



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
NOVEMBER 20, 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

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The Council of the City of Sedalia, Missouri duly met on Monday, November 20, 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, Name, Status. Rows include Jack Robinson (Present), Thomas Oldham (Absent), Chris Marshall (Present), Tina Boggess (Present), Bob Hiller (Present), Bob Cross (Present), Rhiannon Foster (Present), Steve Bloess (Present).

Public Hearing: Annexation Petition – Highway H Property LLC

Mayor Dawson opened the public hearing at 6:32 p.m. The purpose of the public hearing is to allow public comments regarding the annexation of property located at Highway 65 and Highway H owned by Highway H Properties, LLC.

Legal description for the property is as follows:

30.86 ACRES

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 46 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, LYING EAST OF THE NEW EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65 AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "HH", MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 02°00'22" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 417.52 FEET; THENCE SOUTH 87°00'34" EAST, 25.0 FEET, THENCE SOUTH 86°44'35" EAST, 64.93 FEET TO A POINT ON THE NEW EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 65 AT CENTERLINE STATION 733+62.26 AND THE POINT OF BEGINNING; THENCE NORTH 02°03'59" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 908.62 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AT CENTERLINE STATION 724+53.64; THENCE SOUTH 87°03'03" EAST, ALONG SAID NORTH LINE, 1211.21 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°01'13" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1268.87 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE "HH"; THENCE NORTH 87°16'59" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 671.64 FEET; THENCE NORTH 02°00'22" EAST, 360.06 FEET; THENCE NORTH 86°44'35" WEST, 540.22 FEET TO THE POINT OF BEGINNING.

With no public comments, the public hearing closed at 6:33 p.m.

Proclamation – 50 Year Anniversary of the Municipal Building

Mayor Dawson read the following proclamation regarding the 50-Year Anniversary of the Municipal Building:

**“WHEREAS**, the Sedalia Municipal Building has stood as a symbol of civic pride and governmental service for half a century, serving as the cornerstone of our community’s progress and development; and

**WHEREAS**, this landmark structure has been a hub for local governance, a center for public engagement, and a testament to the enduring values that define our city; and

**WHEREAS**, the Sedalia Municipal Building has been a witness to the growth and evolution of our community, adapting to the changing needs and aspirations of the people it serves; and

**WHEREAS**, the employees and officials who have worked within its walls have dedicated themselves to the betterment of our city, contributing to the well-being and prosperity of all residents; and

**WHEREAS**, the Sedalia Municipal Building stands as a living testament to the commitment of past and present leaders, employees, and citizens who have collectively shaped the history of our community.

**NOW THEREFORE, I, ANDREW DAWSON, MAYOR OF THE CITY OF SEDALIA, MISSOURI** do hereby proclaim November 18, 2023, as the official celebration of the 50th Anniversary of the Sedalia Municipal Building.”

**SPECIAL AWARDS:**

**Fire Department – Life Save Awards:** Fire Chief Matt Irwin presented Life Save Awards to Captain Greg Smith, Driver/Engineer Kyle Rupe, Firefighter Tim Borden and Firefighter Tony Turner. On October 27, 2023, fire crews responded to a cardiac arrest with CPR in progress and due to the training and skills of the responders, the outcome was positive.

**Police Department – Crisis Intervention Awards:**

Dawn Morris, with the Johnson County Sheriff’s Office and with the Stealth CIT Council, presented awards to Sedalia Police Officers. The Stealth CIT Council is made up of Johnson and Pettis counties and recognizes individuals who excel at communicating with individuals in mental health crisis. Officer Mark Cherry was recognized as Officer of the Year for his integral part of creating the Stealth Council. Also recognized was Officer Joseph McCullough for his great job on picking up mental health cases and sending them to the CBHL’s.

**SERVICE AWARDS/RETIREMENT AWARDS:** None

**MINUTES:** The Council Meeting minutes of November 6, 2023 were approved on motion by Marshall, seconded by Robinson. All Present in Favor. Oldham was absent.

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

\*The Citizen’s Traffic Advisory Commission minutes dated October 11, 2023 were accepted on motion by Marshall, seconded by Robinson. All Present in Favor. Oldham was absent.

\*The Planning & Zoning Commission minutes dated October 4, 2023 were accepted on motion by Foster, seconded by Marshall. All Present in Favor. Oldham was absent.

**ROLL CALL OF STANDING COMMITTEES:**

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

**Presentation: OATS: Annual Report**

Tracy Walkup, Oats Midwest Regional Director, presented the annual report for Oats. The Midwest Region covers 87 counties with the home base in Sedalia. During fiscal year 2023, Oats provided 53,939 local one-way trips out of 182,000 region-wide. The total direct cost per one-way trip was \$8.37. Direct cost for Oats service is just over \$475,000 but does not include indirect costs or multipliers spent within

the City. Currently they have 19 local drivers and 13 office staff with an average hourly rate of \$17.18 plus benefits.

**Proposal for upcoming year** – Maintain fares at the same level, use contracted transportation to match federal funding, utilize federal funds, and City of Sedalia contribution of \$25,000 in operating subsidy.

**Future of Public Transit in Sedalia** – Because of funding coordination, Sedalia stands out as a rural community since not many cities provide 6-day service. Needs will significantly increase with the aging population of Baby Boomers. Funding is always a concern but thanks to Legislators, funding from the state has increased to levels not seen before. The greatest need is vehicles. The last new vehicle purchase was in 2019 and their fleet has been run past its useful life with many of their vehicles at 300,000 miles.

**Financial Update:** Finance Director Jessica Pyle stated that Sales and Use Taxes for fiscal year to date are up over prior year of \$222,000.00 or 1.9%. A 4% increase was budgeted and when compared to prior year results is a budget variance of \$249,000. That is growing month over month due to the downward trend in sales tax. In December, the City should be reporting on marijuana tax. Voters passed the 3% tax on marijuana and collection began in October 2023. Franchise tax increased over prior year at \$434,000 which includes the Charter settlement of \$377,000. Additional \$50,000 is Electricity tax. Transportation taxes are higher fiscal year to date as a result of Gas Tax being up 13.3% over prior year. Vehicle Sales Tax was trending up but has since flattened. We have collected some Property Taxes but the bulk of those are collected in December and January.

- The budget amendment and quote is for the purchase of detection and remediation services to enhance the City's Network security.

RESOLUTION NO. 2068 – 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 Foster, seconded by Bloess. All Present in Favor. Oldham was absent.

BILL NO. 2023-220, ORDINANCE NO. 11935 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 AND APPROVING AND ACCEPTING A QUOTE FOR THE PURCHASE OF DETECTION AND REMEDIATION SERVICES was read once by title.

2<sup>nd</sup> Reading – Motion by Marshall, 2<sup>nd</sup> by Cross. All Present in Favor. Oldham was absent.

Final Passage – Motion by Foster, 2<sup>nd</sup> Marshall. All Present in Favor. Oldham was absent.

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

- The Budget amendment is for the purchase of a phase II study to evaluate the status of environmental issues that may need corrected in connection with the redevelopment of property at 600 and 125 North Harding.

RESOLUTION NO. 2069 – 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 Foster, seconded by Marshall. All Present in Favor. Oldham was absent.

BILL NO. 2023- 221, ORDINANCE NO. 11936 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 REGARDING HARDING STREET GROUND TESTING was read once by title.

2<sup>nd</sup> Reading – Motion by Marshall, 2<sup>nd</sup> by Foster. All Present in Favor. Oldham was absent.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Marshall. All Present in Favor. Oldham was absent.



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

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

**Strategic Planning Presentation – Animal Services**

Animal Shelter Manager Randi Battson stated the Sedalia Animal Shelter has 49 dog kennels, 96 cat kennels and a "Wiggle Room" located behind the Shelter that allows dogs to exercise and develop social skills. The Animal Shelter is open Monday-Saturday 12 p.m. to 5 p.m. and Animal Control operates at a minimum from 1 p.m. to 5 p.m. Monday -Saturday.

**Statistics (November – November)**

**2022** – Adoptions 511; Returned to Owners 197; Transferred 20; Euthanasia 29; Intake 807 animals

**2023** – Adoptions 499; Returned to Owners 128; Transferred 30; Euthanasia 28; Intake 705 animals

**Goals & Status for 2023:**

Walking Trail – Mowing of the property has been corrected and maintained by parks. Construction on entrance has started.	Electronic Citations – Fully up and running for 2023 with 129 citations issued in 2022 and 217 citations issued in 2023.
Revision of Animal Code completed.	

**2024 Goals:**

- Add Animal Control Officer – Allows for more on call hours rather than emergency call out hours
- Resolve Flooring/Wall situation – Walls/Floors must be corrected to meet Missouri Department of Agriculture regulations
- Continue Trail improvements
- Ensure Community has access to Spay and Neuter services

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

**Strategic Planning Presentation – Airport Department**

Airport Director Derrick Dodson gave an overview of the Sedalia Regional Airport and goals for the upcoming year. The Airport handles 22-30 operations/day or 8,000 to 11,000 operations/year. The Airport has 2 runways, 18 hangars, 21-based aircraft and 4 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.

**Grant Based Projects:** July 2022 finished 65' x 65' box hangar and began utilizing for aircraft storage; rehabilitate North parallel taxiway and Northern 500' of runway 18-36; conduct environmental assessment of wetlands and surrounding area for further South parallel taxiway project.

**Other Projects:** Upgrade fuel farm with electrical upgrade; work with sign shop on new signs for the Airport; hard line for self-serve pump; upgrade storage area by installing garage door; remodel old terminal building into a two-bedroom suite/private pilot lounge.

**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. The Airport implemented contract fueling options.
- Increase aircraft maintenance business. The Airport took possession of the former Pro-Energy hanger in January 2021. The hangar came with a ground power unit. The hangar brought 2 business aircraft to the Airport (1 Jet and 1 large twin-engine piston). The hangar gives the Airport the ability to hangar aircraft overnight. The Airport implemented fees for Jet and Turboprop aircraft.
- Add an additional position for A & P mechanic.
- Work towards establishing flight instruction at the Airport and providing a rental plane or establish a flight club for students and pilots.

➤ The quote from Red Equipment is for the purchase of a remote-control mower for use by the Street Department. Cost \$67,762.50.

BILL NO. 2023-222, ORDINANCE NO. 11937 – AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR THE PURCHASE OF AN RC MOWER TO BE UTILIZED BY THE STREET DEPARTMENT was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Marshall. All Present in Favor. Oldham was absent.

Final Passage – Motion by Robinson, 2<sup>nd</sup> by Foster. All Present in Favor. Oldham was absent.

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

➤ The Budget Amendment is for the purchase of two trucks to be utilized by the Water Department.

RESOLUTION NO. 2070 – 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 Robinson, seconded by Marshall. All Present in Favor. Oldham was absent.

BILL NO. 2023-223, ORDINANCE NO. 11938 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 REGARDING WATER DEPARTMENT TRUCK PURCHASES was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Cross. All Present in Favor. Oldham was absent.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Marshall. All Present in Favor. Oldham was absent.

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

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

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

### **Strategic Planning Presentation – Community Development**

Community Development Director John Simmons and Chief Building Official Devin Lake presented the strategic plan for Community Development. The Department is comprised of Development and Building Services. Community Development works with Economic Development to create jobs, stimulate local economy, increase tax base for critical City services and maintain and improve the City’s appearance which helps with recruitment, bond issuance and credit ratings.

**Housing Initiatives:** 353 Redevelopment Corporation to provide tools, preservation credits, Neighborhood Associations and community improvement districts for areas needing improvements; developed tax abatement guidelines and process; Historic Districts – multi-phase reconnaissance survey; Phase III grant submission for design guidelines, integrate with 353 incentives, designate local landmarks for future grant programs, Paul Bruhn Grant (10 sub-grants); Lien clearance; property management; Planning and Zoning.



**Comprehensive Plan:** Completed August 2021; annual review of Implementation Matrix by Planning and Zoning, City Council and departments.

**Downtown:** Focus on cleanliness, sidewalks, alley lighting, depot connections; Wayfinding signs and Downtown Parking lots; Missouri Main Street PEP Grant (Finishing year 2 of 2) and became the first city led initiative for a Main Street Program in the state of Missouri; ongoing façade program; special events; developer attraction; Christmas lighting.

<u>New &amp; Continued Events</u>	<u>Partnerships</u>
St. Patrick's Day	Alley Activation & Murals
4 <sup>th</sup> of July	
Halloween	
Thanksgiving Lighting	
Christmas Parade	
Shop Local	
Gift Your City (city-wide)	
Small Business Saturday (city-wide)	
First Thursdays, Cookie crawl, Witches	
Night out, Scott Joplin, Ukrainian	
Festival, Festival Latino	

**Initiatives/Goals:** Grant focus; Reactivate Wayfinding; Katy Trail assessment and use; Real Estate Management.

**Code Enforcement and Building Department**

Chief Building Official Devin Lake stated the purpose of Code Enforcement is safety. They provide a reasonable level of safety, health and general welfare through structural strength, reasonable level of life safety and property protection and a reasonable level of safety to fire fighters and emergency responders during emergency operations.

**Building Department Improvements:** Implementing electronic plan reviews by April 1, 2024; Lodging Inspections (Now recognized for facilities to obtain state of Missouri lodging license); Reviewing 2021 codes for adoption by April 1, 2024; Incentivized training to promote and retain certified staff.

The largest incentive for the Building Department in FY 2025 is to conduct the Decennial Downtown Commercial District Inspections. An RFQ is currently out to select an engineer to complete the task and a letter has been sent out to everyone in the district letting them know it will be happening.

**Code Enforcement: Continued/Newly Implemented Improvements:** Proactive Enforcement; Actively escalate non-compliant properties to court; 10-day compliance timeframe; Administrative Search warrants; Special Tax assessments; Incentivized Training to promote and retain certified staff.

- Granting a Special Use Permit to Twilight Motors, LLC – City Administrator Kelvin Shaw stated that the owner had built a carport that is too close to the property line and doesn't meet setbacks. He had been asked by Planning and Zoning to move it, but he has not completed the move. The owner is working with a vendor to complete the job. Once completed, City Council can then consider the Special Use Permit. Item was postponed to the December 4, 2023 Council meeting on motion by Foster, seconded by Boggess. All present in Favor. Oldham was absent.
- The Master Services agreement with Eagleview is for Aerial Photography. In September City Council accepted a quote for providing services, however, staff interpreted the quote as \$225,900 to include all three fly-overs during the 6-year period. Upon review and discussion with the vendor, the amount was stated as per project with the vendor intent to be each fly over. The total is now \$305,199.

BILL NO. 2023-224, ORDINANCE NO. 11939 – AN ORDINANCE AUTHORIZING A MASTER SERVICES AGREEMENT FOR AERIAL PHOTOGRAPHY SERVICES was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Bloess. All Present in Favor. Oldham was absent.

Final Passage – Motion by Marshall, 2<sup>nd</sup> by Foster. All Present in Favor. Oldham was absent.

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

APPOINTMENTS: None

BIDS: None

LIQUOR LICENSES: None

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilman Hiller stated that the Motorcycle Association had four charities that they wished to give to from the proceeds received during their fundraising ride. The D.A.R.E. program was selected as one of those charities. Councilman Hiller presented a \$250.00 check to Police Chief Matt Wirt.

Councilman Bloess reminded everyone about the Thanksgiving downtown lighting ceremony and encouraged all to attend.

City Administrator Kelvin Shaw introduced Fred Yates, new Asset Management Director for the City.

City Administrator Kelvin Shaw expressed his appreciation for the opportunity to attend the Association for Defense Community Forum. One area identified for improvement was welcoming our airmen to the community.

GOOD & WELFARE:

Rene Vance, 19813 Tanglenook, representing the Sedalia Senior Center, announced that the annual Christmas Tree auction has been cancelled for this year due to timing for pre-lit trees. Next year she encouraged City Council to sponsor a tree.

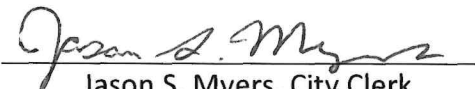
The meeting adjourned at 8:10 p.m. on motion by Foster, seconded by Marshall to a closed-door meeting in the upstairs conference room pursuant to subsections 1 (Legal Advice), 2 (Real Estate), and 12 (Negotiated Contracts) of Section 610.021 RSMo. Roll Call Vote: Voting “Yes” were Robinson, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted “No”. Oldham was absent.

The regular meeting reopened and closed at 9:12 p.m. on motion by Foster, seconded by Bloess. All Present in Favor. Oldham was absent.

THE CITY OF SEDALIA, MISSOURI



Andrew L. Dawson, Mayor



Jason S. Myers, City Clerk