



*Let's Cross Paths*

Community Development Council Committee

Meeting Minutes

Monday, July 7<sup>th</sup>, 2025 at 4:00pm

Council Chambers

Municipal Building

200 South Osage Ave

- 1) Call to order by Chairman Foster at approximately 4:03pm.
- 2) Roll Call

Rhiannon Foster	Present
Tina Boggess	Present
Bob Cross	Present
Michelle Franklin	Present

Staff in attendance: Matthew Wirt, Todd Smith, Bryan Kopp, Malinda Geiger

- 3) The June 30<sup>th</sup> meeting minutes were not yet available.
- 4) Approval of the July 7<sup>th</sup>, 2025 meeting agenda.
  - a. Tina Boggess motioned to approve. Bob Cross seconded. All approved.
- 5) Council Agenda Items
  - a. Special Use Permit (SUP) – Transitional Housing – 1809 W 10<sup>th</sup> Street. Rhiannon Foster discussed emails she received just before the meeting. They were in opposition to the SUP including a petition against the SUP with 40 signatures. Michelle Franklin also reported receiving emails in opposition to the SUP request. Attorney Todd Smith explained that this matter had been through the P&Z process and the recommendation was to deny the SUP. Tina Boggess asked for clarification of the occupant load on the SUP application. Bryan Kopp explained that the 'calculated occupant load' resulted in a maximum number of ten occupants. Tina Boggess asked about the requirement for a fire sprinkler system. Todd Smith explained that the SUP review is a process to approve the 'use' of the property and not specifically the building or fire code requirements. Discussion ensued regarding the SUP submittal requirements versus operational and code requirements.
  - b. Rezoning Classification – R-1 Single Family Residential to R-2 Two Family – Lot West of 813 E 19<sup>th</sup> Street. Rhiannon Foster discussed the packet contents and that a few people had expressed concerns about the rezoning because the surrounding properties are primarily zoned R-1. Rhiannon Foster cited the City's Master Plan and concerns with changing R-1 properties from their existing zoning.
  - c. Repeal Ordinance No. 10492 – Tax Increment Financing (TIF) – Sedalia Downtown

Development – Uptown Theater Project. Matthew Wirt explained that a TIF agreement was found that had not been signed by both parties and it was appropriate to repeal the agreement. Todd Smith confirmed that the agreement was not enforceable.

6) Department Updates

a. Bryan Kopp:

- Introduced Malinda Geiger, the City's new Downtown Specialist / Planner. He discussed the success of Malinda's First Thursday event. He cited the continued help from John Simmons while Malinda is onboarding.
- Informed the Committee that the Code Enforcement Officers and Building Inspectors have completed SAVE (Structural Assessment and Visual Evaluation) training through SEMA (State Emergency Management Agency).
- A new Building Inspector has started, Aaron Gibson who has eight ICC certifications. Aaron's IDP (Individual Development Plan) is scheduled for this week.
- Building Inspector Dimitrius Maduros now has fourteen ICC certifications.
- The owner's representative of 207 W Main has been in contact with the City and we're working with them towards code compliance.
- Lodging inspections have been conducted and only two hotels remain to be reinspected and approved.
- Ongoing construction projects were discussed.
- Code Enforcement Officer Greg Decker is preparing for his first ICC certification exam.
- Permit Technician Nicole Hathaway is on vacation this week.
- Mason Mateja and Dimitrius Maduros are attending a SEMA Local Damage Assessment training class on July 24 and will pass the learned information along to other inspectors.
- The August P&Z agenda was discussed.
- Missouri Main Street Connection events were discussed.

b. Malinda Geiger:

- Missouri Main Street Connection events were further discussed.
- A Main Streets workshop will be scheduled later this year.
- Four façade grants are in process.
- Mural projects were discussed.
- The July First Thursday details were discussed and the contributions of Backwoods Guitars.
- Vendor and food truck requests for future events are being received.

- Thanks to the Sedalia Police Department and Fire Department for their involvement and contributions to the First Thursday event.
  - Thanks to all City staff for assisting with the event.
  - Future First Thursday dates and events were discussed.
- c. Bob Cross asked about reports of homeless people living in an empty building. Todd Smith explained that someone has been seen in the proximity but not inside, and there appear to be lights on in the building.
- d. Tina Boggess asked for examples of Code Enforcement letters to examine the language within them. Bryan Kopp discussed how Code Enforcement Officers are working to make better contact with the public and to advocate for the public. Rhiannon Foster asked for a presentation at the next CDCC meeting that would demonstrate the Code Enforcement process.
- 7) Unfinished Business
- a. None
- 8) New Business
- a. Monthly Report. Bryan Kopp discussed details within the Department's monthly and year to date reports. The report is reflecting growth within the City.
- 9) Miscellaneous Items
- a. Bob Cross asked about the Washington bridge. Matthew Wirt explained that 90% drawings should be received sometime soon, then they will need to be reviewed by MODOT. Tina Boggess clarified the entities involved with approving the bridge project include MODOT and the railroad. Matthew Wirt discussed details of MODOT's approval process.
- 10) Rhiannon Foster called for a motion to adjourn at approximately 4:57pm. Tina Boggess motioned to approve. Bob Cross seconded. All approved.