



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
NOVEMBER 21, 2022

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, November 21, 2022 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Andrew L. Dawson presiding. Mayor Dawson called the meeting to order and asked for a moment of prayer led by Chaplain Byron Matson followed by the Pledge of Allegiance.

ROLL CALL:

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

SERVICE/SPECIAL/RETIREMENT AWARDS: None

MINUTES: The Council Meeting minutes of November 7, 2022 were approved on motion by Cross, seconded by Oldham. All in favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: The Citizen's Traffic Advisory Commission minutes dated October 12, 2022 were accepted on motion by Oldham, seconded by Marshall. All in favor.

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. During fiscal year 2022, Oats provided 150,214 trips originating from Pettis County, drove 510,729 miles, provided 27,740 hours of service, averaged operating costs at \$40/hr., had \$433,400 direct payroll dollars and riders have almost returned to pre-covid levels.

Challenges for upcoming year – No new buses, lag time in replacement parts, fuel costs, multiple catalytic converter losses and a nationwide driver shortage.

Solutions for upcoming year – Procurement of more buses, cooperative fuel purchases, increase staff wages, referral bonuses, flexible scheduling and reduce services for City bus and Medicaid trips.

Financial Update: Finance Director Jessica Pyle, stated Sales and Use Taxes are up over \$800,000.00 or 7.7% which is \$400,000.00 over budget. Gas Tax is up 18.1% and is offset by Vehicle Sales Tax, which is down by 7.9%. Property Taxes are collected in December and January.

- The Ordinance is for updating signatory authorization at banking institutions for City accounts.  
BILL NO. 2022-196, ORDINANCE NO. 11690 – AN ORDINANCE DESIGNATING A CHANGE IN SIGNATORIES AND AUTHORIZED REPRESENTATIVES ON BANK ACCOUNTS AND INVESTMENTS OWNED BY THE CITY OF SEDALIA 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”.

**PUBLIC WORKS** – Thomas Oldham, Chairman; Tina Boggess, Vice Chairwoman

### **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 box 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 2018 finished reconstructed parking ramp; July 2022 finished 65’ x 65’ box hangar; install new parallel taxiway for runway 18/36 and restore runway 5/23; maintenance on existing taxiway surface.

**Other Projects:** Upgrade fuel farm with electrical upgrade; work with sign shop on new signs for the Airport; hard line for self-serve pump; repaint pavement markings; update maintenance hangar lighting; upgrade storage area by installing garage door; crack seal crosswind runway; remodel old terminal building.

**Goals:**

- Provide safe and efficient service to all customers. The Airport took possession of a UTV vehicle in September 2020 for plowing snow around hangars and ramp areas and to tow aircraft in and out of the new box hangar.
- Service more transient traffic. The Airport put a new 5,000-gallon Jet A Fuel Truck in service September 2020 and have implemented contract fueling options. 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.
- Increase aircraft maintenance business. The Airport took possession of the former Pro-Energy hangar in January 2021 and started aircraft maintenance March 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. Add position FY 2024; also look at hiring part-time help.
- Work towards obtaining an aircraft for rental and flight instruction. This will be discussed in the budgeting process for FY 2024.

**Total Revenue (2019-2022):** 2019 - \$217,000.00; 2020 - \$92,000.00 (Covid year); 2021 - \$324,000.00; 2022 (January – November) \$463,000.00. Revenue sources include fuel, oil, hangars, maintenance fees and other services.

- The sewer main extension project on U.S. Highway 65 is a cost-sharing project with 2 businesses. The total estimated cost is \$290,000.00 and the 2 businesses have committed to a total of \$75,000.00 towards the cost.

RESOLUTION NO. 2000 – 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 2023 was read once by title and approved on motion by Oldham, seconded by Marshall. All in favor.

BILL NO. 2022-197, ORDINANCE NO. 11691 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2022-2023 REGARDING WPC SEWER EXTENSION 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 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. 2022-198, ORDINANCE NO. 11692 – AN ORDINANCE APPROVING A SEWER MAIN EXTENSION PROJECT ON U.S. HIGHWAY 65 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”.

\*Note: Councilman Oldham left the room at 7:15 p.m. and came back at 7:20 p.m.

**COMMUNITY DEVELOPMENT** – Rhiannon Foster, Chairwoman; Bob Cross, Vice Chairman

**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, Facilities Management 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; identified properties for activation; working with State Fair Community College building trades program; Victorian Towers Reconnaissance Survey – next phase amended (multi-phase survey), Phase III – grant submitted for design guidelines; Lien clearance; property management; monitor and anticipate additional staffing needs.

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

**Downtown:** Focus on cleanliness, sidewalks, alley lighting, depot connections; Public Works completed parking lots at 3<sup>rd</sup> & Lamine and 2<sup>nd</sup> & Osage; Missouri Main Street PEP Grant (Finishing year 1 of 2); ongoing façade program; special events; developer attraction; Christmas lighting.

Continued Events	New Events	Partnerships
St. Patrick’s Day	Shop Local	Alley Activation & Murals
4 <sup>th</sup> of July	Gift Your City (city-wide)	Liberty Center Stage
Halloween	Small Business Saturday (city-wide)	Trust Building Renovations
Thanksgiving Lighting		
Christmas Parade		
Relay for Life		
Zombie Crawl		

**New Initiatives/Goals:** Reactivate Wayfinding; Katy Trail assessment and use; State Fair Community College housing project, building trades and workshops; grant procurement focus.

**Facilities Management Needs:** Amtrak Depot/Oats office; Animal Shelter; Solar Power Conversion; and back wall of South Annex.

### **Code Enforcement and Building Department**

Chief Building Official Devin Lake stated the City follows the 2015 International Property Maintenance Code and 2015 International Residential Code. There are 8,000 residential properties, 1,500 vacant properties and 1,100 commercial properties inside City limits. Code Enforcement has written 500 citations for 351 properties and 61 delinquent business licenses.

**Continued/Newly Implemented Improvements:** Proactive enforcement; actively escalating non-compliance properties to court; and 10-day compliance timeframe; Administrative search warrants; liens placed as Special Tax Assessments; motor vehicle operation with Police Department (163 vehicles over 3 days); and lodging inspections.

**FY 2024 Code Enforcement Goals:** Improve efficiency; watch for habitual/chronic offenders; incentivized training; speak with other code departments; continue collaboration with Police, Fire and Public Works for demolitions; start E-Ticketing process; implement Administrative Search Warrant Ordinance.

**FY 2024 Code Enforcement Budget Impact:** 1 new vehicle for added code staff; incentivized training.

The Building Department follows the 2015 International Building Code and 2014 Electrical Code. The department handles electrical, mechanical, plumbing, sign, special use permits and also handles rezoning applications. Building permits/inspections/commercial development are down and Certificates of Occupancy are up. Year-to-date, 90% of construction is residential homes.

**FY 2024 Building Department Goals:** Incentivized training; speak to other building departments; provide informational handouts (working with Fire Department on handouts & videos); begin using Comcate building department software – Cancelled (couldn't confirm that historical data could be transferred into comcate); continue collaboration with Public Works, Fire Department and Pettis County Health Center for inspections; adopt 2021 ICC codes.

**FY 2024 Building Department Budget Impact:** Incentivized training

Councilwoman Boggess asked for clarification on tagging vehicles. Vehicles are tagged if they are in the right-of-way and they have 5 days to be moved. If they are on private property, a letter is sent to the address where the vehicle is sitting and if it is still there after 10 days, it is ran through dispatch to find the owner. Mayor Dawson asked if building permitting could be set up on the City's website. City Administrator Kelvin Shaw stated that is part of the City's website development where forms would be available through Springbrook. Councilman Bloess stated Blue Beam software allows architects, code officials and contractors to interact. Chief Building Official Lake added that with Blue Beam, permit applications and plans could be submitted online for review.

- The City abates property maintenance nuisances and costs are charged as a special tax bills against property. The Ordinance directs the Pettis County Collector to collect the special tax bills the same as other real estate taxes levied on property.

**BILL NO. 2022-199, ORDINANCE NO. 11693 – AN ORDINANCE AUTHORIZING THE ISSUANCE AND COLLECTION OF A SPECIAL TAX BILL BY THE PETTIS COUNTY COLLECTOR'S OFFICE** was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Oldham. 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".

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

- Grant funds for \$20,000.00 will help offset 50% of the cost towards radios for the new fire engine and squad trucks. The Division of Public Safety now requires the use of APX-8000 radios, which cost more. If the grant is awarded, the Fire Department will try to purchase as many radios as possible.  
RESOLUTION NO. 2001 – A RESOLUTION AUTHORIZING THE SEDALIA FIRE DEPARTMENT TO SUBMIT A 2023 MISSOURI DIVISION OF PUBLIC SAFETY ARPA GRANT APPLICATION was read once by title and approved on motion by Foster, seconded by Oldham. All in favor.
- Grant funding as part of the Peace Officer Grant is a 50/50 grant that will help offset the cost of ballistic vests for the Special Response Team. The total project is \$39,242.00, resulting in a grant and matching requirements of \$19,621.00. If the grant is awarded, a budget amendment will be brought to Council for consideration.  
RESOLUTION NO. 2002 – A RESOLUTION AUTHORIZING THE SEDALIA POLICE DEPARTMENT TO SUBMIT A 2023 AMERICAN RESCUE PLAN ACT STATE AND LOCAL FISCAL RECOVERY FUNDS PEACE OFFICER GRANT APPLICATION was read once by title and approved on motion by Cross, seconded by Oldham. All in favor.

APPOINTMENTS: None

BIDS: None

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

New (Special Event – 70<sup>th</sup> Birthday Party – The Venue – 6:00 p.m. to Midnight):

\*Mary Louise Schlup dba Kehde’s BBQ, 1915 S Limit

Renewal:

\*Kelly L. Wertz-Black dba State Fair Spirits LLC, 1419 S Limit, Packaged Liquor, Sunday Sales & Taste Testing

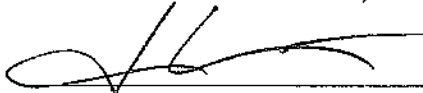
MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR: None

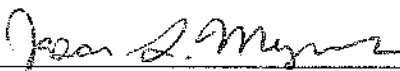
GOOD & WELFARE: None

The meeting adjourned at 8:04 p.m. on motion by Oldham, seconded by Bloess 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 and closed at 8:19 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