



**City Council Meeting Agenda**  
**Monday, July 17, 2023 – 6:30 p.m.**  
**City Hall, 200 South Osage, Sedalia MO**

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**MAYOR: ANDREW L. DAWSON**

**MAYOR PRO-TEM: RHIANNON M. FOSTER**

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- A. **CALL TO ORDER** – Mayor Dawson – Council Chambers
- B. **PRAYER & PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL**
- D. **SERVICE AWARDS/RETIREMENT AWARDS/SPECIAL AWARDS** - None
- I. **APPROVAL OF PREVIOUS SESSION MINUTES**
  - A. Council Meeting – July 3, 2023
- II. **REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES**
  - A. Acceptance of Planning & Zoning Commission Minutes dated June 7, 2023
  - B. Acceptance of Traffic Advisory Commission Minutes dated June 14, 2023
- III. **ROLL CALL OF STANDING COMMITTEES**
  - A. **FINANCE / ADMINISTRATION** – Chairman Chris Marshall; Vice Chairman Jack Robinson
    - 1. **Presentation** – Financial Update (Jessica Pyle, Presenter)
  - B. **COMMUNITY DEVELOPMENT** – Chairwoman Rhiannon M. Foster; Vice Chairwoman Tina Boggess
    - 1. Rezoning Application – Billy Kimmons, AIA Principal Architect for Hood-Rich Architecture on behalf of Chris Hendricks, Burrell, Inc. – 1801 West Main from M-1 & C-3 to entirely C-3  
  
Council Discussion led by Chairwoman Foster
      - Call for Ordinance Granting a change in Zoning Classification from M-1 & C-3 (Light Industrial & Commercial) to entirely C-3 (Commercial) on certain property located at 1801 West Main, in the City of Sedalia, Missouri, in accordance with Chapter 64, of the City Code of the City of Sedalia, Missouri – Mayor Dawson
  - C. **PUBLIC WORKS** – Chairman Thomas Oldham; Vice Chairman Chris Marshall
    - 1. Budget Amendment – Generator maintenance agreement - \$4,399.55  
  
Council Discussion led by Chairman Oldham
      - R Call for 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 –Mayor Dawson
      - Call for Ordinance Amending the Budget for the Fiscal Year 2023-2024 regarding Generator Maintenance Agreement– Mayor Dawson
  - D. **PUBLIC SAFETY** – Chairman Chris Robinson; Vice Chairman Steve Bloess – No Report
- IV. **OTHER BUSINESS**
  - A. **APPOINTMENTS** – None

## B. LIQUOR LICENSES

### New:

\*Rebecca Embry dba Korner Lounge, 1604 South Ohio, Special Event – (Wedding at The Venue – 219 South Ohio – July 22, 2023) – \$15.00

### Renewals:

\*Allen Charra dba B & B Theaters, 4104 West Main, Liquor by the Drink & Sunday Sales - \$750.00

\*Virginia Kay Jones dba Prime Time #3, 1320 South Limit, Packaged Liquor & Sunday Sales - \$450.00

\*Virginia Kay Jones dba Prime FavTrip, 216 West Broadway, Packaged Liquor & Sunday Sales - \$450.00

\*Steve Swafford dba Grellner Sales & Service 1510 West Henry, Wholesale Beer & Wholesale Intoxicating Liquor - \$350.00

\*Nicole Walker dba Discount Smokes & Liquor, 2205 South Limit, Packaged Liquor & Sunday Sales - \$450.00

## V. MISCELLANEOUS ITEMS FROM MAYOR, CITY COUNCIL AND CITY ADMINISTRATOR

## VI. GOOD AND WELFARE

VII. **Closed Door Meeting** – Motion and Second to move into closed door meeting in the upstairs conference Room pursuant to Subsections 1 (Legal Advice), 2 (Real Estate), 3 (Personnel) and 12 (Negotiated Contracts) of Section 610.021

RSMo.

A. Roll Call Vote for Closed Door Meeting

B. Discussion of closed items

C. Vote on matters, if necessary (require a Roll Call Vote)

D. Motion and Second with Roll Call Vote to adjourn closed door meeting and return to open meeting

## VIII. BUSINESS RELATED TO CLOSED DOOR MEETING

A. Motion and Second to reopen regular meeting

B. Roll Call

C. Ordinance Approving Purchase of Property

## IX. ADJOURN MEETING

A. Motion and second to adjourn meeting

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<https://global.gotomeeting.com/install/578973061> This will make joining these meetings quick and easy.

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For **smartphones**: tap on one of the phone numbers and it will dial the phone and the meeting numbers.

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[Click on any agenda item to view the related documentation](#)

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If you want to join in ***listen only*** mode you can dial the following number and enter the access code.

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- One-touch: <tel:+18668994679,,578973061#>

United States: +1 (669) 224-3318

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Access Code: 578-973-061

*The City Council reserves the right to discuss any other topics that are broached during the course of this meeting.*

**IF YOU HAVE SPECIAL NEEDS, WHICH REQUIRE ACCOMMODATION, PLEASE NOTIFY THE CITY CLERK'S OFFICE AT 827-3000. ACCOMMODATIONS WILL BE MADE FOR YOUR NEEDS**

**POSTED ON JULY 14, 2023, AT 3:30 P.M. AT THE SEDALIA MUNICIPAL BUILDING, BOONSLICK REGIONAL LIBRARY, SEDALIA PUBLIC LIBRARY AND ON THE CITY'S WEBSITE AT [WWW.SEDALIA.COM](http://WWW.SEDALIA.COM)**



# OFFICE OF THE CITY ADMINISTRATOR

**To:** Honorable Mayor Andrew L. Dawson & City Council Members  
**From:** Kelvin Shaw, City Administrator *KS*  
**Re:** Agenda items for City Council meeting on Monday, July 17, 2023, 6:30 p.m.

**Finance/Administration Committee** – There is one item for consideration through the Finance / Administration Committee.

1. Jessica Pyle, Finance Director, will provide a brief update on the major tax revenue collection trends.

**Community Development Committee** – There is one item for consideration through the Community Development Committee.

1. An application was received on behalf of Burrell to rezone the property at 1801 West Main. Part of the property is zoned M-1 Light Industrial and the rest of it is zoned C-3 Commercial. The company plans to construct a new 8,100 square foot outpatient behavior health clinic and desires to consolidate the zoning into C-3 Commercial for the whole property. The required notices were issued by staff and the Planning and Zoning Commission (P&Z) held the public hearing. After the hearing, P&Z took up the matter and voted all in favor of recommending the zoning change to Council. As considered during that meeting, this change would be compatible with surrounding uses and the comprehensive plan, and the rezoning is in the general interest of the public.

**Public Works Committee** – There is one item for consideration through the Public Works Committee.

1. The City utilizes emergency or backup generators in several areas of operations. To ensure that these pieces of equipment perform as expected when they are needed, periodic maintenance and system checks are necessary. A few years ago, we combined all the routine and preventative maintenance agreements into one. Before this, individual departments were having difficulty in locating a vendor they could rely on to keep up with this important function. By combining all of them into one agreement, the contract became more feasible for a vendor to schedule all of the equipment on a more efficient route. This opened up the service to additional vendors that specialize in this service. The contract renewal did not come in this year until after the budgets were already set. After review of the renewal, some line items in the budget need to be increased, and offset partially with decreases in others, resulting in a net overall increase of \$4,399.55.

**Public Safety Committee** – There are no items for consideration through the Public Safety Committee.



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
JULY 3, 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, July 3, 2023 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Pro-Tem Rhiannon M. Foster presiding. Mayor Pro-Tem Foster 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 (Present), Name, Status (Present). Rows include Jack Robinson, Thomas Oldham, Chris Marshall, Tina Boggess, Bob Hiller, Bob Cross, Rhiannon Foster, Steve Bloess.

SERVICE AWARDS:

Table with 4 columns: Award Type, Name, Service, Department. Rows include 15 Year Pin/Certificate (Cory Rettke, Driver/Engineer, Fire), 10 Year Pin/Certificate (Nicole Rugen, PC Network Support, IT), 10 Year Pin/Certificate (Neal Harman, Building Inspector/NBHD Services, Community Dev.), 5 Year Pin/Certificate (Tony Turner, Firefighter, Fire), 5 Year Pin/Certificate (Aleksey Razumovsky, Firefighter, Fire), 5 Year Pin/Certificate (Steven Lamb, Firefighter, Fire).

Fire Chief Matt Irwin stated Firefighter Tony Turner graduated in 2016 from the Firefighter 1 & 2 Program and Firefighters Aleksey Razumovsky and Steven Lamb graduated in 2018. They have all moved up to Time and Title Drivers and have started taking investigator classes.

Devin Lake, Chief Building Official, stated Neal Harman is a certified mechanical, electrical and plumbing inspector. He is a great asset to the Code Enforcement Department, a great mentor and has a good rapport with contractors.

RETIREMENT AWARDS:

- Robert Lawson – Water Pollution Control – 35 Years of Service – Retired May 31, 2023

SPECIAL AWARDS: None

MINUTES: The Council Meeting minutes of June 19, 2023 were approved on motion by Oldham, seconded by Marshall. All in favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None

ROLL CALL OF STANDING COMMITTEES:

COMMUNITY DEVELOPMENT – Rhiannon Foster, Chairwoman; Tina Boggess, Vice Chairwoman

## Presentation: Lodging Ordinance

Devin Lake, Chief Building Official, presented an overview of Lodging Ordinance 11439 that was passed September 7, 2021. There are 9 lodging establishments with a total of 646 rooms with a minimum of 114 inspected per year. Inspections conducted in 2022 and 2023 were scheduled but the State of Missouri has requested any future inspections be unannounced. Out of the 9 establishments, there are 4 passing and 5 under corrective action. Code Enforcement, Police, Fire, State of Missouri and Health Department attend the inspections and the State has expressed interest in using the City of Sedalia's inspections for State licensing.

### Inspection Checklist Categories

**Administrative:** State Lodging License; City Business License; smoking; list of rooms with status - 15% or minimum 10 rooms inspected; long-term stay checklists; elevator reports.

**Public Nuisance:** Guest registrations including picture ID; vehicle information with make/model/color/license plate; video surveillance if available.

**Water Supply:** Appropriate tagging on backflow prevention devices to prevent chemicals and debris from contaminating City's water supply through siphonage or back-pressure; Air Gaps – dishwashers, laundry machines, ice machines, water heaters, sinks and garden hoses.

**Sanitation & Housekeeping:** Walls, floors, ceilings and baseboards; doors self-closing, latch provided; smoke alarms, sprinkler heads and evacuation route diagrams; sprinkler and alarm serviced and reported annually; windows, sills and curtains; tables, desks, lamps, chairs, couches and dressers; microwaves, refrigerators, coffee pots, TV's, alarm clocks, PTAC units, no cooking devices or hazardous items; vents and filters; ice buckets, trays and drinking glasses; beds/murphy/sofa: bedspreads, pillows, linens, protective covers, mattresses, box springs, headboards, behind and under bed; bathroom linens, bathtub/shower, shower curtain, sink, toilet, exhaust fans, GFCI outlets, floors, ceilings and bathroom door that unlocks from outside in case of emergency.

**Insects & Rodents:** If found, adjacent rooms checked on each side, above and below.

**Common Areas:** Chemicals, storage areas, ice machines, clear means of egress, exit doors open, fire extinguishers serviced and available, smoke detectors hardwired with battery backup in cooking/hazardous/hallway areas, fire alarm/sprinkler systems serviced and reported, stairs, ramps and railings in good repair.

**Laundry Rooms:** Lint, smoke detectors hardwired w/ battery backup, proper commercial cleaning agents, laundry chutes with 1 hour rated doors, self-closing and latching.

**Electrical:** Appropriate plates on outlets, switches, junction boxes, etc.; no exposed or damaged wiring; GFCI outlets within 6' of any water sources/outdoor locations; operational exit signs and emergency lighting; 2 prong receptacle appliances; temporary wiring (extension cords, multi-plug adapters, etc.); electrical panel with proper labeling and not obstructed.

**Mechanical:** Fuel-fired appliances – hardwired w/battery backup carbon monoxide detectors, hardwired w/battery back up smoke detector; 1 hour fire resistant construction with supervised sprinkler system or automatic sprinkler head directly over appliance; boiler certifications; certifications for water heaters with more than 200,000 btu or 57.6kw; T & P valves w/btu rating equal or less than water heater input btu; psi rating equal or more than water heater psi and proper discharge piping; proper combustion air if room volume is less than 50 cubic feet per 1,000 btu – air from inside or outside and clear of obstructions (bird nests, leaves).

**Swimming Pool:** 4' high enclosure/barrier; self-closing & positive self-latching doors/gates; lifesaving equipment including throwable device w/rope and reaching device; signage; first aid kit; pool and deck clean/free of cracks with surface in good repair; water clarity; boundary line from shallow to deep; slip resistant steps with contrasting color and handrail; handrails/ladders secured; anti-entrapment over all drains; GFCI outlets, light fixtures and vents; visible depth markings inside/outside pool; continuous disinfection w/no chlorine tabs in skimmer; testing kit with log documenting time/date, pH, temperature and free chlorine residual; properly stored chemicals.

**Exterior:** Windows/doors; foundation; trash; gutters/downspout; roof; soffit/fascia; protective treatment; stairs, porches, decks and handrails; accessory structures.

Councilman Oldham asked what time-frame establishments have to make repairs. Chief Building Official Lake stated it depends on the severity of the issue, however, she allows them to contact her when repairs are complete, usually within 30-60 days. The State has asked for a time-frame of 30 days after unannounced inspections.

- A Public Hearing was held June 19, 2023, regarding the annexation of properties located at 5257 32<sup>nd</sup> Street Road and 32<sup>nd</sup> Street Road, commonly known as Clover Dell Park. With no comments received, the properties can now be annexed into the City.

BILL NO. 2023-113, ORDINANCE NO. 11831 – AN ORDINANCE OF THE CITY OF SEDALIA, MISSOURI, APPROVING AND ANNEXING AN UNINCORPORATED AREA OWNED BY THE CITY OF SEDALIA, MISSOURI, INTO THE CITY OF SEDALIA, MISSOURI, ADJACENT AND CONTIGUOUS TO EXISTING CORPORATE LIMITS OF SAID CITY 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”.

- The budget amendment is to appropriate funds in the amount of \$4,650.00 for a marker, benches and parking to display the significance of the George R. Smith College.

RESOLUTION NO. 2031 – 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. 2023-114, ORDINANCE NO. 11832 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 REGARDING CAPITAL IMPROVEMENTS GEORGE R. SMITH COLLEGE HISTORICAL MARKER was read once by title.

2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Cross. 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 WORKS** – Thomas Oldham, Chairman; Chris Marshall, Vice Chairman

### **Presentation: Water & Wastewater Rate Study**

Dave Naumann, with Burns & McDonnell, presented rate study information for Water and Wastewater. Since 2000, household water and sewer costs show rates increasing approximately twice as much as general inflation or 5%/year. Common factors contributing to utility rate increases include lower use per

account, inflation on operating and capital/construction costs, stringent water quality regulations and aging infrastructure requiring renewal and replacement.

The rate study includes a survey of similar communities with water/sewer utilities using 3,500 gallons per month. For water, Sedalia is showing a cost of \$23.29/mo. which is lower than the average of \$27.36/mo. Sewer costs for Sedalia are higher at \$41.33/mo. with the average at \$33.18/mo. Combined, water and sewer rates are \$64.62/mo. with the average at \$60.55/mo.

The study is a 3-step process consisting of financial planning, cost of service and rate design. Financial planning includes combining revenue forecast, operating/maintenance expenses and capital financing to generate a financial plan to see if system revenues are adequate. Cost of service tests revenue requirements, functional allocators and units of service development to compare revenue costs by class to determine how costs should be recovered by class. Rate design combines costs by class and revenue under alternative rates to determine how services should be priced.

**Key Water & Sewer Utility Assumptions** - Anticipate growth in Sedalia; operating cost inflation-water 5%/year and sewer 4%/year; funding key capital projects from 2023-2028 – water \$30 Million and sewer \$88 Million; projected debt issuance-20-year term at 4% interest; evaluate SRF loan options for capital financing.

In 2024, rate increases are set at 5% for water and 9.5% for sewer, however, due to revenue and debt requirements, rate increases from 2025-2028 will need to be an additional 5% annually for water and 7.5% annually for sewer. Sewer rate increases will be similar to water, however, in 2025 a decrease will occur for commercial users as most accounts are similar to residential.

- The annexation and utility services agreement with Ralph and Carol Craig is for connection of property located at 27833 Highway U to the City's water distribution system.

**BILL NO. 2023-115, ORDINANCE NO. 11833 – AN ORDINANCE AUTHORIZING AN ANNEXATION AND UTILITY SERVICES AGREEMENT FOR CONNECTION TO THE CITY OF SEDALIA'S WATER DISTRIBUTION SYSTEM** 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".

- The Ordinances are for accepting temporary and permanent construction easements for storm drainage improvements in certain areas of East 16<sup>th</sup>, Liberty Park Boulevard, West Main, Spring Street, East 10<sup>th</sup> and East 9<sup>th</sup>.

**BILL NO. 2023-116, ORDINANCE NO. 11834 – AN ORDINANCE ACCEPTING TEMPORARY CONSTRUCTION EASEMENTS RELATING TO STORM DRAINAGE IMPROVEMENTS, PROJECT AREA 2** 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 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".

**BILL NO. 2023-117, ORDINANCE NO. 11835 – AN ORDINANCE ACCEPTING PERMANENT AND TEMPORARY CONSTRUCTION EASEMENTS RELATING TO STORM DRAINAGE IMPROVEMENTS, PROJECT AREA 8** 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 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”.

BILL NO. 2023-118, ORDINANCE NO. 11836 – AN ORDINANCE ACCEPTING PERMANENT CONSTRUCTION EASEMENT RELATING TO STORM DRAINAGE IMPROVEMENTS, PROJECT AREA 13 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 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”.

BILL NO. 2023-119, ORDINANCE NO. 11837 – AN ORDINANCE ACCEPTING TEMPORARY CONSTRUCTION EASEMENTS RELATING TO STORM DRAINAGE IMPROVEMENTS, PROJECT AREA 14 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 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”.

- The budget amendment is to appropriate additional funds for repair and replacement of a failed pump and motor at Water Well #11. The lowest proposal was from Flynn Drilling Company at a cost of \$79,847.00. Budget Amendment \$4,847.00.

RESOLUTION NO. 2032 – 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. 2023-120, ORDINANCE NO. 11838 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 REGARDING WATER WELL NO. 11 REHAB 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 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”.

BILL NO. 2023-121, ORDINANCE NO. 11839 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR REHABILITATION SERVICES AT WATER WELL NUMBER 11 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 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”.

- Chemicals used in the treatment of drinking water were bid out. Hawkins Inc. had the lowest bid for Sodium Hypochlorite in the amount of \$84,400.00 and Brenntag Mid-South, Inc. had the lowest bid for Hydrofluosilicic Acid and Ammonium Hydroxide in the amount of \$29,187.20.

BILL NO. 2023-122, ORDINANCE NO. 11840 – AN ORDINANCE APPROVING AND ACCEPTING A BID AND AGREEMENT FOR THE PURCHASE OF SODIUM HYPOCHLORITE TO BE UTILIZED BY THE SEDALIA WATER DEPARTMENT 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 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”.

BILL NO. 2023-123, ORDINANCE NO. 11841 – AN ORDINANCE APPROVING AND ACCEPTING BIDS AND AGREEMENTS FOR THE PURCHASE OF AMMONIUM HYDROXIDE AND HYDROFLUOSILICIC ACID TO BE UTILIZED BY THE SEDALIA WATER DEPARTMENT 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 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 SAFETY** – Jack Robinson, Chairman; Steve Bloess, Vice Chairman

- Fire Chief Matt Irwin stated current code states that fire access roads must be surfaced with concrete or asphalt to provide all weather driving capabilities, however, variances may be granted for gravel access roads if just cause can be shown. The Fire Department is looking for clarification on the term “all weather driving surface”.

Councilman Bloess stated the code doesn’t need clarification and amending it won’t change anything. Fire access roads should be approved on a case-by-case basis by an engineer or professional to certify the road is capable for Fire Department needs. If the code is amended, we may lose chances for economic development.

David Goodson, 1640 Hedge Apple Drive, stated his main concern is the cost and that it will keep building from occurring. County fire trucks drive on gravel roads with no issues and gravel can be engineered to what is needed.

Brian Smith, 1570 Hedge Apple Drive, asked if there is a record of fires that weren’t able to be reached due to the lack of fire access roads. Fire Chief Matt Irwin stated there have been a couple of instances, one of which occurred to ABM Manufacturing on South Boonville Road where the Fire Truck got stuck and had to be towed out because of no access to the back. Mr. Smith also asked if there was record of any fires with gravel access roads the Fire Department hasn’t been able to access. Fire Chief Irwin stated there are 4 businesses in town with gravel access roads and they have not had any fires at those facilities. Mr. Smith stated that the code should be kept as is.

Rick Ball, 2505 West Broadway, stated he has plans to build 1-2 more buildings in Sedalia and that he automatically assumed they would be required to have asphalt or concrete. The current code seems to be open ended regarding the discretion of gravel or asphalt.

Steve Ditzfeld, 27264 Prairie Rd., stated Ditzfeld Transfer owns approximately 650,000 square feet in Sedalia and just purchased property at 65 Highway and HH Highway. Engineered gravel will last as long as concrete and asphalt will not hold up. Mr. Ditzfeld added passing the Ordinance would end the progress Sedalia has made in the past few years.

David Curry, 5045 Locust Ln., stated passing the Ordinance would be detrimental to bringing in new industry and business. He would like to see the Ordinance tabled until citizens have a chance to look into it as well.

Dianne Simon, 906 Thompson Blvd., stated that the cost to bring business into Sedalia is very high. The recently developed VA Clinic cost \$700,000.00 more than what it should have due to inflation, but an additional cost for a hard surface instead of gravel could have ended things. The engineering architect costs are a lot and there is more to it than the surface and added that asphalt doesn’t work.

Mike Brown, 21618 Highway O, stated B & P Excavating has a new facility North of town and if concrete or asphalt would have been required, the facility wouldn't have been built. Asphalt will not hold up but gravel will.

Theron Broadfoot, 30277 Carpenter Rd., stated it is hard for developers to cover the cost. A gravel all-weather surface fire lane can be installed to structurally support a 75,000 lb. load. There should be discussion with the fire department to require yearly inspections of the gravel.

Councilman Hiller stated the Ordinance is not set in stone, there are grey areas and every case is different. The Ordinance gives the Fire Chief more responsibility of working with engineers to decide what type of road is best.

Councilman Oldham agreed the current Ordinance does not need to be changed and added the number one call he has received in the past 6 months is the difficulty to expand, grow business and build due to codes. He does not want to stifle the City's economic development.

**BILL NO. 2023-124 – AMENDING SECTION 24-26 OF THE CODE OF THE CITY OF SEDALIA, MISSOURI BY ADDING SECTION 13 REGARDING SURFACES TO ADOPTED FIRE CODES** 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" was Foster. Voting "No" was Robinson, Oldham, Marshall, Boggess, Hiller, Cross and Bloess. **BILL FAILED.**

The regular meeting recessed at 8:15 p.m. on motion by Bloess, seconded by Oldham. All in favor.

Mayor Pro-Tem Foster reopened the meeting at 8:19 p.m.

- Most of the Police Department's body worn cameras are over 5 years old and have reached end of life. Turn-key Mobile provided a proposal in the amount of \$90,024.00. The cameras are through a cooperative purchasing agreement and the amount is under budget.

**BILL NO. 2023-125, ORDINANCE NO. 11842 – AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR BODY WORN CAMERAS FOR THE SEDALIA POLICE DEPARTMENT** 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 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".

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

- The budget amendment is to appropriate funds for renewal of dues for the Pioneer Trails Regional Planning Commission. The dues were removed from appropriation during the 2023-2024 budgeting process. Council decided since dues were paid up until June 2023, they would wait to consider a budget amendment at that time. Cost \$7,913.19.

**RESOLUTION NO. 2033 – 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 Marshall, seconded by Bloess. All in favor, except Oldham who voted "No".

**BILL NO. 2023-126, ORDINANCE NO. 11843 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 REGARDING PIONEER TRAILS REGIONAL PLANNING COMMISSION DUES RENEWAL** was read once by title.

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

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

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

- The budget amendment is for costs incurred and fiscal year overlap regarding the hiring of a new employee in the Finance Department and costs associated with training for all employees on the absorption of other duties in the department. Cost \$35,363.49.

RESOLUTION NO. 2034 – 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. 2023-127, ORDINANCE NO. 11844 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024 REGARDING FINANCE DEPARTMENT STAFFING 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”.

#### OTHER BUSINESS:

ACCEPTANCE OF RESIGNATIONS: The following resignation was read and approved on motion by Oldham, seconded by Marshall. All in favor.

\*Christian Dobrowski – Sedalia Housing Authority Board of Directors – Effective Immediately

APPOINTMENTS: The following new appointments were read and approved on motion by Oldham, seconded by Marshall. All in favor.

\*Dan Lowe – Animal Advisory Control Board – Replacing Barbara Hayden – 3 Year Term Expiring June 2026

\*Samantha Gilpin – Sedalia Housing Authority Board of Directors – Completing Christian Dobrowski’s Term Expiring June 2026

#### BIDS:

\*Rehabilitation of Water Well #11 – June 15, 2023

\*Ammonium Hydroxide – June 15, 2023

\*Sodium Hypochlorite Solution – June 15, 2023

\*Hydrofluosilicic Acid – June 15, 2023

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

#### New:

\*Samuel Gomez dba Taqueria Santa Cruz LLC, 1629 W Main, Liquor by the Drink & Sunday Sales

#### Renewals:

\*Mary Jane Stewart dba American Legion Post #642, 2016 W Main, Liquor by the Drink

\*Honor Villalobos dba Kehdes BBQ of Sedalia, LLC, 1915 S Limit, Liquor by the Drink, Sunday Sales & Beer & Wine

\*Brad Wikstrom dba Craft Beer Cellar, 700 S Ohio, Liquor by the Drink & Sidewalk Liquor Consumption

\*Kristina Moore dba Casey’s General Store #3257, 3050 S Limit, Packaged Liquor & Sunday Sales

- \*Dianna Greene dba Little Big Horn, 150 S Limit, Suite 100, Beer & Wine.
- \*Crystal Sims dba Woods Supermarket, Inc., 701 E Broadway, Packaged Liquor & Sunday Sales
- \*Crystal Sims dba Woods Supermarket, Inc., 1400 S Limit, Packaged Liquor, Sunday Sales & Taste

Testing

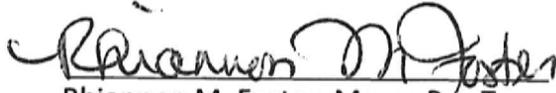
MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

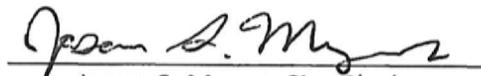
City Administrator Kelvin Shaw wished everyone a safe and Happy 4<sup>th</sup> of July and added the July 4<sup>th</sup> Parade starts at 10:00 a.m. downtown and the picnic at Centennial Park is from 11:00 a.m. – 1:00 p.m. He reminded everyone the fireworks at the fairgrounds will start at 9:30 p.m. and Fire Chief Matt Irwin asked the public not to shoot off fireworks on the grounds.

GOOD & WELFARE: None.

The meeting adjourned at 8:32 p.m. on motion by Boggess, seconded by Oldham. All in favor.

THE CITY OF SEDALIA, MISSOURI

  
Rhiannon M. Foster, Mayor Pro-Tem

  
Jason S. Myers, City Clerk



Let's Cross Paths

PLANNING & ZONING COMMISSION

Wednesday, June 7, 2023

Council Chambers

5:30 pm

Planning & Zoning Commission

Tolbert Rowe	Present	Andrew Dawson	Present
Ann Richardson	Present	Teresa McDermott	Absent
Rhonda Ahern	Present	Connie McLaughlin	Present
Valerie Bloess	Present	Michael Privitt	Absent
Jerry Ross	Present		
Chris Marshall	Present		

STAFF:

- Kelvin Shaw
- John Simmons
- Jilene Streit

- Tollie Rowe, Chairman called the meeting to order at 5:32 pm
- Chairman Tollie Rowe opened the Public Hearing regarding rezoning application submitted by Gabriela Galvan for property located at 101 S Washington. John Simmons gave the report regarding the property. The applicant had received some zoning code violations as well as property maintenance violations because she is zoned M-1 and the activity on the property relates to auto salvage. The usage that was sited was auto salvage not just body shop & auto repair work. When talk about salvage talk about disassembled vehicles on the lot for longer periods, vehicles are not moving in and out, they are being disassembled and reused for parts. In order for this property to be compliant, staff recommended to her at the time that she seek rezoning of the property to heavy industrial, which would allow auto salvage use of the property. However, if you do auto salvage in M-2 will have to shield the operation from view from streets and adjacent of properties that belong to another district, so anything to the west and south with a 10' high fence with two rows of alternately planted evergreen trees to buffer the operation from the adjacent zoning that is different from M-2. Only had one call from an adjacent neighbor that had been notified.
- Applicant, Gabriela Galvan, along with Omar Paz, City employee to translate. Gabriela wanted to thank everyone for letting her present her case. Her building burned down so she is getting her operation back up and wants to add this to part of her business and that is why she is presenting this application tonight. Part of the process they are doing is buying vehicles and

then using those parts to fix customers vehicles or vehicles they are selling. Want to stress they want to improve the whole property. Chairman Rowe asked is the fence already up and trees planted? John indicated no. She wants to better that area she has had issues along the north side of people dumping stuff and hope when she is code compliant they will stop. She wants to make sure she complies with everything and that this board can grant her this change.

- No other comments – Close Public Hearing at 5:38 pm.
- Roll Call
- Chris Marshall made the motion to approve the minutes from the May 3, 2023 meeting. Mayor Dawson seconded the motion. All approved.
- Old Business – None
- New Business
  - Rezoning application of 101 S Washington. John Simmons said as mentioned in the Public Hearing you have before you the application. Application asked to be rezoned to M-2 Heavy Industrial from M-1 Light Industrial. Land uses to the west, north and south are zoned M-1 Light Industrial with light industrial and residential uses to the south and light industrial to the west. M-2 Heavy Industrial to the east with old Union Pacific property that the City sold to Kroeger for a lay down yard. Property to the north is also light industrial. Staff recommends the application be approved. Compatible with surrounding uses and current use of subject property. Comprehensive plan shows this area borders the inner section of downtown employment and urban development areas, which fits this use, would be in the general interest of the public, and would complement adjacent heavy and light industrial uses.
  - Also wanted to point out in recommendation that the applicant must adhere to the Property Maintenance and the zoning code requirement quoted on the staff memo that requires 10 foot solid fencing with evergreen trees buffering. The City in their mid to longer term looks to improve Main Street headed east to the 3<sup>rd</sup> Street property to accommodate development of that empty area as well as potential replacement of the viaduct for emergency services to have better access to the north. Some limitations to the current bridge need to get past. All of this will be new roadway developed eventually, with the applicant agreeing she needs to bring that property up and to compliance and improve the property it will fit with this development.
  - Mayor Dawson asked about the fence and evergreens, would they be put in before the business or auto salvage license could be issued? John said would need some assurance that it is being attended to and in compliance when issuing the business license. They would need to work with Devin on that.

With no further discussion. Ann Richardson made the motion to approve the rezoning to City Council. Chris Marshall seconded. All approved. 7 – YES; 0 – NO. This will appear before City Council on June 19, 2023.

Next meeting – July 12, 2023

John wanted to thank Connie McLaughlin for her 17 years of dedication to the Planning of Zoning Commission as she is joining another committee. Connie will be greatly missed.

Chris Marshall made the motion to adjourn the meeting. Connie McLaughlin seconded. All approved.

Meeting adjourned.

## TRAFFIC ADVISORY COMMISSION MEETING

June 14, 2023

The Traffic Advisory Commission duly met on Wednesday, June 14, 2023 at 12:00 p.m. at the City of Sedalia Municipal Building. The meeting was called to order by Chairman Esquivel.

### ROLL CALL:

Members		Ex-Officio Members	
Deidre Esquivel	Present	AJ Silvey	Not Present
James Callis	Present	Matt Irwin	Present
John Rucker	Present	Chris Davies	Present
Dennis Henderson	Present		
Byron Matson	Present	Secretary	Elizabeth Nations
Sherry Broyles	Present		
Charles Leftwich	Present		

Minutes from the April 12, 2023 meeting were approved.

Guests: Police Chief Matt Wirt, Police Patrol Commander Adam Hendricks, City Administrator Kelvin Shaw, Public Works Operations Manager Justin Bray, Public Works Program Specialist Tammy Lewis, Mary Rathmann and Richard and Brenda McElroy.

### OLD BUSINESS:

#### **Speeding on Boonville St.**

The issue was brought to the Commission by Jay Faulk, who lives on E. Boonville, involves speeding along Boonville St. which Mr. Faulk provided via email video evidence to the Commission (Mr. Faulk was not present at the meeting to discuss this issue).

Police Chief Wirt stated he is familiar with this area, it is an ongoing complaint and they hit the area quite often. They are going to continue to monitor the area for enforcement.

**Mr. Henderson made the motion to close the item as the Police Department will continue to monitor the area. Mr. Leftwich seconded. All were in favor.**

### NEW BUSINESS:

#### **Removal of Handicap Parking Sign at 302 W. Main St.**

Michael Byrd is requesting the handicap parking sign at 302 W. Main St. be removed in order to allow more customer parking in front of the business located at this address.

Mr. Davies stated he was looking into the ADA requirements for parking in the downtown area. He stated typically a request is made of the adjacent property owners in either direction to give their input on the removal of the parking spot.

**Ms. Broyles made the motion to table the request to allow Public Works to contact the adjacent properties to get their input on the removal of the parking spot. Mr. Matson seconded. All were in favor.**

#### **Availability of Handicap Parking Downtown**

Mary Rathmann is requesting the installation of more handicap parking in the downtown area. Ms. Rathmann, who is handicap and works downtown stated the only handicap parking available is on the far side on the Court House, a couple by the Liberty Center and then by the VFW. She suggests up and down both sides of Ohio Ave. on every block the spots next to the alleyways be made into handicap parking spots. She said there are several events downtown but parking is not available for handicap persons, making it hard for them to attend.

Ms. Broyles inquired about the 2 hour parking spots. Ms. Rathmann stated she has not seen those enforced. Mr. Henderson stated the Police Department does not have staff available to monitor those spots.

Mr. Davies said there are several rules and regulations for ADA compliance. He is looking at the requirements to provide handicap parking within the public right of way and how to determine where they should be placed. The public and business owners all need to be involved.

Mr. Callis inquired if the number of handicap parking spots downtown could be gathered and put on a map.

Chief Wirt stated his concern is keeping individuals out of harm's way and safety.

**Mr. Matson made the motion to table the request for staff to gather information about ADA compliance and make a map of the existing spots. Mr. Leftwich seconded. All were in favor.**

**Installation of a Crosswalk on S. Park Ave. between W. Broadway Blvd. and W. 9<sup>th</sup> St.**

Richard and Brenda McElroy are requesting the installation of a crosswalk on S. Park Ave. between W. Broadway Blvd. and W. 9<sup>th</sup> St. The McElroy's attend church services at 1201 W. Broadway and utilize the parking lot across the street to the east. They stated they have almost been hit by vehicles speeding down the street as they cross.

Mr. Leftwich and Ms. Esquivel clarified the crosswalk would be to connect the parking lots.

**Ms. Broyles motioned to table the request until more information can be gathered. Mr. Henderson seconded. All were in favor.**

OTHER ITEMS FOR DISCUSSION:

Mr. Leftwich stated his concern about the intersection of W. 16<sup>th</sup> St. and Thompson Blvd. and the merging of traffic. Before the resurfacing project was done on W. 16<sup>th</sup> St. there were bollards to separate the traffic as vehicles turned off of W. 16<sup>th</sup> St. to head north on Thompson Blvd. Those bollards were not put back when the project was completed. Mr. Leftwich stated he has seen several almost collisions at this spot as motorists are crossing lanes to enter into the gas station located at the corner.

The intersection is actually within MoDot right of way and they would need to reinstall those bollards.

**Mr. Leftwich made the motion for Public Works Staff to contact MoDot to request the bollards be reinstalled. Mr. Matson seconded. All were in favor.**

The next meeting date is July 12, 2023.

The meeting adjourned at 12:34 p.m.

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM M-1 & C-3 (LIGHT INDUSTRIAL & COMMERCIAL) TO ENTIRELY C-3 (COMMERCIAL) ON CERTAIN PROPERTY LOCATED AT 1801 WEST MAIN, IN THE CITY OF SEDALIA, MISSOURI, IN ACCORDANCE WITH CHAPTER 64, OF THE CITY CODE OF THE CITY OF SEDALIA, MISSOURI.**

**WHEREAS**, the City received and application from Billy Kimmons, AIA Principal Architect for Hood-Rich Architecture on behalf of Chris Hendricks, Burrell, Inc., (“Applicant”) to rezone certain property within the City from District M-1 & C-3 (Light Industrial & Commercial) (“Rezoning Application”) to C-3 entirely Commercial; and

**WHEREAS**, Notice of a public hearing before the City’s Planning & Zoning Commission (“Commission”) was published in a paper of general circulation within the city on June 27, 2023; and mailed to all property owners subject to the rezoning and within 185 feet of the property proposed to be rezoned; and

**WHEREAS**, on July 12, 2023, the Commission opened the public hearing and all those interested and wishing to testify were given the opportunity; and

**WHEREAS**, after the public hearing was closed, the Commission unanimously recommended (7-0) that the Sedalia City Council (“City Council”) approve the rezoning of that certain property that is subject to the Rezoning Application, from M-1 & C-3 to C-3 entirely.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI** as follows:

**Section 1.** That upon review of the record presented in a public hearing before the Commission, the final report, and recommendation of the Commission, the City Council hereby approves the Rezoning Application.

**Section 2.** The said real estate mentioned in Section 1 is described and attached to this ordinance as Exhibit A.

**Section 3.** The Zoning Ordinances of the City of Sedalia, Missouri are hereby amended so that the real estate described in Exhibit A, which is presently zoned M-1 & C-3 (Light Industrial & Commercial) is rezoned in its entirety to C-3 Commercial.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Presiding Officer of the Council

Approved by the Mayor of said City this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Andrew L. Dawson, Mayor

ATTEST:

\_\_\_\_\_  
Jason S. Myers, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTIONS**

**1801 West Main:**

*LOT 1 OF CHASE SUBDIVISION, A RESURVEY OF PART OF LOTS 19,20,44 AND 45 IN KUMM AND  
LESHER'S ADDITON TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.*

**APPLICATION FOR AN  
AMENDMENT TO THE ZONING DISTRICT MAP**

Sedalia City Planning & Zoning Commission  
200 S. Osage Avenue  
Sedalia, Missouri 65301

**DO NOT WRITE IN THIS SPACE**

Date of Public Hearing	
Date Submitted	6-12-23
Date Advertised	
Date of Mailing	
Checked By	
Receipt No.	
Commission Action	
Council Action	

1. Applicant's Name BURRELL, INC.
2. Applicant's Address 2885 W. Battlefield St. Springfield, MO 65807
3. Telephone Number (Home) N/A (Business) 417-761-5000
4. Present Zoning SPLIT: M1 + C3 Requested Zoning C3
5. Legal Description of property requested to be rezoned, with street address or location:  
LOT 1 OF CHASE SUBDIVISION, A RESURVEY OF PART OF  
LOTS 19, 20, 44 AND 45 IN KUMM AND LESHERS  
ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.  
1801 W. MAIN STREET
6. Area of subject property, square feet and/or acres 67,798 +/- S.F (1.56 +/- ACRES)
7. Present Use of subject property VACANT BUILDING
8. Desired use of subject property MEDICAL CLINIC / OUTPATIENT
9. What is the present use of the adjoining properties? North WILS  
South VACANT LAND East OFFICE West HIGHWAY
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
11. Time schedule for development START LATE SUMMER 2023
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone X (NO) Has base flood elevation been established?  
If yes, please explain how such elevation was determined.
13. Public Utilities available at site: Sewer YES " at NORTH PROPERTY  
Water YES  
at NORTH PROPERTY  
Natural Gas YES " at NORTH PROPERTY  
Electric YES  
at NORTH PROPERTY
14. Exhibits furnished SURVEY
15. [Signature] Signature of Applicant 2885 W. BATTLEFIELD ST. Address of Applicant
16. Relationship of applicant to property: Owner X Agent
17. Other (Explain)

owner - Chris Hendricks





401 South Avenue, Suite 200  
Sedalia, Missouri 65201  
Phone: 660.870.4444  
Fax: 660.870.4443  
www.hoodarch.com

NOT FOR CONSTRUCTION

ALL DIMENSIONS UNLESS OTHERWISE NOTED  
ALL FINISHES TO BE AS SHOWN  
ALL MATERIALS TO BE APPROVED BY ARCHITECT  
ALL WORK TO BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES  
ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE

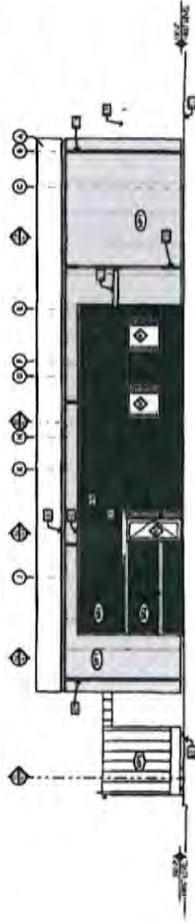
# NEW CLINIC FOR BURRELL BEHAVIORAL HEALTH

Proj No:	23-112
Date:	06/07/23
Sheet:	001
Scale:	AS SHOWN
<b>A2.1</b>	
EXTERIOR ELEVATIONS	

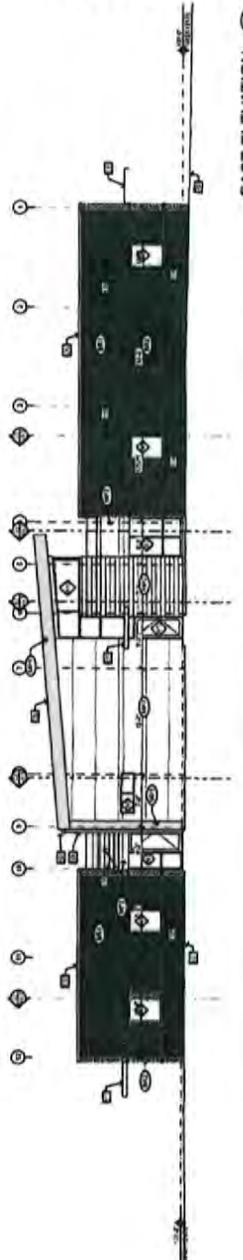
- EXTERIOR ELEVATIONS GENERAL NOTES**
1. REFER TO ALL OTHER SHEETS FOR GENERAL NOTES.
  2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
  3. SEE ALL FINISH SCHEDULES.

- EXTERIOR ELEVATIONS KEYNOTES**
1. FINISHES TO BE AS SHOWN UNLESS OTHERWISE NOTED.
  2. REFER TO ALL OTHER SHEETS FOR GENERAL NOTES.
  3. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
  4. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
  5. ALL WORK TO BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES.
  6. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
  7. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
  8. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE.
  9. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE.
  10. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE.
  11. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE AND ALARM CODE.
  12. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES.
  13. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SIGNAGE CODE.
  14. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TRANSPORTATION AND HIGHWAY BUILDING CODE.
  15. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WIND-BORNE DEBRIS RESISTANCE CODE.
  16. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL HAZARDOUS MATERIAL HANDLING AND CONTROL CODE.
  17. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MARINE BUILDING CODE.
  18. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RAILROAD AND MASS TRANSIT CODE.
  19. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ROADS AND BRIDGES CODE.
  20. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TELECOMMUNICATIONS AND BROADCASTING CODE.
  21. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WIRELESS TELECOMMUNICATIONS CODE.
  22. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WOOD PRESERVATION CODE.
  23. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ZONING ORDINANCE.
  24. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CODE.
  25. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREENHOUSE GAS EMISSIONS CODE.
  26. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL LEED GREEN BUILDING RATING SYSTEM.
  27. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE.
  28. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS CODE.
  29. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS AND WELL-BEING CODE.
  30. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS AND WELL-BEING CODE.

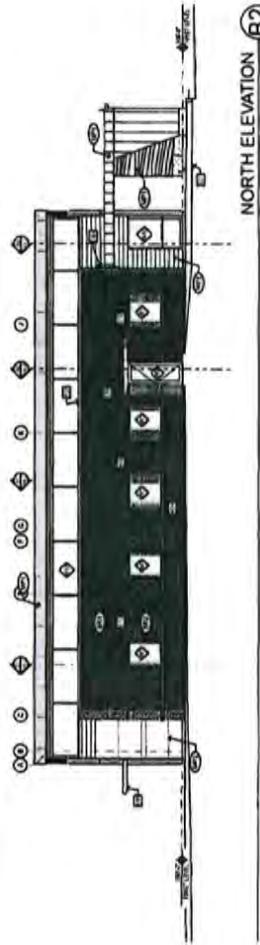
- EXTERIOR FINISH LEGEND**
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  - 2. BRICK - 2 1/2" x 8" x 4" - 1/2" RIB
  - 3. BRICK - 2 1/2" x 8" x 4" - 1/2" RIB
  - 4. BRICK - 2 1/2" x 8" x 4" - 1/2" RIB
  - 5. BRICK - 2 1/2" x 8" x 4" - 1/2" RIB
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  - 26. BRICK - 2 1/2" x 8" x 4" - 1/2" RIB
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  - 29. BRICK - 2 1/2" x 8" x 4" - 1/2" RIB
  - 30. BRICK - 2 1/2" x 8" x 4" - 1/2" RIB



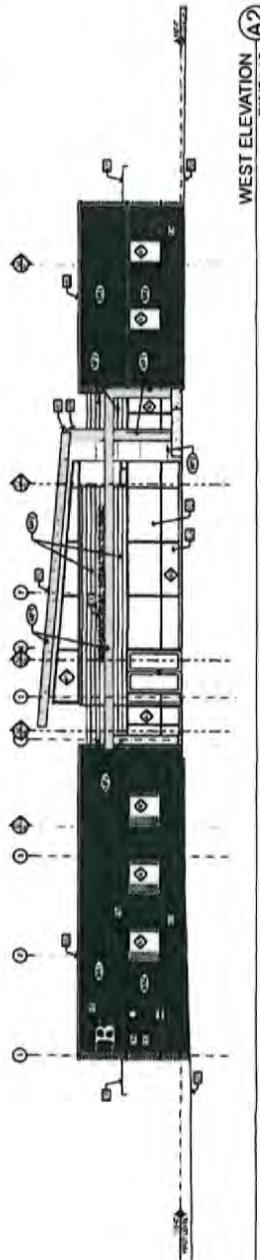
SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



EAST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"





June 9, 2023

City of Sedalia  
Planning & Zoning Commission  
200 S. Osage Avenue  
Sedalia, Missouri 65301

**Planning & Zoning Commission,**

I am writing to provide justification for this rezoning request for the property located at 1801 W. Main Street. The property is currently owned by Burrell, Inc. and is a split zoning of M-1 to the north and C-3 to the south. Burrell intends to raze the existing building and develop a new 8,100 square foot outpatient clinic for behavioral health services. In order to develop the property, we understand that the city wishes to combine the zoning to get rid of the split zoning condition. After discussing this with city staff, we believe the best combined zoning district for the lot is the C-3 district.

Beyond meeting the city's desire to remove the split zoning, we feel the proposed use will serve the community well by providing much needed behavioral health services. Burrell, Inc. has been providing behavioral health services to this community for some time now, and looks forward to continuing to serve the residents of this community through this development.

Respectfully,

Billy Kimmons, AIA  
Principal Architect

cc: Chris Hendricks, Burrell, Inc.



## MEMO

To: Planning & Zoning Commission  
From: John Simmons, Community Development Director  
Date: July 6, 2023  
Subject: 1801 West Main Street  
Applicant: Burrell, Inc.

**Description of Request:** Applicant requests rezoning of the property located at 1801 West Main Street. Current zoning of the property is split with M-1 Light Industrial on the north half of the property and C-3 Commercial on the south half of the property. The applicant is requesting a rezoning of C-3 Commercial for the entire property.

**Land Use Review:** The subject property currently contains a vacant commercial office structure. Applicant desires to raze the existing structure and construct a new 8,100 square foot outpatient clinic for behavioral health services. In doing so, the city recommends that the zoning be consolidated to C-3 Commercial for the entire property.

The adjacent property to the east shares the same split zoning of M-1 Light Industrial and C-3 Commercial. The properties to the north are zoned M-1 Light Industrial. The property to the south is owned by the City of Sedalia and is zoned C-3, but will have a rezoning hearing in August to be re-zoned C-3 Commercial. The west border of the property abuts the US Highway 65 overpass. The properties to the west of the overpass are zoned M-1 Light Industrial and C-3 Commercial.

**Staff Recommendation:** Staff recommends the application for rezoning be approved for the following reasons:

1. The change of zoning from to combine the entire property with C-3 Commercial is compatible with the surrounding uses and the proposed use of the subject property.
2. The City of Sedalia Comprehensive Plan indicates that this area is designated with an employment development pattern.
3. The rezoning of the property would be in the general interest of the public. The rezoning and construction of a new outpatient clinic would complement adjacent commercial uses of property and support quality of life for our residents.

Should you have any questions or concerns regarding anything outlined in this advisory, please do not hesitate to contact me at 827-3000 or [jsimmons@sedalia.com](mailto:jsimmons@sedalia.com).

# Sedalia, MO



1 in. = 145ft.



## Legend

- Parcel Roads
- Other
- State Hwy
- US Hwy
- Corporate Limit Line
- Zoning
  - C-0
  - C-1
  - C-2
  - C-3
  - M-1
  - M-2
  - PUD
  - Parks and Open Space
  - R-1
  - R-2
  - R-3
  - leftover lines

## Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**CITY COUNCIL  
OF THE CITY OF SEDALIA, MISSOURI**

**RESOLUTION NO. \_\_\_\_\_**

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**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.**

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**WHEREAS**, Section 67.010 of the Revised Statutes of Missouri requires each political subdivision of the State of Missouri (“State”) to prepare an annual budget and establishes the requirements for that budget; and

**WHEREAS**, the City of Sedalia, Missouri (“City”), is a city of the third classification created pursuant to Chapter 77, RSMo, and is a political subdivision of the State of Missouri; and

**WHEREAS**, the City Council of the City adopted and approved the City’s annual budget for Fiscal Year 2023 in accordance with the requirements of Section 67.010, RSMo, by Ordinance No. 11535 on March 21, 2022, and

**WHEREAS**, Sections 67.030 and 67.040 authorize and provide a procedure for the City Council to amend the City’s annual budget to increase expenditures in any fund; and

**WHEREAS**, expenses for City’s operations for Fiscal Year 2024 have been higher than budgeted, but do not exceed revenues plus the City’s unencumbered balance brought forward from previous years; and

**WHEREAS**, the City Council of the City desire to state the facts and reasons necessitating an amendment to increase certain expenditures in the Fiscal Year 2024 annual budget.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI, AS FOLLOWS:**

**Section 1.** Expenditures from the City’s General Fund, Transportation Fund, WPC Fund, and Water Fund must be increased by a total of \$4,399.55 above the amount authorized in the adopted annual budget for Fiscal Year 2024. An amendment to increase said budget is necessary for the following facts and reasons:

- A. Updated generator maintenance agreement.

**Section 2.** This Resolution shall take effect immediately upon its execution by the Mayor or otherwise as provided by law.

**PASSED** by the City Council of the City of Sedalia, Missouri, on July 17, 2023

\_\_\_\_\_  
Presiding Officer of the Council

ATTEST: \_\_\_\_\_  
Jason S. Myers, City Clerk

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-2024  
REGARDING GENERATOR MAINTENANCE AGREEMENT**

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
SEDALIA, MISSOURI** as follows:

**Section 1.** The 2023-2024 fiscal year budget beginning April 1, 2023 and ending March 31, 2024 is hereby amended to modify certain budgeted line items as they appear on the attached schedule and made a part hereof as Exhibit A as if fully set out herein.

**Section 2.** This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 17<sup>th</sup> day of July 2023.

\_\_\_\_\_  
Presiding Officer of the Council

Approved by the Mayor of said City this 17<sup>th</sup> day of July 2023.

\_\_\_\_\_  
Andrew L. Dawson, Mayor

ATTEST:

\_\_\_\_\_  
Jason S. Myers  
City Clerk

Exhibit A  
City of Sedalia  
FY24 Budget Amendment 7/17/2023 Generator Maintenance Contract

Account / Description	Current Budget	Change	Amended Budget	Comments
<b>Expenditures / Uses of Funds</b>				
61-50-222-73 WPC Maint Agreements	-	1,320.00	1,320.00	Update per Contract dated April 2023
62-72-225-00 Water Department Maint Agreements	-	1,585.00	1,585.00	Update per Contract dated April 2023
20-14-225-00 Street Department Maint Agreements	-	(675.00)	(675.00)	Update per Contract dated April 2023
10-17-225-00 Building Maintenance Maint Agreements	-	229.55	229.55	Update per Contract dated April 2023
10-12-225-00 Fire Department Maint Agreements	-	1,610.00	1,610.00	Update per Contract dated April 2023
10-13-225-00 Police Department Maint Agreements	-	(305.00)	(305.00)	Update per Contract dated April 2023
20-24-225-00 Amtrak Depot Maint Agreements	-	635.00	635.00	Update per Contract dated April 2023
<b>Total Expenditure Change</b>		<u>4,399.55</u>		
		<u>(4,399.55)</u>		<b>Net increase (Decrease) in Projected Fund Balance</b>

## MEMO

To: Jessica Pyle  
From: John Simmons, Community Development Director  
Date: July 5, 2023  
Subject: Generator Budget Amendment

In reviewing the generator maintenance agreement with Martin Energy Group Services (MEGS) for FY 2024 it is necessary to amend the FY 2024 budget by \$4,399.55 to properly reflect the values in the contract.

I have attached a spreadsheet that shows the breakdown by departments and individual generator units.

Based on the contract with MEGS the following budget line items should be revised as follows:

61-50-222-73 (Pump Stations) increase by \$1,320.00

62-72-225-00 (Water Department) increase by \$1,585.00

20-14-225-00 (Street Department) decrease by \$675.00

10-17-225-00 (Building Maintenance) increase by \$229.55

10-12-225-00 (Fire Department) increase by \$1,610.00

10-13-225-00 (Police Department) decrease by \$305.00

20-24-225-00 (Amtrak Depot) increase by \$635.00 (added to contract in 2023)

This contract renewal was approved by Ordinance 11776 on April 3, 2023, after the budget had been approved. At that time, Brenda Ardrey was responsible for communicating the contract numbers (which were similar to the prior year budget figures). It appears that this step was not taken.

This spreadsheet should be reviewed and updated as part of each year's budget process.

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS \_\_\_\_\_ FROM \_\_\_\_\_ TO THE CITY OF SEDALIA, MISSOURI.**

**WHEREAS**, The City of Sedalia, Missouri has received a proposal from \_\_\_\_\_ to sell property commonly known as \_\_\_\_\_ for the sum and amount of \_\_\_\_\_ as contained in the contract for sale of real estate and special warranty deed attached hereto and incorporated by reference.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI, AS FOLLOWS:**

**Section 1.** The Council of the City of Sedalia, Missouri approves and accepts the terms as contained in the contract for sale of real estate in substantially the same form and content as proposed.

Section 2. The Council of the City of Sedalia, Missouri, hereby approves the acceptance of a special warranty deed by the City of Sedalia, Missouri from \_\_\_\_\_ for the conveyance of property commonly known as \_\_\_\_\_ in substantially the same form and content as proposed.

**Section 3.** The City Administrator is authorized to accept said contract, sign said contract and accept said deed and execute any and all closing documents on behalf of the City of Sedalia, Missouri and the City Clerk is hereby authorized and directed to file in his office the said contract and deed after recording said deed and ordinance with the Pettis County Recorder of Deeds.

**Section 4.** This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Presiding Officer of the Council

Approved by the Mayor of said City this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Andrew L. Dawson, Mayor

ATTEST:

\_\_\_\_\_  
Jason S. Myers  
City Clerk