



CITY OF SEDALIA, MISSOURI  
CITY COUNCIL MEETING  
OCTOBER 5, 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, met on October 5, 2026 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Pro-Tem Tina Boggess presiding. Mayor Pro-Tem Boggess 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 |

**Presentation – Development of Bicycle Park Related to the Katy Trail**

Nathan Hooton stated his intent is to engage with City leaders about purchasing City-owned land for the purpose of developing a property to support the Mid Town community and create a 'Trailhead' tourism destination centered around bicycle and pedestrian use of the Katy Trail State Park. This multi-use project will enhance cycling tourism in Sedalia and provide additional community support to the East side through connectivity to the new 3<sup>rd</sup> Street pedestrian path. The property is undeveloped and located behind the Katy Depot near the intersection of East 5<sup>th</sup> Street and Thompson Road.

**Phase 1 – present to July-October 2027:**

- Create space to support food trucks, vendors, spectators that directly support The Big Rub Gravel Race and Bike Across Missouri events.
- Collaborate with MODNR to discuss access points for on/off trail traffic and develop other infrastructure needs such as power, lighting, water, etc.

**Phase 2 – concurrent with Phase 1:**

- Develop a portion of project into the "MIDTOWN MARKET". An outdoor market and space for farmers/vendors to set up seasonally on Saturday mornings.
- Space will be made available for mobile coffee and other food/beverage vendors that could support private or public open-air events, even live music.
- Engage with City leadership and Economic Development to explore other options that may address community needs/desires and strategies to enhance the Trailhead experience.

**Phase 3 – 1-3 Years:**

- Further develop infrastructure and create interest/demand that will support construction of an appropriately scaled brick and mortar, or semi-permanent structure for the purpose of a snack shack, café, restaurant or tap room/brew pub.
- Engage with City Leadership and Economic Development as project evolves to explore the concept and assist in developing partnerships with prospective tenants.

### **Discussion/Decision Items:**

- Would downtown tax incentive or grant programs extend to this location?
- Would there be any design restrictions on permanent/semi-permanent structures, and who has final say on project design?
- Are there economic development programs to help offset infrastructure installation/upgrade?
- How much will the City sell this property for this community project?

### **SERVICE AWARDS:**

|                               |                 |                                 |        |
|-------------------------------|-----------------|---------------------------------|--------|
| 25 Year Gift Card/Certificate | Barry White     | Battalion Chief                 | Fire   |
| 10 Year Pin/Certificate       | Kyle Schmitt    | Police Officer                  | Police |
| 5 Year Pin/Certificate        | Benjamin Stultz | Filtration Plant Chief Operator | Water  |

### **SPECIAL AWARDS:** None

### **RETIREMENT AWARDS:**

- Mark Cherry – Detective – Police – 12 Years, 2 ½ Months of service – Retired September 1, 2026.  
Mr. Cherry received a \$200.00 gift card as a retirement gift.

### **GOOD & WELFARE:**

Deidre Esquivel, 1715 W 18<sup>th</sup>, and Chair of the Board of Trustees for Bothwell Regional Health Center, spoke in support of Carla Young and her appointment to the board. Ms. Young has been involved in state and federal government, 14 years served as the 4<sup>th</sup> District Congressional Chair, previously served 10 years as Chair for former Congresswoman Vicky Hartzler and she has also been a Delegate to four Republican national conventions. Those relationships have benefitted Bothwell such as bringing U.S. Representative Mark Alford to the hospital, giving him an opportunity to see the important role Bothwell plays in rural healthcare. Those relationships have also helped Bothwell secure community funding for the Rural Innovations Center which will be support projects throughout the 4<sup>th</sup> Congressional District. The hospital needs strong advocates; people who understand government, how descisions are made and know the people who can help the hospital get things done. Members of the current Board of Trustees support Ms. Young's appointment and respectfully ask Council to vote and confirm her to the Bothwell Regional Health Center Board of Trustees.

Deb Ulmer, 2175 Woodington Drive, stated she has been coming to Council Meetings for the last 2 years and has seen other Council Meetings and there is always dialogue. Ms. Ulmer stated she has not been to any of the City Council Meetings where any of the Councilmembers have answered questions.

Ms. Ulmer stated her water bill is \$240.00 a month, but she does have an irrigation system. The neighbor's bill is only \$60.00 unless the irrigation system is ran.

Ms. Ulmer stated the Administrator makes a hefty salary. If he is not able to do the job making that kind of money, maybe we need someone else. Why is the Mayor not included in the Assistant Administrator interviews? He would be a viable support for the interviews and he should be included in them.

Councilwoman Boggess was allowed to vote on the Hubbard Apartments, abstaining the last two votes. Ms. Ulmer said to her it was a conflict of interest since Councilwoman Boggess manages those apartments. The roof was already started before Council voted. Ms. Ulmer stated she would like to know if Councilwoman Ames is trying to have the Mayor impeached. It has been less than a year and he should be given a chance.

Rene Vance, 19813 Tanglenook, stated the Senior Center has their meatloaf dinner fundraiser on Sunday, October 11<sup>th</sup> and the cost is \$12.00.

Lisa Estrada, 1106 E. 14<sup>th</sup>, stated she has spoken with the community about the water rates. The community can not handle a lot of increases. Ms. Estrada stated she would like to see information put out on the increases on water and why citizens are receiving these increases. There have been three increases in the last few years.

Janet Mizanskey, 723 E 5<sup>th</sup>, stated with the water ordinance it seems like Council is always trying to get more money. Ms. Mizanskey stated taking this little amount of money could be a lot to the elderly people or a single family. Ms. Mizanskey asked Council to think about it a little more and table it to the next meeting.

MINUTES: The Council Meeting minutes of September 21, 2026 were approved on motion by Scribner, seconded by Ames. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None

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

|                                                         |
|---------------------------------------------------------|
| <b><u>Presentation – FY 2025-2026 Audit Results</u></b> |
|---------------------------------------------------------|

Amanda Shultz and Mercedes Kindle, with Williams Keepers, presented the audit results for the fiscal year ending March 31, 2026.

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). The auditors found the City's accounting records to be in good order, noted no unusual or significant transactions, and reported no material weaknesses in internal controls. The auditors received full cooperation from City staff.

A Single Audit was performed this year due to receiving and spending more than \$1 Million of grant money during the fiscal year. Total federal grant funds spent was approximately \$2.5 Million. The majority was the ARDA funds. There were two additional reports issued required by the Single Audit. One is required by government auditing standards which includes two findings which are significant deficiencies related to internal control over financial reporting. The second report is a uniform guidance report in which a clean or unmodified report was issued with compliance.

Four new accounting standards were required to be implemented by the City during the year. The first one is statement 102 which deals with certain risk disclosures which was implemented during fiscal year 2026. Statements 103 dealing with financial reporting model improvements and 104 dealing with disclosure of certain capital assets will be effective during fiscal year 2027. Statement 105 dealing with subsequent events will be effective during fiscal year 2028.

The Management Letter did not identify any material weaknesses in internal control. The auditors consider the following deficiencies in the City's internal control to be significant deficiencies: Segregation of duties and preparation of financial statements. Segregation of duties is specifically related to the approval of manual journal entries. The City did implement the recommendation in the middle of fiscal year 2026. Preparation of financial statements relates to those adjusting journal entries. The auditors are not recommending the City to prepare the financial statements since having the auditors do it is more cost-effective. In addition, auditors became aware of a matter that is an

opportunity for strengthening internal control and operating efficiency but did not meet the definition of a significant deficiency or material weakness related to capital assets.

**PUBLIC WORKS** – Chairwoman Michelle Franklin; Vice Chairman David Covington

### **Strategic Planning Presentation – Cemetery**

Cemetery Director Roger Waters stated that the Cemetery Department provides casket and cremation burials in-ground and above ground in the Columbarium's. Since Crown Hill was founded in February 1866, there have been 25,088 burials through September 2026. There have been 79 burials, 44 grave lots and 4 Niches sold this year. Cemetery personnel sets Military Government markers for veterans and oversees the monument companies setting the headstones with proper location and footing for the size of the stones. During the spring, summer and fall cemetery personnel mow approximately 70 acres per week and in the winter are straightening headstones, trimming trees, working on mowing equipment and clearing snow from the roadways.

Hebrew Cemetery located on South Grand has been owned by the City since 2001. There are 236 people buried at the cemetery. Calvary Cemetery belongs to the Catholic Church, opened in 1868 and lies within Crown Hill Cemetery. There have been 3,996 burials in Calvary Cemetery through September 2026 and the City collects monthly fees for maintenance and fees for the opening and closing of grave lots.

There are currently 1,850 grave lots available in the new addition of the Cemetery. Some of the areas are not the best because they are next to roadway ditches and there are drainage issues. In the near future they are going to have to plan on new burial sections and new roads. The Columbarium installed in March of 2023 has 64 niches with 32 sold through September 2026. Director Waters would like to purchase a Columbarium that would be built for double occupancy in each niche.

The area west of Veterans Memorial Drive purchased by the City in 2021 would be made into a cremation area due to the trees and the terrain. A walking trail on the higher part of the ground would serve the purpose and be cheaper than placing a road in it. The Committal Shelter project will also go in this location if the bids come in that are suitable for the family that has offered to build this for the cemetery. The bid opening is October 6, 2026. In this year's budget they will be asking for security cameras to be installed and a mower.

### **Strategic Planning Presentation – Airport Department**

Airport Director Mitchell Mullen stated the Sedalia Regional Airport handles 9,000-10,000 operations a year. There are two runways, 18 hangars, 26 based aircraft and privately owned hangars that are under a land lease with the City. The airport provides citizens and local businesses with air transportation and is essential to provide full service to local commerce. According to a 2012 MODOT economic impact study, the Sedalia Regional Airport has an annual economic impact of \$3.63 Million.

**Flight School:** Total of 6 check ride passes which included 2 Certified Flight Instructors and 4 Private Pilots; acquired 2<sup>nd</sup> plane which increased revenue from \$4,818.35 last fiscal year to \$6,560.06 this fiscal year.

**Grant Based Projects:** Rehabilitation of Northern Parallel Taxiway and Northern 500' Runway 18-36 was completed November 2025.

**Other Projects:** In April, hangar was sold to ProEnergy and funds will be used towards FBO remodel and new hangar; new private corporate hangar being built by CSC Construction Group, LLC.

**Future Projects:** Reconstruct Southern Taxiway; replace runway precision approach path indicator lights; complete airport rebrand and reestablish Airport Advisory Board.

**Goals:**

- Provide safe and efficient service to all customers.
  - Service more transient traffic. As an FBO (service and fuel supplier) customers receive best possible service. The Airport takes care of every flight from start to finish and as a City-owned service is more competitive than a privately-owned provider.
  - Work towards increasing flight instruction and aircraft rental.
  - Increase community engagement.
- Over the past several meetings, Council has received information regarding the condition and future needs of the City's wastewater system. This included a presentation regarding the Southeast Wastewater Treatment Plant and the need to plan for required sewer-system improvements. Council also received a presentation regarding sewer rates, including the importance of maintaining rates that support operating needs, infrastructure replacement, and required capital improvements. Following those presentations, the City published notice of a public hearing in the Sedalia Democrat on September 11, 2026. The hearing was held on September 21, 2026, providing the public an opportunity to comment on the proposed residential, commercial, and industrial sewer-rate increases. No comments were made during the hearing. This ordinance is the formal action necessary to implement the rate adjustment discussed with Council and the public.

BILL NO. 2026-115, ORDINANCE NO. 12501 – AN ORDINANCE AMENDING SECTION 60-219 (d) OF ARTICLE V OF CHAPTER 60 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO THE SEWER USE CHARGE SYSTEM AND INCORPORATING SAID FEES INTO THE CITY'S FEE SCHEDULE was read once by title.

2<sup>nd</sup> Reading – Motion by Scribner, 2<sup>nd</sup> by Robinson. All in Favor.

Final Passage – Motion by Scribner, 2<sup>nd</sup> by Ames. All in Favor.

Prior to Roll Call Vote, motion by Ames, seconded by Robinson to amend the Ordinance to include a 10% senior discount to the fee schedule. All in favor.

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

- Council previously received a presentation regarding proposed water rate adjustments. The presentation reviewed the operational and financial needs of the water system, including increased material, freight, labor, and contract-labor costs, and the importance of maintaining rates that support reliable service and future system needs. A public hearing on the proposed water rate increases was held on September 21, 2026. The hearing provided the public an opportunity to comment on the proposed changes; no public comments were received. This ordinance is the formal action necessary to revise the City's water-service rate schedule. The updated schedule includes revised base rates by meter size, volume rates, installation charges, fire-service rates, and related utility fees. The new rates will become effective with the first billing after November 1, 2026.

BILL NO. 2026-116, ORDINANCE NO. 12502 – AN ORDINANCE AMENDING SECTION 60-401 OF ARTICLE VII OF CHAPTER 60 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO THE WATER USE CHARGE SYSTEM AND INCORPORATING SAID FEES INTO THE CITY'S FEE SCHEDULE was read once by title.

2<sup>nd</sup> Reading – Motion by Ames, 2<sup>nd</sup> by Robinson. All in Favor.

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

Prior to Roll Call Vote, motion by Ames, seconded by Robinson to amend the Ordinance to include a 10% senior discount to the fee schedule. 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

- On August 31, 2026, Charles Christasen submitted a verified petition requesting voluntary annexation of approximately 2.96 acres located at 21916 Main Street Road. The property is adjacent and contiguous to the existing City limits. The owner has requested that the property be zoned M-2, Heavy Industrial, and the ordinance assigns the property to Ward 1 following annexation. Notice of the required public hearing was published in the Sedalia Democrat on September 11, 2026. Council held the public hearing on September 21, 2026, and residents were offered an opportunity to provide evidence or comment regarding the proposed annexation. No written objection was filed with Council within the required 14-day period following the hearing. The ordinance formally annexes the property into the City.

BILL NO. 2026-117, ORDINANCE NO. 12503 – AN ORDINANCE ANNEXING A CERTAIN ADJACENT, UNINCORPORATED AREA INTO THE CITY OF SEDALIA, MISSOURI was read once by title.

2<sup>nd</sup> Reading – Motion by Scribner, 2<sup>nd</sup> by Ames. All in Favor.

Final Passage – Motion by Scribner, 2<sup>nd</sup> by Covington. All in Favor.

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

- The City received a proposal from Yuriy and Alina Onika to purchase the City-owned property commonly known as 314 East Boonville for \$7,000. The ordinance approves the associated real estate sale agreement and authorizes conveyance of the property by special warranty deed.

BILL NO. 2026-118, ORDINANCE NO. 12504 – AN ORDINANCE APPROVING A SPECIAL WARRANTY DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 314 EAST BOONVILLE FROM THE CITY OF SEDALIA, MISSOURI TO YURIY AND ALINA ONIKA was read once by title.

2<sup>nd</sup> Reading – Motion by Cross, 2<sup>nd</sup> by Robinson. All in Favor.

Final Passage – Motion by Cross, 2<sup>nd</sup> by Covington. All in Favor.

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

- The City received proposals from Aleksey Romenskiy and Mariia Romenskaia to purchase City-owned properties commonly known as 235 South Prospect Avenue, 236 South Prospect Avenue, and 237 South Prospect Avenue. The combined purchase price is \$10,000. The ordinances approve the real estate sale agreements and authorizes conveyance of all three properties by quit claim deeds.

BILL NO. 2026-119, ORDINANCE NO. 12505 – AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTIES COMMONLY KNOWN AS 235 SOUTH PROSPECT AVENUE AND 237 SOUTH PROSPECT AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO ALEKSEY ROMENSKIY AND MARIIA ROMENSKAIA was read once by title.

2<sup>nd</sup> Reading – Motion by Scribner, 2<sup>nd</sup> by Covington. All in Favor.

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

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

BILL NO. 2026-120, ORDINANCE NO. 12506 – AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 236 SOUTH PROSPECT AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO ALEKSEY ROMENSKIY AND MARIIA ROMENSKAIA was read once by title.

2<sup>nd</sup> Reading – Motion by Scribner, 2<sup>nd</sup> by Robinson. All in Favor.

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

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

- Council approved the Midtown Residential Area Development Plan in 2020. Since that time, questions have arisen regarding the project-approval process, which projects qualify for assistance, and the appropriate amount of tax abatement or funding that may be considered under the Plan. The proposed 180-day moratorium will provide Council and staff time to review the existing Plan, evaluate its benefits and consequences, clarify the approval process, and determine whether amendments are needed. This review will allow any future decisions regarding tax abatement or funding to be made under a clearer and more consistent framework. During the moratorium, the City Council and Sedalia Redevelopment Corporation would not accept, process, or approve new applications for tax abatement or funding under the Midtown Residential Area Development Plan. Applications received before the resolution’s approval, as well as projects previously approved under the Plan, would not be affected.

RESOLUTION NO. 2182 – A RESOLUTION DECLARING A ONE HUNDRED AND EIGHTY (180) DAY MORATORIUM ON THE PROCESSING OF APPLICATIONS UNDER THE CHAPTER 353 MIDTOWN RESIDENTIAL AREA DEVELOPMENT PLAN was read once by title and approved on motion by Scribner, seconded by Robinson. Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”.

APPOINTMENTS: The following appointment was read and approved on motion by Cross, seconded by Ames. Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Cross and Franklin. Voting “No” were Covington and Redford.

**Bothwell Regional Health Center Board of Trustees**

Carla Young – Completing Cassie Brown’s Term Expiring June 2029

BIDS: None.

LIQUOR LICENSES: None

**MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:**

Councilwoman Franklin stated on October 18<sup>th</sup>, 11:00am – 2:00pm, is the Sedalia Business Women’s Chicken Dinner and tickets are \$12.00.

Councilwoman Boggess stated she had point of information in regards to the interview process for the Assistant City Administrator. Every Council Member including the Mayor recieved emails about these interviews and they know when they are happening. Nobody is left out. Everyone is notified.

The meeting adjourned at 8:05 p.m. on motion by Scribner, seconded by Robinson 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 9:15 p.m. on motion by Robinson, seconded by Cross.

**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 |

Regular meeting adjourned at 9:16 p.m. on motion by Robinson, seconded by Covington. All in Favor.

THE CITY OF SEDALIA, MISSOURI

  
Tina Boggess, Mayor Pro-Tem

  
Jason S. Myers, MRCC City Clerk