



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
SEPTEMBER 18, 2023

The City has an on-line broadcast of Council Meetings available both live and recorded by going to https://global.gotomeeting.com/join/578973061

The Council of the City of Sedalia, Missouri duly met on Monday, September 18, 2023 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Andrew L. Dawson presiding.

ROLL CALL:

Table with 4 columns: Name, Status (Present), Name, Status (Present). Rows include Jack Robinson, Thomas Oldham, Chris Marshall, Tina Boggess, Bob Hiller, Bob Cross, Rhiannon Foster, and Steve Bloess.

Public Hearing: Annexation Petition – Jeff Redford, Managing Member of HelamanDrive, LLC.

Mayor Dawson opened the public hearing at 6:35 p.m. The purpose of the public hearing is to allow public comments regarding the annexation petition submitted by Jeff Redford, Managing Member of HelamanDrive, LLC., for property located at 16th Street and Water Tower Road.

Legal description for the property is as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 36 IN CRESCENT CREEK ADDITION, PART 2, SEDALIA, PETTIS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AN ORDINANCE FOR ANNEXATION AS RECORDED IN DOCUMENT NUMBER 2004-9293; THENCE NORTH 86°30'10" WEST, ALONG THE SOUTH LINE OF SAID LOT, 74.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 03°26'58" EAST, ALONG THE WEST LINE OF SAID LOT, 115.50 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 86°30'10" WEST, 215.0 FEET; THENCE SOUTH 03°26'58" WEST, 331.28 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "Y"; THENCE SOUTH 86°41'18" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 289.31 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 03°26'58" EAST, 214.84 FEET TO THE POINT OF BEGINNING. EXCEPT A 15.0 FOOT SANITARY SEWER EASEMENT AS RECORDED IN DOCUMENT NUMBER 2003-6815.

With no public comments, the public hearing closed at 6:36 p.m.

Proclamation: Good Neighbor Week

Mayor Dawson read the following proclamation regarding "Good Neighbor Week":

WHEREAS, the City of Sedalia, Missouri, is committed to fostering strong communities, encouraging acts of kindness, and promoting a spirit of good neighborliness among its residents; and

WHEREAS, on July 1, Missouri Governor Mike Parsons signed HB1738, designating Missouri Good Neighbor Week, commencing on National Good Neighbor Day, September 28, and continuing for six days, making Missouri the first state to celebrate neighbors for an entire week; and

WHEREAS, the observance of National Good Neighbor Day and Missouri Good Neighbor Week aims to raise awareness of the significance of good neighbors in achieving human understanding and building thriving

communities; and

**WHEREAS**, the University of Missouri Extension and The Hopeful Neighborhood Project have united efforts to energize the celebration of Missouri Good Neighbor Week; with a goal of documenting acts of neighboring in Missouri during this period and recognizing exemplary neighbors across the state.

**NOW, THEREFORE, I, ANDREW DAWSON, MAYOR OF THE CITY OF SEDALIA, MISSOURI** do hereby proclaim September 28<sup>th</sup> through October 4<sup>th</sup> as

**“Good Neighbor Week”**

in Sedalia, Missouri. I encourage all residents of Sedalia to actively participate in this celebration by engaging in acts of neighboring, demonstrating kindness, and fostering connections within our community. Let us embrace the spirit of good neighborliness, creating an environment of compassion, support, and unity.”

Mayor Dawson encouraged everyone to visit the extension of University of Missouri’s website where they can nominate their neighbor for “Neighbor of the Year”.

**SERVICE AWARDS:**

10 Year Pin/Certificate      Jilene Streit      Administrative Assistant      Community Development

Community Development Director John Simmons stated Ms. Streit works with 5 boards and City Council to coordinate calendars for scheduled commission board meetings throughout the year. She takes phone calls regarding construction, code enforcement, special events and is in charge of creating good relationships with developers, contractors, builders, engineers and architects. She also helps with deeds/titles, real estate transfers and tax sale purchases.

**SPECIAL/RETIREMENT AWARDS:** None

**MINUTES:** The Council Meeting minutes of September 5, 2023 were approved on motion by Oldham, seconded by Robinson. All in favor.

**REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:**

The Traffic Advisory Commission minutes dated July 12, 2023 were accepted on motion by Oldham, seconded by Robinson. All in favor.

**ROLL CALL OF STANDING COMMITTEES:**

**FINANCE & ADMINISTRATION** – Chris Marshall, Chairman; Jack Robinson, Vice Chairman

**Presentation: FY 2023 Audit Results**

Amanda Schultz and Mercedes Kindle, with Williams Keepers, presented the audit results for the fiscal year ending March 31, 2023.

An unmodified or clean opinion was issued and the financial statements present fairly in material respects, the financial position of activities and funds, respective changes in financial position and cash flow for the year in conformity with generally accepted accounting principles (GAAP).

No transactions were considered unusual or significant. Estimates affecting the financial statements were evaluated and found reasonable in relation to the financial statements as a whole. Financial statement disclosures are neutral, consistent and clear with all disclosures included. Accounting records were found to be in good order but significant audit adjustments were proposed related to year-end accrual balances and GASB 34 activity. There were no disagreements with management on accounting or auditing issues, no difficulties performing the audit and full cooperation was received from City Staff. GASB 87, Leases, and

GASB 91, Conduit Debt obligations, were implemented by the City during Fiscal Year 2023; GASB 96, Subscription-Based Information Technology Arrangements, will be effective for the City during Fiscal year 2024; GASB 101, Compensated Absences, will be effective for the City during Fiscal Year 2025.

No deficiencies were identified as “deficiency in internal control” or “material weakness”, however, a “significant deficiency” was found regarding the preparation of financial statements related to year-end accrual balances and GASB 34 activity and balances. Williams Keepers prepared the financial statements to include note disclosures to be complete and free from error under current accounting standards. It is suggested the City make year-end entries for most of the year before the audit starts. Other internal control deficiencies were found but didn’t meet the criteria for “significant deficiency” or “material weakness”.

City Administrator Kelvin Shaw encouraged Council and the public to read the management and discussion analysis. It gives a summary of the numbers in detail with financial statement notes.

**Financial Update:** Finance Director Jessica Pyle stated for the month of July, Sales and Use Tax is up over \$370,000.00 or 4.2% and are above the budgeted increase of 4% by approximately \$15,000.00. Sales Tax decreased compared to last year but has been offset by the increase in Use Tax. Franchise Tax has increased \$417,000.00 and includes the Charter settlement of approximately \$378,000.00 and \$40,000 from electricity thought to be caused by high temperatures. Transportation Taxes have increased due to a 15.3% increase in Gasoline Taxes. Property Tax payments increase in December and January.

**PUBLIC SAFETY** – Jack Robinson, Chairman; Steve Bloess, Vice Chairman

- A budget amendment in the amount of \$14,121.00 is needed to repair broken leaf springs, fuel tank and transmission control module for a Fire Department vehicle.

RESOLUTION NO. 2056 – 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 2024 was read once by title and approved on motion by Oldham, seconded by Robinson. All in favor.

BILL NO. 2023-182, ORDINANCE NO. 11898 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 REGARDING FIRE FLEET ENGINE REPAIRS was read once by title.

2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Foster. All in favor.

Final Passage – Motion by Oldham, 2<sup>nd</sup> by Robinson. All in favor.

Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted “No”.

**PUBLIC WORKS** – Thomas Oldham, Chairman; Chris Marshall, Vice Chairman

- Bountiful Investments, LLC is requesting an easement agreement for construction and maintenance of a storm water detention basin used for capturing run off from their development. The area of the construction and maintenance will not affect the City’s planned usage of the land.

BILL NO. 2023-183, ORDINANCE NO. 11899 – AN ORDINANCE AUTHORIZING AN EASEMENT AGREEMENT FOR CONSTRUCTION AND MAINTENANCE OF A STORM WATER DETENTION BASIN was read once by title.

2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Marshall. All in favor.

Final Passage – Motion by Oldham, 2<sup>nd</sup> by Robinson. All in favor.

Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted “No”.

- Survey and Mapping, LLC submitted a proposal to update the City's GIS database with new water distribution, storm sewer and sanitary sewer infrastructure. Cost \$31,350.00.

BILL NO. 2023-184, ORDINANCE NO. 11900 – AN ORDINANCE AUTHORIZING A SERVICE AGREEMENT FOR GPS LOCATING AND INSPECTING NEW WATER DISTRIBUTION, STORM SEWER AND SANITARY SEWER ASSETS AND UPDATING THE CITY'S GIS DATABASE was read once by title.

2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Marshall. All in favor.

Final Passage – Motion by Oldham, 2<sup>nd</sup> by Foster. All in favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

- Staff identified a need for the addition of a Program Specialist for Vehicle Maintenance to help with procurement, tracking parts and initial purchase order amounts and a Utility Locate Technician for Water and Sewer. Utility locating is contracted and having the position in-house would save approximately \$100,000.00/yr. Budget amendments for a Program Specialist position at \$20,378.76 and a Utility Locate Technician at \$24,812.34 are recommended by Staff.

RESOLUTION NO. 2057 – 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 2024 was read once by title and approved on motion by Oldham, seconded by Robinson. All in favor.

BILL NO. 2023-185, ORDINANCE NO. 11901 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 REGARDING ADDITION OF PROGRAM SPECIALIST POSITION WITHIN VEHICLE MAINTENANCE was read once by title.

2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Marshall. All in favor.

Final Passage – Motion by Oldham, 2<sup>nd</sup> by Bloess. All in favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

RESOLUTION NO. 2058 – 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 2024 was read once by title and approved on motion by Oldham, seconded by Marshall. All in favor.

BILL NO. 2023-186, ORDINANCE NO. 11902 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 REGARDING ADDITION OF UTILITY LOCATE TECHNICIAN was read once by title.

2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Marshall. All in favor.

Final Passage – Motion by Oldham, 2<sup>nd</sup> by Marshall. All in favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

BILL NO. 2023-187, ORDINANCE NO. 11903 – AN ORDINANCE AMENDING ORDINANCE NO. 9940 BY ADDING NEW CLASSIFICATIONS AND JOB DESCRIPTIONS FOR THE POSITIONS OF PROGRAM SPECIALIST AND UTILITY LOCATE TECHNICIAN FOR THE CITY OF SEDALIA, MISSOURI was read once by title.

2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Robinson. All in favor.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Oldham. All in favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

**COMMUNITY DEVELOPMENT** – Rhiannon M. Foster, Chairwoman; Tina Boggess, Vice Chairwoman

- The City was awarded a grant through the State Historic Preservation Office to create design guidelines to assist residents with Historic District restorations. This is a \$20,000.00 match grant with a \$20,000.00 cash requirement and \$10,000.00 in-kind staff time.

BILL NO. 2023-188, ORDINANCE NO. 11904 – AN ORDINANCE AUTHORIZING A FINANCIAL ASSISTANCE AGREEMENT FOR THE CREATION OF DESIGN GUIDELINES FOR HISTORIC RESIDENCES was read once by title.

2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Foster. All in favor.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Oldham. All in favor.

Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted “No”.

APPOINTMENTS: None

BIDS: None

LIQUOR LICENSES: The following renewal Liquor Licenses were read and approved on motion by Oldham, seconded by Marshall. All in favor.

\*Daniela Silva dba Morelos Taqueria Bakery & Grocery, LLC, 125 E 16<sup>th</sup>, Liquor by the Drink & Sunday Sales

\*Chris Rand dba Rudy’s Discount Smoke Shop, 3040 W Broadway, Suite 220, Packaged Liquor & Sunday Sales

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilwoman Boggess stated that starting at 10:00 a.m. on Saturday, September 23, 2023, True Vine Church of God & Christ will be at Breaktime on West Broadway giving out free gas.

Councilwoman Boggess stated that Burns Freewill Baptist Church will hold a celebration banquet on Saturday, September 23, 2023 starting at 6:00 p.m. to honor Bishop Jones.

Councilman Hiller stated September 19, 2023, from 9 a.m. to 1:00 p.m. he will be taking the D.A.R.E. Car to Oak Grove Police Department to celebrate “Kids Night Out” and September 30, 2023, Mayor Dawson will join him from 9:00 a.m. to 1:00 p.m. at Liberty Park for “Things That Go” which is a partnering event with United Way.

Councilman Hiller stated his car club will be holding a car show this coming weekend, Downtown at the Courthouse. The show starts at 9:00 a.m. and judging starts at noon.

City Administrator Kelvin Shaw stated the Latino Festival held Downtown on Saturday September 16, 2023, was well attended and a great experience. The Pavilion is a great asset and has been used several times for similar events. He also reminded everyone the last “First Thursday” for the season will be in October and commended Downtown Planner Joleigh Cornine and Community Development Director John Simmons on the Sedalia Main Streets and added there are a lot of good things going on that need celebrated.

City Administrator Kelvin Shaw stated that the location for the new Aquatics Facility was announced in the newspaper and on the radio.

Mayor Dawson stated the Missouri Municipal League meeting attended by himself and Council was great. There will be some new procedures incorporated into meetings going forward with respect to Parliamentary Procedure and having debate after a motion and second is made to get legislation on the floor. Another new procedure is having public comments outside of the good and welfare portion of the

meeting. It has been stressed there should be a motion to suspend the rules. There is also recommendation for a motion and second with roll call vote to adjourn open meetings.

GOOD & WELFARE:

Chris Paszkiewicz, 712 West Broadway, and Tim Keele, 1405 East Timber Ridge Dr., voiced concern on parking and congestion Downtown and presented a petition with 150 signatures asking Council to consider implementing one-way streets with diagonal parking in Downtown Sedalia.

One-way streets will improve traffic flow and diagonal parking can significantly increase Downtown parking capacity. Streets would be safer for pedestrians and simplified traffic patterns at intersections would mean fewer conflict points, less confusion and a safer environment.

Motion by Foster, seconded by Marshall to continue the discussion at the next Council Meeting on October 2, 2023, and instruct staff to contact engineering to do a feasibility study. All in favor.

David Goodson, owner of Impact Signs Awnings Wraps, Inc., stated he is developing land on Curry Drive. Prior to the project, they didn't contact the City regarding a Chapter 100 program for the project and permit fees but are now asking City Council to consider waiving building permit fees. With the new facility, he would like to combine all of his manufacturing to Sedalia. Sales Tax estimation for next year is approximately \$225,000 - \$250,000 and over the next 5 years they could possibly generate \$1.2 Million in Sales Tax revenue. Sales Tax for all new equipment will generate between \$120,000 - \$153,000 and the estimate for Property Tax for the next 5 years is over \$150,000. Therefore, approximately \$2 Million in taxes will be generated over the next 5 years.

Another company his business operates is MMACageCanvas.com which is located in St. Louis. They ship canvases all over the United States and Europe for 50% of UFC fights as well as Olympic boxing canvases. This business is planned to be relocated to Sedalia in 2025.

The meeting adjourned at 7:19 p.m. on motion by Oldham, seconded by Foster to a closed door meeting in the upstairs conference room pursuant to subsections 1 (Legal Advice), 2 (Real Estate), and 12 (Negotiated Contracts) of Section 610.021 RSMo. Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

The regular meeting reopened at 8:19 p.m. on motion by Oldham, seconded by Robinson. All in favor.

ROLL CALL:

Jack Robinson	Present	Bob Hiller	Present
Thomas Oldham	Present	Bob Cross	Present
Chris Marshall	Present	Rhiannon Foster	Present
Tina Boggess	Present	Steve Bloess	Present

BUSINESS RELATED TO CLOSED DOOR MEETING:

BILL NO. 2023-189, ORDINANCE NO. 11905 – AN ORDINANCE AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND IMPACT SIGNS AWNING WRAPS, INC. was read once by title.

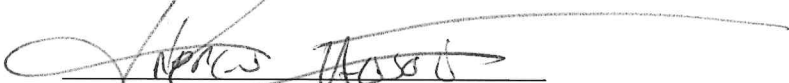
2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Marshall. All in favor.

Final Passage – Motion by Oldham, 2<sup>nd</sup> by Bloess. All in favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

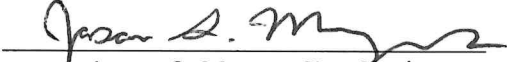
The regular meeting adjourned at 8:21 p.m. on motion by Oldham, seconded by Robinson. All in favor.

THE CITY OF SEDALIA, MISSOURI



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Andrew L. Dawson, Mayor



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Jason S. Myers, City Clerk