



City Council Meeting Agenda
Monday, February 2, 2026 – 6:30 p.m.
City Hall, 200 South Osage, Sedalia MO

MAYOR: ANDREW L. DAWSON

MAYOR PRO-TEM: RHIANNON M. FOSTER

- A. CALL TO ORDER** – Mayor Dawson – Council Chambers
- B. LEGISLATIVE PRAYER & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. SERVICE AWARDS**
 - 1. Joseph McCullough – Police – Sergeant – 20 Years of Service
 - 2. Matthew Harris – Park – Project Manager – 15 Years of Service
 - 3. Travis Roberts – Building Maintenance – Building Maintenance Supervisor – 10 Years of Service
- E. SPECIAL AWARDS**
 - Presentation – Fire Department Badge Pinning
 - 1. Andrew Piliero – Firefighter
 - 2. Jonzel Washington – Firefighter
 - 3. Logan Warren – Firefighter
 - 4. Kelan Ernst – Firefighter
- F. RETIREMENT AWARDS** - None
- I. APPROVAL OF PREVIOUS SESSION MINUTES**
 - A.** Council Meeting – January 20, 2026
- II. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES** - None
- III. ROLL CALL OF STANDING COMMITTEES**
 - A. FINANCE / ADMINISTRATION** – Chairwoman Tina Boggess; Vice Chairwoman Rhiannon M. Foster
 - 1. Presentation – Scott Joplin International Ragtime Foundation: Annual Report (John Simmons, Presenter)
 - B. PUBLIC WORKS** – Chairwoman Michelle Franklin; Vice Chairwoman Tina Boggess
 - 1. Amend Ordinance No. 12120 – Language Change – From Sanitary Sewer Main Extension to Water Main Extension

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-15 Call for Ordinance amending Ordinance Number 12120 relating to an amended scope of work for professional surveying and civil engineering design, plans and specifications for a water main extension along Highway 65 and Highway HH – Mayor Dawson
 - 2. Annexation & Utility Services Agreement – Baykal Properties, LLC – Connection to Water Distribution System – 27685 State Highway U

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-16 Call for Ordinance Authorizing an Annexation and Utility Services Agreement for Connection of property located at 27685 State Highway U to the City of Sedalia's water distribution system – Mayor Dawson

3. Annexation & Utility Services Agreement – Baykal Properties, LLC – Connection to Water Distribution System – 440 Covered Bridge Road

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-17 Call for Ordinance Authorizing an Annexation and Utility Services Agreement for Connection of property located at 440 Covered Bridge Road to the City of Sedalia's water distribution system – 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 – No Report.

IV. OTHER BUSINESS

A. **APPOINTMENTS** - None

B. **LIQUOR LICENSES**

Renewals:

*Gloria Ayala dba El Espolon, 2400 South Limit, Liquor by the Drink & Sunday Sales – \$750.00

*Gloria Ayala dba Don Jose, 111 South Grand, Liquor by the Drink & Sunday Sales – \$750.00

*Gloria Ayala dba Tacos Degollado, 813 Thompson Boulevard, Liquor by the Drink & 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)

Click on any agenda item to view the related documentation

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:
<https://global.gotomeeting.com/join/578973061>

If this is the **first time** you have joined a GoToMeeting you will be asked to identify yourself. Please fill in this information. If you would like, and we suggest you do, go ahead and set your preferences to make it easier to join next time. If you are new to GoToMeeting? We suggest to get the app through the following link: <https://global.gotomeeting.com/install/578973061> This will make joining these meetings quick and easy. Once you have followed the link above and identified yourself you will be given options for how you want to join in with **audio**.

For **smartphones**: tap on one of the phone numbers and it will dial the phone and the meeting numbers. For **other devices**: use the feature of call me. The phone audio will be much better than through your computer. This should come up if you have your preferences set up to show it. If it does not, in the upper right-hand corner of the GoToMeeting screen you will see an icon that looks like a gear. Click on the gear and then look for “Phone” and if it is not highlighted click on it. One of the options should be to call me. Put the phone number you want to be called on (direct dial) into the box provided and then click the “Call Me” button. Once the system calls you, you will be asked to hit pound.

Please be mindful of others on the call by eliminating as much background noise as you can. Mute yourself until you are ready to speak. Do not put the call on hold, if you need to leave even for a short time, hang up as you can always dial back in after your other call. If you hear an echo or squeal, you may have your computer speakers on as well as the phone, mute your computer speakers to eliminate this.

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

Microsoft Teams [Need help?](#)

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Meeting ID: 291 201 988 090 88

Passcode: r7EE3wz9

Dial in by phone

[+1 347-618-4825,315625087#](tel:+13476184825315625087) United States, New York City

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Phone conference ID: 315 625 087#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

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 JANUARY 30, 2026, 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



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, February 2nd 6:30 p.m.

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

1. John Simmons will provide the yearly update and report for the Scott Joplin Foundation.

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

1. Ordinance No. 12120 was approved by City Council on August 19, 2024, authorizing professional engineering services from Broadfoot Engineering, LLC related to a utility extension serving the proposed Peterbilt facility along Highway 65 and Highway HH. During routine review of FY 2027 projects and budgets, staff identified a clerical error in the ordinance language, which incorrectly referenced a sanitary sewer main extension instead of the intended water main extension. This revised ordinance corrects that description only and does not change the approved scope of work, project intent, or financial impact. Staff recommends approval to ensure the ordinance accurately reflects the authorized project.
2. The property owner, Baykal Properties LLC, has requested connection to the City of Sedalia's water system to support development of property located at 27685 State Highway U in Pettis County. The City may allow water service outside city limits subject to execution of an agreement that includes annexation provisions when the property becomes contiguous to the city limits. The agreement grants the City a right to petition for annexation at such time and outlines construction, inspection, and service requirements.
3. Baykal Properties LLC has requested connection to the City of Sedalia's water system to support development of property located at 440 Covered Bridge Road in Pettis County. City policy allows water service outside the city limits subject to execution of an agreement that protects the City's long-term interests. The proposed Annexation and Utility Service Agreement authorizes the water connection and grants the City a right to petition for annexation if the property becomes contiguous to the city limits in the future.

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

Community Development Committee – There are no items for consideration through the Community Development Committee.



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
JANUARY 20, 2026

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

The Council of the City of Sedalia, Missouri duly met on January 20, 2026 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:

Table with 4 columns: Name, Status, Name, Status. Rows include Jack Robinson, Cheryl Ames, Lee Scribner, Tina Boggess, Bob Hiller, Bob Cross, Rhiannon Foster, Michelle Franklin.

SPECIAL AWARDS/SERVICE AWARDS/RETIREMENT AWARDS: None

MINUTES: The Council Meeting minutes of January 5, 2026 were approved on motion by Foster, seconded by Boggess. All in Favor.

The Special Council Meeting minutes of January 10, 2026 were approved on motion by Foster, seconded by Boggess. All in Favor.

The Strategic Planning Session minutes of January 10, 2026 were approved on motion by Foster, seconded by Boggess.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:

The Citizen's Traffic Advisory Commission minutes dated December 10, 2025 were accepted on motion by Foster, seconded by Boggess. All in Favor.

ROLL CALL OF STANDING COMMITTEES:

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

Presentation – Sedalia-Pettis County Economic Development: Annual Report

Jessica Craig, Executive Director Sedalia-Pettis County Economic Development, presented the 2025 Annual Report. Economic Development has worked with companies to expand or build new facilities resulting in 1,258 new jobs, 1,798 retained jobs, \$609 Million in new capital investments and an average salary of \$46,674.

2025 Economic Development Successes:

Amazon – \$18 Million new facility; 65,000 square feet; 100 new direct jobs; 75 contract jobs; 14 acres; Thompson Meadows Industrial Park.

Mid-State Specialty Eggs – New Manufacturing and headquarters facility; \$100 Million expansion; 40 acres; 250,000 square feet; 100 new jobs; 100 retained jobs; HH Highway.

US Quality Construction – \$10 Million Capital Expenditures with new headquarters complex; 40 new jobs; Menefee Road.

Manufacturer’s Milestone Banquet – 10 existing businesses with 5-year milestones ranging from 10-75 years; 15 local businesses sponsored the Banquet to support milestones of ten local businesses and Economic Development.

In 2025, Economic Development facilitated 23 Business Retention and Expansion meetings with area business leadership; responded to 18 requests for proposals for businesses seeking new locations; led 8 In-person site and virtual site visits for prospective new businesses; Managed available sites and buildings on website which feeds into virtual and international markets; Managed relationships and communicated with site location consultants & Missouri Partnership to source business leads.

New EDSPC HQ Thompson Meadows Industrial Park:

EDSPC housed at US Bank office building for over 25 years; US Bank closed location mid-2023; Lamy’s offered temporary relocation downtown Sedalia October 2023; Sedalia Development Corporation approved construction & financial resources to establish first stand-alone Economic Development office – 2024; Located on property already owned by Sedalia Development Corporation; Designed and constructed first Development Corporation and Economic Development self-owned headquarters building -2024-2025; Designed, constructed and launched with zero public funds; Major financial donation from long-time Eco Devo board member.

Extension of Pelham Drive:

Expansion of utilities and infrastructure to support Amazon launch. Sedalia Pettis County Community Service Corporation approved design & construction of Pelham Drive in the Thompson Meadows Industrial Park; EDSPC and Development Corporation successfully designed and managed project in 2025; Opens up additional 85 acres of shovel-friendly property within city limits which is zoned industrial; Extension is from LoadKing to Main Street; Property owned by Sedalia Development Corporation; No public funds utilized; Road complete, electrical lines & light poles in place; Entrance and installation of trees to be completed spring 2026; Contractors include B&P Excavating, Ramey Construction, Marcum’s Landscaping and Evergy.

2026 Momentum – Strong Economic Development Prospect pipeline headed into 2026 with 12 active business expansion projects and 5 active business retention projects; enhancing plant manager’s roundtable with facility tours and increased reach; Grand Opening & Ribbon Cutting for EDSPC HQ Office and Pelham Drive Extension; TMIP increase marketing with completion of Pelham Drive – signage & outreach; EDSPC exploring how to add organizational capacity to proactively and successfully serve the existing employer base and increased business attraction and momentum.

Presentation – Bothwell Regional Health Center: Annual Audit Report

Lori Wightman, CEO Bothwell Regional Health Center and Eric Jones, with Ovation Healthcare, presented the annual report on operations and financial conditions of the hospital and clinics. The Finance Department suffered turnover which resulted in limitations to important financial recording functions for an extended period of time. Ovation was brought in early summer to establish new and enhanced financial recording processes and procedures.

In reviewing Fiscal Year 2025 by numbers, for every 52.7 patients in the clinics they have 1 admission; total number of unique patient encounters 51,881; Clinic Visits 149,566; ED visits 24,810; surgery totals 3,245 and donations from Bothwell Foundation totaled \$527,698.00.

The Audited Financial Statements show the following negative net margin totals for Fiscal Year 2023 thru Fiscal Year 2025:

- FY 2023 – (\$7,460,897)
- FY 2024 – (\$1,456,022)
- FY 2025 – (\$12,399,828)

In 2025, expenses exceeded revenues by \$15 Million which is what lead to the operating loss. Non-operating expenses include investments in Certificates of Deposits, interest on debt and primary non-capital gain was from a FEMA settlement that came in at \$2.5 Million. The Statement of Cash Flows shows despite accounting expenses being more than revenues, the receipts from patients was \$158 Million; Payments to suppliers and contractors \$76 Million; Payments to employees \$87 Million; Other receipts (primarily 340B program) \$1.2 Million. There was a net cash gain of \$1.2 Million, as well as \$3 Million which included FEMA settlement. Overall the decrease in cash from 2024 – 2025 was \$1.2 Million.

Industry Benchmarks show that the hospital has enough cash to sustain itself for less than 50 days. The average age of plant is stressed at less than 12 years. Long-term debt is strong at less than 25% and net revenues are over 50%. Debt Service Coverage is stressed at less than 1.5 times. Earnings before interest, taxes, depreciation and amortization shows lower than expected at less than 5%.

Deficiencies in Audit

Financial Statement Reconciliations: As part of the audit process, audit adjustments were proposed and recorded by management, in addition to a significant amount of client proposed adjustments. Adjustments resulted in a material difference between the audited financial statements and the internally reported financial statements. Balance sheet reconciliations were not being done timely, if at all, in some situations due to turnover. The processes were not picked up by existing staff who did not have proper training.

Patient Accounts Receivable and Allowances: As part of the audit process, audit adjustments were proposed and recorded by management within patient accounts receivable and allowances. Adjustments indicate that processes for reviewing, reconciling, and validating patient accounts receivable and allowance estimates were not operating effectively during the year. As a result, there is an increased risk that financial statements could be materially misstated without detection

Audit Positives

- Hospital is solvent – assets exceed liabilities, total net position is positive and not at risk of immediate closure.
- Debt is manageable and declining. No balloon payments or unmanageable debt structure.
- Revenue is growing, outpatient growth in oncology, infusions and clinics are driving volume.
- 340B revenues starting to show impact.
- Contract labor and temporary costs are declining.
- Pension plan is stable and funded, investment performance was positive, plan is projected to meet future obligations.
- Accounting/Finance Department in process of being stabilized with hire of Assistant CFO and onboarding Ovation.

- Outpatient and Population Health Strategy is aligned with national trends.
- Organization remains independent and in control of its future.

December 2025 Volumes, Revenue, Cash Flow

Inpatient: Admissions (excluding Nursery) per day surged to 9.5 in December (prior six-month average 7.7) which pushes year-to-date total to 1,701 and 3.6% over the same period last year. Newborn admissions up 16%. Length of stay (excluding Nursery) is 3.6 days compared to 3.8 days during same period in 2024. Strong total inpatient cash flow (AR Receipts) in December resulted in year-to-date inpatient reimbursement exceeding prior year.

Outpatient: Total registrations grew 3.3% driven by year-over-year gains in Hematology, Oncology, Emergency Room, Same Day Surgery, BRHC Imaging, Winchester Diagnostic Imaging, Wound Healing & Hyperbaric Center, and Bothwell Orthopedic Sports Medicine. Outpatient cash flow (AR receipts) increased by \$5.88 Million supported by higher volumes and 5.6% improvement in yield per registration.

The hospital is focused on reducing expenses by reducing contract labor; decreasing overhead expenses; contract review/cancellation/RFP; PTO plan changes; service line reviews. They are also focusing on continued growth, getting paid correctly, increasing shared savings with payors and new sources of revenues.

There are 18 independent hospitals in Missouri who have come together with Bothwell and signed to become founding members of the network. Together, these hospitals have \$1.5 Billion in patient revenue which will give them more attention as far as buying in volume. They hope to form a clinically integrated network so that they can form their own accountable care organization and negotiate with payors. The legal entity is projected to be formed by March.

Growth: Expanded specialties/new providers/residency in Emergency Medicine, Sports Medicine, Cancer Care, Family Medicine, Internal Medicine and Walk-in Care. The Residency Program graduated their first two residents last summer. One will be returning after she finishes her OB fellowship. Of the two graduating this summer, one will be staying and going to the clinic in Warsaw.

Funding From H.R. 6938: Bothwell is a recipient of community project funding. They applied through Congressman Mark Alford's office last April. They will receive \$750,200 for rural healthcare innovation in Sedalia. The goal is to establish a dedicated research center that will leverage the Center for Rural Health Innovation funded by BioSTL to implement, scale and evaluate cutting-edge digital healthcare technologies to enhance healthcare access and economic vitality in rural Missouri. They do not expect to receive the funding for 2-6 months.

Financial Update: Finance Director Jessica Pyle reported on Fiscal Year to Date November sales. Net sales and use tax is up Fiscal Year to date by \$372,000 or 2.3%. A 4% increase was budgeted, so the City is off budget by \$274,000. The Marijuana tax that is an additional 3% tax started at cash registers in October of 2023 so far is higher by \$28,000. The franchise tax is lower fiscal year to date due to the electric tax which is \$496,000 lower fiscal year to date. Transportation tax is higher fiscal year to date due to higher gasoline tax which is up 10.5%, vehicle sales are also higher by 4%, and vehicle fees are

flat. Personal property tax payments are less fiscal year to date, but most of the payments come in during December and January. The City normally gets two payments in December and they only received one. The next month will give a better comparison to last year.

- The Finance Department's responsibilities continue to evolve as financial reporting, compliance requirements, and internal coordination become more complex. Staff evaluated existing job descriptions and identified opportunities to better align roles with current operational needs. Additionally, the review highlighted the importance of providing clearer role definitions and advancement pathways to support employee development, continuity of operations, and long-term departmental stability.

BILL NO. 2026-5, ORDINANCE NO. 12394 – AN ORDINANCE AMENDING EXISTING CLASSIFICATIONS AND JOB DESCRIPTIONS FOR VARIOUS POSITIONS TO ALLOW CAREER MAPPING FOR FINANCE DEPARTMENT STAFF was read once by title.

2nd Reading – Motion by Foster, 2nd by Boggess. All in Favor.

Final Passage – Motion by Foster, 2nd by Boggess. All in Favor.

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

- As part of ongoing efforts to review and understand the City's communications and IT service costs, staff undertook a planned project to evaluate existing services and billing practices. While the final project cost exceeded initial expectations, totaling \$26,740.35, the review resulted in significant and measurable savings through the identification of unused phone lines, correction of overbilled services, and recovery of previously incorrect charges. To date, \$13,274.66 in savings have been realized and applied to offset a portion of the expense. The project was originally budgeted with \$5,000 in the applicable professional services account, leaving a remaining balance of \$21,740.35 prior to applying the realized savings. After accounting for the documented savings, a budget amendment is required to properly fund the remaining cost and ensure accurate accounting, transparency, and alignment of the account with actual project expenditures.

RESOLUTION NO. 2157 – 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 Foster, seconded by Scribner. All in Favor except Franklin who Abstained due to husband being IT Director.

BILL NO. 2026-6, ORDINANCE NO. 12395 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2025-2026 REGARDING IT COMMUNICATION SERVICES CONSULTING was read once by title.

2nd Reading – Motion by Foster, 2nd by Boggess. All in Favor.

Final Passage – Motion by Foster, 2nd by Boggess. All in Favor.

Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Foster. No one voted "No". Franklin Abstained due to husband being IT Director.

BILL NO. 2026-7, ORDINANCE NO. 12396 – AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR SPYGLASS CONSULTING FEE was read once by title.

2nd Reading – Motion by Foster, 2nd by Boggess. All in Favor.

Final Passage – Motion by Foster, 2nd by Boggess. All in Favor.

Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Boggess, Hiller, Cross and Foster. No one voted "No". Franklin Abstained due to husband being IT Director.

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairwoman Tina Boggess

Strategic Planning Presentation – Parks & Recreation

Parks & Recreation Director Amy Epple gave the Strategic Planning Presentation for Parks and Recreation.

2025 Achievements:

Strengthened and expanded senior programming	223 different personal training packages
Added new credit card readers for customer convenience	4,788 fitness classes offered
Strong participation in Instructional Youth Sports	New playground at Katy Park
Continued growth of Youth Volleyball programming	872 private swim lessons given
Stealth Volleyball Club 5 th anniversary	376 Group swim lesson participants
Over 2,000 participants in registered programs	70 Lifeguards certified
Expanded and enhanced Light Up Liberty	125 Season passes issued Liberty Pool
Liberty Stadium renovated and improved	574 gamers registered for ESports
6 New Pickleball courts at Liberty Park	Completed full renovations of several landscape beds
4,071 new members Heckart Community Center	Vermont Park 5yrs registered Monarch City
36,720 Day passes purchased Heckart Community Center	Over 100 trees planted
1,131 Silver Sneaker members	Popsicle Patrol launched with Sedalia Police Department
941 Birthday Party/Rentals/Lock-ins HCC	Squirrel Rec-On Van mobile recreation
27,313 Walkers at Heckart Community Center	Clover Dell lagoons repaired
Liberty Pool slide resurfaced, repaired, and painted	Boiler replaced at Convention Hall
Program Specialist hired	Jennie Jaynes Stadium Historic Marker
Liberty Lagoon repaired & restored	Liberty Land Train up & going
Groundbreaking of Memory Lanes	

FY27 Plans:

- Fee increase Heckart Community Center
- Trails resurfaced, Repaired, and Expanded at Katy and Centennial Park
- New Playground at Liberty Park
- Improvements to Hubbard Ballfield
- Plan prepared for Ballfield lights at Clover Dell and Centennial Park
- Security Cameras in Parks Phase 2
- Centennial Revamp Phase 1
- Opening of Memory Lanes in November 2026

Councilwoman Boggess asked if bleachers would be included in the improvements to Hubbard Ballfield. Director Epple stated bleachers with shade would be included. Councilwoman Boggess asked about parents having to purchase a day pass to watch their children at the Heckart Community Center when they are not actually swimming. Director Epple said it is hard to patrol who is coming and going and who is swimming or not. They try to keep their prices low and affordable. Also, the parents are using chairs, the restroom, and water that someone else has paid to use. People have abused not having to pay so now everyone has to.

- The ordinance relates to the Airport Infrastructure Grant for the airport runway rehabilitation project. While construction activities progressed as planned, the overall implementation timeline extended longer than originally anticipated, resulting in the previously approved ordinance falling outside MoDOT’s required twelve-month execution window. MoDOT has advised that an updated ordinance is necessary to maintain grant compliance and allow reimbursement of eligible project costs. This action does not change the project scope or funding amounts.

BILL NO. 2026-8, ORDINANCE NO. 12397 – AN ORDINANCE AUTHORIZING AN AIRPORT INFRASTRUCTURE GRANT AGREEMENT FOR RUNWAY REHABILITATION AT THE SEDALIA REGIONAL AIRPORT was read once by title.

2nd Reading – Motion by Foster, 2nd by Hiller. All in Favor.

Final Passage – Motion by Foster, 2nd by Ames. All in Favor.

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

- Staff requests Council authorization to submit two BUILD grant applications to the U.S. Department of Transportation for transportation planning and engineering initiatives. The first application seeks funding for a relocation feasibility study for Washington Street Bridge to evaluate alternatives and inform future capital investment decisions. The second application seeks funding to complete engineering for a roundabout at the intersection of State Fair Boulevard and Main Street to improve safety and traffic operations. No immediate financial obligation is associated with the application process, and any future funding commitments would be presented to Council if grants are awarded. City Administrator Matt Wirt explained the item for the Washington Street Bridge. When the word replacement is used, it does not mean to dismantle and take away, it means to put in a new bridge with a higher weight limit and that does not have height concerns. The repairs are still taking place and will last for years to come. The Washington Street Bridge is over a hundred years old and will require maintenance. When the maintenance comes up, it requires the closing of the bridge. The City hopes to not have to close off that connection with another bridge.

RESOLUTION NO. 2158 – A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR BETTER INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT FOR A WASHINGTON AVENUE BRIDGE RELOCATION FEASIBILITY STUDY was read once by title and approved on motion by Foster, seconded by Ames. All in Favor.

RESOLUTION NO. 2159 – A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR BETTER INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT FOR ENGINEERING SERVICES FOR A ROUNDABOUT AT THE INTERSECTION OF STATE FAIR BOULEVARD AND MAIN STREET was read once by title and approved on motion by Foster, seconded by Hiller. All in Favor.

BILL NO. 2026-9, ORDINANCE NO. 12398 – AN ORDINANCE AUTHORIZING A SCOPE OF WORK FOR PROJECT COORDINATION, MONTHLY INVOICING AND QUALITY MANAGEMENT PLAN/QA FOR THE WASHINGTON AVENUE BRIDGE PROJECT was read once by title.

2nd Reading – Motion by Foster, 2nd by Scribner. All in Favor.

Final Passage – Motion by Foster, 2nd by Scribner. All in Favor.

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

- A review conducted by the Traffic Advisory Commission revealed that parking has been provided on the south side of Second Street, between Ohio Ave. and Osage Ave., but the restriction was never formally removed from the City’s ordinance. The proposed amendment corrects this inconsistency by removing the outdated restriction and aligning the ordinance with current operations.

BILL NO. 2026-10, ORDINANCE NO. 12399 – AN ORDINANCE AMENDING CITY ORDINANCE 9450 TO ALLOW PARKING ON THE SOUTH SIDE OF WEST SECOND STREET FROM SOUTH OSAGE AVENUE TO SOUTH OHIO AVENUE was read once by title.

2nd Reading – Motion by Foster, 2nd by Cross. All in Favor.

Final Passage – Motion by Foster, 2nd by Ames. All in Favor.

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

PUBLIC SAFETY – Chairman Lee Scribner; Vice Chairman Jack Robinson

- The budget amendment is to fund repairs to Fire Engine 2 following a motor vehicle accident that occurred on October 10, 2025. No injuries were reported, and the Sedalia Fire Department was determined not to be at fault. The total cost to repair and repaint the damaged portions of the apparatus is \$32,529.16. While the individual responsible for the accident was insured and reimbursement to the City is anticipated through the insurance process, funds are required at this time to initiate repairs and return the unit to full service.

RESOLUTION NO. 2160 – 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 Foster, seconded by Boggess. All in Favor.

BILL NO. 2026-11, ORDINANCE NO. 12400 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2025-2026 REGARDING FIRE ENGINE REPAIR was read once by title.

2nd Reading – Motion by Foster, 2nd by Scribner. All in Favor.

Final Passage – Motion by Foster, 2nd by Scribner. All in Favor.

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

- The station alerting system for the new fire station ranked second on the Council’s FY 27 priority list and was identified early in the project as an important operational component of the facility. The system supports responder safety, improves response efficiency, and ensures effective emergency operations within the new station. During a review of the current project, staff identified cost-saving opportunities, including the removal of a fence and select landscaping elements, which resulted in sufficient expense reductions within the project fund to fully absorb the cost of the station alerting system. As a result, this purchase can be made without increasing the overall project budget or requiring additional funding.

BILL NO. 2026-12, ORDINANCE NO. 12401 – AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR A G2 FIRE STATION ALERTING SYSTEM was read once by title.

2nd Reading – Motion by Foster, 2nd by Scribner. All in Favor.

Final Passage – Motion by Scribner, 2nd by Ames. All in Favor.

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

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

- The subrecipient grant agreement is associated with the Paul Bruhn Historic Revitalization Grant for rehabilitation work at 606 South Ohio Avenue. The approved scope of work includes tuckpointing, foundation repair, and storefront rehabilitation, all of which must be completed in accordance with the Secretary of the Interior’s Standards for Rehabilitation. The total project cost is \$78,050.00, with \$60,099.00 funded through the federal grant and \$17,951.00 provided by the property owner. No City funds are used for construction costs, and the City’s role is limited to administration and compliance oversight required under the grant program.

BILL NO. 2026-13, ORDINANCE NO. 12402 – AN ORDINANCE AUTHORIZING A PAUL BRUHN GRANT SUB-RECIPIENT GRANT AGREEMENT FOR WINDOW REPLACEMENT, MASONRY WORK AND STOREFRONT REPAIRS AT 606 SOUTH OHIO was read once by title.

2nd Reading – Motion by Foster, 2nd by Cross. All in Favor.

Final Passage – Motion by Foster, 2nd by Cross. All in Favor.

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

APPOINTMENTS:

The following appointment was read and approved on motion by Foster, seconded by Cross. All in Favor.

Public Library Board

Melissa Turner – Completing Jackie Marshall’s term ending June 30, 2026

BIDS: None

LIQUOR LICENSES:

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

- *John Swearingen dba JA Lamy Manufacturing, 108 West Pacific, Liquor by the Drink
- *Lovell Curry dba The Den, 115 West Main, Liquor by the Drink & Sunday Sales
- *Shelly Shugart dba The End Zone, 3129 West Broadway, Liquor by the Drink & Sunday Sales

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR: None

GOOD & WELFARE: None

The meeting adjourned at 8:36 p.m. on motion by Foster, seconded by Scribner 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, Foster and Franklin. No one voted “No”.

The regular meeting reopened at 10:05 p.m. on motion by Foster, seconded by Robinson.

ROLL CALL:

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

BUSINESS RELATED TO CLOSED DOOR MEETING:

BILL NO. 2026-14, ORDINANCE NO. 12403 – AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A QUIT CLAIM DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 168 SUMMER FROM DOREL CHOBANU TO THE CITY OF SEDALIA, MISSOURI was read once by title.

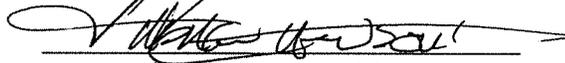
2nd Reading – Motion by Foster, 2nd by Scribner. All in Favor.

Final Passage – Motion by Foster, 2nd by Scribner. All in Favor.

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

The regular meeting adjourned at 10:06 p.m. on motion by Foster, seconded by Robinson. All in Favor.

THE CITY OF SEDALIA, MISSOURI



Andrew L Dawson, Mayor



Jason S. Myers, City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBER 12120 RELATING TO AN AMENDED SCOPE OF WORK FOR PROFESSIONAL SURVEYING AND CIVIL ENGINEERING DESIGN, PLANS AND SPECIFICATIONS FOR A WATER MAIN EXTENSION ALONG HIGHWAY 65 AND HIGHWAY HH.

WHEREAS, on August 19, 2024, the City Council of the City of Sedalia, Missouri passed Ordinance No. 12120 approving an amended Scope of Work from Broadfoot Engineering LLC for professional surveying and civil engineering design, plans and specifications of a sanitary Sewer Main extension along Highway 65 and Highway HH from Breaktime to the new Peterbilt facility; and

WHEREAS, said language contained Ordinance No. 12120 needs to be amended from a sanitary sewer main extension to a water main extension.

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

Section 1. Ordinance No. 12120 is hereby amended to reflect a change in language contained in the Ordinance from a sanitary sewer main extension to a water main extension.

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 to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 2nd day of February, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 2nd day of February, 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

MEMO

TO: Matthew Wirt, City Administrator

FROM: Christopher R. Davies, P.E. City Engineer, City of Sedalia

COPY: Jason Myers, City Clerk

DATE: **January 21, 2026**

SUBJECT: REVISED ORDINANCE NO 12120

Background

August 19, 2024, the City Council of the City of Sedalia, Missouri passed Ordinance No. 12120 approving an amended Scope of Work from Broadfoot Engineering LLC for professional surveying and civil engineering design, plans and specifications of a sanitary Sewer Main extension along Highway 65 and Highway HH from Breaktime to the new proposed Peterbilt facility.

Discussion

City staff in reviewing budgets and projects for FY 2027, notice that Ordinance No. 12120 was for “..sanitary Sewer Main extension ...” and should have read “of a Water Main extension..”

Recommendation

City staff recommends approval of revised Ordinance No. 12120

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN ANNEXATION AND UTILITY SERVICES AGREEMENT FOR CONNECTION OF PROPERTY LOCATED AT 27685 STATE HIGHWAY U TO THE CITY OF SEDALIA'S WATER DISTRIBUTION SYSTEM.

WHEREAS, The City of Sedalia, Missouri, has received an annexation and utility services agreement from Baykal Properties, LLC; and

WHEREAS, under the agreement, the City of Sedalia, Missouri agrees to allow Baykal Properties, LLC to connect property at 27685 State Highway U that is located outside of the city limits of Sedalia to the City of Sedalia's water distribution system as more fully described in the proposed agreement attached and incorporated by reference as though the proposed agreement were set forth 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 agreement by and between the City of Sedalia, Missouri and Baykal Properties, LLC in substantively the same form and content as the agreement has been proposed.

Section 2. The Mayor is 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 the document 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 document after it has been executed by the parties or their duly authorized representatives and after said agreement has been recorded with the Pettis County Recorder of Deed's office.

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 2nd day of February, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 2nd day of February, 2026.

Andrew L. Dawson, Mayor

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: January 23, 2026
Subject: Annexation Agreement for Water Service

Please find attached an annexation agreement between the City of Sedalia and Baykal Properties LLC for the property now addressed as 27685 State Highway U. Baykal Properties LLC is requesting connection to the City's water distribution system and have agreed to pay the "out of City limits" rates until such time as the property is annexed into the City.

The agreement is written to allow the City to disconnect the water line should Baykal Properties LLC not complete the annexation process. Baykal Properties LLC have already signed and have notarized the agreement.

ANNEXATION AND UTILITY SERVICES AGREEMENT

This agreement (hereinafter "Agreement") entered into this 23 day of JANUARY 2026, between the City of Sedalia, Missouri (hereinafter "City") and Baykal Properties (hereinafter "Owner").

RECITALS:

1. Whereas, Owner represents that they are the owner of the following real estate (hereinafter referred as "Owner real estate") located in Pettis County, Missouri:

See attached "Exhibit A" as legal description of property and "Exhibit B" for location of property.

2. Whereas, Owner desires to connect Owner's property to the City's water system for purpose of developing Owner's property; and

3. Whereas, City desires to permit Owner to connect to the City's water system for purposes of developing Owner's property; and

4. Whereas, City desires the right to annex Owner's property if Owner's property becomes contiguous to City's corporate city limits; and

NOW, THEREFORE, for and in consideration of the above-recitals as well as the terms and conditions hereafter, the patties hereby agree as follows:

1. Owner, in exchange for the City's agreement to allow Owner to connect their property to the City's water system, the Owner, on behalf of themselves, their successors, heirs and assigns, hereby convey unto the City the irrevocable and perpetual right to file on their behalf a Petition of Annexation at any time after annexation becomes possible.

2. City shall allow Owner to connect water lines serving Owner's property to the City's water system, and Owner shall make connection at their expense. Prior to approving the physical connection, Owner shall obtain all necessary easements, if needed, from any other landowners and provide recorded copies to the City, obtain permits for the connection and pay all fees required to connect to the City's water system. City shall provide and install water meter and box for connection of Owner's water service line. Owner shall be responsible for connecting the Owner's water service line from the house to the meter. Owner shall become a utility customer of the City and shall pay all fees and charges established by the City for water services.

3. The Owner shall ensure the water service line serving Owner's property is constructed in compliance with City regulations and standards. Construction of the water service line shall be inspected by the City as though the property were within the City limits and shall be subject to City approval. Owner agrees to bring the new water service line to the City's meter and make connection. Owner shall not be charged for water service until the activation of service with City of Sedalia.

4. Owner agrees to the "out of city limits" fee/cost schedule for services until such time as the Owner's property is annexed into the City of Sedalia.
5. Water service lines serving property other than the Owner's property shall not be connected to the line serving the Owner's property without the City's written consent.
6. To the extent allowed by law, the City may annex Owner's property into the City, without further action of the Owner, after Owner's property becomes contiguous to the corporate limits of the City.
7. Owner irrevocably appoints the City Administrator of Sedalia, Missouri, as its attorney-in- fact for the sole purpose of presenting a verified petition requesting annexation of Owner's property to the City Council of Sedalia, Missouri, IF AND WHEN the property becomes contiguous and compact to the city limits of the City of Sedalia, Missouri. The City Administrator may exercise this power of attorney at any time after Owner's property becomes contiguous to the corporate limits of the City. Owner on their behalf, and on behalf of their heirs, successors and assigns do hereby waive any notice of the filing of the petition, do hereby consent to the granting of the petition, and do hereby waive any objections, statutory or otherwise, to the annexation of the property into the City of Sedalia. Owner does hereby authorize the City to take whatever action necessary to complete the annexation of this property. Owner's consent to such future annexation of the property is irrevocable.
8. The parties hereto agree that this Agreement shall be recorded, in the real estate records of the Office of Recorder of Deeds of Pettis County, Missouri, and that the obligations and conditions of this Agreement shall run with the Property and shall be binding upon all future owners and users of the Property. Owner, on their own behalf and on behalf of all such future owners of the Property hereby agree that each purchaser, assignee or transferee of an interest in the property, or any portion thereof, will be obligated and bound by the terms of this Agreement. Owner, on their own behalf and on behalf of all future owners of the Property, acknowledge that they and /or future owners of the property shall be responsible for payment of all properly billed fees for water service as established by the City of Sedalia. Owner's liability contained in this paragraph 8 shall terminate when Owner has transferred their ownership interest in Owner's property to a successor owner, at which time, the successor owner shall be responsible for payment of all properly billed fees for water service as established by the City of Sedalia.
9. Alternatively, if requested by the City Administrator, Owner, their successors, assigns and heirs shall, within such time as specified by the City Administrator, submit a verified petition requesting annexation of the Owner's property to the City Clerk for presentation to the City Council of Sedalia, Missouri. The City Administrator may request Owner to present an annexation petition at any time after Owner's property becomes contiguous to the corporate limits of the City. The provisions of this paragraph shall be enforceable by specific performance.
10. Owner shall give a copy of this Agreement to the person or persons who buy the Owner's property.
11. If Owner fails to comply with any of the provisions of this Agreement, or repudiate the terms of this Agreement, City may terminate water service to Owner's property and disconnect the utility lines serving Owner's property from the City's water system. City shall give Owner six months prior written notice of its intent to terminate service.

12. This Agreement is not intended to confer any rights or remedies on any person other than the parties.

13. The benefits and burdens of this Agreement are intended to attach to and run with the land and shall be binding on and inure to the benefit of the parties and their respective legal representatives, successors, heirs and assigns. All persons claiming under the parties shall conform to and observe the provisions of this Agreement.

14. This Agreement shall be recorded in the office of the Pettis County Recorder of Deeds at the City's expense.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

CITY OF SEDALIA, MISSOURI

By: _____
Andrew Dawson, Mayor

ATTEST:

Jason Myers, City Clerk

OWNER: Baykal Properties LLC

By:  _____
Natalia Maksimov, Managing Member

2025-5180

RECORDED ON
10/20/2025 10:39 AM
PAGES: 2

BARBARA CLEVINGER
RECORDER OF DEEDS
PETTIS COUNTY, MO

Warranty Deed

Truman Title, Inc. File Number 25100144

This Deed, Made and entered into this 20 day of October, 2025, by and between

Rebecca L. Walker, a single person

as "Grantor", and

Baykal Properties LLC, A Missouri Limited Liability Company

as "Grantee", whose mailing address is: 29000 Apple Valley Rd.
Sedalia, Mo. 65301

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the following described Real Estate, situated in the County of Pettis and State of Missouri, to wit:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 154.54 FEET TO THE NORTHEAST CORNER OF LOT 1 OF COLLIN'S SUBDIVISION TO PETTIS COUNTY, MISSOURI, AND THE WEST LINE OF A TRACT DESCRIBED IN BOOK 78 PAGE 362; THENCE NORTH 06°45'40" WEST, ALONG SAID WEST LINE, 284.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°19' WEST, 67.60 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE OLD WATER WORKS ROAD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE NORTHEASTERLY, 117.0 FEET; THENCE NORTH 84°16' EAST, 200.0 FEET; THENCE NORTH 69°51' EAST, 152.0 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "U"; THENCE IN A SOUTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 2914.79 FEET AN ARC DISTANCE OF 145.0 FEET, MORE OR LESS; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 84°07'20" WEST, 313.40 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD the premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's heirs and assigns forever; the Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by Grantor or those under whom Grantor claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that Grantor will warrant and defend the title to the said premises unto Grantee and unto Grantee's heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the Grantor or Grantee, the words Grantor and Grantee will be construed to read Grantors and Grantees whenever the sense of this Deed requires.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above

By: Rebecca L Walker
Rebecca L. Walker

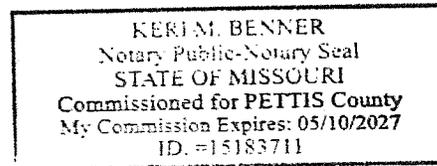
In The State of Missouri, County of Pettis, on this 20 day of October, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rebecca L. Walker, a single person**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed for the purposes herein stated.

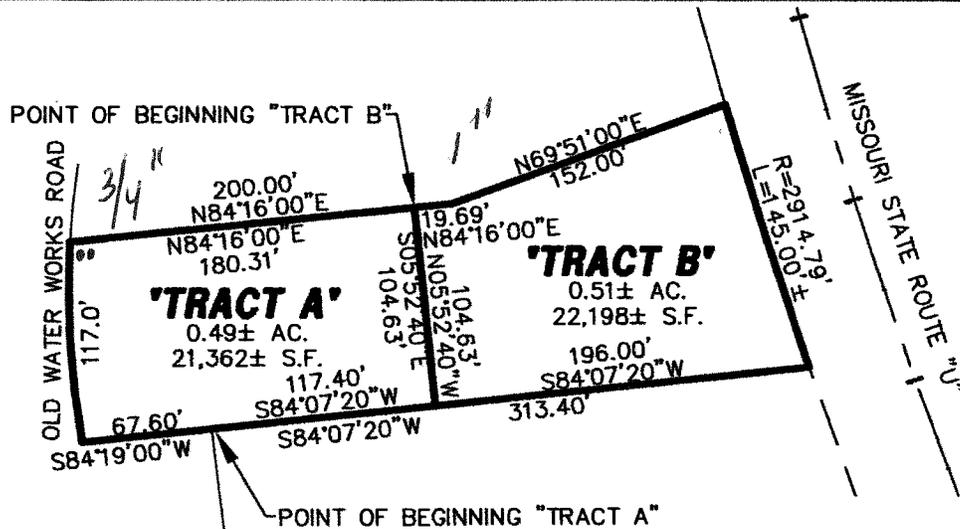
Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

Kerim Benner
Notary Public

My Term Expires:

May 16, 2027





**SURVEYED DESCRIPTIONS:
 'TRACT A'**

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 154.54 FEET TO THE NORTHEAST CORNER OF LOT 1 OF COLLIN'S SUBDIVISION TO PETTIS COUNTY, MISSOURI, AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 78 PAGE 362; THENCE NORTH 06°45'40" WEST, ALONG SAID WEST LINE, 284.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°19' WEST, 67.60 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE OLD WATER WORKS ROAD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE NORTHEASTERLY, 117.0 FEET; THENCE NORTH 84°16' EAST ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN PETTIS COUNTY DEED DOCUMENT # 2025-5180, 180.31 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 05°52'40" EAST, 104.63 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 84°07'20" WEST, 117.40 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

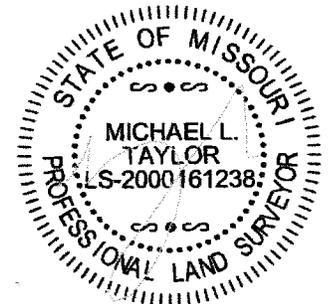
ADDRESS: 440 COVERED BRIDGE ROAD, SEDALIA, MO, 65301.

'TRACT B'

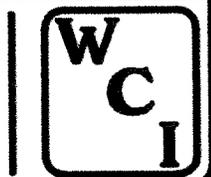
A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 154.54 FEET TO THE NORTHEAST CORNER OF LOT 1 OF COLLIN'S SUBDIVISION TO PETTIS COUNTY, MISSOURI, AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 78 PAGE 362; THENCE NORTH 06°45'40" WEST, ALONG SAID WEST LINE, 284.14 FEET; THENCE SOUTH 84°19' WEST, 67.60 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE OLD WATER WORKS ROAD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE NORTHEASTERLY, 117.0 FEET; THENCE NORTH 84°16' EAST ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN PETTIS COUNTY DEED DOCUMENT # 2025-5180, 180.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 84°16' EAST ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN PETTIS COUNTY DEED DOCUMENT # 2025-5180, 19.69 FEET; THENCE NORTH 69°51' EAST ALONG SAID NORTH LINE, 152.0 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "U"; THENCE IN A SOUTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 2914.79 FEET AN ARC DISTANCE OF 145.0 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 84°07'20" WEST ALONG THE SOUTH LINE OF SAID TRACT, 196.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 05°52'40" WEST, 104.63 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

ADDRESS: 27685 STATE HIGHWAY "U", SEDALIA, MO 65301.

*ADDRESSES PROVIDED BY CLIENT

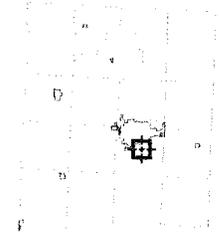


PROJECT: NATALIA MAKSIMOV (25-719.1)
 PREPARED BY: WHITEHEAD CONSULTANTS, INC. | 660-885-8311
 DATE: JANUARY 09, 2026
 SHEET: NEW LAND DESCRIPTIONS
 SCALE: SCALE: 1"=100'





Overview



Legend

-  Political Townships
-  Corporate Limits
-  Parcels
-  Roads

Parcel ID	155015000093001	Alternate ID	n/a	Owner Address	BAYKAL PROPERTIES LLC
Sec/Twp/Rng	15/45/21	Class	Residential		29000 APPLE VALLEY RD
Property Address	27685 HWY U SEDALIA	Acres	1.0		SEDALIA, MO 65301-1389

District R004
Brief Tax Description BEGIN W COR NE SW E 154.54' NW 284.14' TO POB SW 67.60' NE 117' NE 200' NE 152' S CUR LT RAD 2914.79' ARC 145' SW 313.40' TO POB 15-45-21
 (Note: Not to be used on legal documents)

Disclaimer. The information provided on this site is for convenience only and is compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. In the preparation of this site, extensive efforts have been made to offer the most current, correct, and clearly expressed information possible. However, inadvertent errors can occur, and information placed on this site is not intended to replace any official source. The applicable county sources should be consulted for verification of the information provided on these pages. Users are advised that their use of any of this information is at their own risk.

Date created: 1/22/2026
 Last Data Uploaded: 1/22/2026 4:35:21 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN ANNEXATION AND UTILITY SERVICES AGREEMENT FOR CONNECTION OF PROPERTY LOCATED AT 440 COVERED BRIDGE ROAD TO THE CITY OF SEDALIA'S WATER DISTRIBUTION SYSTEM.

WHEREAS, The City of Sedalia, Missouri, has received an annexation and utility services agreement from Baykal Properties, LLC; and

WHEREAS, under the agreement, the City of Sedalia, Missouri agrees to allow Baykal Properties, LLC to connect property at 440 Covered Bridge Road that is located outside of the city limits of Sedalia to the City of Sedalia's water distribution system as more fully described in the proposed agreement attached and incorporated by reference as though the proposed agreement were set forth 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 agreement by and between the City of Sedalia, Missouri and Baykal Properties, LLC in substantively the same form and content as the agreement has been proposed.

Section 2. The Mayor is 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 the document 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 document after it has been executed by the parties or their duly authorized representatives and after said agreement has been recorded with the Pettis County Recorder of Deed's office.

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 2nd day of February, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 2nd day of February, 2026.

Andrew L. Dawson, Mayor

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: January 23, 2026
Subject: Annexation Agreement for Water Service

Please find attached an annexation agreement between the City of Sedalia and Baykal Properties LLC for the property now addressed as 440 Covered Bridge Rd. Baykal Properties LLC is requesting connection to the City's water distribution system and have agreed to pay the "out of City limits" rates until such time as the property is annexed into the City.

The agreement is written to allow the City to disconnect the water line should Baykal Properties LLC not complete the annexation process. Baykal Properties LLC have already signed and have notarized the agreement.

ANNEXATION AND UTILITY SERVICES AGREEMENT

This agreement (hereinafter "Agreement") entered into this 23 day of JANUARY 2026, between the City of Sedalia, Missouri (hereinafter "City") and Baykal Properties (hereinafter "Owner").

RECITALS:

1. Whereas, Owner represents that they are the owner of the following real estate (hereinafter referred as "Owner real estate") located in Pettis County, Missouri:

See attached "Exhibit A" as legal description of property and "Exhibit B" for location of property.

2. Whereas, Owner desires to connect Owner's property to the City's water system for purpose of developing Owner's property; and

3. Whereas, City desires to permit Owner to connect to the City's water system for purposes of developing Owner's property; and

4. Whereas, City desires the right to annex Owner's property if Owner's property becomes contiguous to City's corporate city limits; and

NOW, THEREFORE, for and in consideration of the above-recitals as well as the terms and conditions hereafter, the patties hereby agree as follows:

1. Owner, in exchange for the City's agreement to allow Owner to connect their property to the City's water system, the Owner, on behalf of themselves, their successors, heirs and assigns, hereby convey unto the City the irrevocable and perpetual right to file on their behalf a Petition of Annexation at any time after annexation becomes possible.

2. City shall allow Owner to connect water lines serving Owner's property to the City's water system, and Owner shall make connection at their expense. Prior to approving the physical connection, Owner shall obtain all necessary easements, if needed, from any other landowners and provide recorded copies to the City, obtain permits for the connection and pay all fees required to connect to the City's water system. City shall provide and install water meter and box for connection of Owner's water service line. Owner shall be responsible for connecting the Owner's water service line from the house to the meter. Owner shall become a utility customer of the City and shall pay all fees and charges established by the City for water services.

3. The Owner shall ensure the water service line serving Owner's property is constructed in compliance with City regulations and standards. Construction of the water service line shall be inspected by the City as though the property were within the City limits and shall be subject to City approval. Owner agrees to bring the new water service line to the City's meter and make connection. Owner shall not be charged for water service until the activation of service with City of Sedalia.

4. Owner agrees to the "out of city limits" fee/cost schedule for services until such time as the Owner's property is annexed into the City of Sedalia.
5. Water service lines serving property other than the Owner's property shall not be connected to the line serving the Owner's property without the City's written consent.
6. To the extent allowed by law, the City may annex Owner's property into the City, without further action of the Owner, after Owner's property becomes contiguous to the corporate limits of the City.
7. Owner irrevocably appoints the City Administrator of Sedalia, Missouri, as its attorney-in- fact for the sole purpose of presenting a verified petition requesting annexation of Owner's property to the City Council of Sedalia, Missouri, IF AND WHEN the property becomes contiguous and compact to the city limits of the City of Sedalia, Missouri. The City Administrator may exercise this power of attorney at any time after Owner's property becomes contiguous to the corporate limits of the City. Owner on their behalf, and on behalf of their heirs, successors and assigns do hereby waive any notice of the filing of the petition, do hereby consent to the granting of the petition, and do hereby waive any objections, statutory or otherwise, to the annexation of the property into the City of Sedalia. Owner does hereby authorize the City to take whatever action necessary to complete the annexation of this property. Owner's consent to such future annexation of the property is irrevocable.
8. The parties hereto agree that this Agreement shall be recorded, in the real estate records of the Office of Recorder of Deeds of Pettis County, Missouri, and that the obligations and conditions of this Agreement shall run with the Property and shall be binding upon all future owners and users of the Property. Owner, on their own behalf and on behalf of all such future owners of the Property hereby agree that each purchaser, assignee or transferee of an interest in the property, or any portion thereof, will be obligated and bound by the terms of this Agreement. Owner, on their own behalf and on behalf of all future owners of the Property, acknowledge that they and /or future owners of the property shall be responsible for payment of all properly billed fees for water service as established by the City of Sedalia. Owner's liability contained in this paragraph 8 shall terminate when Owner has transferred their ownership interest in Owner's property to a successor owner, at which time, the successor owner shall be responsible for payment of all properly billed fees for water service as established by the City of Sedalia.
9. Alternatively, if requested by the City Administrator, Owner, their successors, assigns and heirs shall, within such time as specified by the City Administrator, submit a verified petition requesting annexation of the Owner's property to the City Clerk for presentation to the City Council of Sedalia, Missouri. The City Administrator may request Owner to present an annexation petition at any time after Owner's property becomes contiguous to the corporate limits of the City. The provisions of this paragraph shall be enforceable by specific performance.
10. Owner shall give a copy of this Agreement to the person or persons who buy the Owner's property.
11. If Owner fails to comply with any of the provisions of this Agreement, or repudiate the terms of this Agreement, City may terminate water service to Owner's property and disconnect the utility lines serving Owner's property from the City's water system. City shall give Owner six months prior written notice of its intent to terminate service.

12. This Agreement is not intended to confer any rights or remedies on any person other than the parties.

13. The benefits and burdens of this Agreement are intended to attach to and run with the land and shall be binding on and inure to the benefit of the parties and their respective legal representatives, successors, heirs and assigns. All persons claiming under the parties shall conform to and observe the provisions of this Agreement.

14. This Agreement shall be recorded in the office of the Pettis County Recorder of Deeds at the City's expense.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day, and year first above written.

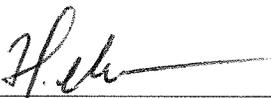
CITY OF SEDALIA, MISSOURI

By: _____
Andrew Dawson, Mayor

ATTEST:

Jason Myers, City Clerk

OWNER: Baykal Properties LLC

By:  _____
Natalia Maksimov, Managing Member

2025-5180

RECORDED ON
10/20/2025 10:39 AM
PAGES: 2

BARBARA CLEVENGER
RECORDER OF DEEDS
PETTIS COUNTY, MO

Warranty Deed

Truman Title, Inc. File Number 25100144

This Deed, Made and entered into this 20 day of October, 2025, by and between

Rebecca L. Walker, a single person

as "Grantor", and

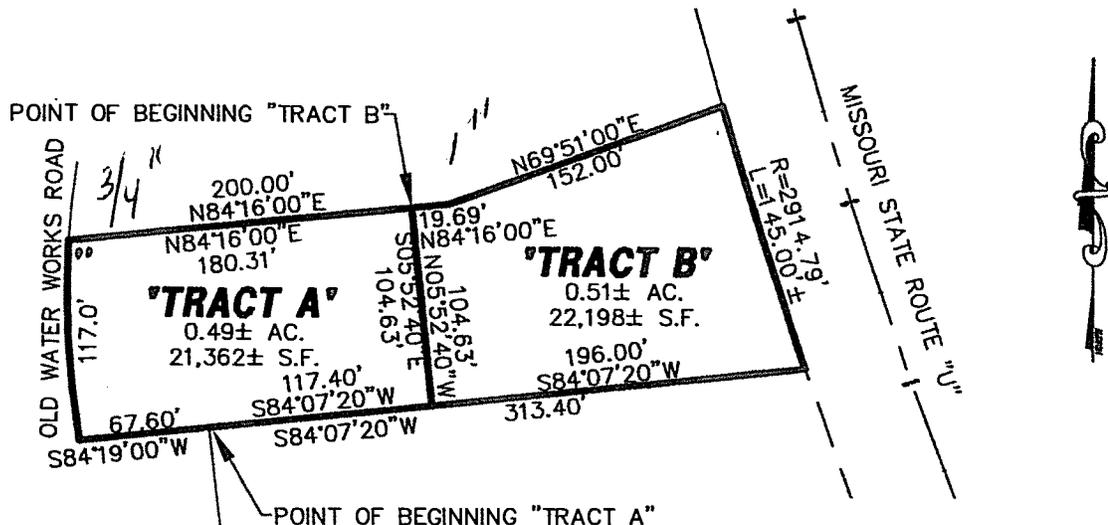
Baykal Properties LLC, A Missouri Limited Liability Company

as "Grantee", whose mailing address is: 29000 Apple Valley Rd.
Sedalia, Mo. 65301

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the following described Real Estate, situated in the County of Pettis and State of Missouri, to wit:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 154.54 FEET TO THE NORTHEAST CORNER OF LOT 1 OF COLLIN'S SUBDIVISION TO PETTIS COUNTY, MISSOURI, AND THE WEST LINE OF A TRACT DESCRIBED IN BOOK 78 PAGE 362; THENCE NORTH 06°45'40" WEST, ALONG SAID WEST LINE, 284.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°19' WEST, 67.60 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE OLD WATER WORKS ROAD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE NORTHEASTERLY, 117.0 FEET; THENCE NORTH 84°16' EAST, 200.0 FEET; THENCE NORTH 69°51' EAST, 152.0 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "U"; THENCE IN A SOUTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 2914.79 FEET AN ARC DISTANCE OF 145.0 FEET, MORE OR LESS; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 84°07'20" WEST, 313.40 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions, reservations, and covenants of record, if any.

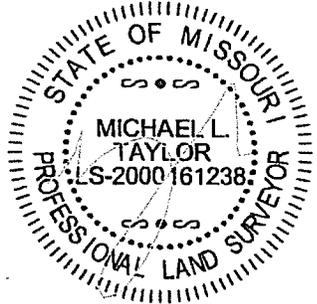


SURVEYED DESCRIPTIONS:
'TRACT A'

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 154.54 FEET TO THE NORTHEAST CORNER OF LOT 1 OF COLLIN'S SUBDIVISION TO PETTIS COUNTY, MISSOURI, AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 78 PAGE 362; THENCE NORTH 06°45'40" WEST, ALONG SAID WEST LINE, 284.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°19' WEST, 67.60 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE OLD WATER WORKS ROAD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE NORTHEASTERLY, 117.0 FEET; THENCE NORTH 84°16' EAST ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN PETTIS COUNTY DEED DOCUMENT # 2025-5180, 180.31 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 05°52'40" EAST, 104.63 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 84°07'20" WEST, 117.40 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.
 ADDRESS: 440 COVERED BRIDGE ROAD, SEDALIA, MO, 65301.

'TRACT B'

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 154.54 FEET TO THE NORTHEAST CORNER OF LOT 1 OF COLLIN'S SUBDIVISION TO PETTIS COUNTY, MISSOURI, AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 78 PAGE 362; THENCE NORTH 06°45'40" WEST, ALONG SAID WEST LINE, 284.14 FEET; THENCE SOUTH 84°19' WEST, 67.60 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE OLD WATER WORKS ROAD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE NORTHEASTERLY, 117.0 FEET; THENCE NORTH 84°16' EAST ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN PETTIS COUNTY DEED DOCUMENT # 2025-5180, 180.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 84°16' EAST ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN PETTIS COUNTY DEED DOCUMENT # 2025-5180, 19.69 FEET; THENCE NORTH 69°51' EAST ALONG SAID NORTH LINE, 152.0 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "U"; THENCE IN A SOUTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 2914.79 FEET AN ARC DISTANCE OF 145.0 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 84°07'20" WEST ALONG THE SOUTH LINE OF SAID TRACT, 196.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 05°52'40" WEST, 104.63 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.
 ADDRESS: 27685 STATE HIGHWAY "U", SEDALIA, MO 65301.



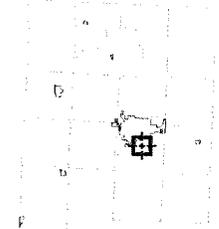
*ADDRESSES PROVIDED BY CLIENT

PROJECT: NATALIA MAKSIMOV (25-719.1)
 PREPARED BY: WHITEHEAD CONSULTANTS, INC. | 660-885-8311
 DATE: JANUARY 09, 2026
 SHEET: NEW LAND DESCRIPTIONS
 SCALE: SCALE: 1"=100'





Overview



Legend

-  Political Townships
-  Corporate Limits
-  Parcels
-  Roads

Parcel ID	155015000093001	Alternate ID	n/a	Owner Address	BAYKAL PROPERTIES LLC
Sec/Twp/Rng	15/45/21	Class	Residential		29000 APPLE VALLEY RD
Property Address	27685 HWY U SEDALIA	Acreeage	1.0		SEDALIA, MO 65301-1389
District	R004				
Brief Tax Description	BEGIN W COR NE SW E 154.54' NW 284.14' TO POB SW 67.60' NE 117' NE 200' NE 152' S CUR LT RAD 2914.79' ARC 145' SW 313.40' TO POB 15-45-21 (Note: Not to be used on legal documents)				

Disclaimer. The information provided on this site is for convenience only and is compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. In the preparation of this site, extensive efforts have been made to offer the most current, correct, and clearly expressed information possible. However, inadvertent errors can occur, and information placed on this site is not intended to replace any official source. The applicable county sources should be consulted for verification of the information provided on these pages. Users are advised that their use of any of this information is at their own risk.

Date created: 1/22/2026
Last Data Uploaded: 1/22/2026 4:35:21 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS _____ FROM THE CITY OF SEDALIA, MISSOURI TO _____.

WHEREAS, The City of Sedalia, Missouri has received a proposal from _____ to purchase property commonly known as _____ for the sum and amount of _____ as contained in the quit claim deed attached hereto and incorporated by reference.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves the giving of a quit claim deed by the City of Sedalia, Missouri to _____ for the conveyance of property commonly known as _____ in substantially the same form and content as proposed.

Section 2. The Mayor or City Administrator are authorized to accept and sign said deed and execute any and all closing documents on behalf of the City of Sedalia, Missouri and the City Clerk is hereby authorized and directed to file in his office the said deed after recording said deed with the Pettis County Recorder of Deeds.

Section 3. 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 2nd day of February, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 2nd day of February, 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING SPECIAL WARRANTY DEEDS FOR THE SALE OF PROPERTIES COMMONLY KNOWN AS _____ FROM THE CITY OF SEDALIA, MISSOURI TO _____.

WHEREAS, The City of Sedalia, Missouri has received a proposal from _____ to purchase properties commonly known as _____ for the sum and amount of _____ as contained in the special warranty deeds attached hereto and incorporated by reference.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves the giving of special warranty deeds by the City of Sedalia, Missouri to _____ for the conveyance of properties commonly known as _____ in substantially the same form and content as proposed.

Section 2. The Mayor or City Administrator are authorized to accept and sign said deeds and execute any and all closing documents on behalf of the City of Sedalia, Missouri and the City Clerk is hereby authorized and directed to file in his office the said deeds after recording said deeds with the Pettis County Recorder of Deeds.

Section 3. 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 2nd day of February, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 2nd day of February, 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE CONVEYANCE OF PROPERTY COMMONLY KNOWN AS _____ FROM THE CITY OF SEDALIA, MISSOURI TO _____.

WHEREAS, The City of Sedalia, Missouri desires to convey property commonly known as _____ to _____ as more fully described in the quit claim deed attached hereto and incorporated by reference.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves the giving of a quit claim deed by the City of Sedalia, Missouri to _____ for the conveyance of property commonly known as _____ in substantially the same form and content as proposed.

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Presiding Officer of the Council

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Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk