and the Embassy's rules, restrictions, surveillance and regular substance testing, all of which is inspected by DMH through MOCRISP along with probation and parole.

The Embassy has recognized the need for safer, more affordable aftercare housing. It is crucial to the overall success of the program and for the success of Sedalia. The flow of the program is three months at the intake house with 12 beds. If all is well with them based on their 24-7 monitored behavior and attitude, they move up into the Honor House which has 9 beds. There are not as many beds because some decide they are not ready for healthy community living, so they return to homelessness. Participants get a graduation certificate at the completion of six months.

It was never the Embassy's intent to target the 906 location, the opportunity came to them. The owners were going to sell the property, but they approached the Embassy with a very favorable offer and to carry the loan for the Embassy to further help the mission they serve which is to better the City and County. The Embassy began having several meetings with officials and authorities concerning the opportunity, including going door to door with printed information about the intent for the property and information about the organization. The Embassy left a flyer with the neighbors inviting them to their open house on a Saturday. The open house was held to give the opportunity to all of Pettis County and beyond to come into their classroom for the purpose of more intimately sharing who, what, how, and why the Embassy is and for full house tours so that everyone could see what the Embassy continues to do to improve things. Evidently there was a lot of tension because the 602 location was notoriously famous amongst several of the officials.

Due to the Planning and Zoning meeting, Mr. McClain spoke with the President of the Board of the Embassy and the Chief Building Inspector to see the process of withdrawing the submission. The conversation was interrupted by a call telling them that the Mayor had pushed the meeting back to September 8.

At the last board meeting, the board voted to not pursue the purchase of 906. The Embassy is loved by our community and that was expressed by some of the neighbors of 906, but those neighbors had been terrorized by the last tenant. The Embassy is nothing like the last tenant of 906 that had put them through so much pain. Yet our differences do not matter, what matters is those neighbors need to be left alone to heal and that is easily understandable. That is why the Embassy withdrew their request. Mr. McClain stated he would like to publicly apologize to the neighbors of 906 for what they had to endure which was exactly what the Embassy was created to eliminate from our city. It is what they are currently doing at their other locations.

Presentation – Rate Adjustments

City Administrator Matthew Wirt provided background information on rate adjustments. A lot of what is dealt with are enterprise funds which are designed to pay for service, however, service charges have gotten to the point that they do not actually cover the cost of providing services. Adjusting service charges is necessary because it maintains financial stability and ensures service areas are properly funded without having to rely on the General Fund or Capital Improvement Fund. It also helps keep up

with costs, addresses inflation, rising labor costs and necessary infrastructure improvements. The impact of no adjustments would be increased strain on the General Fund, deferred maintenance and service reductions and greater future increases if maintenance continues to be delayed.

Cemetery

Cemetery Director Roger Waters stated that with the rate increase last year, the Cemetery is within their parameters where they need to be. It had been eight years since the last increase and the Cemetery did a substantial increase on fees. Recommendation is that nothing needs to be done with fees.

Animal Services

Animal Services Manager Randi Battson stated she does not have any rate increases to present to Council for this year. Animal Services had a rate increase last year which is still sustainable for this year.

City Clerk's Office

City Clerk Jason Myers presented information on records requests for Fire, General and Police for calendar year 2026. Fee increase was approved in 2025 after not being raised since 2017. Fees went into effect October 1, 2025. Police increased from \$24.75/hr. to \$32.22/hr. Fire/General increased from \$23.60/hr. to \$29.67/hr. The City Clerk's Office is not seeking a rate increase at this time.

Code Enforcement

Chief Building Official Dimitrius Maduros stated they are not asking for a rate increase, but are asking for a rate application for Fire Alarm and Sprinkler Permits and integrate them into the current fee schedule. Right now applicants are required to get an electrical permit for fire alarm systems and a plumbing permit for sprinkler systems. In the current fee schedule, there is no line item for fire alarms or sprinkler systems so the department cannot charge a permit fee cost, cannot recoup any review costs or inspections. Proposed fees are as follows:

Construction Valuation (Project Cost)	Proposed Permit Fee (Based on Valuation - \$6 per \$1,000 after first \$1,000 at \$50)
\$1,000	\$50
\$5,000	\$74
\$10,000	\$104
\$25,000	\$194

Public Works Operations

Director of Public Works Operations Justin Bray stated after rate increases last year, everything is appropriate and they are not requesting a rate increase this year for Sanitation or Compost Facility.

Utilities

Director of Utilities William Bracken stated that water and wastewater systems operate entirely as an enterprise fund. There is no funding from the General Fund so they have to bill enough to pay for coverage of operations. Some water and sewer infrastructure date back to the City's original development. Infrastructure as old as 1872 remains in service. Much of the system consists of aging iron water mains and aging clay sewer mains. Deferred replacement has resulted in increasing failures and

emergency repairs. Sound utility management requires adequate reserves. Reserves provide funding for emergency repairs, equipment replacement and unexpected system failures. Inflation has increased the cost of supplies, equipment, replacement parts, construction and current reserves have been depleted.

Current rates are not sufficient to fund the projects needed to maintain compliance and protect the system. The Central/North Plant consolidation has an estimated cost of \$60 Million. The North Plant must be taken offline and flow will be consolidated at the Central Plant. The Southeast Plant rehabilitation has an estimated cost of \$13 Million. Recent failures require significant rehabilitation and is necessary to maintain reliable treatment capacity. Beginning in 2029, annual debt service is estimated at \$2.8 Million. Fortunately, interest on the bridge loan is deferred until substantial completion. This provides an opportunity to gradually increase rates before the full debt burden begins. If we do not meet the North Plant Requirement it could result in significant regulatory fines, costs ultimately borne by the City and ratepayers, potential loss of grant funding and potential state restrictions or freezes on new sewer connections.

Proposed 2027 Adjustment:

- 7.5% for Water Pollution Control
- 5% Water
- Add 10% discount for seniors
- Adjust cost of concrete repairs by City staff to cover actual cost of repairs
- Adjust cost of private water sampling to cover actual cost of service to City

SERVICE AWARDS:

30 Year Gift Card/Certificate	Charles Amos Jr	Maintenance Tech II	Park
20 Year Pin/Certificate	Andrew Silvey	Corporal	Police

Park Director, Amy Eppler, stated Charles Amos Jr. has been the heart and soul of Convention Hall at Liberty Park for the past 30 years. If you have ever walked into Convention Hall and find everything ready to go for a game, event or celebration, that is because of Mr. Amos. Over the last three decades, he has set up thousands of tables, chairs and volleyball nets. Mr. Amos is the unsung hero behind the scenes, the one who makes the magic happen and is always there to handle the aftermath. Mr. Amos' dependability is unmatched, no matter how bad the weather gets, if it is a holiday or how deep the snow gets, Mr. Amos never has a complaint and often shows up when he is not scheduled or asked to. Just to check up on the building, lend a hand, check on renters, customer, or patron in need. More than just his work ethic, Mr. Amos leads by the Golden Rule, treating everyone with the same kindness, patience and respect that he would want for himself.

Police Chief David Woolery stated Corporal Andrew Silvey started with the Sedalia Police Department on August 27, 2006. Mr. Silvey's family has a long history of serving Sedalia; his father retired as a lieutenant over the Traffic Unit and his mother served as the City Clerk for many years. Mr. Silvey worked on patrol for three years before transferring to the Traffic Unit. Mr. Silvey has established partnerships with MODOT, bringing funding, planning, and fiscal priorities to Sedalia's roadway safety challenges. This year alone, he has successfully obtained over \$240,000.00 in grants to use in Sedalia for hazardous moving violation enforcement, school zone safety, DWI enforcement and equipment. He has helped create the Safe Coalition between the City of Sedalia, Sedalia 200 and other community stakeholders. They worked together to create safer school zones, crosswalks, intersections and driving habits with an emphasis on targeting new drivers in high school. They also host the Traffic Safety

Awareness and mock crash event held at Smith-Cotton High School every year. Currently Mr. Silvey is with the staff development position, assigned to command staff, helping with the Police Department's vision for roadway safety. He directly supervises the traffic unit, DWI unit, phlebotomist unit and the new hazardous moving violations unit.

RETIREMENT AWARDS:

- Tammy Lewis – Chief Office Administrator – Street – 42 Years of service – Retired July 31, 2026. Ms. Lewis received a Weber Genesis S-315 3 Burner Liquid Propane Stainless Steel Grill as a retirement gift.

SPECIAL AWARDS:

Mayor Williams recognized 14 Sedalia Firefighters on their quick response and action at a residential fire at 1500 South Madison on August 21, 2026. Firefighters recognized: Battalion Chief Barry White, Lieutenant Colby Snapp, Firefighter Kelan Ernst, Engineer Jacob Lamb, Firefighter Nathan Belardo, Engineer Tanner Crawford, Captain Mitch Friedly, Battalion Chief Kyle Gilmore, Firefighter Connor Moriarty, Engineer Tony Turner, Engineer Adam Bazen, Captain Nathaniel Nevels, Firefighter Caden Storm and Deputy Chief Daniel Shaw.

GOOD & WELFARE:

Marie Dennis, 2601 S. Quincy, stated Traves Williams is a man who cares deeply about this community. Traves has worked for the City of Sedalia for years. He has coached our kids, he has refereed our games and he has given so much to this community. He has even started Helping Hands, a non-profit organization created to help struggling residents address City Code violations when they could not afford to or physically could not do the work themselves. Council may not agree with every position Mayor Williams takes or the way he expresses himself. Elected officials should be held accountable for their words and actions.

Ms. Dennis asked Council to consider the purpose for the Censure. If Mayor Williams said something that was inappropriate, then address the specific words or circumstances surrounding them. If there is an allegation that he violated a law, ordinance, or City Policy, show the citizens the evidence, identify the specific rule that was violated, but do not judge an elected official solely because of the moments he was angry and frustrated. Judge the whole record, look at the years he has given to Sedalia, look at the people he has helped, look at his service to the community and look at the residents who believe he is listening to and fighting for them.

Jeff Lockington, 109 E. Jackson, signed up to speak but was not present.

Gary Lobaugh, 821 S. Arlington, signed up to speak but was not present.

Janet Mizanskey, 723 E 5th, asked Council why the City should be paying \$65,000.00 for a roof out of the 353 grant for a corporation who also owns a construction company. It is understood that the Lincoln Hubbard Apartments are in the map, but there is a lot of elderly people and a lot of people in Sedalia who cannot afford to fix their properties.

Ms. Mizanskey stated she is glad the Embassy is not purchasing 906 W 7th because it took over two years of her and her sister researching that area and she would not have felt safe in that neighborhood.

The citizens of Sedalia should not have to send an email to a Councilmember and list what they want to discuss. That is not free speech.

Ms. Mizanskey stated she feels the censure of the Mayor is a power trip move. The people of Sedalia voted Mayor Williams in. They did not expect anything less from Mayor Williams than to work for the taxpayers with transparency. It should not be up to a few Councilmembers because they do not want him to speak up and be transparent with citizens.

Heather Smith, 809 W. 6th, stated she wants to focus on section 64-127, and asked the City Council to apply the safeguards the City has established when it adopted Ordinance 11784. Ms. Smith stated she is not arguing that transitional housing is prohibited in her district and understands that it is allowable use. Ms. Smith's concern is whether the City has followed the review process required before approving additional facilities in the neighborhood.

Section 64-127(A) states that these facilities are allowed subject to the development and operational standards intended to minimize potential adverse impacts on nearby properties and the surrounding communities. Section 64-127(B)(4) specifically provides that upon receipt of a special use application, the Director of Community Development must report to the Planning and Zoning Commission and City Council regarding land use, compatibility and physical character of the neighborhood.

64-127(B)(12) is more directed to the historic neighborhood. It states that a Director shall report the existence of locations of like facilities to the Planning and Zoning Commission and the City Council to avoid approval of permits for like facilities within a single neighborhood. There are already two transitional houses in the neighborhood and in the Historic District. The neighbors are not asking the City to create a separation distance that is not in the ordinance, they are asking the City to follow the provision that is in the ordinance.

This is an established historical residential neighborhood. Residents have invested their homes and preserving the residential character of this area. There are families and children in the neighborhood and the neighbors want it to remain a neighborhood where people want to purchase homes, raise their children and make long term investments. This is not an argument against transitional housing, it is an argument that transitional housing must be appropriately reviewed, appropriately located and regulated according to the City's ordinance.

Ms. Smith stated she requests Council verify the special use permit status of any property in the neighborhood, review the complete application administrative record and determine whether neighborhood compatibility reviewed required 64-127(B) was actually performed.

Chuck Leftwich, 908 W. Broadway, stated he wanted to make it a matter of record that he has a petition with 106 signatures opposing the Embassy coming into a neighborhood where they already have two other facilities existing and operating. There is already a transitional Embassy housing facility at 602 Moniteau and another at 322 W. 7th. Those two properties are only 264 feet apart.

This is exactly why 64-127(B)(12) matters. It requires the Director of Community Development to report the existence and locations of like facilities to the Planning and Zoning Commission and City Council to avoid approval of permits for like facilities within a single neighborhood. The City is not simply being asked to determine whether any property can function as an individual property, the City is required to look at where the other like facilities already exist and consider whether approving another one would create or worsen a concentration within a same neighborhood.

Section 64-127(B)(1) states no facility subject to this section shall be located within 1,500 feet of a public or private school or licensed daycare. The facility at 602 S. Moniteau is approximately 1,108 feet and 9.6 inches from Sacred Heart School when measured by the street.

Rene Vance, 19813 Tanglenook, stated she is here to ask City to make and place on the record the actual property line to property line measurement requirement by 64-127 before relying on the existing facility's location as precedent for another transitional housing facility.

Sedalia has invested significant time, money and effort into preserving and revitalizing our historic downtown. These surrounding residential neighborhoods are part of that investment. When multiple specialized group living facilities are concentrated in a small area, the City needs to consider the cumulative impact on neighborhood character.

This is not about the worth of the people who need the transitional housing, it is about where these facilities are located and whether they are being distributed responsibly throughout the neighborhood and community. Section 64-127 gives the City the tools to address this. It specifically tells the City to consider the locations of like facilities to avoid concentrating them within a single neighborhood. There are already two facilities that are approximately 264 feet apart. At some point the City has to stop looking at these individual properties and start looking at them and the pattern they are creating.

Ms. Vance stated she respectfully ask the Commission and the City Council to deny any proposed transitional housing that is within the City's historic districts or at minimum require a complete review of existing facilities, the required 1,500 foot measurement and the concentration of like facilities under 64-127(B)(12) before approving another facility in a neighborhood.

Paul Wood, 111 E 31st, signed up to speak but was not present.

Debbie Covington, PO Box 965, stated citizens have been hearing the word transparency. Many times Ordinance 12255 has come up on the Agenda. With everything going on, why doesn't a Councilmember move to repeal the ordinance, let it fall where it falls and everyone can move forward to other things. In the spirit of transparency, if there was true transparency across the board we would not be where we are tonight.

Also, Council is going into Closed Door about the censure. There are many items on this censure. If there was transparency, Council would have the discussion in the Council Chambers in front of the public so that everyone can understand it. If they really knew what was going on they would be very surprised, heart broken and dissatisfied.

Sandra Williams, Lincoln Hubbard Apt, stated she is from Pennsylvania and that Mayor Williams brought her here to retire. We need transparency here. There was a lady who Ms. Williams had a lot of respect for mentioned to Ms. Williams that Mayor Williams did not realize what little power that he had. With what Council is planning to do proves what the lady was saying. All of Council knows that Mayor Williams won the election. While Mayor Williams was running, he stated he wanted transparency and honesty. That is why Mayor Williams was voted in. If no one on Council has anything to hide, we should have transparency with everything we do. Ms. Williams asked the Council to work together, give Mayor Williams time and compromise.

Steve Bloess, 607 W. 26th, stated ragebait is the Oxford's 2025 word of the year. It turns out to be putting anything on the internet to get people angry and fired up to generate likes and shares and to persuade them to support your cause. The Council and Mayor had been ragebaited and they took the bait hook, line and sinker. Facebook is like fishing for ragebaiters. You can say anything you want on Facebook.

Consider the source. The world is full of fear, hate, rage and anger all strong emotions and tools that can be used to control us. We all have to work together to keep Sedalia positive and moving forward. At the local level people know people, neighborhoods exist and we go to church together. We can put a name to a face and a judgement of character to a statement. Locally we can do the best: Consider the source.

Mr. Bloess stated he respects everyone at the front of the room. Collectively, this entire group will make the right decision about everything that they come across. It is a tough place to be, Mr. Bloess stated he sat in a Council seat for five years and that he respects Matt Wirt and he is a man of integrity. Given the chance, he will help the Mayor with a tough job. Mr. Bloess stated mostly he honors and loves the people who work for this City everyday that run and swim towards danger, not away from it. The people who maintain our buildings, streets, and cemetery; provide our water, remove our sewage and trash, enforce our codes, maintain our records and manage our meetings and our employees. These are tough public fundamental jobs that are underpaid and under appreciated.

MINUTES: The Council Meeting minutes of August 17, 2026, Special Council Meeting minutes of August 19, 2026 and Special Council Meeting minutes of August 26, 2026 were approved on motion by Boggess, seconded by Ames. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None

The meeting moved at 8:07 p.m. on motion by Boggess, seconded by Covington to a closed-door meeting in the upstairs conference room pursuant to subsections 1 (Legal Advice), 3 (Personnel) 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 8:25 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	Present
Tina Boggess	Present	Michelle Franklin	Present

ROLL CALL OF STANDING COMMITTEES:

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

- Councilwoman Boggess asked for Council's permission to read the items in the censure. Motion by Robinson, Seconded by Ames. All in Favor. Mayor Williams stated that he found all of it hard to believe considering he works from 5am to 3pm and does not get into his office until 3pm. Mayor Williams stated he has never met with any of the other staff members for him to threaten them. Mayor Williams stated he is always assisted by someone when he goes to his office and has witnessed him whether it be his wife or Councilman Covington. Most of the interactions with The City Administrator was through emails or texts. There is a lot of stuff that needs to be reviewed and show the evidence of. Councilman Redford stated he did not believe the sports game thing is fully accurate. There are parts that should be true but some are not.

RESOLUTION NO. 2177 – A RESOLUTION OF THE CITY COUNCIL OF SEDALIA CENSURING MAYOR TRAVES WILLIAMS was read once by title and approved on motion by Robinson, seconded by Ames. Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Boggess, Covington, Cross and Franklin. Voting "No" was Redford.

Continued Discussion – Amending Public Participation Ordinance

Councilman Covington stated the last administration passed the ordinance where citizens were not allowed to bring signs in or be restricted to the back. Citizens want it repealed because they want it to be on record saying that Council repealed it back. Even though Council agrees citizens can bring signs, it has not been repealed. People were allowed to bring signs and then it was said that they could not bring signs and it was voted on. City Attorney Lindsey Kolisch stated the rule has always been that you can bring signs, but you cannot block views of others either by holding signs or standing. People need to be able to see is the issue. Councilwoman Boggess stated maybe it was the misunderstanding as far as individuals coming up. It used to be they did not have to say what they were going to talk about, and then Council went to signing up for things that are on the Agenda. Now Council is at signing up just before the meeting so that citizens do not have to do it days ahead.

Motion by Covington, Seconded by Redford for staff to draft an Ordinance to repeal Ordinance 12255. Roll Call Vote: Voting “Yes” were Covington and Redford. Voting “No” were Robinson, Ames, Scribner, Boggess, Cross and Franklin. **Motion Failed.**

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

- During the night of August 18–19, 2026, wind damaged the roof of the Crown Hill Cemetery office by removing shingles and allowing water to enter the building. The leak affected the storage, furnace, and IT connection area, with water entering through a light fixture and causing staining in another area of the ceiling. Building Maintenance temporarily patched the roof; however, staff determined that the roof needs to be replaced to prevent additional damage to the building and its contents. Three roofing companies were contacted for estimates, with Blue Ox Roofing submitting the lowest quote of \$7,045.01. Since this expense was not included in the Fiscal Year 2027 budget, staff recommends approval of a budget amendment in the amount of \$7,045.01 to complete the work.

RESOLUTION NO. 2178 – 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 2027 was read once by title and approved on motion by Scribner, seconded by Boggess. All in Favor.

BILL NO. 2026-105, ORDINANCE NO. 12491 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2026-2027 REGARDING CEMETERY OFFICE ROOF REPLACEMENT was read once by title.

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

Final Passage – Motion by Cross, 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”.

- During construction of the Katy Depot–Liberty Park Connect sidewalk project, the contractor discovered previously unidentified coal chutes and voids beneath the existing sidewalks adjoining the properties at 300 and 301 South Ohio Avenue. Because these conditions were not visible or identified during the original project design, additional evaluation is necessary before the new sidewalk can be safely constructed. To ensure the sidewalk is properly supported and to avoid damaging the adjoining buildings, staff recommends approval of Supplemental Agreement No. 2 with Wilson & Company, Inc., in an amount not to exceed \$14,507.31. The agreement provides for an on-site engineering investigation and the preparation of structural details for properly filling and supporting the voids. This increases the total engineering agreement to \$226,155.91. Once the design is complete, City staff, the engineer, and the project contractor will determine the cost of completing the work in accordance with the engineered solution.

BILL NO. 2026-106, ORDINANCE NO. 12492 – AN ORDINANCE AUTHORIZING SUPPLEMENTAL AGREEMENT NUMBER 2 FOR THE KATY DEPOT – LIBERTY PARK CONNECT SEDALIA 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 City Council previously approved a budget amendment allocating proceeds from the sale of an airport hangar for improvements to the terminal and Fixed Base Operator facility at the Sedalia Regional Airport. Staff subsequently completed a competitive qualifications-based selection process to identify an architectural firm to evaluate the facility and prepare the necessary renovation plans. Following that process, staff recommends entering into an agreement with Collins Webb Architecture, LLC, for an amount not to exceed \$60,700. The proposed services include documenting the existing building, developing the interior layout and design, preparing civil, architectural, mechanical, electrical, and plumbing plans, and assisting with bidding and construction administration. The planned improvements include updated restrooms, a coffee and break area, pilot and visitor lounge space, office and storage improvements, new windows and lighting, HVAC upgrades, exterior accessibility improvements, and an outdoor patio.

BILL NO. 2026-107, ORDINANCE NO. 12493 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR FIXED BASE OPERATOR FACILITY RENOVATIONS AT THE SEDALIA REGIONAL AIRPORT was read once by title.

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

Final Passage – Motion by Boggess, 2nd by Covington. 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 Sedalia Redevelopment Corporation and the City Council previously reviewed and approved the proposed roof repair project for the Lincoln-Hubbard Building at 711 North Osage Avenue. The agreement establishes how the project will be completed, documented, inspected, and reimbursed. MACO Management Company, Inc., and Sedalia Housing Associates, LP, will be responsible for completing the approved improvements, obtaining all required permits, and paying the project expenses before requesting reimbursement from the City. Reimbursement will be limited to the actual eligible costs incurred and paid by the property owner, in an amount not to exceed \$65,000. Before reimbursement is issued, the owner must provide paid invoices, receipts, proof of payment, lien waivers, inspection reports, and any other documentation requested by the City. The agreement also requires the work to begin within 60 days and be completed within 180 days after construction begins. Mayor Williams stated his issue is it is a multi-million dollar entity. It has been established that they have a contracting company. Those funds were originally to assist people with matching funds for the community that were low income based that could not afford to repair the necessary needs. That money would be well suited serving multiple families that are at the poverty line who just qualify as the residents that live in the building. We also know there are people who own their houses who are operating on \$900.00-\$1,200.00 and cannot afford to make those necessary repairs. \$65,000.00 would go a long way for those residents who actually own their house, to help them obtain and stay in those houses.

BILL NO. 2026-108, ORDINANCE NO. 12494 – AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT FOR ROOF REPAIR PROJECT FOR LINCOLN HUBBARD BUILDING 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, Cross and Franklin. Voting "No" were Covington and Redford. Boggess abstained due to her connection to Lincoln Hubbard Apartments.

- H&B Turn-Key Solutions has offered to purchase the City-owned vacant lot at 1215 South Ohio Avenue for \$4,000 to construct a single-family residence. The property will be sold as-is by quit claim deed, with the buyer responsible for closing costs. Construction must begin within six months after closing, and the property must remain in compliance with City codes. If the buyer fails to meet these requirements, the City will retain the option to repurchase the property for the original purchase price.

BILL NO. 2026-109, ORDINANCE NO. 12495 – AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 1215 SOUTH OHIO AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO H&B TURN-KEY SOLUTIONS was read once by title.

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

Final Passage – Motion by Scribner, 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".

APPOINTMENTS: None

BIDS: None.

LIQUOR LICENSES:

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

*Gabrielle White dba Sedalia Area Chamber, 600 East 3rd, Piccadilly, 324 West 2nd, September 24, 2026, 5:30 p.m. – 9:00 p.m. – Picnic License

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Mayor Williams stated he would like to apologize for his actions at the last meeting. In particular, it was not to discredit our City Administrator. It was merely to state that they said we did not get an opportunity to do that. The whole discussion was to do that. It was never to discredit him or his credibility. It was a moment of frustration. Mayor Williams stated when he is sitting on something he is very passionate about what he says and he cannot hold those things that he knows not be true, to not have any kind of addressing anything. If we are giving misinformation, and it is not a discredit of anyone on Council, or the City Administrator. We owe it to the community to be transparent in our actions. If we discover certain things, it is our obligation and duty to inform the public. Whether the panel agrees or not, Mayor Williams stated that is where he stands on it. Mayor Williams stated his actions at the meeting were inappropriate at that particular time.

Councilman Covington stated he would like to accept Mayor Williams' apology on behalf of all of the Councilmembers.

The meeting adjourned at 9:05 p.m. on motion by Boggess, seconded by Covington 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 10:18 p.m. on motion by Boggess, seconded by Covington.

ROLL CALL:

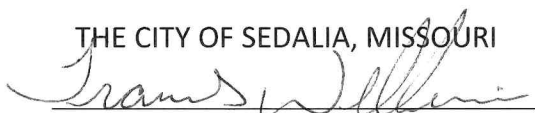
Jack Robinson	Present	David Covington	Present
Cheryl Ames	Present	Bob Cross	Present
Lee Scribner	Present	Spencer Redford	Present
Tina Boggess	Present	Michelle Franklin	Present

BUSINESS RELATED TO CLOSED DOOR MEETING:

Motion by Boggess, Seconded by Robinson for staff to create and place on the Agenda a Resolution for the September 21, 2026 Council Meeting providing a Moratorium on transitional housing services. All in Favor.

Regular meeting adjourned at 10:21 p.m. on motion by Boggess, seconded by Covington. All in Favor.

THE CITY OF SEDALIA, MISSOURI


Traves Williams, Mayor


Jason S. Myers, MRCC, City Clerk