



**City Council Meeting Agenda**  
**Monday, August 18, 2025 – 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. LEGISLATIVE PRAYER & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. PUBLIC HEARING** – Sewer & Water Rates
- E. PUBLIC HEARING** – Proposed Tax Rates for 2025
- F. PUBLIC HEARING** – Designation of Jennie Jaynes Stadium Site as Historic Landmark
- G. SPECIAL AWARDS/SERVICE AWARDS/RETIREMENT AWARDS** – None
- I. APPROVAL OF PREVIOUS SESSION MINUTES**
  - A.** Council Meeting – August 4, 2025
- II. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES**
  - A.** Acceptance of Planning and Zoning Commission minutes dated July 2, 2025
- III. ROLL CALL OF STANDING COMMITTEES**
  - A. FINANCE / ADMINISTRATION** – Chairwoman Tina Boggess; Vice Chairwoman, Rhiannon M. Foster
    - 1. Presentation** – Insurance Renewal Workcomp/Property & Casualty (IMA, Presenter)
    - 2. Discussion:** Movement or cancellation of September 15 Council Meeting due to Annual MML Conference.
    - 3. Presentation** – Revenue Collection Trends (Jessica Pyle, Presenter)
    - 4. Proposed Tax Rates for 2025**  
Council Discussion led by Chairwoman Boggess  
**BILL NO. 2025-141** Call for Ordinance levying and providing for the collection of taxes for the Year 2025 in the City of Sedalia, Missouri – Mayor Dawson
    - 5. Amending the City’s Fee Schedule relating to various fees**  
Council Discussion led by Chairwoman Boggess  
**Bill No. 2025-142** Call for Ordinance amending the fee schedule of the Code of Ordinances of the City of Sedalia, Missouri relating to various fees – Mayor Dawson
    - 6. Fee Removal – Sedalia Community Center**  
Council Discussion led by Chairwoman Boggess  
**BILL NO. 2025-143** Call for Ordinance amending the fee schedule of the Code of Ordinances of the City of Sedalia, Missouri by removing reference to Sedalia Community Center Fees – Mayor Dawson

Click on any agenda item to view the related documentation

7. Budget amendment and Quote – IT – CDW Government – \$27,694.44

Council Discussion led by Chairwoman Boggess

**R 2139** 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 2026 – Mayor Dawson

**BILL NO. 2025-144** Call for Ordinance Amending the Budget for the Fiscal Year 2025-2026 regarding IT Additional Switch Upgrade Purchase – Mayor Dawson

**BILL NO. 2025-145** Call for Ordinance Approving and Accepting a quote for Switch Upgrade purchase – Mayor Dawson

B. **PUBLIC WORKS** – Chairwoman Michelle Franklin; Vice Chairwoman Tina Boggess

1. **Presentation** – Southeast Sewer Plant Administrative Order of Consent

2. Lease Agreement – New Cingular Wireless PCS, LLC – Water Tower Antenna – \$3,923.66

Council Discussion led by Chairwoman Franklin

**BILL NO. 2025-146** Call for Ordinance Authorizing a tower and ground space lease – Mayor Dawson

3. Amending Sewer Usage Fees

Council Discussion led by Chairwoman Franklin

**BILL NO. 2025-147** Call for Ordinance amending section 60-219 (d) of Article V of Chapter 60 of the Code of Ordinances of the City of Sedalia, Missouri relating to the sewer use charge system and incorporating said fees into the City's fee schedule – Mayor Dawson

4. Amending Water Usage Fees

Council Discussion led by Chairwoman Franklin

**BILL NO. 2025-148** Call for Ordinance amending section 60-401 of Article VII of Chapter 60 of the Code of Ordinances of the City of Sedalia, Missouri relating to the water use charge system and incorporating said fees into the City's fee schedule – Mayor Dawson

5. TRIM Grant Application – Missouri Department of Conservation

Council Discussion led by Chairwoman Franklin

**R 2140** Call for Resolution Authorizing an Application by the City of Sedalia, Missouri for a Tree Resource Improvement and Maintenance (TRIM) Grant through Missouri Department of Conservation – Mayor Dawson

C. **PUBLIC SAFETY** – Chairman Lee Scribner; Vice Chairman Jack Robinson – No Report

D. **COMMUNITY DEVELOPMENT** – Chairwoman Rhiannon M. Foster; Vice Chairwoman Cheryl Ames

1. Nominating Jennie Jaynes Stadium site as historic Landmark

Council Discussion led by Chairwoman Foster

**R 2141** Call for Resolution nominating the site of Jennie Jaynes Stadium as a Historic Landmark – Mayor Dawson

Click on any agenda item to view the related documentation

**IV. OTHER BUSINESS**

**A. APPOINTMENTS – None**

**B. LIQUOR LICENSES**

\*Daniela Silva dba Morelos Taqueria Bakery & Grocery, 125 East 16<sup>th</sup>, Packaged Liquor & Sundays Sales – \$450.00

\*Cathy Geotz dba Break Time #3084, 318 West Broadway, Packaged Liquor - \$150.00

\*Kay Jones dba Primetime #3 LLC, 1320 South Limit, Packaged Liquor & Sunday Sales – \$450.00

\*Kay Jones dba Prime Fav Trip, 216 West Broadway, Packaged Liquor & Sunday Sales – \$450.00

\*Luis Pereiri dba Taqueria El Costeno LLC, 504 West 16<sup>th</sup>, Liquor by the Drink and Sunday Sales – \$750.00

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

**VI. GOOD AND WELFARE –** “During the Good and Welfare section of our meeting agenda, residents of Sedalia are invited to directly address the City Council. Participants must sign up in advance using the form provided in the Municipal Building lobby prior to the start of the meeting. The sign-up form requires a name, address, telephone number, and the subject of the comment. Comments must pertain to items on the agenda unless a formal request to speak on a non-agenda item has been submitted in writing at least two business days prior to the meeting.

Each speaker will be allotted three minutes to present their remarks. Statements must be addressed to the Council as a body, not to individual members, and must not include personal attacks or criticisms of specific city employees by name. Formal complaints regarding staff must be submitted in writing to the City Clerk. The Council Chamber is a limited public forum, and decorum is expected at all times. Conduct such as disruptions, excessive noise, standing or blocking views, or approaching the dais without permission is prohibited.

All remarks will be recorded into the public record. While this is not a time for debate or direct engagement with Council members, your comments are an important part of civic participation. We ask that all contributions remain respectful, relevant to the community, and in accordance with Ordinance No. 12255. By entering the Council Chamber, all visitors acknowledge, accept, and agree to abide by these guidelines.

Thank you for helping us maintain a constructive and respectful environment as we work together to improve Sedalia.”

**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 return to regular meeting

**B.** Roll Call

**C.** Approval of Closed-Door Meeting Items

**IX. ADJOURN MEETING**

*Please join the meeting by clicking or touching this link from your smartphone, computer, tablet, or iPad:*

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Meeting ID: 251 548 236 554 0

Passcode: j9mz6Ae3

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### Dial in by phone

[+1 347-618-4825,,53993488#](tel:+1347618482553993488) United States, New York City

[Find a local number](#)

Phone conference ID: 539 934 88#

*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 AUGUST 15, 2025, 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:** Matthew Wirt, City Administrator  
**Re:** Agenda items for City Council meeting on Monday, August 18<sup>th</sup> 6:30 p.m.

**Finance/Administration** – There are seven items for consideration through the Finance/Administration Committee.

1. Staff has been working with the City's insurance broker, IMA Corp., to improve the City's property and casualty insurance program. The proposal is to move from the current carriers Cincinnati Insurance, MO Perm, and MEM to Travelers Insurance. This change provides broader coverage and is projected to save the City **approximately** \$192,000 annually compared to current premiums. The negotiated agreement includes a three-year rate guarantee, subject to certain stipulations. To provide additional clarity and transparency, IMA Corp. will present the details of the proposed change to Council, including the scope of coverage, the basis for the cost savings, and the conditions of the rate guarantee. If council agrees, staff will move forward with binding the coverage under the IMA broker agreement.
2. The MML Conference is currently scheduled for September 14-17<sup>th</sup> in St. Charles, Missouri. With many council members in attendance, we need to plan for cancelling or moving the regularly scheduled council meeting that would occur on September 15<sup>th</sup>.
3. Finance Director Jessica Pyle will provide a financial update.
4. Setting the property tax levy is an annual requirement under Missouri law to ensure rates reflect the current year's certified assessed valuations from the County. This process accounts for changes in property values, new construction, and budgetary needs while keeping the City within statutory limits.

The amount of property tax imposed on any taxpayer is determined by two factors: (1) the assessed value of their taxable property, as established by the local assessor, and (2) the total of the tax rates set by the various governing bodies in which the property is located. The assessor is bound by laws and regulations to ensure uniform assessments. Once the total market value of taxable real and personal property is established, the assessed value is calculated by applying the statutory assessment percentages for each property type. The proposed levy rates have been provided to staff by the County and staff recommends ordinance.

5. During the last council meeting, staff provided presentations of utility rates and all other applicable fees along with a recommendation of where to make changes. This process is intended to ensure transparency and provide the City Council with a clear understanding of current rates, the history of adjustments, and the justification for any proposed changes.

Each department that provides a utility or service to residents delivered a presentation outlining their current rates, when those rates were last reviewed or adjusted, and the reasons behind any recommended increases. Some of the reasons were rising costs for

equipment, fuel, landfill disposal, or other operational expenses that impact the City's ability to provide essential services.

To further add to the discussion, departments will provide further information and be prepared to answer questions or provide additional information. While rate adjustments are never easy, they are often necessary to ensure the City can continue delivering reliable and high-quality services to the community at a reasonable rate. We will have ordinances prepared for water, sewer, sanitation, and all other fees, which will be associated with the appropriate council committee. Further discussion or direction is welcomed. Staff recommends the new rates would not go into effect until October 1<sup>st</sup>.

6. As part of our review of fees, we found an outdated set of fees. As a result, staff recommends approval of an ordinance amending the City of Sedalia's Fee Schedule by removing outdated fees related to the Sedalia Community Center. The deleted section includes gym rental charges for basketball and volleyball. This update aligns the Fee Schedule with current practices and removes references to charges that are no longer applicable.
7. Staff is requesting Council approval to expand the originally planned network upgrade for the Municipal Building to also include the Police Department. The original project budget of \$15,750.88 covered the replacement of 8 network switches in the Municipal Building. Upon further review, the current network design was found to require improvements for performance, reliability, and security. The revised scope includes replacement of aging equipment in both facilities, totaling 21 network devices. The new project cost is \$27,694.44, an increase of \$11,943.56, which will require a budget amendment. Pricing is from Sourcewell Contract which meets the city purchasing policy. This investment will ensure stable, secure, and reliable network operations for critical City functions.

**Public Works Committee** – There are five items for consideration through the Public Works Committee.

1. The Southeast Wastewater Treatment Facility (SE WWTF), constructed in 1985, is now 40 years old, with much of its infrastructure at or beyond its service life. Rather than listing each specific issue, the facility's needs can be grouped into three primary categories: (1) critical equipment replacement for process units that are no longer operational or are at high risk of failure, (2) support system modernization such as electrical, pumping, and control systems that impact plant reliability and safety, and (3) capacity and operational improvements to meet current and future peak flow, treatment, and redundancy requirements. Staff recommends the City enter into a Voluntary Abatement Order on Consent (AOC) with the Missouri Department of Natural Resources (MODNR) to address these deficiencies in a structured, cost-effective manner. An AOC is a formal, negotiated agreement between a regulatory agency like MODNR and a municipality that sets a mutually agreed schedule for achieving compliance.

Advantages of entering into an AOC include:

- Establishing clear, binding timelines that satisfy MODNR and EPA expectations while preventing arbitrary compliance deadlines.
- Allowing coordinated project planning so work is completed in the correct sequence, avoiding rework and wasted funds.

- Providing regulatory protection by demonstrating proactive compliance efforts, reducing the likelihood of fines.
- Offering flexibility to align large-scale infrastructure projects with funding sources and budget cycles.

A Condition Assessment Plan is already being pursued with an engineering firm to guide the project scope and cost estimates. By following this process, successfully used for the City's Central and North WWTF, the City can ensure that the most urgent needs are addressed first, resources are used efficiently, and long-term compliance with permit limits is maintained.

Staff recommends moving forward with requesting an AOC with MODNR and we ask for council to agree. If council agrees, staff will later bring back formal documents with the agreement and plan at a later date.

2. The City of Sedalia has seven lease agreements with various cellular providers for antenna and equipment placement on the City's two water towers and associated ground space. Many of these leases were executed in the 1990s and are nearing expiration. Historically, lease extensions were handled by simply updating dates, which was advantageous for tenants but limited the City's ability to update outdated language and adjust rental rates to market levels.

New Cingular Wireless PCS, LLC (AT&T) has occupied space on the East Water Tower at 214 East Main Street since November 2000 under a lease scheduled to expire December 31, 2027. Working with the City Attorney's Office, staff negotiated a new lease to take effect January 1, 2028, replacing the old terms with updated provisions and establishing market-based rent. The agreement provides an initial five-year term through December 31, 2032, with three optional five-year renewals for a possible total term through December 31, 2047. Rent will be \$3,923.66 per month starting January 1, 2028, with a 3% annual increase.

The lease also incorporates modernized legal, access, maintenance, and equipment provisions to protect the City's interests while supporting the tenant's operational needs. AT&T's legal division has reviewed and approved the agreement. Staff recommends City Council approve the lease as presented.

3. This item follows the same principles discussed in the recent rate adjustment presentations, identifying the cost of providing a service, determining the portion currently recovered through rates, and aligning user fees to ensure adequate funding for system operations, maintenance, and required improvements. The proposed ordinance amends the City Code and updates the City's Fee Schedule for wastewater service. These increases are necessary to support the financing of mandated improvements to the City's wastewater system, make infrastructure improvements, and maintain compliance with regulatory requirements.

4. This item follows the same approach discussed in prior council rate adjustment reviews, aligning fees with the true cost of providing service, including operating expenses, infrastructure repairs, and capital improvements. The proposed ordinance implements a 5% increase to the Monthly Water Base Service Rates and the Monthly Water Volume charges per thousand gallons, reflecting higher costs for infrastructure repair and replacement, freight, utilities, and labor. Much like the other rates and fees staff recommends the rates do not go into effect until the first billing after October 1, 2025.
5. Staff is seeking Council authorization to apply for a Missouri Department of Conservation (MDC) Tree Resource Improvement and Maintenance (TRIM) Grant. The \$15,000 request would be used to remove ash trees infested with the emerald ash borer, provide public education materials, and plant new trees to sustain and grow the City's tree population. This program supports both public safety and long-term environmental health by addressing invasive pest damage and promoting species diversity in City tree plantings. Approval of this request will allow staff to proceed with submission of the application in accordance with MDC grant deadlines.

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

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

1. The Jennie Jaynes Stadium site has been nominated by the City of Sedalia for historic landmark designation. The stadium, dedicated in 1953 and constructed of concrete and steel with a 3,000-seat capacity, was central to Sedalia's high school sports until its demolition in 2015 to make way for the Heckart Community Center. For 61 years, it hosted generations of student-athletes and coaches, including several who went on to collegiate and professional sports careers. The designation honors the legacy of Jennie Jaynes Lewis, whose estate funded the original stadium for the educational and recreational benefit of Sedalia's youth. Although no structural elements remain, the site retains historic and cultural significance. The proposed action includes placing and maintaining a commemorative marker in the public right-of-way to inform future generations of the site's importance. Both the Historic Preservation Commission and the Planning and Zoning Commission have unanimously recommended approval. The item was included in the FY26 budget.



## NOTICE OF PUBLIC HEARINGS

### ~Sewer Rates~and

### ~Water Rates~

The City of Sedalia will hold public hearings to consider increasing the City's utility rates for sewer charged to residential, commercial and industrial customers; and water services for residential and commercial customers. These rate increases directly reflect the costs of providing such utility services including operating costs, repairs and rehabilitation of our existing infrastructure and continued improvements to the City of Sedalia's sewer and water systems. The hearings will begin with sewer rates at 6:30 p.m. on Monday, August 18, 2025, with the water rate hearing following thereafter. The hearings will be held in the Council Chambers at the Municipal Building, 200 South Osage Avenue.

#### Sewer

Due to significant increases in material and freight charges, natural gas and electric services, labor and contract labor, and costs related to regulatory compliance, a seven and one-half percent (7.5%) increase from the current rates is proposed for the Monthly Wastewater Base Service Rate and the Monthly Volume Rate per thousand gallons. The proposed inside city limit residential sewer rate increase will result in the average sewer customer who uses 4,000 gallons per month seeing a \$4.48 per month or \$53.76 per year increase in their sewer charges. The outside city limit residential sewer rate increase will result in the average sewer customer who uses 4,000 gallons per month seeing a \$6.06 per month or \$72.72 per year increase in their sewer charges.

The Monthly Sewer Base Service and Volume Rates, currently and as proposed, are:

Description of Service	Current Monthly Base Rate	Proposed Monthly Base Rate	Current Monthly Volume Rate per 1,000 Gallons	Proposed Monthly Volume Rate per 1,000 Gallons
Residential, Inside City Limits	\$14.38	\$15.46	\$7.70	\$8.28
Residential, Outside City Limits	\$35.42	\$38.08	\$7.70	\$8.28
Commercial Inside City Limits	\$58.81	\$63.22	\$7.70	\$8.28
Commercial Outside City Limits	\$136.06	\$146.26	\$7.70	\$8.28
Industrial Inside City Limits	\$122.61	\$131.81	\$7.70	\$8.28
Industrial Outside City Limits	\$265.76	\$285.69	\$7.70	\$8.28

#### Water

Due to increased costs for material, freight, natural gas and electric services, labor and contract labor, a five percent (5%) increase from the current rates is proposed for the Monthly Water Base Service Rates and the Monthly Water Volume charges per thousand gallons. Additionally, rates proposed for installation of new water service and replacement lines have increased as a result of increased material costs (i.e., brass fittings, pipe, pumps and freight charges) and increased contracting costs experienced over the last twelve months and continuing into calendar year 2025. The rates proposed reflect those actual cost increases and the percentage increase varies based on the costs of materials.

The Monthly Base Service and Volume Rates for Water, currently and as proposed, are:

<i>Description of Customer</i>	<i>Meter Size</i>	<i>Current Monthly Base Rate</i>	<i>Proposed Monthly Base Rate</i>	<i>Current Monthly Volume Rate per 1,000 Gallons <sup>(1)</sup></i>	<i>Proposed Monthly Volume Rate per 1,000 Gallons (Note: First 10,000 Gallons <sup>(2)</sup>)</i>
Residential, Inside City Limits	5/8"	\$10.09	\$10.59	\$3.77	\$3.96
Residential, Inside City Limits	3/4"	\$15.13	\$15.89	\$3.77	\$3.96
Residential, Inside City Limits	1"	\$17.13	\$17.99	\$3.77	\$3.96
Residential, Outside City Limits	5/8"	\$25.22	\$26.48	\$3.77	\$3.96
Residential, Outside City Limits	3/4"	\$37.84	\$39.73	\$3.77	\$3.96
Residential, Outside City Limits	1"	\$42.82	\$44.96	\$3.77	\$3.96
Commercial Inside City Limits	5/8"	\$10.09	\$10.59	\$3.77	\$3.96
Commercial Inside City Limits	3/4"	\$15.13	\$15.89	\$3.77	\$3.96
Commercial Inside City Limits	1"	\$25.22	\$26.48	\$3.77	\$3.96
Commercial Inside City Limits	1 1/2"	\$50.44	\$52.96	\$3.77	\$3.96
Commercial Inside City Limits	2"	\$80.71	\$84.75	\$3.77	\$3.96
Commercial Inside City Limits	3"	\$161.42	\$169.49	\$3.77	\$3.96
Commercial Inside City Limits	4"	\$252.22	\$264.83	\$3.77	\$3.96
Commercial Inside City Limits	6"	\$504.44	\$529.66	\$3.77	\$3.96
Commercial Inside City Limits	8"	\$807.10	\$847.46	\$3.77	\$3.96
Commercial Inside City Limits	10"	\$1,291.63	\$1,356.21	\$3.77	\$3.96
Commercial Outside City Limits	5/8"	\$25.22	\$26.48	\$3.77	\$3.96
Commercial Outside City Limits	3/4"	\$37.84	\$39.73	\$3.77	\$3.96

Commercial Outside City Limits	1"	\$63.06	\$66.21	\$3.77	\$3.96
Commercial Outside City Limits	1 1/2"	\$126.12	\$132.43	\$3.77	\$3.96
Commercial Outside City Limits	2"	\$201.78	\$211.87	\$3.77	\$3.96
Commercial Outside City Limits	3"	\$403.56	\$423.74	\$3.77	\$3.96
Commercial Outside City Limits	4"	\$630.56	\$662.09	\$3.77	\$3.96
Commercial Outside City Limits	6"	\$1,261.10	\$1,324.16	\$3.77	\$3.96
Commercial Outside City Limits	8"	\$2,017.76	\$2,118.65	\$3.77	\$3.96
Commercial Outside City Limits	10"	\$3,229.07	\$3,390.52	\$3.77	\$3.96

Note: (1) The Monthly Volume Charge is the same for Inside City Limits and Outside City Limits.

(2) As detailed in the below Table 1, the Volume Charge is a "Decreasing Block Rate" based on 5 units and a municipal metered rate.

Description	Gallons per Month Used	Current Monthly Volume Rate per 1,000 Gallons	Current Maximum Charge per Volume Unit <sup>(a)</sup>	Proposed Monthly Volume Rate per 1,000 Gallons	Proposed Maximum Charge per Volume Unit <sup>(a)</sup>
First 10,000 gallons per month	< or = 10,000	\$3.77	\$37.70	\$3.96	\$39.60
Next 40,000 gallons per month	> 10,000 but no more than 50,000	\$3.33	\$133.20	\$3.50	\$140.00
Next 50,000 gallons per month	> 50,000 but no more than 100,000	\$3.05	\$152.50	\$3.20	\$160.00
Next 100,000 gallons per month	> 100,000 but no more than 200,000	\$2.78	\$278.00	\$2.92	\$292.00
All over 200,000 gallons per month	> 200,000	\$2.48	All remaining 1,000 gallons	\$2.60	All remaining 1,000 gallons
Municipal metered		\$2.28	All 1,000 gallons	\$2.39	All 1,000 gallons

The One Time Charge for Installation of New Water Service Lines, currently and as proposed, are:

Description of Installation	Current One Time Charge	Proposed One Time Charge	Proposed Increase Percentage (%)
3/4" Service	\$778.00	\$816.90	5%
3/4" Service with Street Cut	\$1,088.00	\$1,142.40	5%
1" Service	\$960.00	\$1,008.00	5%
1" Service with Street Cut	\$1,331.00	\$1,397.55	5%
1 1/2" Service	\$3,340.00	\$3,507.00	5%
2" or 3" Service	\$4,482.00	\$4,706.10	5%
4" or 6" Service	\$4,983.00	\$5,232.15	5%

Note: Full replacement of an existing service line will be at the above costs including street cut cost, if needed. Less than full replacement of an existing service line will be based on actual time and material costs. If additional materials are necessary for a specific installation, such as stainless steel tapping sleeves, these job specific materials will be charged back to the customer at actual cost.

Unmetered Fire Service Annual Rates, currently and as proposed, are:

Description of Service	Current Annual Charge	Proposed Annual Charge
<i>Private Fire Hydrants</i>	\$293.85	\$308.54
<i>Automatic Sprinkler Systems:</i>		
Minimum Bill (100 Sprinkler Heads) Per Year	\$152.09	\$159.69
Additional Sprinkler Heads-Each	\$0.31	\$0.33
<i>Fire Hose Risers:</i>		
1 <sup>st</sup> 2" Riser in Building not more than 3 Stories in Height Above Basement, with not more than 1 Riser Connection in Basement	\$83.95	\$88.15
Each Additional 2" Riser, as stated above	\$63.02	\$66.17
Each Additional 4" Riser in Building not more than 3 Stories in Height Above Basement, with not more than 1 Hose Connection on each floor and an Extra Connection in Basement	\$125.94	\$132.24

Sprinkler Service-New and Fire Hydrant Installation Charges, currently and as proposed, are:

Description of Installation	Current Standard Charge	Proposed Standard Charge
2" Sprinkler Service	\$1,455.00	\$1,527.75
4" Sprinkler Service	\$3,115.00	\$3,270.75
6" Sprinkler Service	\$3,197.00	\$3,356.85
8" Sprinkler Service	\$3,526.00	\$3,702.30
10" Sprinkler Service	\$4,157.00	\$4,364.85
Fire Hydrant (Installation including hydrant)	\$4,373.00	\$4,591.65

If approved, the new rates will become effective for the first billing after October 1, 2025.

Any person with any questions about the proposed ordinances may contact the City Administrator at 660-827-3000, extension 1104.

Handicapped citizens needing accommodation in order to attend these public hearings should contact the City Administrator's Office at 660-827-3000, extension 1104, no later than 48 hours prior to the scheduled hearing.

Matthew Wirt  
City Administrator  
City of Sedalia

# NOTICE OF PUBLIC HEARING AUGUST 18, 2025

A public hearing will be held at 6:30 p.m. on August 18, 2025 in the Council Chambers in the Municipal Building, located at 200 S. Osage, at which time citizens may be heard on the property tax rates proposed to be set by the City of Sedalia, a political subdivision. The tax rates shall be set to produce the revenues which the budget for the fiscal year beginning April 1, 2025 show to be required from the property tax. Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100.00 valuation.

	2024 ASSESSED VALUATION	2025 ASSESSED VALUATION	ESTIMATED AMOUNT OF PROPERTY TAX REVENUES ASSESSED FOR 2025	PROPOSED TAX RATE 2025 (PER \$100)
For Public Library Purposes:				
Real Estate	179,231,375	189,901,186		
Personal	60,276,561	61,078,585		
Public Library	239,507,936	250,979,771	\$ 608,124	0.2423
Library Temporary			\$ 174,180	0.0694
Total Public Library			\$ 782,304	0.3117
For Special Business District - Real Estate	4,910,500	5,019,600		
For Special Business District - Personal	40,292	59,030		
Total	4,950,792	5,078,630	\$ 43,168	0.8500
For All Other Purposes:				
Real Estate	225,982,620	247,698,738		
Personal	84,041,920	84,540,883		
TOTAL	310,024,540	332,239,621		
General			\$ 1,614,352	0.4859
Public Parks			\$ 561,485	0.1690
Fire Pension			\$ 163,130	0.0491
Police Pension			\$ 315,628	0.0950
TOTAL FOR ALL PURPOSES			\$ 2,654,595	
Tax Levy for All Purposes				1.9607
Tax Levy for Outside Special Business District But Within Public Library				1.1107
Tax Levy for Outside Special Business District and Public Library				0.7990

CITY OF SEDALIA  
Andrew Dawson, Mayor  
Jason Myers, City Clerk

Handicapped citizens needing assistance or auxiliary aids in order to attend this meeting should contact the City Administrator's office at (660) 827-3000 extension 1102 no later than 48 hours prior to the scheduled meeting. The above figures are prior to the Board of Appeals and are the most recent figures available from the County Clerk. Any further changes received by the City prior to the hearing date will be incorporated into the applicable tax rates.

## PUBLIC HEARING

The City of Sedalia City Council will hold a public hearing to consider the designation of the Jennie Jaynes Stadium site as a historic landmark. The public hearing will be held at 6:30 pm on August 18, 2025 in the Council Chambers of the Municipal Building to receive public comment concerning the designation. Written comments may be made to the City Clerk prior to the meeting. Interested parties should contact the Community Development Department.

Handicapped citizens needing accommodation in order to attend this meeting should contact the City Clerk's office at (660) 827-3000 extension 1112 no later than 48 hours prior to the scheduled meeting.



Let's Cross Paths

CITY OF SEDALIA, MISSOURI  
CITY COUNCIL MEETING  
AUGUST 4, 2025

The City has an on-line broadcast of Council Meetings available both live and recorded by going to **"Microsoft Teams"**.

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The Council of the City of Sedalia, Missouri duly met on August 4, 2025 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 legislative prayer led by Chaplain Byron Matson followed by the Pledge of Allegiance.

**ROLL CALL:**

Jack Robinson	Present	Bob Hiller	Present
Cheryl Ames	Present	Bob Cross	Present
Lee Scribner	Present	Rhiannon Foster	Absent
Tina Boggess	Present	Michelle Franklin	Present

**SERVICE AWARDS**

15 Year Pin/Certificate	Christopher Mittenburg	Equipment Operator II	Street
10 Year Pin/Certificate	Eric Resch	Corporal	Police
5 Year Pin/Certificate	James Summers	Equipment Operator II	Street

**RETIREMENT AWARDS/SPECIAL AWARDS:** None.

**MINUTES:** The Council Meeting minutes of July 21, 2025 were approved on motion by Ames, seconded by Scribner. All present in Favor. Foster was absent.

**REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:** None

**PRESENTATION – RATE ADJUSTMENTS**

City Administrator Matthew Wirt provided background information on rate adjustments. A lot of what is dealt with are enterprise funds which are designed to pay for service, however, service charges have gotten to the point that they do not actually cover the cost of providing services. Adjusting service charges is necessary because it maintains financial stability and ensures service areas are properly funded without having to rely on the General Fund or Capital Improvement Fund. It also helps keep up with costs, addresses inflation, rising labor costs, and necessary infrastructure improvements. The impact of no adjustments would be increased strain on the General Fund, deferred maintenance and service reductions, and greater future increases if maintenance continues to be delayed.

**Cemetery**

Cemetery Director Roger Waters stated that the Cemetery has not had a price change since 2017. Wages, insurance costs, retirement, equipment, gas, and oil costs have all increased. Cemetery Director Waters compared the City's Cemetery rates to other cities and how the City's fees are much lower.

<u>Description</u>	<u>Current Amount</u>	<u>Proposed Amount</u>
Cemetery Lots - Each	\$550.00	\$650.00



Cemetery lots – Babyland	\$200.00	<b>\$250.00</b>
Recording cost/deed	\$27.00	<b>\$27.00</b>
<u>Casket Burial Open – Close – Adult:</u>		
Weekdays	\$600.00	<b>\$750.00</b>
Saturday	\$800.00	<b>\$1,000.00</b>
Sunday	\$1,000.00	<b>\$1,300.00</b>
Holiday	\$1,200.00	<b>\$1,500.00</b>
<u>Casket Burial Open – Close – Child &lt;6:</u>		
Weekdays	\$200.00	<b>\$250.00</b>
Saturday	\$400.00	<b>\$500.00</b>
Sunday	\$600.00	<b>\$700.00</b>
Holiday	\$700.00	<b>\$800.00</b>
<u>Cremation Burial (below ground):</u>		
Weekdays	\$300.00	<b>\$400.00</b>
Saturday	\$400.00	<b>\$550.00</b>
Sunday	\$600.00	<b>\$750.00</b>
Holiday	\$700.00	<b>\$850.00</b>
<u>Cremation Burial (above ground):</u>		
Weekdays	\$150.00	<b>\$200.00</b>
Saturday	\$250.00	<b>\$350.00</b>
Sunday	\$450.00	<b>\$650.00</b>
Holiday	\$550.00	<b>\$750.00</b>
Niche in Columbarium	\$650.00	<b>\$700.00</b>
Niche door Engraving	\$100.00	<b>\$175.00</b>
Setting Military Grave Marker	No Cost	<b>No Cost</b>
<u>Mausoleum Burial:</u>		
Weekday	\$150.00	<b>\$250.00</b>
Saturday	\$250.00	<b>\$350.00</b>
Sunday	\$450.00	<b>\$550.00</b>
Holiday	\$550.00	<b>\$650.00</b>
Disinterment Adult Casket	\$850.00	<b>\$1,500.00</b>
Disinterment Child <6	\$200.00	<b>\$400.00</b>
Graveside service finished after 3:30pm	Additional \$200.00/hour	<b>Additional \$200.00/hour</b>

### **City Clerk's Office**

City Clerk Jason Myers presented information on records requests for Fire, General and Police from 2021-present. Sunshine Law allows custodians of record to charge for time spent duplicating records and research time while filling the request. Charges cannot exceed average hourly rate of pay for clerical staff and charges for research cannot exceed actual cost of research time and records. Request fees have not increased since 2017. Salary scale has been adjusted several times, so he is requesting a fee increase to align with current salary scales for both general and public safety sides. The proposed fees are based on current salary base rate and benefits.

<b><u>Description</u></b>	<b><u>Current Amount</u></b>	<b><u>Proposed Amount</u></b>
Police	\$24.75/hr.	<b>\$32.22/hr.</b>
General/Fire	\$23.60/hr.	<b>\$29.67/hr.</b>

### **Community Development**

Community Development Director Bryan Kopp stated that some of the fees in his department had not been updated anywhere from 1999-2024. On Planning and Zoning, we are spending on average about \$200.00 per meeting just on mailings. There is also a proposed addition of an annexation and floodplain development permit fee and a proposed re-inspection fee which would be charged if an inspection failed twice for the same issue. As for building permits there would be a base fee, then a charge per cost of construction which would be uniform across building, mechanic, electrical, and plumbing permits with a few exceptions. Demolition permits would be increased by \$100.00 to cover the cost for staff to process them, do inspections, and handle the appeals process. Sign permits would have slight increase to accommodate for staff time and to keep up with cost.

<b><u>Description</u></b>	<b><u>Current Amount</u></b>	<b><u>Proposed Amount</u></b>
Appeals to Planning and Zoning Commission	\$350.00	<b>\$500.00</b>
Appeals to the Zoning Board of Adjustment	\$350.00	<b>\$500.00</b>
Notarizing documents – Each	\$3.00	<b>\$5.00</b>
(NEW) Annexation Fee	—	<b>\$150.00</b>
(NEW) Floodplain Development Permit	—	<b>\$100.00</b>
(NEW) Extra Inspection Fee	—	<b>\$25.00</b>
Penalty for commencement of construction without permit. % of applicable permit Fee	200%	<b>200%</b>
Building Permit up to \$1,000 value	\$25.00	<b>\$50.00</b>
Building Permit each additional \$1,000 value or fraction therefor	\$6.00	<b>\$6.00</b>
Reactivation of lapsed permit % of original permit fee	50%	<b>50%</b>
Commercial Mechanical Permits Basic Fee up to \$1,000.00	\$50.00	<b>\$50.00</b>

Addition up to \$10,000.00	\$45.00	–
\$10,000.01 to \$200,000.00	\$150.00	–
\$200,000.01 to \$500,000.00	\$800.00	–
Over \$500,000.00	\$2,000.00	–
(New) Each additional \$1,000.00 or fraction	–	<b>\$6.00</b>
Mechanical Permits – Residential Basic fee – Each	\$30.00	–
Additions:		
Furnace unit – Each	\$15.00	–
Air-Cooling Unit – Each	\$15.00	–
Electrical Permit Basic Fee – up to \$1,000 value	\$25.00	<b>\$50.00</b>
Receptacle drop or fixture each	\$1.00	–
Circuit – each	\$1.00	–
Motors up to and including ¼ horsepower each	\$1.00	–
Motors over ¼ horsepower – each	\$1.00	–
Generators used for lighting or power including switchboards – each	\$1.00	–
Motor generators for charging of picture machines – each	\$1.00	–
Transformers over 30 KVA – each	\$15.00	–
Ceiling fans – each	\$1.00	–
Emergency or exit lights – each	\$1.00	–
Electric ranges and heating devices – each	\$5.00	–
(NEW) Plus for each \$1,000.00 or fraction	–	<b>\$6.00</b>
Temporary Service – Each	\$25.00	<b>\$25.00</b>
Permanent service up to 200 amps	\$25.00	<b>\$50.00</b>
Permanent service from 201-1,000 amps	\$40.00	<b>\$50.00</b>
Permanent Service 1,001 + amps	\$100.00	<b>\$100.00</b>
Plumbing permit basic fee	\$25.00	<b>\$50.00</b>
Fixture or trap, or set of fixtures on one trap – Each	\$5.00	–
Building sewer – each	\$20.00	–

Rainwater system – per drain inside building	\$5.00	–
Water or heater vent – each	\$5.00	–
Gas piping system up to four outlets	\$5.00	–
Gas piping each outlet over four	\$1.00	–
Industrial waste pretreatment interceptor, with trap and vent (except kitchen type grease interceptors functioning as fixture traps) – each	\$5.00	–
Water piping, water conditioning equipment, or water treatment equipment – each installation, alteration or repair	\$5.00	–
Draining or vent piping – each alteration or repair	\$5.00	–
Low sprinkler system on one meter, including backflow prevention devices – Each	\$5.00	–
Vacuum breaker or backflow protective device including water piping: - up to 4 breakers/devices	\$5.00	–
Each breaker or devices over four	\$1.00	–
(NEW) Plus – For each additional \$1,000.00 or fraction thereof of construction value.	–	<b>\$6.00</b>
Plumber's certificate Master Plumber – Annually	\$5.00	<b>\$25.00</b>
Plumber's certificate Journeyman Plumber – Annually	\$1.00	<b>\$25.00</b>
Water specialist or water installer certificate – Annually	50.00	–
Demolition permit – each	\$25.00	<b>\$100.00</b>
Appeals – each	\$100.00	<b>\$300.00</b>
Vacant residential properties – Semi Annual Fee	\$200.00	<b>\$200.00</b>
Late Payment Fee – Per month or portion	\$25.00	<b>\$25.00</b>

### **Public Works Operations**

Justin Bray, Public Works Operations Director, stated that the last sanitation rate increase was in 2022. They would like to go to usage based rates so that people who are not contributing as much trash can lower their bill and be able to have a smaller container. He would also like to introduce a capital improvement fee of \$2.00 that would prevent having to borrow from the General Fund.

<u>Description</u>	<u>Proposed Amount</u>
Residential 35 gal cart	\$15.00
Residential 65 gal cart	\$19.50
Residential 95 gal cart (1)	\$22.50
Residential 95 gal cart (2)	\$26.00
Residential 95 gal (3 or more)	\$22.50 each after initial 2
Senior discount	\$2.00

### **Utilities**

William Bracken, Director of Utilities, stated that water and wastewater systems operate entirely as an enterprise fund. There is no funding from the General Fund so they have to bill enough to pay for coverage of operations. Over the last several years, the price of parts and equipment has went up. Their combined fleet has been showing its age. There has not been very many replacements in the last 10 years and the typical lifespan of equipment is 12-16 years for trucks and 8-12 years for heavier equipment. For the last several years they have had trouble keeping staff. Some was due to COVID, but a lot of it was due to local industries raising the rate of pay and they were not keeping up. Director Bracken is proposing a 5% water rate increase and a 7.5% wastewater rate increase. There has been a lot of deferred maintenance at the plants and they are spending a lot to maintain them. He wants to get to a point where they are proactively replacing lines underground instead of reactively replacing spots that have failed. There are some parts of the infrastructure that have been in the ground for 150 years and have never been replaced. A 5,000 gallon a month bill would go up around \$6.00. This increase will depend on how much water is used.

City Administrator Matthew Wirt asked if the Council had any direction on what they would like to see brought back. Councilman Scribner said that he would need more time to process the information to come up with some direction and the rest of the Council agreed. The public comment period was opened but there were no speakers who had signed up.

### **ROLL CALL OF STANDING COMMITTEES:**

**FINANCE & ADMINISTRATION** – Chairwoman Tina Boggess; Vice Chairwoman Rhiannon M. Foster

- The Cemetery Department is requesting a budget amendment to replace the current backhoe, that has exceeded its service life. The machine is experiencing frequent mechanical and hydraulic issues, resulting in ongoing maintenance costs and reduced operational reliability. A Sourcewell bid has been received from Martin Equipment of Columbia in the amount of \$105,350, which includes a trade-in of the old backhoe and cooperative procurement pricing. These improvements were sparked by a generous offer from Ms. Sue Heckart to fund a new committal shelter.

RESOLUTION NO. 2136 – 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 2026 was read once by title and approved on motion by Ames, seconded by Robinson. All present in Favor. Foster was absent.

BILL NO. 2025-134, ORDINANCE NO. 12314 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2025-2026 REGARDING CEMETERY BACKHOE PURCHASE was read once by title.

2<sup>nd</sup> Reading – Motion by Scribner, 2<sup>nd</sup> by Franklin. All present in Favor. Foster was absent.  
Final Passage – Motion by Boggess, 2<sup>nd</sup> by Ames. All present in Favor. Foster was absent.  
Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Franklin. No one voted “No”. Foster was absent.

BILL NO. 2025-135, ORDINANCE NO. 12315 – AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR THE PURCHASE OF A BACKHOE FOR THE CEMETERY was read once by title.

2<sup>nd</sup> Reading – Motion by Boggess, 2<sup>nd</sup> by Ames. All present in Favor. Foster was absent.  
Final Passage – Motion by Boggess, 2<sup>nd</sup> by Ames. All present in Favor. Foster was absent.  
Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Franklin. No one voted “No”. Foster was absent.

**PUBLIC WORKS** – Chairwoman Michelle Franklin; Vice Chairwoman Tina Boggess

City Administrator Matthew Wirt provided an update on the Washington Street Bridge. Staff is actively working with the engineering team to finalize plans and move the project forward. The goal is to get the project out for bid as soon as possible, considering all the approvals needed from MODOT and the railroad.

City Engineer Chris Davies has received preliminary plans which is basically their initial design. The engineer from HDR that is designing the fix for the repair has gotten approval from Modot. Staff is hoping to have the stamped final drawing for the repair done the last week of August. The plan for the bridge includes items such as to replace 5 columns, encase 7 columns, replace various steel, clean and repaint metal on approaches, and replace sidewalk boards. Upon completion a bridge rating will still be needed.

**PUBLIC SAFETY** – Chairman Lee Scribner, Vice Chairman Jack Robinson

- Sedalia Police Department respectfully requests permission from the Council to proceed with the destruction of certain records in accordance with the Missouri Municipal Records Manual. These items include duplicates or outdated records no longer required for retention.

Motion by Robinson, seconded by Boggess to approve the request. All Present in Favor. Foster was absent.

- The Sedalia Police Department seeks Council approval to apply for the 2026 Missouri Blue Shield Grant. The department intends to use the funds to replace aging and no-longer-serviceable In Car Cameras with twelve new units. The total project cost is \$75,630, with a minimum grant award of \$50,000. Additional funding may be awarded but is not guaranteed. Purchase and delivery would take place in FY2026.

RESOLUTION NO. 2137 – A RESOLUTION AUTHORIZING THE SEDALIA POLICE DEPARTMENT TO ACT AS AN AGENT FOR THE CITY OF SEDALIA IN THE APPLICATION PROCESS FOR THE 2026 MISSOURI BLUE SHIELD GRANT was read once by title and approved on motion by Ames, seconded by Robinson. All present in Favor. Foster was absent.

- The Sedalia Police Department was awarded \$8,700 through the Missouri Coalition for Roadway Safety Grant, under the Missouri Highways and Transportation Strategic Highway Safety Plan. The grant supports the purchase of one TAPCO School Zone BlinkerSign with Radar feedback to be installed on East 3rd Street near Vermont Avenue, targeting traffic entering the school zone near Missouri Avenue. This

initiative aligns with the Sedalia SAFE Coalition's efforts to enhance pedestrian safety in school zones. The total cost of the equipment is \$8,749.01, with the grant reimbursing \$8,700.

RESOLUTION NO. 2138 – 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 2026 was read once by title and approved on motion by Boggess, seconded by Ames. All present in Favor. Foster was absent.

BILL NO. 2025-136, ORDINANCE NO. 12316– AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2025-2026 REGARDING POLICE SCHOOL ZONE SIGN PURCHASE was read once by title.

2<sup>nd</sup> Reading – Motion by Boggess, 2<sup>nd</sup> by Scribner. All present in Favor. Foster was absent.

Final Passage – Motion by Boggess, 2<sup>nd</sup> by Scribner. All present in Favor. Foster was absent.

Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Franklin. No one voted "No". Foster was absent.

BILL NO. 2025-137, ORDINANCE NO. 12317– AN ORDINANCE AUTHORIZING A STRATEGIC HIGHWAY SAFETY PLAN PROGRAM AGREEMENT FOR PURCHASE OF A SCHOOL ZONE BLINKER SIGN was read once by title.

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

Final Passage – Motion by Cross, 2<sup>nd</sup> by Boggess. All present in Favor. Foster was absent.

Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Franklin. No one voted "No". Foster was absent.

COMMUNITY DEVELOPMENT – Chairwoman Rhiannon M. Foster; Vice Chairwoman Cheryl Ames – No Report

APPOINTMENTS: None.

BIDS: None.

LIQUOR LICENSES:

The following renewal Liquor Licenses were read and approved on motion by Boggess, seconded by Scribner. All present in Favor. Foster was absent.

\*Nicole Walker dba Discount Smokes & Liquor, 2205 South Limit Suite D, Packaged Liquor & Sunday Sales

\*Eric Brown dba Buffalo Wild Wings, 4401 Wisconsin Avenue #100, Liquor by the Drink & Sunday Sales

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilwoman Boggess thanked the Fire Department for being at Hubbard Park this past Saturday.

There was a young man who had an accident and broke his ankle and the parents were very grateful to have our firemen there to wrap it up.

GOOD & WELFARE: None.

The meeting adjourned at 7:47 p.m. on motion by Robinson, seconded by Boggess to a 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. Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Franklin. No one voted “No”. Foster was absent.

The regular meeting reopened at 8:55 p.m. on motion by Cross, seconded by Robinson.

ROLL CALL:

Jack Robinson	Present	Bob Hiller	Present
Cheryl Ames	Present	Bob Cross	Present
Lee Scribner	Present	Rhiannon Foster	Absent
Tina Boggess	Present	Michelle Franklin	Present

BUSINESS RELATED TO CLOSED DOOR MEETING:

BILL NO. 2025-138, ORDINANCE NO.12318 – AN ORDINANCE VACATING AN EASEMENT LOCATED IN TRACT B OF PARK HILL 1ST SUBDIVISION was read once by title.

2nd Reading – Motion by Scribner, 2nd by Boggess. All Present in Favor. Foster was absent.

Final Passage – Motion by Boggess, 2nd by Scribner. All Present in Favor. Foster was absent.

Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Franklin. No one voted “No”. Foster was absent.

BILL NO. 2025-139, ORDINANCE NO.12319 – AN ORDINANCE AUTHORIZING A GIFT AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI, THE HECKART FAMILY FOUNDATION AND SUE HECKART. was read once by title.

2nd Reading – Motion by Scribner, 2nd by Boggess. All Present in Favor. Foster was absent.

Final Passage – Motion by Boggess, 2nd by Scribner. All Present in Favor. Foster was absent.

Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Franklin. No one voted “No”. Foster was absent.

BILL NO. 2025-140, ORDINANCE NO.12320 – AN ORDINANCE APPROVING SPECIAL WARRANTY DEEDS FOR THE SALE OF PROPERTIES COMMONLY KNOWN AS 417 NORTH QUINCY AVENUE AND 419 NORTH QUINCY AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO RHAD A. BAKER CONSTRUCTION, LLC, A LIMITED LIABILITY COMPANY was read once by title.

2nd Reading – Motion by Scribner, 2nd by Boggess. All Present in Favor. Foster was absent.

Final Passage – Motion by Boggess, 2nd by Scribner. All Present in Favor. Foster was absent.

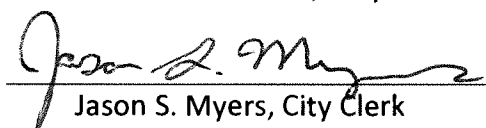
Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Franklin. No one voted “No”. Foster was absent.

The regular meeting adjourned at 9:00 p.m. on motion by Cross, seconded by Robinson. All present in Favor. Foster was absent.

THE CITY OF SEDALIA, MISSOURI



Andrew L. Dawson, Mayor



Jason S. Myers, City Clerk





*Let's Cross Paths*

Planning and Zoning  
Meeting Minutes  
Wednesday, July 2, 2025 at 5:30 pm  
Council Chambers  
Municipal Building

- 1) Call to order
- 2) Roll Call

Present:

Ann Richardson, Ann Graff, Tolbert Rowe, Virginia Brainard, Val Bloess, Rhonda Ahern

Absent:

Andrew Dawson, Ian Shoemaker, Terri McDermott, Jerry Ross, Lee Scribner

Staff:

Bryan Kopp, Nicole Hathaway, Todd Smith, Jessica Hoffman, Chris Franklin

- 3) Approval of June 4, 2025, meeting minutes
  - a. Ann Graff motioned to amend wording in the motion for Special Use Permit at 1809 W 10th, Ann Richardson seconds. Minutes approved as amended.
- 4) Public Hearing – Lot West of 813 E 19th (Rezoning from R-1 to R-2) - Bryan Kopp presented this rezoning application to the board. Mr. Kopp explained the proposal for a rezoning for the vacant lot West of 813 E 19th. The vacant lot is surrounded by properties zoned R1. The applicant wants to build a duplex. Staff recommends approval.
  - a. Richard Thomas (808 E 19th) – Richard Thomas explained that he has lived across this vacant lot for 67 years. Mr. Thomas explained that he has no issue with the duplex being built, but had a few concerns about the post office and his mailbox (??).
- 5) Public Hearing - 1809 W 10th (Special Use Permit) - Amber Woolery (1809 W 10th) –
  - a. Amber Woolery introduced herself as the Program Director for Recovery Lighthouse. Ms. Woolery explained they plan to house no more than 4 women in their facility for the first 3 years, then they plan to increase to 7 after the first 3 years. Amber explained that Recovery Lighthouse has had this property since 2017 and served as an outpatient for 6 years, with no complaints.
  - b. Candy Meyer – Candy Meyer introduced herself as the Family Advocate for Lighthouse Recovery. She says she has lived in Sedalia for 60 years. Ms. Meyer explained that the women who would be housed will be women, possibly with children, who are already

motivated to get their lives on track. Discussion was had with the board, and Candy Meyer explained that the women in the program would be referred to an inpatient or a more structured program if caught using drugs or alcohol. They went on to explain that they have a no tolerance policy, and would no longer be staying in the home after being caught using. Amber Woolery explained that these people have a 70% or higher chance of being successful through their program.

- c. Sherri Bridges (23036 Ryan Rd) – Sherri Bridges explained that housing is the biggest barrier for recovering addicts. She emphasized that safety is one of the biggest things needed for recovery. They're asking to give the opportunity to women in the community, and provide the safety needed for recovery.
- d. Jason Young (1814 W 11th) – Jason Young explained that his mother resides behind the property of 1809 W 10th. Mr. Young is concerned about the vagueness of the words “Transitional Housing”, explaining that he was confused about what that would mean for the neighborhood. Jason went on to explain that his concern only grew after the first time this Special Use Permit was brought to the Planning and Zoning Board in June. He explained that he reached out to the wider neighborhood and came to the conclusion that most of them were unaware. After meeting with the neighborhood, he realized there were more questions and concerns than answers. Jason started a petition against the proposal for the Special Use Permit that now has 37 signatures. He said that while he gathered as much information as he could by attending educational meetings, he still found many issues and unsatisfying answers. Jason said he has concerns about the ten people in the small building, as well as visitors.
- e. Kim Woole (1815 W 10th) – Kim Woole said that at the last Planning and Zoning meeting in June, the mayor suggested that Lighthouse Recovery go around the neighborhood to ease the fear of the neighbors, but she has yet to see any information on transitional housing. Kim said that she reached out to Amber Woolery and has not received a reply. Ms. Woole says she feels like the people proposing the transitional housing seem confused about what will really happen. Kim also explained that she's concerned about the possibility of her property value decreasing. With the liquor and convenience stores so close to the property, she believes it is a prime location for relapse into their addiction. Kim Woole worries about the safety of her family.
- f. Nancy Vu (1321 S State Fair) – Nancy Vu owns the home at 1816 W 11th, behind the property of 1809 W 10th. Nancy explained that she is concerned about her family's safety. She believes that everyone deserves the opportunity to recover, but doesn't believe this is the right location for it. Ms. Vu also expressed her concern about the several dispensaries, liquor stores, and convenience stores within walking distance, worried about the people staying in the transitional housing relapsing. She also believes that the answers that have been provided are unclear, and she wants the answers to be set in stone.
- g. Cecelia Young (1814 W 11) – Cecelia Young explained that she hosted a picnic and shared concerns with her neighbors. She and her son created a petition against the Special User Permit that now has 37 signatures. Ms. Young says that she works and

often comes home late at night, explaining that she feels safe coming home now and worries about that changing. She suggests that Recovery Lighthouse use a property outside of City limits for transition housing. Ms. Young worries about the safety of her family.

- h. Rachel Ledbetter (1409 S State Fair) – Rachel Ledbetter explains that she has lived in Sedalia for about 2 1/2 years. She says she moved from Warrensburg, choosing Sedalia to invest in the community, despite being warned not to come to Sedalia. Rachel took time to commend recovering drug addicts, but does not believe her neighborhood is the correct place for housing like this. She worries about the safety of her family, highlighting that there is a less than 20% recovery rate.
- i. Justin Newell (1815 W 10th) – Justin Newell explained that he is not against the mission of Recovery Lighthouse, only the location. Mr. Newell said that he spoke with someone in charge of Recovery Lighthouse at the location in Warrensburg at the last meeting, and he explained how easy it would be to sell the property at 1809 W 10th and purchase another property to be used as transitional housing. Justin Newell worries about the safety of his family and his property value decreasing.
- j. Ron Newell (2419 W 3rd) – Ron Newell explained that he has grandchildren who live two houses from the property of 1809 W 10th. Mr. Newell explained that the recovery rate is much lower than they think. Ron says he's worried about the supervision of women housed in the facility.
- k. Judson Fredrickson (1815 W 11th) – Judson Fredrickson said he was only aware because of the certified letter that he received. Judson says he agrees with the previous speaker in support of the mission, but not the location. He explained that people relapse and that takes away his security.

6) New Business

- a. Lot West of 813 E 19th – Rezoning from R-1 to R-2

Ann Richardson motioned to approve. Ann Graff seconds. Application approved. (4 yes, 2 no)

Yes: Ann Richardson, Ann Graff, Tolbert Rowe, Virginia Brainard. No: Rhonda Ahern, Val Bloess

- b. 1809 W 10th

Ann Graff motioned to approve. No second.

Rhonda Ahern motioned to deny, Val Bloess seconds. Application denied. (5 yes, 1 no)

Yes: Ann Richardson, Tolbert Rowe, Virginia Brainard, Val Bloess, Rhonda Ahern No: Ann Graff

7) Next Meeting Date

- a. TBD

8) Adjourn

- a. Ann Richardson motioned to adjourn, Ann Graff seconded. All approved.

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

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

**AN ORDINANCE LEVYING AND PROVIDING FOR THE COLLECTION OF TAXES FOR THE YEAR 2025 IN THE CITY OF SEDALIA, MISSOURI.**

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

**Section 1.** There is hereby levied for the year 2025 the following rate of taxation upon all real estate and personal property within the limits of the City of Sedalia, Missouri, which is not exempt from taxation as shown by the Assessor's valuation thereon, as fixed and agreed upon by the Board of Equalization, as follows:

1. For the purpose of defraying the expenses of the City of Sedalia, a city within the State of Missouri, having a population of less than 30,000 and more than 10,000 inhabitants, the rate and sum of \$0.4859 on the One Hundred Dollars valuation.
2. For the support and maintenance of the free public library heretofore established and now existing in the said City, the rate and sum of \$0.2423 on the One Hundred Dollars valuation.
3. For the support of a Library Voter Approved Tax Increase, the rate and sum of \$0.0694 on the One Hundred Dollars valuation.
4. For the support and maintenance of the free public parks heretofore established and now existing in the said City, the rate and sum of \$0.1690 on the One Hundred Dollars valuation.
5. For the support of a fund for Firemen's Pension as heretofore established by vote and provided for by ordinance, the rate and sum of \$0.0491 on the One Hundred Dollars valuation.
6. For the support of a fund for Policemen's Pension as heretofore established by vote and provided for by ordinance, the rate and sum of \$0.0950 on the One Hundred Dollars valuation.
7. For the purpose of paying for all costs and expenses incurred in the operation of the Sedalia Special Business District, the provision of services and improvements authorized by law and incidental to the leasing, construction, acquisition and maintenance of any improvements provided for by law or for paying principal and interest on notes or bonds authorized for the construction or acquisition of any said improvements, the rate and sum of \$0.8500 on the One Hundred Dollars valuation, on property located within the said district.

**Section 2.** Therefore, the tax levy for:

1. Property located outside the Special Business District and the Public Library will be assessed at the rate of \$0.7990 per \$100.00 assessed valuation thereon; and
2. Property located outside the Special Business District but within the Public Library will be assessed at the rate of \$1.1107 per \$100.00 assessed valuation thereon; and
3. Property located within the Special Business District and the Public Library will be assessed at the rate of \$1.9607 per \$100.00 assessed valuation thereon.

**Section 3.** This ordinance shall take effect and be in full force from and after its passage by the City Council and approval by the Mayor.

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 18<sup>th</sup> day of August 2025.

---

Presiding Officer of the Council

Approved by the Mayor of said City this 18<sup>th</sup> day of August 2025.

---

Andrew L. Dawson, Mayor

ATTEST:

---

Jason S. Myers,  
City Clerk

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

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

**AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO VARIOUS FEES.**

**WHEREAS**, the City of Sedalia, Missouri has the authority, under existing ordinance and state statutes, to establish certain fees; and

**WHEREAS**, the City of Sedalia, Missouri has determined that it is appropriate and necessary to modify fees, due to market and operational costs for Cemetery, Records Requests (City Clerk and Police), Community Development, Public Works and Utilities as attached to this Ordinance and incorporated by reference herein.

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

**Section 1.** Appendix A – The City Fee Schedule for the City of Sedalia, Missouri is hereby amended to set certain fees and expenditures 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 18<sup>th</sup> day of August 2025.

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

Approved by the Mayor of said City this 18<sup>th</sup> day of August 2025.

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

ATTEST:

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

# Exhibit A

## Cemetery

<u>Description</u>	<u>Current Amount</u>	<u>Proposed Amount</u>
Cemetery Lots - Each	\$550.00	\$700.00
Cemetery lots – Babyland	\$200.00	\$250.00
Recording cost/deed	\$27.00	\$27.00
<u>Casket Burial Open – Close – Adult:</u>		
Weekdays	\$600.00	\$750.00
Saturday	\$800.00	\$1,000.00
Sunday	\$1,000.00	\$1,300.00
Holiday	\$1,200.00	\$1,500.00
<u>Casket Burial Open – Close – Child &lt;6:</u>		
Weekdays	\$200.00	\$250.00
Saturday	\$400.00	\$500.00
Sunday	\$600.00	\$700.00
Holiday	\$700.00	\$800.00
<u>Cremation Burial (below ground):</u>		
Weekdays	\$300.00	\$400.00
Saturday	\$400.00	\$550.00
Sunday	\$600.00	\$750.00
Holiday	\$700.00	\$850.00
<u>Cremation Burial (above ground):</u>		
Weekdays	\$150.00	\$200.00
Saturday	\$250.00	\$350.00
Sunday	\$450.00	\$650.00
Holiday	\$550.00	\$750.00
Niche in Columbarium	\$650.00	\$700.00
Niche door Engraving	\$100.00	\$175.00
Setting Military Grave Marker	No Cost	No Cost
<u>Mausoleum Burial:</u>		
Weekday	\$150.00	\$250.00
Saturday	\$250.00	\$350.00
Sunday	\$450.00	\$550.00
Holiday	\$550.00	\$650.00
Disinterment Adult Casket	\$850.00	\$1,500.00
Disinterment Child <6	\$200.00	\$400.00
Graveside service finished after 3:30pm	Additional \$200.00/hour	Additional \$200.00/hour

**City Clerk's Office**

<u>Description</u>	<u>Current Amount</u>	<u>Proposed Amount</u>
Police	\$24.75/hr.	\$32.22/hr.
General/Fire	\$23.60/hr.	\$29.67/hr.

**Community Development**

<u>Description</u>	<u>Current Amount</u>	<u>Proposed Amount</u>
Appeals to Planning and Zoning Commission	\$350.00	\$500.00
Appeals to the Zoning Board of Adjustment	\$350.00	\$500.00
Notarizing documents – Each	\$3.00	\$5.00
(NEW) Annexation Fee	–	\$150.00
(NEW) Floodplain Development Permit	–	\$100.00
(NEW) Extra Inspection Fee	–	\$25.00
Penalty for commencement of construction without permit. % of applicable permit Fee	200%	200%
Building Permit up to \$1,000 value	\$25.00	\$50.00
Building Permit each additional \$1,000 value or fraction therefor	\$6.00	\$6.00
Reactivation of lapsed permit % of original permit fee	50%	50%
Commercial Mechanical Permits Basic Fee up to \$1,000.00	\$50.00	\$50.00
Addition up to \$10,000.00	\$45.00	–
\$10,000.01 to \$200,000.00	\$150.00	–
\$200,000.01 to \$500,000.00	\$800.00	–
Over \$500,000.00	\$2,000.00	–
(New) Each additional \$1,000.00 or fraction	–	\$6.00
Mechanical Permits – Residential Basic fee – Each	\$30.00	–
Additions:		
Furnace unit – Each	\$15.00	–
Air-Cooling Unit – Each	\$15.00	–
Electrical Permit Basic Fee – up to \$1,000 value	\$25.00	\$50.00
Receptacle drop or fixture each	\$1.00	–
Circuit – each	\$1.00	–



Motors up to and including ¼ horsepower each	\$1.00	–
Motors over ¼ horsepower – each	\$1.00	–
Generators used for lighting or power including switchboards – each	\$1.00	–
Motor generators for charging of picture machines – each	\$1.00	–
Transformers over 30 KVA – each	\$15.00	–
Ceiling fans – each	\$1.00	–
Emergency or exit lights – each	\$1.00	–
Electric ranges and heating devices – each	\$5.00	–
(NEW) Plus for each \$1,000.00 or fraction	–	<b>\$6.00</b>
Temporary Service – Each	\$25.00	<b>\$25.00</b>
Permanent service up to 200 amps	\$25.00	<b>\$50.00</b>
Permanent service from 201-1,000 amps	\$40.00	<b>\$50.00</b>
Permanent Service 1,001 + amps	\$100.00	<b>\$100.00</b>
Plumbing permit basic fee	\$25.00	<b>\$50.00</b>
Fixture or trap, or set of fixtures on one trap – Each	\$5.00	–
Building sewer – each	\$20.00	–
Rainwater system – per drain inside building	\$5.00	–
Water or heater vent – each	\$5.00	–
Gas piping system up to four outlets	\$5.00	–
Gas piping each outlet over four	\$1.00	–
Industrial waste pretreatment interceptor, with trap and vent (except kitchen type grease interceptors functioning as fixture traps) – each	\$5.00	–
Water piping, water conditioning equipment, or water treatment equipment – each installation, alteration or repair	\$5.00	–
Draining or vent piping – each alteration or repair	\$5.00	–
Low sprinkler system on one meter, including backflow prevention devices – Each	\$5.00	–
Vacuum breaker or backflow protective device including water piping: - up to 4 breakers/devices	\$5.00	–

Each breaker or devices over four	\$1.00	–
(NEW) Plus – For each additional \$1,000.00 or fraction therefor of construction value.	–	<b>\$6.00</b>
Plumber's certificate Master Plumber – Annually	\$5.00	<b>\$25.00</b>
Plumber's certificate Journeyman Plumber – Annually	\$1.00	<b>\$25.00</b>
Water specialist or water installer certificate – Annually	50.00	–
Demolition permit – each	\$25.00	<b>\$100.00</b>
Appeals – each	\$100.00	<b>\$500.00</b>
Vacant residential properties – Semi Annual Fee	\$200.00	<b>\$200.00</b>
Late Payment Fee – Per month or portion	\$25.00	<b>\$25.00</b>

### **Public Works Operations**

<b><u>Description</u></b>	<b><u>Proposed Amount</u></b>
Residential 35 gal cart	<b>\$15.00</b>
Residential 65 gal cart	<b>\$19.50</b>
Residential 95 gal cart (1)	<b>\$22.50</b>
Residential 95 gal cart (2)	<b>\$26.00</b>
Residential 95 gal (3 or more)	<b>\$22.50 each after initial 2</b>
Senior discount	<b>\$2.00</b>

### **Utilities**

#### **Sewer**

<b>Description of Service</b>	<b>Current Monthly Base Rate</b>	<b>Proposed Monthly Base Rate</b>	<b>Current Monthly Volume Rate per 1,000 Gallons</b>	<b>Proposed Monthly Volume Rate per 1,000 Gallons</b>
Residential, Inside City Limits	\$14.38	\$15.46	\$7.70	\$8.28
Residential, Outside City Limits	\$35.42	\$38.08	\$7.70	\$8.28
Commercial Inside City Limits	\$58.81	\$63.22	\$7.70	\$8.28
Commercial Outside City Limits	\$136.06	\$146.26	\$7.70	\$8.28
Industrial Inside City Limits	\$122.61	\$131.81	\$7.70	\$8.28
Industrial Outside City Limits	\$265.76	\$285.69	\$7.70	\$8.28

**Water**

Description	Gallons per Month Used	Current Monthly Volume Rate per 1,000 Gallons	Current Maximum Charge per Volume Unit <sup>(a)</sup>	Proposed Monthly Volume Rate per 1,000 Gallons	Proposed Maximum Charge per Volume Unit <sup>(a)</sup>
First 10,000 gallons per month	< or = 10,000	\$3.77	\$37.70	\$3.96	\$39.60
Next 40,000 gallons per month	> 10,000 but no more than 50,000	\$3.33	\$133.20	\$3.50	\$140.00
Next 50,000 gallons per month	> 50,000 but no more than 100,000	\$3.05	\$152.50	\$3.20	\$160.00
Next 100,000 gallons per month	>100,000 but no more than 200,000	\$2.78	\$278.00	\$2.92	\$292.00
All over 200,000 gallons per month	> 200,000	\$2.48	All remaining 1,000 gallons	\$2.60	All remaining 1,000 gallons
Municipal metered		\$2.28	All 1,000 gallons	\$2.39	All 1,000 gallons

<i>Description of Customer</i>	Meter Size	Current Monthly Base Rate	Proposed Monthly Base Rate	Current Monthly Volume Rate per 1,000 Gallons <sup>(1)</sup>	Proposed Monthly Volume Rate per 1,000 Gallons (Note: First 10,000 Gallons <sup>(2)</sup> )
Residential, Inside City Limits	5/8"	\$10.09	\$10.59	\$3.77	\$3.96
Residential, Inside City Limits	3/4"	\$15.13	\$15.89	\$3.77	\$3.96
Residential, Inside City Limits	1"	\$17.13	\$17.99	\$3.77	\$3.96
Residential, Outside City Limits	5/8"	\$25.22	\$26.48	\$3.77	\$3.96
Residential, Outside City Limits	3/4"	\$37.84	\$39.73	\$3.77	\$3.96
Residential, Outside City Limits	1"	\$42.82	\$44.96	\$3.77	\$3.96
Commercial Inside City Limits	5/8"	\$10.09	\$10.59	\$3.77	\$3.96
Commercial Inside City Limits	3/4"	\$15.13	\$15.89	\$3.77	\$3.96
Commercial Inside City Limits	1"	\$25.22	\$26.48	\$3.77	\$3.96
Commercial Inside City Limits	1 1/2"	\$50.44	\$52.96	\$3.77	\$3.96
Commercial Inside City Limits	2"	\$80.71	\$84.75	\$3.77	\$3.96
Commercial Inside City Limits	3"	\$161.42	\$169.49	\$3.77	\$3.96
Commercial Inside City Limits	4"	\$252.22	\$264.83	\$3.77	\$3.96
Commercial Inside City Limits	6"	\$504.44	\$529.66	\$3.77	\$3.96
Commercial Inside City Limits	8"	\$807.10	\$847.46	\$3.77	\$3.96
Commercial Inside City Limits	10"	\$1,291.63	\$1,356.21	\$3.77	\$3.96
Commercial Outside City Limits	5/8"	\$25.22	\$26.48	\$3.77	\$3.96
Commercial Outside City Limits	3/4"	\$37.84	\$39.73	\$3.77	\$3.96
Commercial Outside City Limits	1"	\$63.06	\$66.21	\$3.77	\$3.96
Commercial Outside City Limits	1 1/2"	\$126.12	\$132.43	\$3.77	\$3.96
Commercial Outside City Limits	2"	\$201.78	\$211.87	\$3.77	\$3.96
Commercial Outside City Limits	3"	\$403.56	\$423.74	\$3.77	\$3.96
Commercial Outside City Limits	4"	\$630.56	\$662.09	\$3.77	\$3.96
Commercial Outside City Limits	6"	\$1,261.10	\$1,324.16	\$3.77	\$3.96
Commercial Outside City Limits	8"	\$2,017.76	\$2,118.65	\$3.77	\$3.96
Commercial Outside City Limits	10"	\$3,229.07	\$3,390.52	\$3.77	\$3.96

Note:

(1) The Monthly Volume Charge is the same for Inside City Limits and Outside City Limits.

(2) As detailed in the below Table 1, the Volume Charge is a "Decreasing Block Rate" based on 5 units and a municipal metered rate.

The One Time Charge for Installation of New Water Service Lines, currently and as proposed, are:

Description of Installation	Current One Time Charge	Proposed One Time Charge	Proposed Increase Percentage (%)
3/4" Service	\$778.00	\$816.90	5%
3/4" Service with Street Cut	\$1,088.00	\$1,142.40	5%
1" Service	\$960.00	\$1,008.00	5%
1" Service with Street Cut	\$1,331.00	\$1,397.55	5%
1 1/2" Service	\$3,340.00	\$3,507.00	5%
2" or 3" Service	\$4,482.00	\$4,706.10	5%
4" or 6" Service	\$4,983.00	\$5,232.15	5%

Note: Full replacement of an existing service line will be at the above costs including street cut cost, if needed. Less than full replacement of an existing service line will be based on actual time and material costs. If additional materials are necessary for a specific installation, such as stainless-steel tapping sleeves, these job specific materials will be charged back to the customer at actual cost.

Unmetered Fire Service Annual Rates, currently and as proposed, are:

Description of Service	Current Annual Charge	Proposed Annual Charge
<i>Private Fire Hydrants</i>	\$293.85	\$308.54
<i>Automatic Sprinkler Systems:</i>		
Minimum Bill (100 Sprinkler Heads) Per Year	\$152.09	\$159.69
Additional Sprinkler Heads-Each	\$0.31	\$0.33
<i>Fire Hose Risers:</i>		
1 <sup>st</sup> 2" Riser in Building not more than 3 Stories in Height Above Basement, with not more than 1 Riser Connection in Basement	\$83.95	\$88.15
Each Additional 2" Riser, as stated above	\$63.02	\$66.17
Each Additional 4" Riser in Building not more than 3 Stories in Height Above Basement, with not more than 1 Hose Connection on each floor and an Extra Connection in Basement	\$125.94	\$132.24

Sprinkler Service-New and Fire Hydrant Installation Charges, currently and as proposed, are:

Description of Installation	Current Standard Charge	Proposed Standard Charge
2" Sprinkler Service	\$1,455.00	\$1,527.75
4" Sprinkler Service	\$3,115.00	\$3,270.75
6" Sprinkler Service	\$3,197.00	\$3,356.85
8" Sprinkler Service	\$3,526.00	\$3,702.30
10" Sprinkler Service	\$4,157.00	\$4,364.85
Fire Hydrant (Installation including hydrant)	\$4,373.00	\$4,591.65

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

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

**AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI BY REMOVING REFERENCE TO SEDALIA COMMUNITY CENTER FEES.**

**WHEREAS**, Staff has identified the need to amend the fee schedule by removing the following language referencing Sedalia Community Center fees:

<b>Sedalia Community Center:</b>		
	Gym Rental (Basketball & Volleyball—Monday-Friday) .....	15.00
	(Team - 16 people) .....	2 hours

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

**Section 1.** Fees for the Sedalia Community Center are hereby removed from the City's Fee Schedule.

**Section 2.** This ordinance shall take effect and 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 the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 18<sup>th</sup> day of August, 2025.

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

Approved by the Mayor of said City this 18<sup>th</sup> day of August, 2025.

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

ATTEST:

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

**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 2026.**

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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 2026 in accordance with the requirements of Section 67.010, RSMo, by Ordinance No. 11990 on March 17, 2025, 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 2026 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 2026 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 must be increased by a total of \$11,943.56 above the amount authorized in the adopted annual budget for Fiscal Year 2026. An amendment to increase said budget is necessary for the following facts and reasons:

A. Purchase additional switches for network upgrade.

**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 August 18, 2025

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Presiding Officer of the Council

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

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

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

**AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2025-2026  
REGARDING IT ADDITIONAL SWITCH UPGRADE PURCHASE.**

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

**Section 1.** The 2025-2026 fiscal year budget beginning April 1, 2025 and ending March 31, 2026 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 18<sup>th</sup> day of August 2025.

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

Approved by the Mayor of said City this 18<sup>th</sup> day of August 2025.

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

ATTEST:

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



Exhibit A  
City of Sedalia  
FY26 Budget Amendment 8/18/2025

Account / Description	Current Budget	Change	Amended Budget	Comments
<b>Revenues / Source of Funds</b>				
<b>Total Revenue Change</b>		-		
<b>Expenditures / Uses of Funds</b>				
10-59-351-00 Equipment	49,400.88	11,943.52	61,344.40	Additional switches added, for police department, to original upgrade
<b>Total Expenditure Change</b>		11,943.52		
		<u>(11,943.52)</u>		<b>Net Increase (Decrease) In Projected Fund Balance</b>

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

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

**AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR SWITCH UPGRADE PURCHASE.**

**WHEREAS**, The City of Sedalia, Missouri, has received a Quote from CDW Government for a switch upgrade purchase for the Municipal Building and Sedalia Police Department; and

**WHEREAS**, under the terms of the Quote, the City of Sedalia shall pay the sum and amount through Sourcewell agreement #121923 of Twenty-seven Thousand Six Hundred Ninety-four Dollars and Forty-four Cents (\$27,694.44) to CDW Government for a said equipment as more fully described in the Quote attached to this Ordinance and incorporated by reference herein.

**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, hereby approves and accepts the Quote by and between the City of Sedalia, Missouri, and CDW Government in substantively the same form and content as it has been proposed.

**Section 2.** The Mayor or City Administrator are authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on any other documentation, if necessary, in substantively the same form and content as it has been proposed.

**Section 3.** The City Clerk is hereby directed to file in his office a duplicate or copy of the Quote and any other subsequent documentation after it has been executed by the parties or their duly authorized representatives.

**Section 4.** This ordinance shall take effect and 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 18<sup>th</sup> day of August, 2025.

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

Approved by the Mayor of said City this 18<sup>th</sup> day of August, 2025.

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

ATTEST:

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

To: Mayor Andrew Dawson and City Administrator Matthew Wirt

From: Chris Franklin

Date: August 13, 2025

Ref: Network Upgrade for Municipal Building and Police Dept.

We would like to expand the scope of the planned and budgeted network upgrade project. We originally planned to replace 8 aging network switches in the municipal building for \$15,750.88. During the planning phase we determined the current design needs to be improved for better performance, reliability and security.

The proposed new design will require additional equipment for the municipal building and now includes the police department whose switches are now 7 years old and at risk of failure. A total of 21 network devices will be used to replace the ageing equipment in both locations and provide added benefits described earlier.

The new cost for the equipment is \$27694.44 and the price is from Sourcewell 121923.



Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

## QUOTE CONFIRMATION

**CHRIS FRANKLIN,**

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

**Convert Quote to Order**

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
1CHMM1F	7/28/2025	SOPHOS SFP CONNECTOR	2886389	\$2,331.00

### QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
<u>Sophos Flexi Port - expansion module - 10 Gigabit SFP+ x 4</u> Mfg. Part#: XSAZTCHF4 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	2	6554040	\$1,165.50	\$2,331.00

<b>SUBTOTAL</b>	\$2,331.00
<b>SHIPPING</b>	\$0.00
<b>SALES TAX</b>	\$0.00
<b>GRAND TOTAL</b>	<b>\$2,331.00</b>

### PURCHASER BILLING INFO

**Billing Address:**  
CITY OF SEDALIA  
ACCTS PAYABLE  
200 S OSAGE AVE  
SEDALIA, MO 65301-4334  
**Phone:** (660) 827-3000  
**Payment Terms:**

### DELIVER TO

**Shipping Address:**  
CITY OF SEDALIA  
ATTN:CHRIS FRANKLIN  
200 S OSAGE AVE  
SEDALIA, MO 65301-4334  
**Phone:** (660) 827-3000  
**Shipping Method:** DROP SHIP-GROUND

### Please remit payments to:

CDW Government  
75 Remittance Drive  
Suite 1515  
Chicago, IL 60675-1515



### Sales Contact Info

**Jack O'Connell** | (877) 693-4690 | [jack.oconnell@cdw.com](mailto:jack.oconnell@cdw.com)

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdw.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

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## QUOTE CONFIRMATION

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For all other customers, click below to convert your quote to an order.

**Convert Quote to Order**

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
1CHMLZ4	7/28/2025	CICSO SWITCH UPDATE 2025	2886389	\$25,363.44

### QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
<u>Cisco Catalyst 1200-8T-E-2G - switch - Gigabit Ethernet - 8 ports - smart -</u> Mfg. Part#: C1200-8T-E-2G Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	1	8075026	\$197.87	\$197.87
<u>Cisco Catalyst 1200-16P-2G - switch - 16 ports - smart - rack-mountable</u> Mfg. Part#: C1200-16P-2G Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	1	8047868	\$432.97	\$432.97
<u>Cisco Catalyst 1300-24FP-4X - switch - 24 ports - managed - rack-mountable</u> Mfg. Part#: C1300-24FP-4X Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	6	7957963	\$1,250.84	\$7,505.04
<u>Cisco Catalyst 1200-24T-4X - switch - 24 ports - smart - rack-mountable</u> Mfg. Part#: C1200-24T-4X Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	1	7776766	\$732.52	\$732.52
<u>Cisco Catalyst 1200-48P-4X - switch - 48 ports - smart - rack-mountable</u> Mfg. Part#: C1200-48P-4X Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	6	7833877	\$1,095.61	\$6,573.66
<u>Cisco Catalyst 1300-12XT-2X - switch - 12 ports - smart - rack-mountable</u> Mfg. Part#: C1300-12XT-2X Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	4	8087766	\$1,385.18	\$5,540.72
<u>Cisco Catalyst 1300-24XS - switch - 24 ports - smart - rack-mountable</u> Mfg. Part#: C1300-24XS Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	2	7907722	\$2,190.33	\$4,380.66

<b>SUBTOTAL</b>	\$25,363.44
<b>SHIPPING</b>	\$0.00
<b>SALES TAX</b>	\$0.00
<b>GRAND TOTAL</b>	<b>\$25,363.44</b>

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

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

**AN ORDINANCE AUTHORIZING A TOWER AND GROUND SPACE LEASE.**

**WHEREAS**, The City of Sedalia, Missouri, has received a tower and ground space lease from New Cingular Wireless PCS, LLC for placement of antenna and associated equipment on the East Water Tower with an initial 5 year term and option to extend for up to three (3) additional terms of five (5) years each; and

**WHEREAS**, under the terms of the Lease, the City of Sedalia shall receive the sum and amount of Three Thousand Nine Hundred Twenty-three Dollars and Sixty-six Cents (\$3,923.66) per month, effective January 1, 2028, from New Cingular Wireless PCS, LLC as more fully described in the Lease attached to this Ordinance and incorporated by reference herein.

**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, hereby approves and accepts the Tower and Ground Space Lease by and between the City of Sedalia, Missouri, and New Cingular Wireless PCS, LLC in substantively the same form and content as it has been proposed.

**Section 2.** The Mayor or City Administrator are authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on any other documentation, if necessary, in substantively the same form and content as the Lease has been proposed.

**Section 3.** The City Clerk is hereby directed to file in his office a duplicate or copy of the Lease after it has been executed by the parties or their duly authorized representatives.

**Section 4.** This ordinance shall take effect and 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 18<sup>th</sup> day of August, 2025.

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

Approved by the Mayor of said City this 18<sup>th</sup> day of August, 2025.

ATTEST:

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

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



# MEMO

---

**TO:** Mayor and City Council

**THRU:** Matthew Wirt, City Administrator

**FROM:** Christopher R. Davies, P.E. City Engineer

**COPY:** Jason Myers, City Clerk  
Jessica Pyle, Finance Manager  
William Bracken, Utility Manager

**DATE:** August 12, 2025

**SUBJECT: LEASE AGREEMENT BETWEEN CITY OF SEDALIA AND NEW CINGULAR WIRELESS PCS, LLC FOR ANTENNA LEASE AND ASSOCIATED EQUIPMENT (BY: AT&T MOBILITY CORPORATION; ITS: MANAGER)**

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## Background

The City of Sedalia has seven (7) lease agreements with various cell providers which allows them to place their antennas and associated equipment on the City's two (2) water towers. In addition, it allows for the placement of equipment on the ground.

The majority of these leases were approved back in the 1990's and are reaching the end of their lease. I have been working with the City Attorney's office in preparing new leases as these leases approach the termination date.

## Discussion

New Cingular Wireless PCS, LLC, has been leasing space on the East Water Tower (214 East Main Street) since November 2000. The original terms of the lease were an "Initial Term" of 12 years, with an additional three (3) terms of five (5) years each; which would have made the termination date December 31, 2027. In the past, the majority of these types of leases were extended for 20 to 30 years without review of the existing contract. This makes the process very simple for the Tenant (in this case Sprint) to make a very simple amendment to the contract by changing the dates and nothing else. This is very disadvantageous to the City of Sedalia for two major reasons: 1) old language in the contract may not reflect current technology; 2) payment for the space may not reflect current market value.

In working with the City Attorney's office, we drafted a new lease, which updated the language of the contract, and proposed new rates to reflex the current market value. The new rates and length of the contract if approved are as follows:

1. Initial Term – 5 years which commences on January 1, 2028 and shall terminate on December 31, 2032
2. Option to Renew – extend for up to three (3) additional terms of five (5) years each
3. Termination Date with all extensions – December 31, 2047
4. Rent - \$3,923.66 per month, effective January 1, 2028
5. Adjusted Rent – On every annual anniversary of the Commencement Date (January 1), throughout the duration of the Lease as renewed and extended, the rent shall increase by three (3) percent over the previous year's rent.

New Cingular Wireless PCS, LLC thru AT&T legal division has reviewed the lease and approved to its content. A signed copy is attached.

Please let me know if you need any additional information.

Recommendation

Staff recommends City Council approve the Lease Agreement between City of Sedalia and New Cingular Wireless PCS, LLC.

Site Name: Sedalia DT

## **TOWER AND GROUND SPACE LEASE**

This Tower and Ground Space Lease (the “Lease”) is made by and between City of Sedalia, a municipal corporation of the State of Missouri whose address is 200 S. Osage Ave, Sedalia, Missouri 65301 hereinafter referred to as “Landlord”, and New Cingular Wireless PCS, LLC, whose address is 1025 Lenox Park Blvd. NE 3<sup>rd</sup> Floor Atlanta, GA 30319 hereinafter referred to as “Tenant” as of the full execution of this Lease which is the latter of the signature dates below (the “Effective Date”).

WHEREAS, Landlord owns a water tower (the “Tower”) located on a parcel of land (the “Site”), located at 214 Main Street in the City of Sedalia, Pettis County, Missouri, as such Site is legally described on Exhibit A attached hereto and made a part hereof.

WHEREAS, Tenant desires to occupy, and Landlord is willing to provide, attachment locations upon the Tower and Ground Space (as hereinafter defined) at the Site for Tenant’s cellular common carrier mobile radio base station operations, including related telecommunications functions.

WHEREAS, Landlord and Tenant are parties to a previous lease that expires on December 31, 2027;

WHEREAS, Landlord and Tenant agree that there has been no lapse in Tenant’s tenancy and that Tenant is not a wrongful holdover tenant or in default;

NOW, THEREFORE, in consideration of the mutual promises, conditions, and other good and valuable consideration of the parties hereto, it is covenanted and agreed as follows:

### **1. Grant of Lease.**

- a. Landlord hereby grants to Tenant, the following described premises (the “Premises”) together with unrestricted access for Tenant’s uses from the nearest public right-of-way along the Site:
  - (i) Attachment locations upon the Tower at a height of 124’ for the placement and affixing of 12 cellular antennas, at the heights and orientations shown on Exhibit B attached hereto.
  - (ii) Real property comprised of approximately 45 square feet of land (generator) and 240 square feet adjacent to the Landlord’s Site for the placement of wiring, cables, conduit, and other equipment in an enclosure.
  - (iii) A non-exclusive easement required to run utility lines, cables, wiring, conduits, and other equipment.
  - (iv) A non-exclusive easement across Landlord’s Property (hereinafter defined) for access.
  - (v) Space on Landlord’s Tower located at the Site for antennae, cables, wires, conduit, and electrical power, as depicted in Exhibit B.

Site Name: Sedalia DT

- b. Prior to the Commencement Date (as hereinafter defined) and during the term of this Lease, Tenant and its agents, engineers, surveyors, and other representatives will have the right to enter upon the Site to inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Site (collectively the "Tests"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant's sole discretion for its use of the Premises and include without limitation applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively referred to as "Governmental Approvals"), and otherwise to do those things on or off the Site that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Site, the environmental history of the Site, Landlord's title to the Site, and the feasibility or suitability of the Site for Tenant's permitted use, all at Tenant's expense. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Site, whether or not such defect or condition is disclosed by Tenant's inspection.
2. **Easements.** Landlord hereby confers upon Tenant the following described nonexclusive easement appurtenant to the Premises, which shall be irrevocable for the duration hereof:

The right to place and affix such lines, conduits, connections, devices, and equipment for the transmission, reception, encryption, and translation of voice and data signals by means of radio frequency energy and landline carriage, including lines for signal carriage between the Ground Space and the Tower Space (all such items, along with the items attached on Exhibit B hereto, are collectively referred to herein as the "Equipment").

  - a. The right to extend and connect utility lines between Tenant's Building and suitable utility company service connection points;
  - b. The right to travel between the Premises and the public road over the Site and other routes which Landlord is entitled to use; and
  - c. The rights to traverse other portions of the Site as is reasonably necessary to access, repair and maintain the Premises or otherwise to accomplish Tenant's purposes as contemplated herein.
3. **Permitted Use.** Tenant, its personnel, invitees, contractors, agents, subtenant, or its authorized sub tenant, or assigns may use the Premises, at no additional cost or expense, for the transmission and reception of any and all communications signals and to add, modify, supplement, replace, upgrade, expand, including but not limited to the number and type(s) of antennas, or refurbish the equipment and/or improvements thereon, or relocate the same within the Premises at any time during the term of this Lease for any reason, or in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services or for any other reason. Landlord shall reasonably cooperate in obtaining governmental and other use permits or approvals necessary or desirable for the foregoing permitted use. If Landlord does not comply with the terms of this section, in addition to any other rights it may have at law, Tenant may terminate this Lease and shall have no further liability to Landlord. If Landlord does not comply with the terms of this section, Tenant will have the right to exercise any and all rights available to it under law and equity, including the right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant.

Site Name: Sedalia DT

4. **Initial Term.** The Lease Term will be five (5) years (the “Lease Term”), which shall commence on January 1, 2028 (the “Commencement Date”), and shall terminate on December 31, 3032.
5. **Option to Renew.** The Initial Term of this Lease shall automatically extend for up to three (3) additional terms of five (5) years each (each, a “Renewal Term(s)”), upon a continuation of all the same provisions hereof, unless the Tenant gives written notice of their intention to terminate the Lease at least sixty (60) days before the expiration of the Initial or any Renewal Term.
6. **Option to Terminate.** The Tenant shall have the right to terminate this Lease by giving the other Party ninety (90) days written notice. The Indemnification obligations of each party contained in Section 19 and Tenant’s requirement to remove improvements as provided in Section 32 shall survive termination of the Lease.
7. **Rent.** Tenant shall pay Rent to Landlord in the amount of Three Thousand Nine Hundred Twenty-Three Dollars and Sixty-Six Cents (\$3,923.66) per month, Landlord shall specify the name, address, and taxpayer identification number of a sole payee (or maximum two joint payees) who shall receive Rent on behalf of the Landlord. Rent will be prorated for any partial month. Any change to the Payee must be requested in accordance with the Notice provision herein, and a new IRS form W9 must be supplied prior to payment by Tenant to the new Payee. In the event of any overpayment of Rent prior to or after the Effective Date, Tenant shall have the right, with the approval of the Landlord, to deduct from any future Rent payments an amount equal to the overpayment amount.
8. **Adjusted Rent.** On every annual anniversary of the Lease, throughout the duration of the Lease as renewed and extended, the Rent shall be increased by three (3) percent over the previous year’s Rent.
9. **Tenant’s Personal Property.** Landlord acknowledges and agrees that all of Tenant’s Equipment and other personal property of Tenant kept or stored on the Premises by Tenant constitute personal property, not real property, and shall continue to be the personal and exclusive property of Tenant, and neither Landlord nor any person claiming by, through, or under Landlord shall have any right, title, or interest (including without limitation, a security interest) in Tenant’s Equipment. Tenant, and Tenant’s successors in interest, shall have the right to remove Tenant’s Equipment at any time during the Term of this Lease or its earlier termination. With respect to the holder of any mortgage, deed of trust, or other lien affecting Landlord’s interest in the Premises, whether existing as of the date hereof or arising hereafter, Landlord and Tenant hereby agree, acknowledge, and declare that Tenant’s Equipment is now and shall at all times hereafter remain the personal and exclusive property of Tenant. The parties further acknowledge and agree that Landlord shall have no right or authority to grant a lien upon or security interest in any of Tenant’s Equipment.
10. **Tower Maintenance.**
  - a. Landlord represents that it has the right and responsibility to repair and maintain the Tower and surrounding property, including but not limited to, snow removal. If the Tower is damaged for any reason, other than by reason of the willful misconduct or gross negligence of Tenant or its agents, so as to render it substantially unusable for Tenant’s

Site Name: Sedalia DT

intended use, the Rent shall abate until Landlord, at Landlord's expense, restores the Tower to its condition prior to such damage; provided, however, in the event Landlord fails to repair the Tower within seven (7) days following the date of such damage, Tenant shall have the right to terminate this Lease by giving Landlord written notice thereof, as long as Tenant has not resumed operations upon the Premises.

- b. If applicable, Landlord shall have the right to request Tenant's relocation once during any fifteen (15) year period for the purpose of completing general maintenance or painting to or on the Tower, so long as Landlord provides Tenant with six (6) months advance notice in writing to Tenant. This notice requirement shall not affect any situation where Landlord must request Tenant's relocation in the event of an emergency as necessary to protect the health, safety, and welfare of visitors or Landlord's other tenants. In the event of a relocation request under this Section, Tenant agrees to cover the costs of relocating its equipment. If such approval is to include going through any permitting process of the Landlord, Landlord shall waive any permit fees for Tenant for its reinstallation. Landlord shall provide space satisfactory to Tenant in order for Tenant to operate temporary cellular facilities during any maintenance that cannot be completed without Tenant's relocation. Landlord shall take all steps possible to ensure that Tenant is off the Tower for the minimum length of time possible.
11. **Aviation Hazard Marking.** Landlord agrees to be solely responsible for full compliance, at all times, with the Tower marking, lighting, maintenance, inspection, recording, registration, and notification requirements of the Federal Communications Commission ("FCC") and the Federal Aviation Administration ("FAA"). Tenant shall be responsible for all marking, lighting, maintenance, inspection, recording, registration, and notification requirements of the Federal Communications Commission ("FCC") and the Federal Aviation Administration ("FAA") for Tenant's Equipment.
12. **FCC and FAA Tower Registration.** Landlord warrants to Tenant that the Tower has been registered by the tower owner with the FCC and the FAA, if required by the FCC and the FAA. Additionally, Landlord warrants to Tenant that in the event the FCC or the FAA requires the Tower to be registered during the Term of this Lease or any extensions thereof, Landlord shall ensure that the tower owner shall take all necessary actions to register the Tower. Landlord shall provide Tenant with a copy of the FCC and FAA tower registration. If Landlord is required to register its tower due to Tenants Equipment attached to said tower, the Tenant shall pay all additional costs.
13. **Utilities.** Landlord shall ensure that utility services are accessible and available at the Site for Tenant's intended use. Tenant shall be responsible for the separate metering, billing, and payment of the utility services consumed by its operations.
14. **Taxes.** Tenant shall pay prior to delinquency any personal property taxes levied against Tenant's Building and Tenant's Equipment. Landlord shall pay prior to delinquency any real estate taxes and assessments attributable to the land underlying the Site, and any personal property taxes levied against the Tower, and any other of Landlord's equipment or property.
15. **Access.** Tenant shall have unrestricted access to the Premises at all hours of the day and night, subject to such reasonable rules and regulations as Landlord may impose.

Site Name: Sedalia DT

16. **Compliance with Laws.** Subject to Sections 11 & 12, Tenant shall, at Tenant's cost and expense, comply with all federal, state, county, or local laws, rules, regulations, and ordinances now or hereafter enacted by any governmental authority or administrative agency having jurisdiction over the Premises and Tenant's operations thereupon.
17. **Mutual Indemnification.**
- a. In no event shall the City be liable to Tenant for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this Lease. The maximum liability of the City shall be limited to the amount of money to be paid by the City under this Lease.
  - b. Tenant shall defend, indemnify, and hold the City harmless from and against all claims, losses, actions, causes of action, demands, and liabilities arising out of personal injuries, including death, and damage or impairment to property or any rights which are caused by the Tenant arising out of or in any way connected with this Lease. Tenant further agrees to defend, indemnify, and hold the City harmless from and against any claims, losses, and liabilities arising out of the award of this Lease to Tenant.
  - c. Tenant shall indemnify and hold the City harmless from all wages or overtime compensation due its employees and from any and all claims by Subleases in rendering work pursuant to this Lease, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.
  - d. All the provisions in the Lease are subject to the terms of Missouri Sovereign Immunity as set forth in section 537.610.2 and 537.610.5 of the Missouri Revised Statutes.
18. **Insurance.**
- a. Tenant shall maintain commercial general liability insurance insuring against liability for bodily injury, death, or damage to property with combined single limits of Two Million and No/100 Dollars (\$2,000,000) per occurrence and in the aggregate and including Landlord additional insured by endorsement as respects to this Lease. In addition, Tenant shall maintain worker's compensation in statutory amounts, employer's liability insurance with combined single limits of One Million and No/100 Dollars (\$1,000,000) per accident, per disease per employee and policy limit; automobile liability insurance insuring against claims for bodily injury or property damage with combined single limits of One Million and No/100 Dollars (\$1,000,000) each accident and including Landlord additional insured by endorsement as respects to this Lease; and all risk property or self-insurance covering all property of Tenant for full replacement value. Tenant shall provide Landlord with evidence of such insurance in the form of a certificate of insurance prior to obtaining occupancy of the Premises and throughout the term of this Lease or any Renewal Term.

Site Name: Sedalia DT

- b. Landlord shall maintain general liability insurance insuring against liability for bodily injury, death, or damage to personal property with combined single limits of One Million and No/100 Dollars (\$1,000,000) as well as all risk property insurance covering all Landlord fixtures, improvements, and personal property at full replacement value with commercially reasonable deductibles. In addition, to the extent required by law, Landlord shall maintain worker's compensation in statutory amounts and employer's liability insurance with combined single limits of One Million and No/100 Dollars (\$1,000,000).
19. **Interference.** Landlord shall not use, nor shall Landlord permit its tenants to use, any portion of the Tower or the Site in any way which interferes with the operations of Tenant. Such interference shall be deemed a material breach by Landlord, and Landlord shall have the responsibility to promptly cause any such interference to be eliminated. If said interference cannot be eliminated within twenty-four (24) hours after receipt of notice that such interference is occurring, Landlord shall discontinue or cause to be discontinued the operation of any equipment causing the interference until the same can be corrected. In the event any such interference does not cease promptly after Landlord's receipt of notice of said interference, Tenant shall have the right, in addition to any other right that it may have at law or in equity, to enjoin such interference or to terminate this Lease.
20. **Default.** Tenant shall be in default of this Lease if Tenant fails to make a payment of rent when due and such failure continues for ten (10) days after Landlord notifies Tenant in writing of such failure. If Landlord or Tenant fails to comply with any provision of this Lease, the other party shall serve written notice of such failure upon the defaulting party, whereupon a grace period of thirty (30) days shall commence to run during which the defaulting party shall undertake and diligently pursue a cure of such failure at its sole cost and expense. Such grace period shall automatically be extended for an additional thirty (30) days, provided the defaulting party makes a good faith showing that efforts toward a cure are continuing. This Section shall not apply in the case of interference, which instead shall require immediate and effective curative action in accordance with Section 18 hereof.
21. **Attorneys' Fees and Expenses.** In the event of any litigation arising under this Lease, the non-prevailing party shall, upon demand, reimburse the prevailing party for all costs and expenses arising therefrom, including reasonable attorneys' fees.
22. **Quiet Enjoyment.** Landlord covenants that Tenant shall have quiet and peaceable possession of the Premises throughout the Lease Term and any Renewal Term, if any and that Landlord will not intentionally disturb Tenant's enjoyment thereof as long as Tenant is not in default under this Lease.
23. **Title, Access, and Authority.** Landlord covenants and warrants to Tenant that Landlord presently owns a legally defined interest in and to the Site; that the Premises are served by legal access from a public way; that Landlord is duly authorized and empowered to enter into this Lease; and that the person executing this Lease on behalf of the Landlord warrants himself to be duly authorized to bind the Landlord hereto.
24. **Assignment of Tenant's Interest.** The Lease shall be freely assignable, without Landlord's consent, to an affiliate, subsidiary, or Parent Corporation. All other assignments will need Landlord's consent, which shall not unreasonably be withheld, conditioned, or



Site Name: Sedalia DT

delayed. Tenant's right to affect an outright transfer of the Lease, and the right of any collateral assignee to seize the Premises as defaulted security, is subject only to the limitation that the Premises shall be used for the purposes permitted herein. Tenant shall notify Landlord in writing of the name and address of any assignee or collateral assignee.

25. **Environmental Warranty.** Landlord hereby represents and warrants to Tenant that Landlord has never generated, stored, handled, or disposed of any hazardous waste or hazardous substances upon the Site, and that Landlord has no knowledge of such uses historically having been made of the Site or such substances historically having been introduced thereupon. Notwithstanding the foregoing, to the extent permitted by law and not waiving any sovereign immunity, Landlord agrees to protect, indemnify, and hold harmless Tenant from and against any claims or losses arising out or related to the presence or release of any hazardous substances at, on or beneath the Premises, whether existing prior to the date hereof or migrating onto the Premises during any portion of the Term, except to the extent caused by a spill or release of hazardous substances specifically brought on the Premises by or for the benefit of Tenant after the Commencement Date.
26. **Compliance with FCC Radio Frequency Emissions Requirements.**
- a. It shall be the responsibility of Tenant to ensure that Tenant's use, installation, or modification of Equipment at the Site does not cause radio frequency exposure levels of all the existing equipment located at the Site and in the surrounding vicinity (including the communications equipment, Landlord's equipment, and all other transmitting equipment in the vicinity) to exceed those levels permitted by the FCC. Landlord shall require other tenants installing equipment after the installation of the communications equipment to bear the same responsibility.
  - b. Tenant agrees that in the event that there is any change to applicable rules, regulations, and procedures governing exposure to radio frequency radiation which place the Tower in non-compliance, Tenant will cooperate with other users of the Tower to bring the Tower into compliance, which cooperation shall include, but not be limited to, sharing pro rata the costs associated with bringing the Tower into compliance.
27. **Subordination.** Tenant agrees to subordinate this Lease to any mortgage or trust deed which may hereafter be placed on the Premises, provided the mortgagee or trustee thereunder shall ensure to Tenant the right to possession of the Premises and other rights granted to Tenant herein so long as Tenant is not in default beyond any applicable grace or cure period, such assurance to be in writing and otherwise in form and substance reasonably satisfactory to Tenant. Further, Landlord agrees to promptly have any mortgagee or trustee which has a mortgage or trust deed currently placed on the Premises execute a non-disturbance agreement in a form reasonably satisfactory to Tenant.
28. **Notices.** All notices, requests, payments of rent, demands, and other communications required or permitted hereunder shall be given as follows:

For Notices of Default to Licensee:

- a) To Licensee's Lease Administration Department at [NoticeIntake@att.com](mailto:NoticeIntake@att.com);  
and;

Site Name: Sedalia DT

- b) To Licensee's Law Department via First Class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid:

New Cingular Wireless PCS, LLC  
Attn.: Legal Dept – Network Operations  
Cell Site#: MO2100, Cell Site Name: Sedalia DT (MO)  
Fixed Asset No: 10011054  
208 S. Akard Street  
Dallas, TX 75202-4206

For Notices of Default to Landlord:

- a) To Landlord at [JNewell@laubermunicipal.com](mailto:JNewell@laubermunicipal.com); and
- b) To Landlord's Law Department via First Class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid:

City of Sedalia  
200 S. Osage Ave.  
Sedalia, Missouri 65301  
Phone: 1-660-827-3000

All other Notices will be sent:

- c) To Licensee's Lease Administration Department at [NoticeIntake@att.com](mailto:NoticeIntake@att.com); and
- d) To Landlord at [JNewell@laubermunicipal.com](mailto:JNewell@laubermunicipal.com);

Notices by email will be effective on the first calendar day after it was sent unless the sender receives an automated message that the email has not been delivered. Electronic mail shall be sent with a read receipt, but a read receipt shall not be required to establish that notice was given and received. All other Notices shall be effective when received unless returned undelivered. Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

- 29. **Contingencies.** Tenant shall have the right to terminate this Lease upon written notice to Landlord, relieving both parties of all further obligations hereunder, if Tenant, acting reasonably and in good faith, shall be unable to obtain any or all licenses or permits required to construct its intended improvements upon the Premises or conduct Tenant's business at the Premises at any time during the Term; if Tenant's technical reports fails to establish to Tenant's satisfaction that the Premises are capable of being suitably engineered to accomplish Tenant's intended use of the Premises; if the Premises are taken by eminent domain by a governmental entity or a title commitment or report obtained by Tenant with respect to the Premises shows as exceptions any encumbrances or restrictions which would, in Tenant's opinion, interfere with Tenant's intended use of the Premises.

Site Name: Sedalia DT

30. **Surrender.** Upon the expiration or earlier termination of this Lease, Tenant shall remove all of Tenant's property from the Premises, surrender the Premises to Landlord, and, at Tenant's expense, make all repairs to the Tower from any damage caused by the Tenants Equipment.
31. **Tenant's Self-Help.** If Landlord at any time fails to perform any of its obligations under this Lease or does not make repairs that are needed to protect the health, safety, and welfare of Tenant, Landlord, or Landlord's other tenants, Tenant shall have the right, but not the obligation, upon giving the Landlord at least two (2) days prior written notice of its election to do so (except in the event of an emergency, when no prior notice shall be required) to perform such obligations on behalf of and for the account of Landlord, and to take all necessary action to perform such obligations. Tenant's reasonable costs and expenses incurred in performing such obligations of Landlord shall, at the election of the Tenant, either promptly be reimbursed by Landlord or Tenant taking a credit against the rent in the amount of the cost and expenses.
32. **Remedies.** The parties shall be entitled to the application of all appropriate remedies available to them under state and federal law in the enforcement of this Lease.
33. **Binding Effect.** All the covenants, conditions, and provisions of this Lease shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
34. **Execution of Other Instruments.** Landlord agrees to execute, acknowledge, and deliver to Tenant such other instruments respecting the Premises as Tenant or Tenant's lender may reasonably request from time to time. Such instruments may include, but are not limited to, a memorandum of lease that may be recorded in the appropriate local land records. Landlord also agrees to cooperate with Tenant's efforts to obtain all private and public consents related to Tenant's use of the Premises, including, but not limited to zoning and permitting applications. If it is needed for the Tenant's permitting purposes, Landlord grants to Tenant and its employees, representatives, agents, and consultants a limited power of attorney to prepare execute, submit, file and present on behalf of Landlord building, permitting, zoning, or land-use applications with appropriate local, state, and/or federal agencies necessary to obtain land use changes, special exceptions, zoning variances, conditional use permits, special use permits, administrative permits, construction permits, and or building permits.
35. **Invalidity of Particular Provision.** If any term or provision of this Lease, or the application of such term or provision to any person or circumstance, to any extent, is invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, will not be affected and each term and provision of this Lease will be valid and be enforced to the fullest extent permitted by law.
36. **Governing Law.** This Lease shall be governed by the laws of the State of Missouri. The Landlord and Tenant agree that the performance of this Lease will be deemed to have occurred in the State of Missouri and that Tenant's performance under this Lease will be deemed the transaction of business in Missouri. Jurisdiction and venue for any claim or cause of action arising under this Lease shall be exclusively in the Circuit Court of Pettis County, Missouri, or the Federal District Court for the Western District of Missouri, as appropriate. Tennant submits to the personal jurisdiction of and waives any personal jurisdiction or inconvenient forum objection to those courts.

Site Name: Sedalia DT

37. **Recording.** Each party, on request of the other, agrees to execute a short form lease in recordable form and complying with applicable laws and reasonably satisfactory to both parties, which will be recorded in the appropriate public records.
38. **Holdover.** In the event Tenant remains in possession of the Premises after the expiration of this Lease, this Lease will become a year to year tenancy, that can be terminated by either Landlord or Tenant with thirty (30) days notice before the end of the first year to year tenancy. Tenant shall pay, as Rent, during such holdover, a rent equal to one hundred-ten percent (110%) of the Rent payable immediately prior to the expiration or earlier Termination Date of this Lease. Except as otherwise provided for herein, all other covenants and conditions of this Lease shall remain unchanged and in full force and effect. Provided that the Landlord and Tenant are diligently working on the renewal and/or extension of the Lease, the increase in the Rent shall not be applied for any period after the expiration of the Lease.
39. **Headings.** The section headings throughout this instrument are for convenience and reference only, and are not to be used to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Lease.
40. **Entire Agreement.** This Lease constitutes the entire agreement of the Parties and may not be modified except in writing signed by the party against whom such modification is sought to be enforced. All previous or contemporaneous leases, representations, promises, and conditions relating to the Tenant described herein are superseded.
41. **Waiver.** All waivers of and consent to any terms and conditions of this Lease, or any rights, powers, or remedies under it, by either party must be in writing in order to be effective. Once a right has vested in a party, that party shall not be deemed to have waived its right due to its failure or election to not exercise its right at the time it vests, and such party shall continue to have the option to exercise its right unless it waives its right in writing. No waiver or consent granted with respect to one matter or incident shall be construed to operate as a waiver or consent with respect to any different or subsequent matter or incident.
42. **Errors and Omissions.** Landlord and Tenant agree as part of the basis of their bargain for this Lease to cooperate fully in executing any and all documents (including amendments to this Lease) necessary to correct any factual or legal errors, omissions, or mistakes, and to take any and all additional action, that may be necessary or appropriate to give full force and effect to the terms and intent of this Lease.
43. **Non-binding until Full Execution.** Both parties agree that this Lease is not binding either party until both parties execute the Lease.
44. **Electronic Reproductions.** The Parties agree that a scanned or electronically reproduced copy or image of this Lease, as executed, shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of such agreement, notwithstanding the failure or inability of either party to produce or tender an original executed counterpart.

[END OF LEASE - SIGNATURE PAGE FOLLOWS]

Site Name: Sedalia DT

Site Number: MO2100

SIGNATURE PAGE

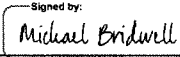
IN WITNESS WHEREOF, the parties have executed this Lease as of the date of the full execution of this Lease.

LANDLORD: City of Sedalia

TENANT: New Cingular Wireless PCS,  
LLC, a Delaware Limited Liability Company

By: ATT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_

By: Signed by:  
  
B7CP489AC8D7454

Printed: Andrew Dawson

Printed: Michael Bridwell

Title: Mayor

Title: Area Mgr-RE & Const

Date \_\_\_\_\_

Date: 8/12/2025

EXHIBIT "A"

PREMISES

Real property comprised of approximately two hundred eighty-five (285) square feet of land

Non – exclusive easement required to run utility lines and cables

Non – exclusive easement across Department's Property (hereinafter defined) for access

See attached:

APPROVED Department: CB (Initial)

APPROVED Tenant: \_\_\_\_\_ (Initial)

Notes:

This Exhibit may be replaced by a land survey of the Premises at Tenant's sole cost and expense, together with non-exclusive easements for utility lines and cables to service the Premises, and a non-exclusive easement for ingress and egress across Department's Property to the Premises.

Setback of the Premises from the Department's Property lines shall be the distance required by the applicable governmental authorities.

Width of access road, if any, shall be the width required by the applicable governmental authorities, including police and fire departments.

PROPERTY

Site #:

Site Name:

Site Name: Sedalia DT

Site Number: MO2100

**EXHIBIT B**

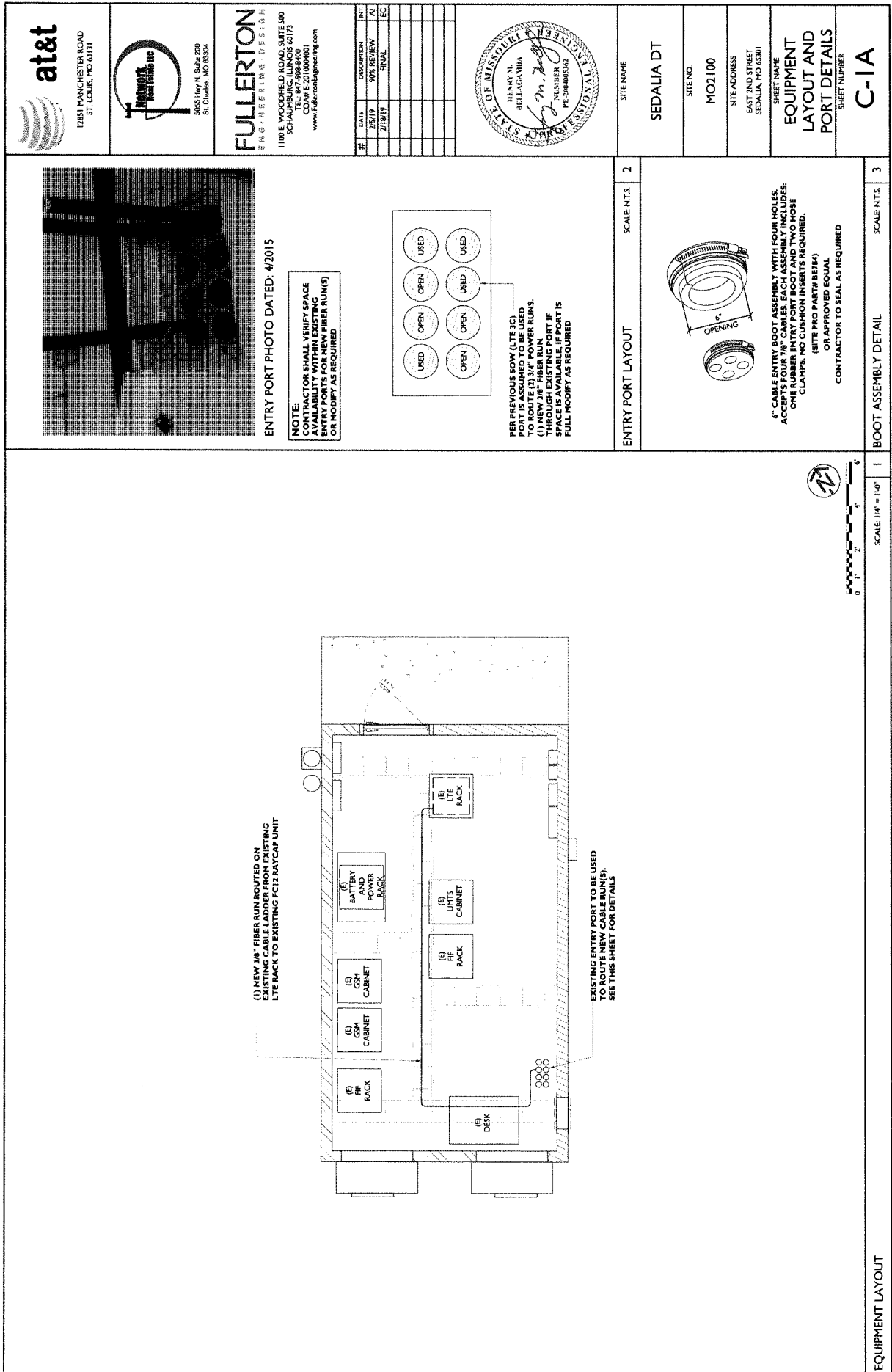
Tenant's Site Plan and Lease Area Legal Description  
See following pages

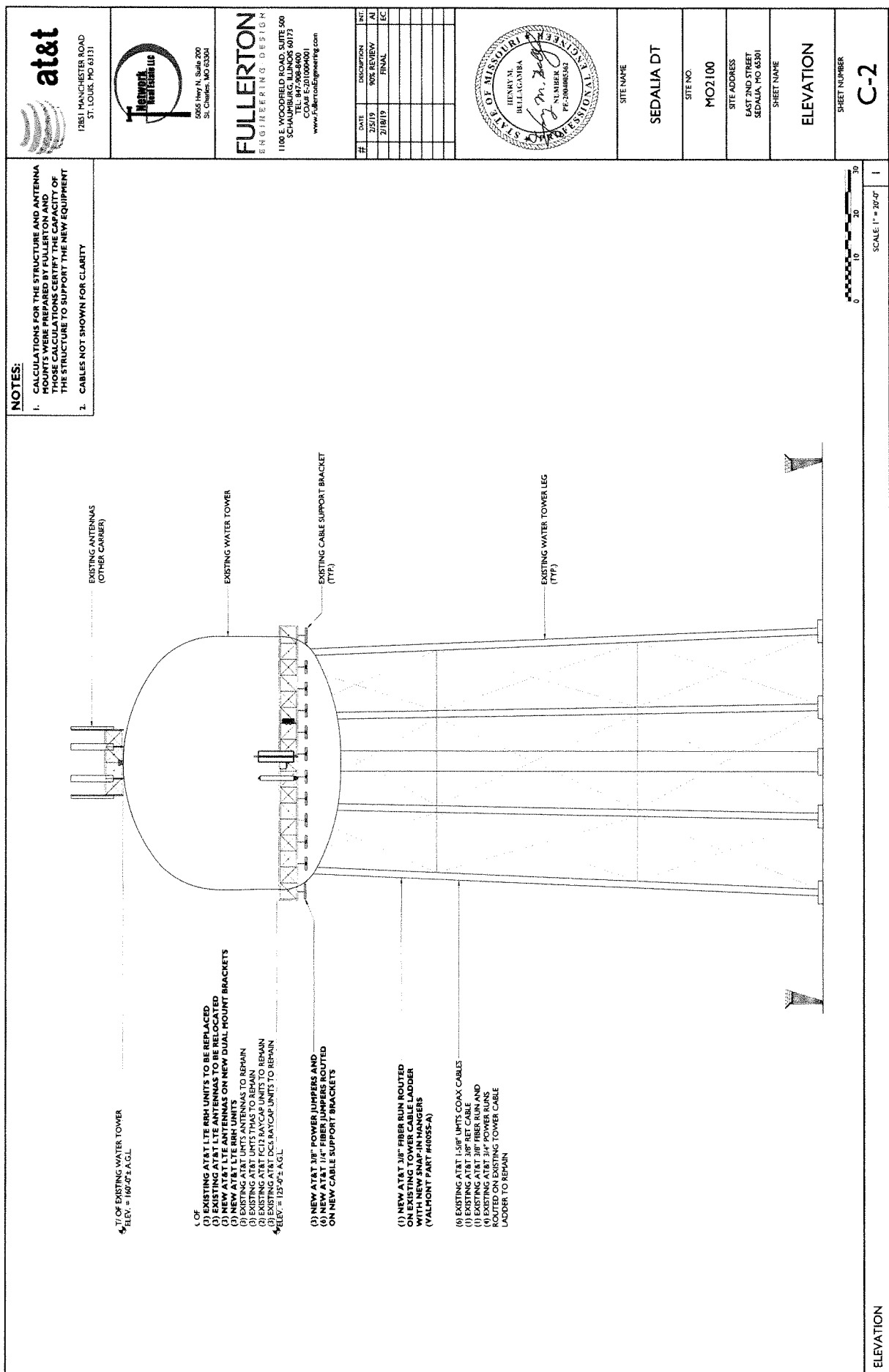
<p style="text-align: center;"><b>SHEET INDEX</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:5%;">NO.</th> <th style="width:95%;">DESCRIPTION</th> </tr> <tr> <td>T-1</td> <td>TITLE SHEET</td> </tr> <tr> <td>T-2</td> <td>GENERAL NOTES</td> </tr> <tr> <td>C-1</td> <td>SITE PLAN</td> </tr> <tr> <td>C-1A</td> <td>EQUIPMENT LAYOUT AND PORT DETAILS</td> </tr> <tr> <td>C-2</td> <td>ELEVATION</td> </tr> <tr> <td>C-3</td> <td>ANTENNA LAYOUT(S)</td> </tr> <tr> <td>C-3A</td> <td>ANTENNA LAYOUT(S)</td> </tr> <tr> <td>C-4</td> <td>ANTENNA AND COAX CHART</td> </tr> <tr> <td>C-5</td> <td>EQUIPMENT DETAILS</td> </tr> <tr> <td>C-5A</td> <td>MOUNTING DETAILS</td> </tr> <tr> <td>C-6</td> <td>ANTENNA CONFIGURATION(S)</td> </tr> <tr> <td>C-7</td> <td>COLOR CODING</td> </tr> <tr> <td>C-7A</td> <td>COLOR CODING</td> </tr> </table>	NO.	DESCRIPTION	T-1	TITLE SHEET	T-2	GENERAL NOTES	C-1	SITE PLAN	C-1A	EQUIPMENT LAYOUT AND PORT DETAILS	C-2	ELEVATION	C-3	ANTENNA LAYOUT(S)	C-3A	ANTENNA LAYOUT(S)	C-4	ANTENNA AND COAX CHART	C-5	EQUIPMENT DETAILS	C-5A	MOUNTING DETAILS	C-6	ANTENNA CONFIGURATION(S)	C-7	COLOR CODING	C-7A	COLOR CODING	<div style="text-align: center;"> <p><b>KANSAS / MISSOURI MARKET</b> LTE 4C/5G</p> <p><b>SEDALIA DT</b></p> <p><b>SITE NAME</b> SEDALIA DT</p> <p><b>SITE NUMBER</b> MO2100</p> <p><b>FA LOCATION CODE</b> 10011054</p> <p><b>SITE ADDRESS</b> EAST 2ND STREET SEDALIA, MO 65301</p> <p><b>STRUCTURE TYPE</b> 160' - UTILITY (WATER TANK)</p> </div> <div style="text-align: center; margin-top: 20px;"> <p><b>at&amp;t</b></p> <p>12851 HANCHSTER ROAD ST. LOUIS, MO 63131</p> <p>565 Hwy N, Suite 200 St. Charles, MO 63304</p> <p>COAF E-201000401</p> </div> <div style="text-align: center; margin-top: 20px;"> <p><b>FULLERTON</b> ENGINEERING DESIGN</p> <p>1100 E. WOODFIELD ROAD, SUITE 500 SCHAMBERG, ILLINOIS 60173</p> <p>TEL: 847-962-8400 COAF E-201000401</p> <p>www.FullertonEngineering.com</p> </div> <div style="text-align: center; margin-top: 20px;"> <p><b>R&amp;S Tower Services, Inc.</b> <b>REDLINE</b> October 15, 2019</p> </div>	<p style="text-align: center;"><b>PROJECT SUMMARY</b></p> <p><b>SITE NAME</b> SEDALIA DT</p> <p><b>SITE NO.</b> MO2100</p> <p><b>FA LOCATION CODE</b> 10011054</p> <p><b>SITE ADDRESS</b> EAST 2ND STREET SEDALIA, MO 65301</p> <p><b>COUNTY</b> PETTIS</p> <p><b>SITE COORDINATES</b> (FROM RD5) N 100° 00' 00" W LONGITUDE -93.757194° GROUND ELEVATION 938' (MNSL)</p> <p><b>STRUCTURE TYPE</b> 160' - UTILITY (WATER TANK)</p> <p><b>JURISDICTION</b> CITY OF SEDALIA MO</p> <p><b>APPLICANT</b> AT&amp;T 12851 HANCHSTER ROAD ST. LOUIS, MO 63131</p> <p><b>TOWER OWNER</b> CITY OF SEDALIA</p> <p><b>BUILDING CODE</b> 2015 INTERNATIONAL BUILDING CODE</p> <p><b>ELECTRICAL CODE</b> 2014 NATIONAL ELECTRICAL CODE</p> <p style="text-align: center;"><b>ENGINEER'S LICENSE</b></p> <p><b>CERTIFICATION STATEMENT:</b> I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.</p>	<p style="text-align: center;"><b>PROJECT TEAM</b></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><b>PROJECT MANAGER</b></p> <p>12851 HANCHSTER ROAD ST. LOUIS, MO 63131</p> </div> <div style="text-align: center;"> <p><b>ENGINEER</b></p> <p>1100 E. WOODFIELD ROAD, SUITE 500 SCHAMBERG, ILLINOIS 60173</p> <p>TEL: 847-962-8400 COAF E-201000401</p> <p>www.FullertonEngineering.com</p> </div> </div>
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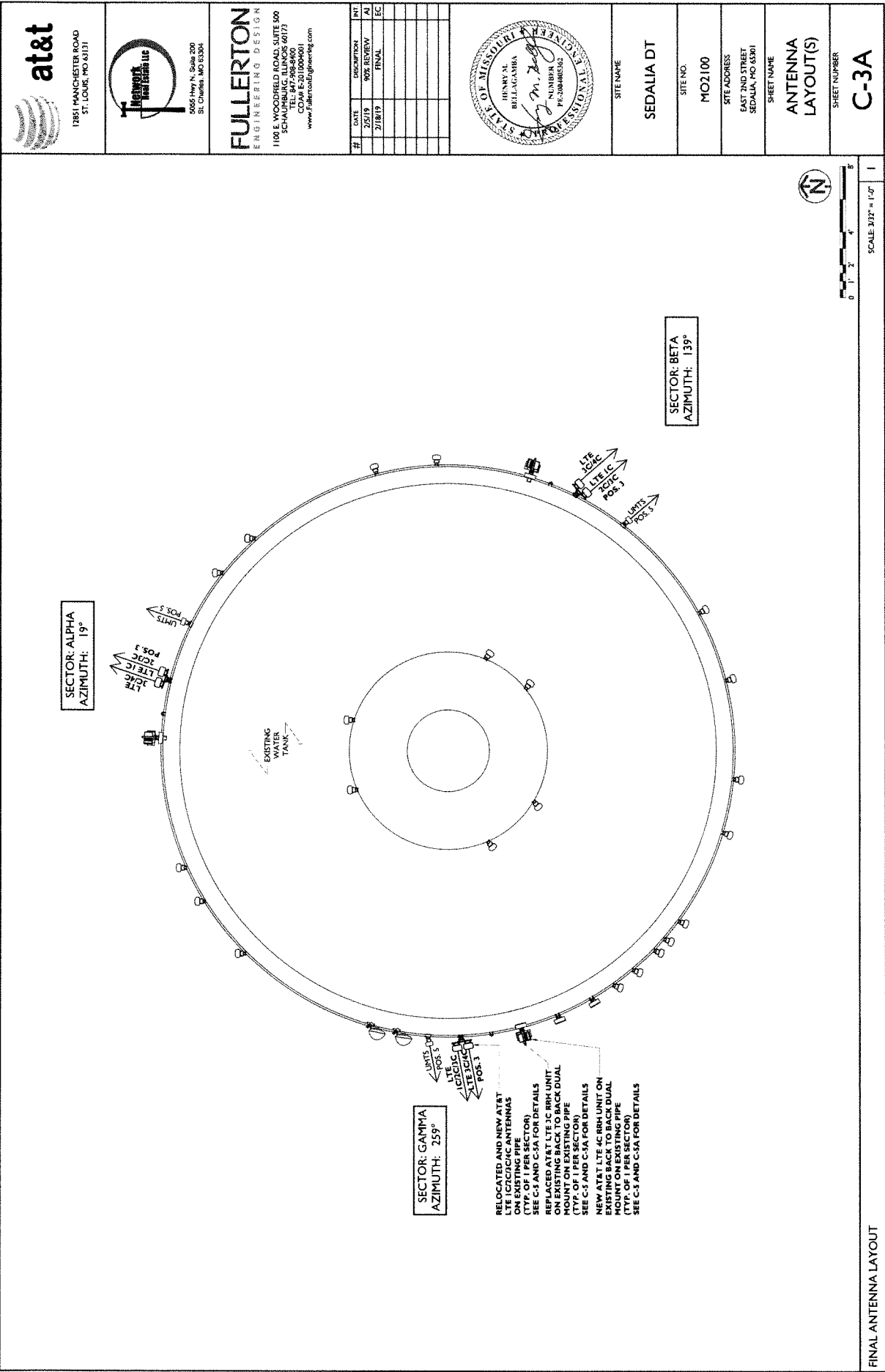
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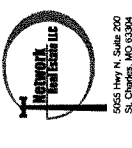

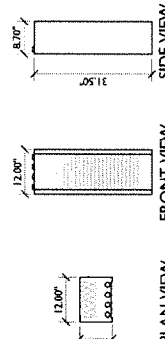
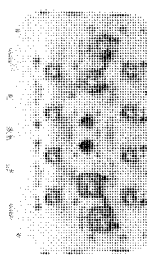
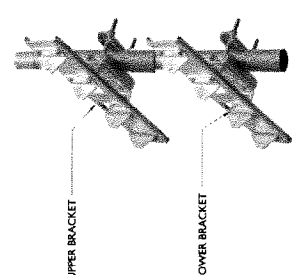
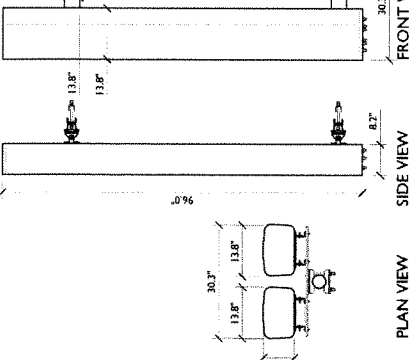
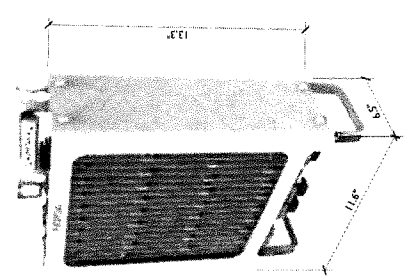
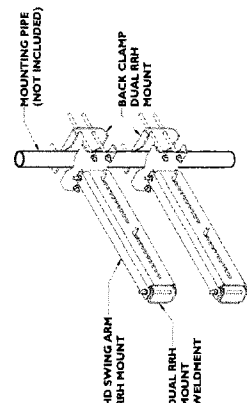




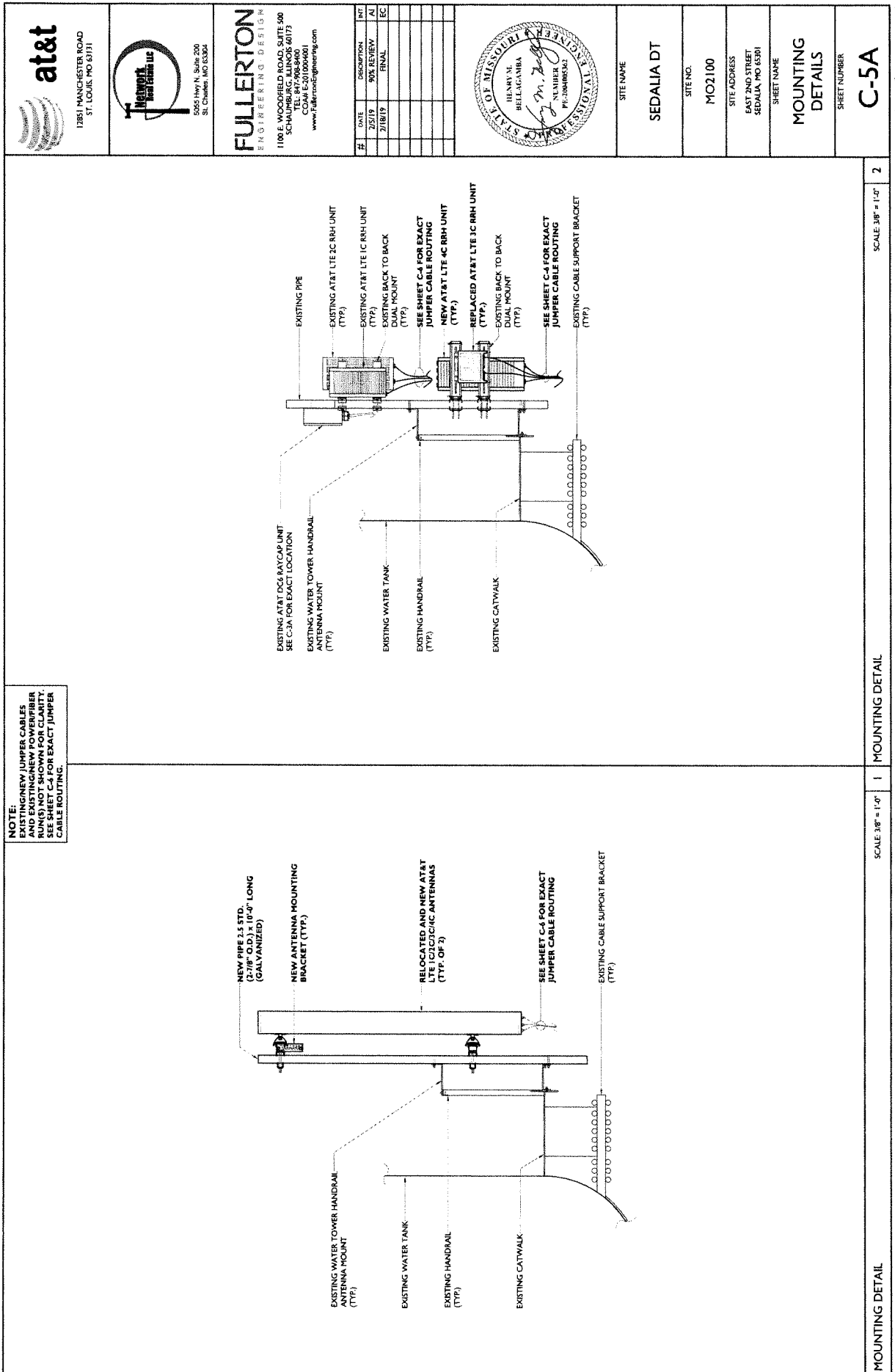




 13851 MANCHESTER ROAD ST. LOUIS, MO 63131		 5065 Hwy N, Suite 200 St. Charles, MO 63304		<b>FULLERTON</b> ENGINEERING & DESIGN 1100 E. WOODFIELD ROAD, SUITE 500 SCHLAUSBURG, ILLINOIS 60173 TEL: 847-985-8400 C/O: 847-985-8400 www.fullertonengineering.com		<table><tr><th>#</th><th>DATE</th><th>DESCRIPTION</th><th>INT.</th></tr><tr><td>2/5/19</td><td>2/5/19</td><td>50% REVIEW</td><td>AL</td></tr><tr><td>2/18/19</td><td>2/18/19</td><td>FINAL</td><td>EC</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>		#	DATE	DESCRIPTION	INT.	2/5/19	2/5/19	50% REVIEW	AL	2/18/19	2/18/19	FINAL	EC																							SITE NAME <b>SEDALIA DT</b>		SITE NO. <b>MO2100</b>		SITE ADDRESS EAST 2ND STREET SEDALIA, MO 65301		SHEET NAME <b>ANTENNA AND COAX CHART</b>		SHEET NUMBER <b>C-4</b>																																																																																																																																																																																								
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ANTENNA MODEL NUMBER	TECHNOLOGY	TECHNOLOGY	ANTENNA MODEL NUMBER	TECHNOLOGY	AZIMUTH (DEG)	700/830	ELECTRICAL	MECHANICAL	A L P H A	A-1	NOT USED	-	-	-	-	-	-	-	-	-	-	-	A-2	NOT USED	-	-	-	-	-	-	-	-	-	-	-	A-3	* COMMSCOPE JAH445C-R4	LTE IC7C3C	19	COMMSCOPE JAH445C-R4	LTE 3C4C	19	2	2	0	(1) 1/4" FIBER JUMPER (FC12 TO RRH), (1) 3/8" DC JUMPER (FC12 TO DC4)	(1) 1/4" FIBER JUMPER (FC12 TO RRH), (1) 3/8" DC JUMPER (FC12 TO DC4)	(1) 1/4" FIBER JUMPER (FC12 TO RRH), (1) 3/8" DC JUMPER (FC12 TO DC4)	A-4	NOT USED	-	-	-	-	-	-	-	-	-	-	-	A-5	KATHREIN 800 10122	UMTS	19	KATHREIN 800 10122	UMTS	19	5	0	0	(1) TT19-08BP111-001	(1) 3/8" RET CABLE	(2) COMMSCOPE 1.58" TXL 1873 (1) 3/8" RET CABLE	B E T A	B-1	NOT USED	-	-	-	-	-	-	-	-	-	-	-	B-2	NOT USED	-	-	-	-	-	-	-	-	-	-	-	B-3	* COMMSCOPE JAH445C-R4	LTE IC7C3C	139	COMMSCOPE JAH445C-R4	LTE 3C4C	139	9	4	0	(1) RRH-4T4R BS 140W AHCA (1) RRH2X-007L (1) B66A-RH4X4S-4R	(1) RRH-4T4R BS 140W AHCA (1) RRH2X-007L (1) B66A-RH4X4S-4R	(1) 1/4" FIBER JUMPER (FC12 TO RRH), (1) 3/8" DC JUMPER (FC12 TO DC4)	B-4	NOT USED	-	-	-	-	-	-	-	-	-	-	-	B-5	KATHREIN 800 10122	UMTS	139	KATHREIN 800 10122	UMTS	139	5	0	0	(1) TT19-08BP111-001	(2) COMMSCOPE 1.58" TXL 1873	(2) COMMSCOPE 1.58" TXL 1873	G A M M A	C-1	NOT USED	-	-	-	-	-	-	-	-	-	-	-	C-2	NOT USED	-	-	-	-	-	-	-	-	-	-	-	C-3	* COMMSCOPE JAH445C-R4	LTE IC7C3C	259	COMMSCOPE JAH445C-R4	LTE 3C4C	259	8	4	0	(1) RRH-4T4R BS 140W AHCA (1) RRH2X-007L (1) B66A-RH4X4S-4R	(1) RRH-4T4R BS 140W AHCA (1) RRH2X-007L (1) B66A-RH4X4S-4R	(1) 1/4" FIBER JUMPER (FC12 TO RRH), (1) 3/8" DC JUMPER (FC12 TO DC4)	C-4	NOT USED	-	-	-	-	-	-	-	-	-	-	-	C-5	KATHREIN 800 10122	UMTS	259	KATHREIN 800 10122	UMTS	259	6	3	0	(1) TT19-08BP111-001	(3) COMMSCOPE 1.58" TXL 1873	(3) COMMSCOPE 1.58" TXL 1873
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NOTE: INFORMATION TAKEN FROM LATEST LTE 4C RFPs AVAILABLE DATED: 12/10/2018 NOTE: ** * EXISTING AT&T ANTENNAS(S) TO BE RELOCATED. ** * RELOCATED AT&T LITE RRH UNIT(S). *** RELOCATED AT&T ANTENNA(S).																																																																																																																																																																																																																																										

 <p>12851 MANCHESTER ROAD 311. LOUIS, MO 63111</p>	 <p>3055 Hwy N, Suite 500 St. Charles, MO 63041</p>	<p><b>FULLERTON</b> ENGINEERING DESIGN</p> <p>1100 E WOODFIELD ROAD, SUITE 500 SCHEPHERD, MO 64153 TEL: 817-903-9400 COMM: 817-903-9401 www.fullertonengineering.com</p>	<table border="1"> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> <th>INT.</th> </tr> <tr> <td>1</td> <td>2/21/19</td> <td>REV. REVIEW</td> <td>AL</td> </tr> <tr> <td>2</td> <td>2/18/19</td> <td>FINAL</td> <td>EC</td> </tr> </table>	#	DATE	DESCRIPTION	INT.	1	2/21/19	REV. REVIEW	AL	2	2/18/19	FINAL	EC		<p>SITE NAME</p> <p><b>SEDALIA DT</b></p>	<p>SITE NO.</p> <p><b>MO2100</b></p>	<p>SITE ADDRESS</p> <p>EAST 2ND STREET SEDALIA, MO 65201</p>	<p>SHEET NAME</p> <p><b>EQUIPMENT DETAILS</b></p>	<p>SHEET NUMBER</p> <p><b>C-5</b></p>
#	DATE	DESCRIPTION	INT.																		
1	2/21/19	REV. REVIEW	AL																		
2	2/18/19	FINAL	EC																		
 <p><b>ALCATEL-LUCENT RRHx25-WCS</b> REMOTE RADIO HEAD FREQUENCY BAND: 13 GHz WEIGHT: 70 lbs</p>	<p>RRH UNIT SPECIFICATION</p> <p>SCALE: 3/8" = 1'-0"</p> <p>3</p>	 <p><b>COMMScope - JAH4-65C-R4</b></p>	<p>PORT LAYOUT</p> <p>SCALE: 3/8" = 1'-0"</p> <p>2</p>	 <p><b>COMMScope - BSAMT-SBS-2.2</b> SIDE-BY-SIDE MOUNTING KIT FOR JAH4-65 FAMILY SIDE BY SIDE BRACKET 67.4 lbs</p>	<p>ANTENNA SPECIFICATION</p> <p>SCALE: 3/8" = 1'-0"</p> <p>1</p>	 <p><b>2-PORT SECTOR ANTENNA</b> FREQUENCY RANGE 169.285 MHz 824.480 MHz 4 x 1695-2360 MHz 160.4 lbs 67.4 lbs 227.8 lbs</p> <p><b>2 ANTENNA</b> BSAMT-SBS-2.3 BRACKET TOTAL WEIGHT</p>	<p>RRH UNIT SPECIFICATION</p> <p>SCALE: 3/8" = 1'-0"</p> <p>4</p>	 <p><b>NSN - AIRSCALE RRH 4T4R BS 160W AHCA</b> CAPACITY, PERFORMANCE, RADIO-INTEGRATED PASSIVE INTERMODULATION (RIPPI) FREQUENCY RANGE DL 824-824 MHz UL 824-849 MHz 35.3 lbs</p>	 <p><b>DUAL RRH MOUNTING DETAIL</b> MOUNTING PIPE (NOT INCLUDED) BACK CLAMP DUAL RRH MOUNT HD SWING ARM RRH MOUNT DUAL RRH MOUNT WELDMENT</p>	<p>NOTES: 1. RADIUS INDICATED FOR CLARITY 2. ALL MOUNTING HARDWARE AND BRACKETS ARE INCLUDED IN COMMScope MOUNTING KIT PART #BS-2.2</p>	<p>RRH UNIT SPECIFICATION</p> <p>SCALE: 3/8" = 1'-0"</p> <p>5</p>	<p>RRH UNIT SPECIFICATION</p> <p>SCALE: 3/8" = 1'-0"</p> <p>6</p>	<p>RRH UNIT SPECIFICATION</p> <p>SCALE: 3/8" = 1'-0"</p> <p>7</p>								









12851 MANCHESTER ROAD  
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COA# E-2010004001  
[www.FullertonEngineering.com](http://www.FullertonEngineering.com)

[illegible]

SITE NAME

SEDALIA DT

SITE NO.

MO210C

ST AND STRO  
FILE ADDRES

**SHEET NAME:**

COLOR CODING

**SHEET NUMBER**

75

PROJECT# 2018.0221.0048

## SECTOR D

CABLE #	SECTOR	FREQ.	PORT	
200 MHz TX1RX1	BROWN	RED	RED	BLACK REPRESENTS THE UPPER
200 MHz TX2RX1	BROWN	RED	ORANGE	BLACK REPRESENTS THE UPPER
300 MHz TX1RX1	BROWN	ORANGE	RED	BLACK REPRESENTS THE UPPER
300 MHz TX2RX1	BROWN	ORANGE	ORANGE	BLACK REPRESENTS THE UPPER
1900 MHz TX1RX1	BROWN	YELLOW	RED	BLACK REPRESENTS THE UPPER
1900 MHz TX2RX2	BROWN	YELLOW	ORANGE	BLACK REPRESENTS THE UPPER
1900 MHz TX3RX3	BROWN	YELLOW	YELLOW	BLACK REPRESENTS THE UPPER
1900 MHz TX4RX4	BROWN	YELLOW	WHITE	BLACK REPRESENTS THE UPPER
2100 MHz TX1RX1	BROWN	WHITE	WHITE	BLACK REPRESENTS THE UPPER
2100 MHz TX2RX2	BROWN	WHITE	ORANGE	BLACK REPRESENTS THE UPPER
2100 MHz TX3RX3	BROWN	WHITE	YELLOW	BLACK REPRESENTS THE UPPER
2100 MHz TX4RX4	BROWN	WHITE	WHITE	BLACK REPRESENTS THE UPPER
2300 MHz TX1RX1	BROWN	BROWN	RED	BLACK REPRESENTS THE UPPER
2300 MHz TX2RX2	BROWN	BROWN	ORANGE	BLACK REPRESENTS THE UPPER
2300 MHz TX3RX3	BROWN	BROWN	YELLOW	BLACK REPRESENTS THE UPPER
2300 MHz TX4RX4	BROWN	BROWN	WHITE	BLACK REPRESENTS THE UPPER

## SECTOR E

CABLE #	SECTOR	FREQ.	PORT	
700 MHz TX1RX1	YELLOW	RED	RED	BLACK REPRESENTS THE UPPER
700 MHz TX2RX1	YELLOW	RED	ORANGE	BLACK REPRESENTS THE UPPER
800 MHz TX1RX1	YELLOW	ORANGE	RED	BLACK REPRESENTS THE UPPER
800 MHz TX2RX1	YELLOW	ORANGE	ORANGE	BLACK REPRESENTS THE UPPER
900 MHz TX1RX1	YELLOW	YELLOW	RED	BLACK REPRESENTS THE UPPER
900 MHz TX2RX2	YELLOW	YELLOW	ORANGE	BLACK REPRESENTS THE UPPER
900 MHz TX3RX3	YELLOW	YELLOW	YELLOW	BLACK REPRESENTS THE UPPER
900 MHz TX4RX4	YELLOW	YELLOW	WHITE	BLACK REPRESENTS THE UPPER
2100 MHz TX1RX1	YELLOW	WHITE	RED	BLACK REPRESENTS THE UPPER
2100 MHz TX2RX2	YELLOW	WHITE	ORANGE	BLACK REPRESENTS THE UPPER
2100 MHz TX3RX3	YELLOW	WHITE	YELLOW	BLACK REPRESENTS THE UPPER
2100 MHz TX4RX4	YELLOW	WHITE	WHITE	BLACK REPRESENTS THE UPPER
2300 MHz TX1RX1	YELLOW	BROWN	RED	BLACK REPRESENTS THE UPPER
2300 MHz TX2RX2	YELLOW	BROWN	ORANGE	BLACK REPRESENTS THE UPPER
2300 MHz TX3RX3	YELLOW	BROWN	YELLOW	BLACK REPRESENTS THE UPPER
2300 MHz TX4RX4	YELLOW	BROWN	WHITE	BLACK REPRESENTS THE UPPER

## SECTOR F

CABLE #	SECTOR	FREQ.	PORT	
300 MHz TX10X1	WHITE	RED	RED	BLACK REPRESENTS THE JUMPER
750 MHz TX20RX1	WHITE	RED	CHANGE	BLACK REPRESENTS THE JUMPER
850 MHz TX10RX1	WHITE	CHANGE	RED	BLACK REPRESENTS THE JUMPER
850 MHz TX10RX1	WHITE	CHANGE	CHANGE	BLACK REPRESENTS THE JUMPER
1900 MHz TX10X1	WHITE	YELLOW	RED	BLACK REPRESENTS THE JUMPER
1900 MHz TX20RX2	WHITE	YELLOW	ORANGE	BLACK REPRESENTS THE JUMPER
1900 MHz TX30RX3	WHITE	YELLOW	YELLOW	BLACK REPRESENTS THE JUMPER
1900 MHz TX40RX4	WHITE	YELLOW	WHITE	BLACK REPRESENTS THE JUMPER
2100 MHz TX10RX1	WHITE	WHITE	RED	BLACK REPRESENTS THE JUMPER
2100 MHz TX20RX2	WHITE	WHITE	CHANGE	BLACK REPRESENTS THE JUMPER
2100 MHz TX30RX3	WHITE	WHITE	YELLOW	BLACK REPRESENTS THE JUMPER
2100 MHz TX40RX4	WHITE	WHITE	WHITE	BLACK REPRESENTS THE JUMPER
2300 MHz TX10RX1	WHITE	BROWN	RED	BLACK REPRESENTS THE JUMPER
2300 MHz TX20RX2	WHITE	BROWN	CHANGE	BLACK REPRESENTS THE JUMPER
2300 MHz TX30RX3	WHITE	BROWN	YELLOW	BLACK REPRESENTS THE JUMPER
2300 MHz TX40RX4	WHITE	BROWN	WHITE	BLACK REPRESENTS THE JUMPER

## SECTOR A


CABLE #	SECTOR	FREQ.	PORT		
700 MHz TX1RX1	RED	RED	RED	BLACK REPRESENTS THE JUMPER	
700 MHz TX2RX1	RED	RED	ORANGE	BLACK REPRESENTS THE JUMPER	
850 MHz TX1RX1	RED	ORANGE	RED	BLACK REPRESENTS THE JUMPER	
850 MHz TX2RX1	RED	ORANGE	ORANGE	BLACK REPRESENTS THE JUMPER	
1900 MHz TX1RX1	RED	YELLOW	RED	BLACK REPRESENTS THE JUMPER	
1900 MHz TX2RX2	RED	YELLOW	ORANGE	BLACK REPRESENTS THE JUMPER	
1900 MHz TX3RX3	RED	YELLOW	YELLOW	BLACK REPRESENTS THE JUMPER	
1900 MHz TX4RX4	RED	YELLOW	WHITE	BLACK REPRESENTS THE JUMPER	
2100 MHz TX1RX1	RED	WHITE	RED	BLACK REPRESENTS THE JUMPER	
2100 MHz TX2RX2	RED	WHITE	ORANGE	BLACK REPRESENTS THE JUMPER	
2100 MHz TX3RX3	RED	WHITE	WHITE	BLACK REPRESENTS THE JUMPER	
2100 MHz TX4RX4	RED	WHITE	YELLOW	BLACK REPRESENTS THE JUMPER	
2300 MHz TX1RX1	RED	BROWN	RED	BLACK REPRESENTS THE JUMPER	
2300 MHz TX2RX2	RED	BROWN	ORANGE	BLACK REPRESENTS THE JUMPER	
2300 MHz TX3RX3	RED	BROWN	YELLOW	BLACK REPRESENTS THE JUMPER	
2300 MHz TX4RX4	RED	BROWN	WHITE	BLACK REPRESENTS THE JUMPER	

## SECTOR B


CABLE #	SECTOR	FREQ.	PORT	
700 MHz TX1RX1	BLUE	RED	RED	BLACK REPRESENTS THE JUMPER
700 MHz TX2RX1	BLUE	RED	ORANGE	BLACK REPRESENTS THE JUMPER
850 MHz TX1RX1	BLUE	ORANGE	ORANGE	BLACK REPRESENTS THE JUMPER
850 MHz TX2RX1	BLUE	ORANGE	ORANGE	BLACK REPRESENTS THE JUMPER
1900 MHz TX1RX1	BLUE	YELLOW	RED	BLACK REPRESENTS THE JUMPER
1900 MHz TX2RX2	BLUE	YELLOW	ORANGE	BLACK REPRESENTS THE JUMPER
1900 MHz TX3RX3	BLUE	YELLOW	YELLOW	BLACK REPRESENTS THE JUMPER
1900 MHz TX4RX4	BLUE	YELLOW	WHITE	BLACK REPRESENTS THE JUMPER
2100 MHz TX1RX1	BLUE	WHITE	RED	BLACK REPRESENTS THE JUMPER
2100 MHz TX2RX2	BLUE	WHITE	ORANGE	BLACK REPRESENTS THE JUMPER
2100 MHz TX3RX3	BLUE	WHITE	YELLOW	BLACK REPRESENTS THE JUMPER
2100 MHz TX4RX4	BLUE	WHITE	WHITE	BLACK REPRESENTS THE JUMPER
2300 MHz TX1RX1	BLUE	BROWN	RED	BLACK REPRESENTS THE JUMPER
2300 MHz TX2RX2	BLUE	BROWN	ORANGE	BLACK REPRESENTS THE JUMPER
2300 MHz TX3RX3	BLUE	BROWN	YELLOW	BLACK REPRESENTS THE JUMPER
2300 MHz TX4RX4	BLUE	BROWN	WHITE	BLACK REPRESENTS THE JUMPER

## SECTOR C

CABLE #	SECTOR	FREQ.	PORT	
700 MHz TX1RX1	GREEN	RED	RED	BLACK REPRESENTS THE JUMPER
700 MHz TX2RX1	GREEN	RED	CHANGE	BLACK REPRESENTS THE JUMPER
850 MHz TX1RX1	GREEN	RED	RED	BLACK REPRESENTS THE JUMPER
850 MHz TX2RX1	GREEN	CHANGE	CHANGE	BLACK REPRESENTS THE JUMPER
1900 MHz TX1RX1	GREEN	YELLOW	RED	BLACK REPRESENTS THE JUMPER
1900 MHz TX2RX2	GREEN	YELLOW	CHANGE	BLACK REPRESENTS THE JUMPER
1900 MHz TX3RX3	GREEN	YELLOW	YELLOW	BLACK REPRESENTS THE JUMPER
1900 MHz TX4RX4	GREEN	YELLOW	WHITE	BLACK REPRESENTS THE JUMPER
2100 MHz TX1RX1	GREEN	WHITE	RED	BLACK REPRESENTS THE JUMPER
2100 MHz TX2RX2	GREEN	WHITE	CHANGE	BLACK REPRESENTS THE JUMPER
2100 MHz TX3RX3	GREEN	WHITE	WHITE	BLACK REPRESENTS THE JUMPER
2100 MHz TX4RX4	GREEN	WHITE	WHITE	BLACK REPRESENTS THE JUMPER
2300 MHz TX1RX1	GREEN	BLACK	RED	BLACK REPRESENTS THE JUMPER
2300 MHz TX2RX2	GREEN	BLACK	CHANGE	BLACK REPRESENTS THE JUMPER
2300 MHz TX3RX3	GREEN	BLACK	YELLOW	BLACK REPRESENTS THE JUMPER
2300 MHz TX4RX4	GREEN	BLACK	WHITE	BLACK REPRESENTS THE JUMPER




12851 MANCHESTER ROAD  
ST. LOUIS, MO 63131



365 Hwy. N. Suite 200  
St. Charles, MO 63304

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COMM: 636-2010004001  
www.fullertonengineering.com



DATE: 2/2/19  
DESCRIPTION: 90% DESIGN  
BY: AL  
2/18/19  
FINAL: EC

SITE NAME  
**SEDALIA DT**

SITE NO.  
**MO2100**

SITE ADDRESS  
EAST AND STREET  
SEDALIA, MO 65201

SHEET NAME

COLOR CODING

SHEET NUMBER  
**C-7A**

**FIBER**

RED	1st FIBER CABLE
BLUE	2nd FIBER CABLE

**GPS COLOR**

RED	1st GPS CABLE
BLUE	2nd GPS CABLE

**SQUID (INTERNAL)**

SECTION A	RED	1st SQUID
SECTION B	BLUE	2nd SQUID
SECTION C	GREEN	3rd SQUID

**SQUID TO RRH**

SECTION A	RED	PRIME COLOR
SECTION B	BLUE	PRIME COLOR
SECTION C	GREEN	PRIME COLOR
SECTION D	ORANGE	PRIME COLOR
SECTION E	YELLOW	PRIME COLOR
SECTION F	WHITE	PRIME COLOR

**SQUID TO RRH FREQUENCY**

RED	700 LTE
ORANGE	850 LTE
YELLOW	1900 LTE
WHITE	2100 LTE
BROWN	2300 LTE
BLUE	850 UPTS
GREEN	1900 UPTS
VIOLET	2nd LTE 2100
SLATE	2nd LTE 1900

**RET SECTOR**

SECTION A	RED	PRIME COLOR
SECTION B	BLUE	PRIME COLOR
SECTION C	GREEN	PRIME COLOR
SECTION D	ORANGE	PRIME COLOR
SECTION E	YELLOW	PRIME COLOR
SECTION F	WHITE	PRIME COLOR

**RET FREQUENCY**

RED	700 LTE
ORANGE	850 LTE
YELLOW	1900 LTE
WHITE	2100 LTE
BROWN	2300 LTE
BLUE	850 UPTS
GREEN	1900 UPTS
VIOLET	2nd LTE 2100
SLATE	2nd LTE 1900

**SECTOR COLORS**

SECTION A	RED	PRIME COLOR
SECTION B	BLUE	PRIME COLOR
SECTION C	GREEN	PRIME COLOR
SECTION D	ORANGE	PRIME COLOR
SECTION E	YELLOW	PRIME COLOR
SECTION F	WHITE	PRIME COLOR

**FREQUENCY COLORS**

RED	700 LTE
ORANGE	850 LTE
YELLOW	1900 LTE
WHITE	2100 LTE
BROWN	2300 LTE
BLUE	850 UPTS
GREEN	1900 UPTS
VIOLET	2nd LTE 2100
SLATE	2nd LTE 1900

**PORT IDENTIFIER**

RED	TX1/RX1
ORANGE	TX2/RX2
YELLOW	TX3/RX3
WHITE	TX4/RX4

**POWER TRUNK**

1st POWER CABLE	BLACK REPRESENTS THE JUMPER
2nd POWER CABLE	
3rd POWER CABLE	
4th POWER CABLE	
5th POWER CABLE	
6th POWER CABLE	

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

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

**AN ORDINANCE AMENDING SECTION 60-219 (d) OF ARTICLE V OF CHAPTER 60 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO THE SEWER USE CHARGE SYSTEM AND INCORPORATING SAID FEES INTO THE CITY'S FEE SCHEDULE.**

**WHEREAS**, in order to pay for the financing costs associated with paying for required improvements to the City of Sedalia's sewer system, sewer rates will need to be increased; and

**WHEREAS**, a notice advertising a public hearing for August 18, 2025 at 6:30 p.m. in the Council Chambers of the Municipal Building concerning the proposed increased rates for residential, commercial and industrial users of the City's Wastewater Sewer System was published in the Sedalia Democrat on August 8, 2025; and

**WHEREAS**, said public hearing was held on Monday, August 18, 2025, commencing at 6:30 p.m., and public comments were received by the City Council concerning the proposed increased sewer rates.

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

**Section 1.** Section 60-219 (d) shall be amended to read as follows:

“(d) The fixed charge per month for residential, commercial and industrial wastewater sewer rates shall be as provided for in the City's fee schedule per meter for contributors located inside and outside of the corporate limits of the city. In addition, each contributor shall pay a commodity charge for operation and maintenance, including replacement, per one thousand (1,000) gallons of metered water or wastewater measured in units of one hundred (100) gallons as provided for in the city's fee schedule.”

**Section 2.** The City's fee schedule shall be amended as follows:

**60-219 Wastewater user fees—When user is connected to city water:**

**Residential:**

**Monthly Base Rate-per meter**

Inside City Limits	<b>\$15.46</b>
Outside City Limits	<b>\$38.08</b>

**Additional Volume Rate-per meter (1,000 gal. water≈1000 gal wastewater)**

Inside City Limits	<b>\$8.28</b>
Outside City Limits	<b>\$8.28</b>

**Commercial:**

**Monthly Base Rate-per meter**

Inside City Limits	\$63.22
Outside City Limits	\$146.26

**Additional Volume Rate-per meter (1,000 gal. water≈1000 gal wastewater)**

Inside City Limits	\$8.28
Outside City Limits	\$8.28

**Industrial:**

**Monthly Base Rate-per meter**

Inside City Limits	\$131.81
Outside City Limits	\$285.69

**Additional Volume Rate-per meter (1,000 gal. water≈1000 gal wastewater)**

Inside City Limits	\$8.28
Outside City Limits	\$8.28

**Section 3.** This ordinance shall be in full force and effect from and after its passage and approval and as of August 18, 2023

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 18<sup>th</sup> day of August, 2025.

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

Approved by the Mayor of said City this 18<sup>th</sup> day of August, 2025.

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

ATTEST:

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

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

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

**AN ORDINANCE AMENDING SECTION 60-401 OF ARTICLE VII OF CHAPTER 60 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO THE WATER USE CHARGE SYSTEM AND INCORPORATING SAID FEES INTO THE CITY'S FEE SCHEDULE**

**WHEREAS**, it has been determined that water base service monthly rates and water volume charges per thousand gallons are proposed to change from the current rates for the coming year; and

**WHEREAS**, the proposed monthly volume rate per 1,000 gallons has increased by 5% and the new rate will be \$3.96 per 1,000 gallons due to increased material, freight, labor and contract labor; and

**WHEREAS**, a notice advertising a public hearing for August 18, 2025 at 6:30 p.m. in the Council Chambers of the Municipal Building concerning the proposed increased rates for a water service rate increase was published in the Sedalia Democrat on August 8, 2025; and

**WHEREAS**, said public hearing was held on Monday, August 18, 2025, commencing at 6:30 p.m., and public comments were received by the City Council concerning the proposed increased rates.

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

**Section 1.** Section 60-401 shall be amended to read as follows:

“Sec. 60-401. – Rate Schedule.

- a) Each user shall pay for the services provided by the city during the current month as determined by water meters acceptable to the city.
- b) The fixed charged per month for residential and commercial water rates shall be as provided for in the city's fee schedule per meter for users located inside and outside of the corporate limits of the city.
- c) The charge per month for residential and commercial water rates shall be as provided for in the city's fee schedule per meter for users located inside and outside of the corporate limits of the city.”

**Section 2.** The City's fee schedule shall be amended as follows:

**Inside City Limits Water Service Rate Charges:**

<i>Description of Customer</i>	<i>Meter Size</i>	<i>Monthly Base Rate (Dollars)</i>
Residential	5/8"	\$10.59
Residential	3/4"	\$15.89
Residential	1"	\$17.99
Commercial	5/8"	\$10.59
Commercial	3/4"	\$15.89
Commercial	1"	\$26.48
Commercial	1 1/2"	\$52.96
Commercial	2"	\$84.75

Commercial	3"	\$169.49
Commercial	4"	\$264.83
Commercial	6"	\$529.66
Commercial	8"	\$847.46
Commercial	10"	\$1,356.21

**Outside City Limits Water Service Rate Charges:**

<i>Description of Customer</i>	<i>Meter Size</i>	<i>Monthly Base Rate(Dollars)</i>
Residential	5/8"	\$25.22
Residential	3/4"	\$37.84
Residential	1"	\$42.82
Commercial	5/8"	\$26.48
Commercial	3/4"	\$39.73
Commercial	1"	\$66.21
Commercial	1 1/2"	\$132.43
Commercial	2"	\$211.87
Commercial	3"	\$423.74
Commercial	4"	\$662.09
Commercial	6"	\$1,324.16
Commercial	8"	\$2,118.65
Commercial	10"	\$3,390.52

**Water Volume Rates per 10,000 gallons – Inside and Outside City Limits when user is connected to City Water:**

<i>Description</i>	<i>Gallons per Month Used</i>	<i>Monthly Volume Rate per 1,000 Gallons</i>	<i>Maximum Charge per Volume Unit</i>
First 10,000 gallons per month	< or = 10,000	\$3.96	\$39.60
Next 40,000 gallons per month	> 10,000 but no more than 50,000	\$3.50	\$140.00
Next 50,000 gallons per month	> 50,000 but no more than 100,000	\$3.20	\$160.00
Next 100,000 gallons per month	>100,000 but no more than 200,000	\$2.92	\$292.00
All over 200,000 gallons per month	>200,000	\$2.60	All remaining 1,000 gallons
Municipal Metered		\$2.39	All 1,000 gallons

**Water Service Line Installation Charges:**

<i>Description of Installation</i>	<i>One Time Charge</i>
¾" Service	\$816.90
¾" Service with Street Cut	\$1,142.40
1" Service	\$1,008.00
1" Service with Street Cut	\$1,397.55
1 ½" Service	\$3,507.00
2" or 3" Service	\$4,706.10
4" or 6" Service	\$5,232.15



**Unmetered Fire Service Annual Rates:**

<i>Description of Service</i>	<i>Annual Charge</i>
<i>Private Fire Hydrants</i>	\$308.54
<i>Automatic Sprinkler Systems:</i>	
Minimum Bill (100 Sprinkler Heads) Per Year	\$159.69
Additional Sprinkler Heads - Each	\$0.33
<i>Fire Hose Risers:</i>	
1 <sup>st</sup> 2" riser in building not more than 3 stories in height above basement, with not more than 1 riser connection in basement	\$88.15
Each Additional 2" riser, as stated above	\$66.17
Each Additional 4" riser in building not more than 3 stories in height above basement, with not more than 1 hose connection on each floor and an extra connection in basement	\$132.24

**Sprinkler Service – New and Fire Hydrant Installation Charges**

<i>Description of Installation</i>	<i>Standard Charge</i>
2" Sprinkler Service	\$1,527.75
4" Sprinkler Service	\$3,270.75
6" Sprinkler Service	\$3,356.85
8" Sprinkler Service	\$3,702.30
10" Sprinkler Service	\$4,364.85
Fire Hydrant (Installation including hydrant)	\$4,591.65

**Section 3.** This ordinance shall be in full force and effect from and after its passage and approval and as of August 18, 2025.

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 18<sup>th</sup> day of August, 2025.

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

Approved by the Mayor of said City this 18<sup>th</sup> day of August, 2025.

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

ATTEST:

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

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

**A RESOLUTION AUTHORIZING AN APPLICATION BY THE CITY OF SEDALIA, MISSOURI FOR A TREE RESOURCE IMPROVEMENT AND MAINTENANCE (TRIM) GRANT THROUGH THE MISSOURI DEPARTMENT OF CONSERVATION.**

**WHEREAS**, the City of Sedalia, Missouri is applying for a grant through the Missouri Department of Conservation. The grant would be used to provide the removal of Ash trees infested with the emerald ash borer, public education materials and planting of trees to continue to grow the City's urban forest.

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

**Section 1.** The Mayor or City Administrator are hereby authorized to sign the grant application for Tree Resource Improvement and Maintenance grant funds and any other official project documents that are necessary to obtain such assistance, including any agreements, contracts or other documents that are required by the Missouri Department of Conservation.

**Section 2.** In the event a grant is awarded, the City of Sedalia working in close coordination with the Missouri Department of Conservation is prepared to complete the project within the time period identified on the signed project agreement.

**Section 3.** In the event a grant is awarded, the City of Sedalia will comply with all rules and regulations of the Missouri Department of Conservation's grant program, applicable Executive Orders and all state laws that govern the grant applicant during the performance of the project.

**PASSED** by the Council of the City of Sedalia, Missouri, this 18<sup>th</sup> day of August, 2025.

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

ATTEST:

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



*Let's Cross Paths*

## ***City of Sedalia***

***200 S. Osage***

***Sedalia, MO 65301***

***(660) 827-3000   www.sedalia.com***

---

To: Matthew Wirt, City Administrator  
From: Elizabeth Nations, Chief Office Administrator  
Date: August 12, 2025  
Subject: Authorization for Submission of a Missouri Department of Conservation  
TRIM Grant Application

This is a request for authorization to submit an application to the Missouri Department of Conservation for a Tree Resource Improvement and Maintenance (TRIM) grant. This grant would be used to remove ash trees infested with the emerald ash borer, provide public education materials and planting of trees to continue to grow the City's urban forest. The amount to be requested in the grant application will be \$15,000.

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

**A RESOLUTION NOMINATING THE SITE OF JENNIE JAYNES STADIUM AS A HISTORIC LANDMARK.**

**WHEREAS**, Jennie Jaynes Stadium is a significant piece of history as it was the center of Sedalia's high school sporting life until 2015. It was created as a result of the estate of Jennie Jaynes Lewis establishing a recreational center in the City of Sedalia, Missouri; and

**WHEREAS**, the site is significant in that it had a capacity of 3,000, was dedicated in 1953 and hosted Sedalia's sporting events for 63 years and was the focal point for generations of high school student life; and

**WHEREAS**, the site was home of the Smith Cotton Tigers, hosted football, track and field and a wide variety of area school and community events. Replaced by the Heckart Community Center in 2022, the Jennie Jaynes Stadium legacy lives on at the Jennie Jaynes Activity Complex at Smith Cotton High School; and

**WHEREAS**, Council has determined that the site of said stadium should receive recognition of its historical significance.

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

**Section 1.** The City Council of the City of Sedalia, Missouri fully supports nomination of the site of Jennie Jaynes Stadium as a historic landmark.

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

**PASSED** by the Council of the City of Sedalia, Missouri, this 18<sup>th</sup> day of August 2025.

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

ATTEST:

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



**City of Sedalia**  
200 S. Osage  
Sedalia, MO 65301  
(660)827-3000 [www.cityofsedalia.com](http://www.cityofsedalia.com)

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August 8, 2025

The Honorable Mayor Andrew Dawson  
200 South Osage Avenue  
Sedalia, Missouri 65301

Mayor Dawson,

The City of Sedalia has received an application from the Sedalia Historic Preservation Commission to designate the site of Jennie Jaynes Stadium as a landmark in the City of Sedalia.

This application requires the notification of the property owner, the City of Sedalia, that this process is occurring. Amy Epple, Park Director, is aware of the nomination and is supportive.

Our city code of ordinances requires that the property owner be provided the following documents:

1. The report of the Sedalia Historic Preservation Commission following their recommendation of approval to the Planning and Zoning Commission.
2. The Planning and Zoning Commission meeting minutes draft with their approval on August 6, 2025.
3. The application for the designation.

The remaining meeting schedule for this process is as follows:

1. August 18, 6:30 pm – Public Hearing and City Council Approval – Municipal Building

If you have any questions or concerns please contact me at extension 1167 or via email at [bkopp@sedalia.com](mailto:bkopp@sedalia.com).

Sincerely,

Bryan Kopp, CBO, CFM  
Community Development Director  
Chief Building Official – Floodplain Manager  
**City of Sedalia, Missouri**  
A: 200 S. Osage Ave, Sedalia, MO 65301  
P: (660) 851-7637  
W: [www.sedalia.com](http://www.sedalia.com)



# MEMO

From: Bryan Kopp, Community Development Director

Date: August 7, 2025

Subject: Jennie Jaynes Stadium Site Landmark Designation

**The Sedalia Historic Preservation Commission and the Sedalia Planning and Zoning Commission have both recommend approval of the designation of the Jennie Jaynes Stadium site as nominated by the City of Sedalia. The Sedalia Historic Preservation Commission recommended approval of the landmark designation at the July at the July 1, 2025 Sedalia Historic Preservation Commission meeting. The Planning and Zoning Commission recommended approval of the landmark designation at the August 6, 2025 Planning and Zoning Commission meeting.**

The site is significant as the stadium was the epicenter of Sedalia's high school sporting life until 2015 when it was demolished to establish the Heckart Community Center. The stadium, built of concrete and steel with a capacity of 3,000 was dedicated in 1953 and hosted Sedalia's sporting events for 61 years and was a focal point for generations of high school students.

Additional information regarding the significance of the site and the criteria used for this determination is provided in the attached report submitted to the Sedalia Historic Preservation Commission and the Planning and Zoning Commission.

**Staff Recommendation:** Staff recommends that City Council designate the Jennie Jaynes Stadium site as a landmark in the City of Sedalia.



Let's Cross Paths

## Nomination of Landmark or Historic District

Building and Site Development, City of Sedalia

200 S Osage, Sedalia, MO 65301

Phone: 660-827-3000

Fax: 660-827-7831

### Name of Proposed Landmark or Historic District

Jennie Jaynes Stadium

### Property Address/Location

1800 West Third Street

### Applicant Name:

Sedalia Historic Preservation Commission

### Property Owner of Record (if other than applicant):

### Address:

200 South Osage Avenue

### Address:

### City / State / Zip

Sedalia, MO 65301

### City / State / Zip

### Email Address (REQUIRED):

jsimmons@sedalia.com

### Email Address (REQUIRED):

### Telephone #:

660-851-7605

### Telephone #:

*(Attach additional owners information if necessary)*

The Sedalia Historic Preservation Commission shall, upon investigation as it deems necessary, make a determination as to whether a nominated property, structure or area meets one or more of the following criteria:

- 1) Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country.
- 2) Its location as a significant local, county, state or national event.
- 3) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country.
- 4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
- 5) Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country.
- 6) Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant.
- 7) Its embodiment of design elements that make it structurally or architecturally innovative.
- 8) Its unique location or singular physical characteristics that make it an established or familiar visual feature of the neighborhood, community, or city, or the fact that it has yielded or may be likely to yield information important in history.
- 9) Its character as a particularly fine or unique example of a utilitarian structure including, but not limited to, farmhouses, gas stations or other commercial structures with a high level of integrity or architectural significance.
- 10) Its suitability for preservation or restoration.
- 11) A copy of the foregoing criteria for designation of landmarks and historic districts shall be made available to the public upon request at the office of the community development director.

The proposed landmark/historic district is suited for designation as it meets one or more of the above criteria (please write your listings below):

1. Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country.
2. Its location as a significant local, county, state or national event.
3. Its identification with a person or persons who significantly contributed to the development of the community, county, state or country.

1 & 3. The prior location of Jennie Jaynes Stadium is significant as the stadium was the center of Sedalia's high school sporting life until 2015 when demolition of the stadium and field occurred. The facility was created as a result of the estate of Jennie Janes Lewis establishing a recreational center for Sedalia. The stadium, with a capacity of 3,000, was dedicated in 1953 and hosted Sedalia's sporting events for 63 years, and was a focal point for generations of high school student life.

**Landmark plaque content:**

"Jennie Jaynes Stadium, the epicenter of Sedalia high school and community life since 1953, was erected at the behest of the estate of Jennie Janes Lewis, daughter of Colonel A.D. Janes, an early establish of Sedalia. Home of the Smith Cotton Tigers, the stadium hosted football, track and field and a wide variety of area school and community events for over 63 years. Replaced by the Heckart Community Center in 2022, the Jennie Janes Stadium legacy lives on at the Jennie Jaynes Activity Complex at Smith Cotton High School.

The stadium was more than a place for events – it had an emotional connection to Sedalia, as describer by an unidentified former student:

"Our time together is coming to an end soon. We have celebrated and cried on your green grass. Had seasons of great joy and great disappointment. But through it all, you were here, waiting, for the next game in the fall. Soon you will be only in my dreams. A place of perfectly cut grass I can still smell and fee the dew of a fall night. Where Mom and Dad are in the stands next to a fall crowd, cheering."

**CERTIFICATION:**

I certify that I am the Property Owner of Record or an Agent authorized by the Property Owner to file this nomination on their behalf.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date



## For Office Use Only

Date Received: 6/19/25 By: Jovana Simmons

File Number: —

Level of Review: ☒ Historic Preservation Commission ☒ City StaffHistoric Preservation Action: ☒ APPROVED ☐ DENIED

Date of Action: 7/1/2025

Date of Historic Preservation Commission Resolution and Report Submitted to Planning &amp; Zoning Commission: 7/8/2025

Notice of date, time, place and purpose of the Planning &amp; Zoning Commission meeting and a copy of the completed nomination form and designation criteria shall be sent by regular mail to the owner(s) of record and to the nominators.

Date of Notice(s) Sent: SENT TO MAYOR'S OFFICE

Planning &amp; Zoning Meeting Date: 8/6/2025

(Within 45 Days After Receipt of Resolution and Report from Historic Preservation Commission)

Planning & Zoning Action: ☒ APPROVED ☐ DENIED

Planning &amp; Zoning Commission vote and report presented to City Council 60 days following close of Planning &amp; Zoning meeting

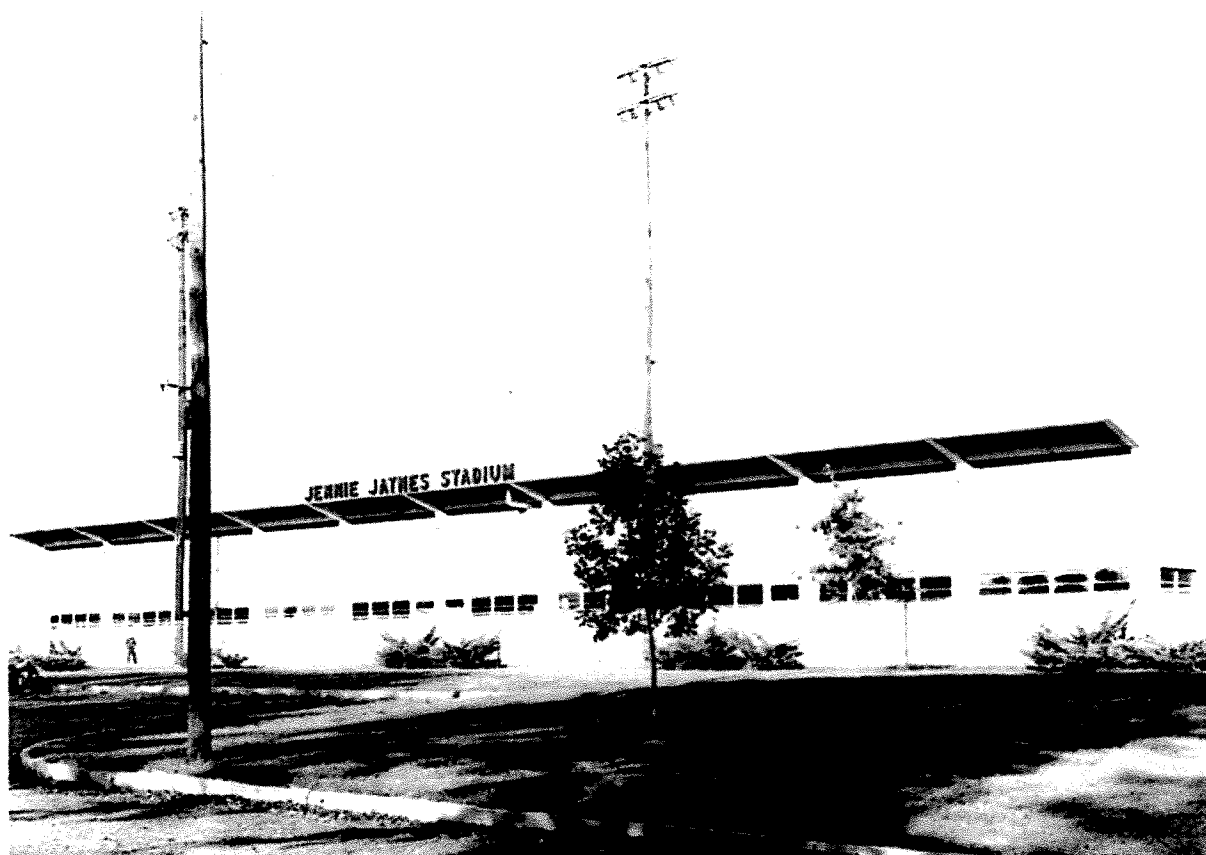
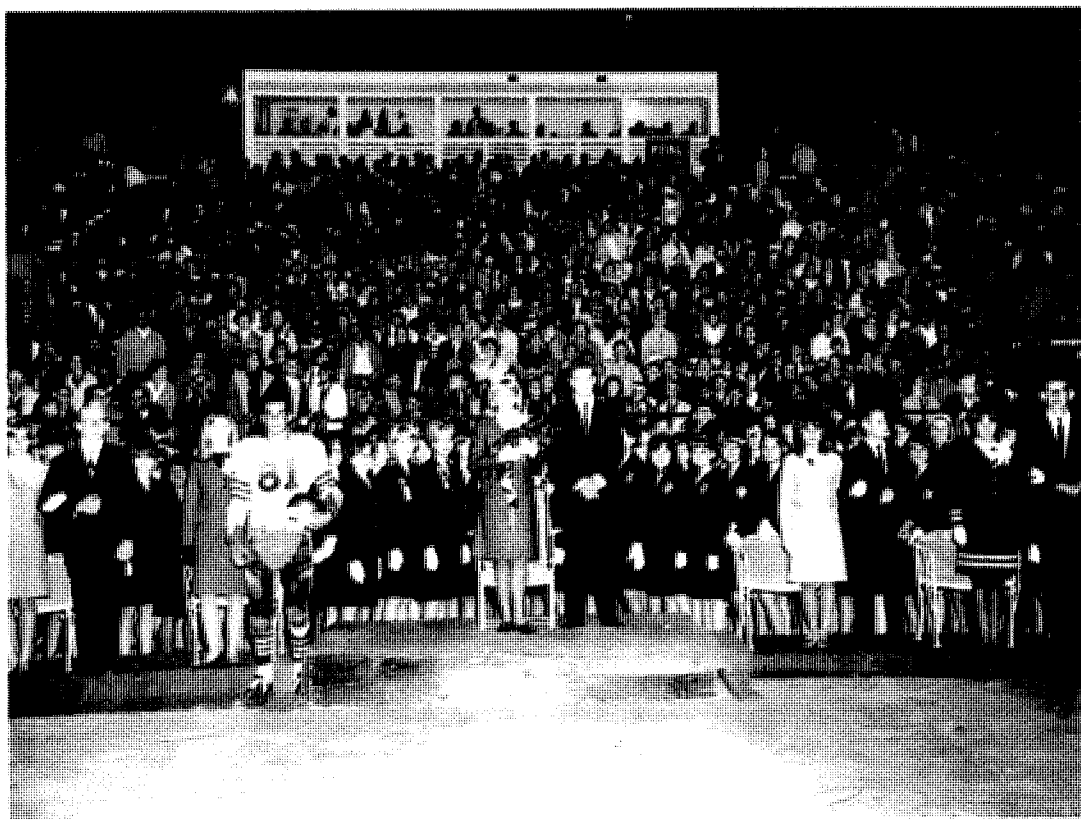
Notice of determination of the planning and zoning commission, including a copy of the report, sent to owners of record of a nominated landmark and owners of all property within a nominated historic district and to the nominator within seven days following a determination of the planning and zoning commission.

Date of Notice(s) Sent: SENT TO MAYOR'S OFFICE

City Council Meeting Date: 8/18/2025

(Within 60 days of closing of Planning &amp; Commission Meeting)

City Council Action: ☐ APPROVED ☐ DENIED



Sedalia Historic Preservation Commission  
Jennie Jaynes Stadium Site Landmark Nomination  
Report and Recommendation  
July 8, 2025

(1) Explanation of the significance or lack of significance of the nominated landmark or *historic* district as it relates to the criteria for designation.

The site is significant as the stadium was the epicenter of Sedalia's high school sporting life until 2015 when it was demolished to establish the Heckart Community Center. The stadium, built of concrete and steel with a capacity of 3,000 was dedicated in 1953 and hosted Sedalia's sporting events for 61 years and was a focal point for generations of high school students.

Distinguished alumni and coaches who sported on the field and continued in college and some in professional sports include:

Charles Van Dyne – supervised construction of stadium – SC football, University of Missouri and Buffalo Bisons

1925 Coach Ralph "Stub" Dow – 1945-1959 football coach

Norris Kelley – 1959 graduate – football, track and field

Kelli Lowman Tosti – 1987 graduate – track and field

Van Van Dyne – 1956 graduate – football, track and field

Leonard Butler – Sacred Heart 1963 graduate and SC track and field coach 1972-1993

Jim Johnson – 1965 graduate – football

John Johnson – 1965 graduate – football

Jennifer Drum McClaflyn – 2001 graduate – track and field

Bruce Kerr – 1977 graduate – track and field

b. The types of construction, alteration, demolition and removal, other than those requiring a building or demolition permit, which should be reviewed for a certificate of appropriateness.

None.

(5) Proposed design guidelines, including minimum maintenance requirements, for applying the criteria for review of certificates of appropriateness to the nominated landmark or *historic* district.

None.

(6) The relationship of the nominated landmark or *historic* district to the ongoing effort of the SHPC to identify and nominate all potential areas and structures that meet the criteria for designation.

Goal 7 of the Historic Preservation Plan for the City of Sedalia states that the Sedalia Historic Preservation Commission is to “develop incentive programs to encourage preservation landmarks, historic districts and neighborhoods” and to “invite public input to designate landmark nominees and promote the program.” This landmark designation, with the City of Sedalia as applicant, is a direct achievement of that goal. The Sedalia Historic Preservation Commission conducted an on-line survey via Facebook to determine the top five sites in Sedalia that deserved landmark status and Jennie Jaynes Stadium was selected by the public with the most votes.

(7) Any initial recommendation as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling size, floor area, sign regulations and parking regulations necessary or appropriate to the *preservation* of the nominated landmark or *historic* district.

The site for the historic marker along the public right of way is indicated on the map. Applicant (City) proposes a marker be located and maintained by the City of Sedalia.

(8) A map showing the location of the nominated landmark and the boundaries of the nominated *historic* district.

Attached.

(9) The recommendation and report of the SHPC shall be sent to the planning and zoning commission within seven days following the vote on the resolution and shall be available to the public at the offices of the community development director.

Coach Joseph Arbisi – football coach

Warren Dey – 1986 graduate – soccer

Dr. Earl Finley – football coach

Steve Stonecipher-Fisher – 1975 graduate – track and field

Wesley Scott Swain – 1988 graduate – soccer

Tom Munson – 1968 graduate – football, track and field

Mike Riley – 1976 graduate – track and field

Solomon Watkins – 2009 graduate – football, track and field

Although she married and moved to St. Louis in 1896, Jennie Jaynes Lewis always considered Sedalia "home." The daughter of a founder of the Missouri – Kansas – Texas Railway (MKT), Colonel A.D. Jaynes, it was her wish that her own good fortune should benefit Sedalia, and, therefore, established that her estate should be used for "the educational and recreational improvement of the young people" of the community. In 1951, a large, modern stadium was constructed and dedicated in 1953, and bears her name - Jennie Jaynes Stadium. Additionally, the residue of her estate, the Jennie Jaynes Foundation, provides grants for many local projects.

(2) Explanation of the integrity or lack of integrity of the nominated landmark or *historic* district.

The proposed landmark site contains no remnants of the foundation or structure of the stadium. The site is now occupied by the Heckart Community Center.

Landmark status is recommended on basis of the integrity of the location and significance to the history of Sedalia.

(3) In the case of a nominated landmark found to meet the criteria for designation:

a. The significant exterior architectural features of the nominated landmark that should be protected.

There are no exterior architectural features that remain that can be protected. This nomination is for landmarking the significance of the site only. The site is notable location with historical and, cultural significance. The attached map indicates the location of the landmark sign. This designation is for the placement and reservation of the landmark signage along the public right of way and sidewalk.



*Let's Cross Paths*

Planning and Zoning  
Meeting Minutes - **DRAFT**  
Wednesday, August 6, 2025 at 5:30 pm  
Council Chambers  
Municipal Building

- 1) Call to order
  - a. The meeting was called to order at 5:30 pm.
- 2) Roll Call
  - Present:  
Tolbert Rowe, Ann Graff, Virginia Brainard, Rhonda Ahern, Valerie Bloess, Ian Shoemaker, Terri McDermott, Jerry Ross, Lee Scribner
  - Absent:  
Andrew Dawson, Ann Richardson
  - Staff:  
Bryan Kopp, Nicole Hathaway, Chris Franklin
- 3) Approval of July 2, 2025, meeting minutes
  - a. Rhonda Ahern motioned to approve, Jerry Ross seconded. All approved.
- 4) Public Hearing
  - a. 1800 W 3rd – Designate Jennie Jaynes Stadium as Historic Landmark – No discussion.
- 5) New Business
  - a. 1800 W 3rd – Designate Jennie Jaynes Stadium as Historic Landmark – No discussion.

Jerry Ross motioned to approve. Terri McDermott seconded. All approved.
- 6) Next Meeting Date
  - a. Next meeting date set for September 3, 2025 at 5:30pm.
- 7) Adjourn
  - a. Jerry Ross motioned to adjourn, Ann Graff seconded. All approved. The meeting was adjourned at 5:32 pm.

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

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

**AN ORDINANCE AUTHORIZING THE CITY OF SEDALIA, MISSOURI TO DEED  
CERTAIN PROPERTY OWNED BY THE CITY TO \_\_\_\_\_  
AND FURTHER AUTHORIZING AN INFRASTRUCTURE CONTRIBUTION  
AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND  
\_\_\_\_\_, \_\_\_\_\_.**

**WHEREAS**, the City of Sedalia, Missouri adopted Ordinance 12262 on April 21, 2025, authorizing an infrastructure development agreement by and between the City of Sedalia, Missouri and Holland Holding Company, LLC, a Missouri Limited Liability Company; and

**WHEREAS**, the City of Sedalia, Missouri owns property at \_\_\_\_\_, Sedalia, Missouri, which is located in close proximity to the location subject to the infrastructure development agreement; and

**WHEREAS**, \_\_\_\_\_, owns property located at \_\_\_\_\_, Sedalia, Missouri which is located in close proximity to the location subject to the infrastructure development agreement; and

**WHEREAS**, the City of Sedalia desires to grant the \_\_\_\_\_ property to \_\_\_\_\_, by quit claim deed and, in exchange for granting property to \_\_\_\_\_, and to satisfy the storm water requirement of its development at \_\_\_\_\_, \_\_\_\_\_ agrees to provide financial support to the City of Sedalia to assist the City's funding obligation for infrastructure improvements as agreed to between the City of Sedalia, Missouri and Holland Holding Company, LLC.

**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, hereby authorizes the transfer of the \_\_\_\_\_ property to \_\_\_\_\_ by quit claim deed.

**Section 2.** As consideration for the City's transfer of the \_\_\_\_\_ property to \_\_\_\_\_, and to satisfy all requirements of storm water control for the development of \_\_\_\_\_, \_\_\_\_\_ agrees to contribute \_\_\_\_\_ to the City of Sedalia, Missouri for the purpose of funding the Infrastructure Improvements as authorized in Ordinance 12262 and further elaborated in the Infrastructure Development Agreement between the City of Sedalia, Missouri and Holland Holding Company, LLC.

**Section 3.** The Mayor or City Administrator are hereby authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on: 1) the quit claim deed for the transfer of the \_\_\_\_\_ property from the City of Sedalia, Missouri to \_\_\_\_\_; and 2) the Infrastructure Contribution Agreement between the City of Sedalia, Missouri and \_\_\_\_\_, by which \_\_\_\_\_ agrees to contribute \_\_\_\_\_ toward the infrastructure agreement in substantially the same form and content as attached hereto.

**Section 4.** The City Clerk is hereby directed to file in his office a copy of the agreement after it has been executed by the parties or their duly authorized representatives.

**Section 5.** 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Presiding Office of the Council

Approved by the Mayor of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

ATTEST:

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