



City Council Meeting Agenda
Monday, March 16, 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. PUBLIC HEARING** – Midtown/West 50 TIF Plans
- E. SPECIAL RECOGNITION – STATE FAIR COMMUNITY COLLEGE – DRONE PROGRAM ENHANCEMENT**
- F. PARTNERSHIP**
- G. SPECIAL AWARDS/SERVICE AWARDS/RETIREMENT AWARDS** – None
- I. APPROVAL OF PREVIOUS SESSION MINUTES**
 - A. Council Meeting** – March 2, 2026
- II. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES**
 - A.** Acceptance of Citizens Traffic Advisory Commission Minutes dated February 11, 2026
 - B.** Acceptance of Planning and Zoning Commission Minutes dated September 3, 2025
- III. ROLL CALL OF STANDING COMMITTEES**
 - A. FINANCE / ADMINISTRATION** – Chairwoman Tina Boggess; Vice Chairwoman Rhiannon Foster
 - 1. Final Budget Amendments** – FY 2025-2026 Budget
 - Council Discussion led by Chairwoman Boggess
 - R 2162** 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. 2026-25** Call for Ordinance Amending the Budget for the fiscal year 2025-2026 regarding Final Fiscal Year 2026 Amendment – Mayor Dawson
 - 2. Budget Adoption** – Fiscal Year 2027
 - Council Discussion led by Chairwoman Boggess
 - BILL NO. 2026-26** Call for Ordinance authorizing the Adoption of a budget for the fiscal year 2027 – Mayor Dawson
 - 3. Adopting a 5-year Capital Improvement Plan**
 - Council Discussion led by Chairwoman Boggess
 - BILL NO. 2026-27** Call for Ordinance adopting a Five-Year Capital Improvement Plan – Mayor Dawson
 - 4. Annual Appropriation** – Scott Joplin International Ragtime Foundation, Inc. – \$12,000.00 -2026 Festival

Council Discussion led by Chairwoman Boggess

BILL NO. 2026-28 Call for Ordinance authorizing an agreement by and between the City of Sedalia, Missouri and Scott Joplin International Ragtime Foundation, Inc. – Mayor Dawson

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

1. Annexation & Utility Services Agreement – Mid MO Fine Homes, LLC – Connection to Water Distribution System – 2035 Ridgeview Drive

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-29 Call for Ordinance Authorizing an Annexation and Utility Services Agreement for Connection of property located at 2035 Ridgeview Drive to the City of Sedalia’s water distribution system – Mayor Dawson

2. Fee Schedule Amendment – Sanitation Cart Fees

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-30 Call for Ordinance Amending the Fee Schedule of the Code of Ordinances of the City of Sedalia, Missouri relating to Sanitation Cart Fees – Mayor Dawson

3. Change Order 4 – Washington Avenue Bridge Repairs – Double Arch Construction - \$19,022.00

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-31 Call for Ordinance Approving and Accepting Change Order Number Four for Washington Avenue Bridge repairs – 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. Approval – Replat – 600 Block North Park Avenue and 600 Block of North Stewart

Council Discussion led by Chairwoman Foster

BILL NO. 2026-32 Call for Ordinance Approving lot line adjustments and replat for properties located in the 600 Block of North Park Avenue and 600 Block of North Stewart in the City of Sedalia, Missouri – Mayor Dawson

IV. OTHER BUSINESS

A. APPOINTMENTS – None

B. LIQUOR LICENSES

Renewals:

*Angela Lee dba Casey’s General Store #4277, 1101 North Limit, Packaged Liquor & Sunday Sales – \$450.00

*Nicole Walker dba Broadway Liquor & Smokes, 2610 West Broadway, Packaged Liquor & Sunday Sales – \$450.00

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.

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

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

A. Motion and second to adjourn meeting

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

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Access Code: 578-973-061

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

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

POSTED ON MARCH 13, 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, March 16th 6:30 p.m.

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

1. As the fiscal year concludes, staff is presenting the annual year-end budget amendment for Council consideration. Budget amendments are a routine part of municipal financial management and allow the City to adjust line items so the adopted budget accurately reflects revenues and expenditures that occurred throughout the year. Actual expenses and revenues can vary from initial projections due to operational needs and project timing. The proposed amendment aligns the City's budget with actual financial activity and ensures the City's financial records remain accurate and compliant with standard municipal budgeting practices.
2. The proposed FY2027 budget is being presented to the City Council for final review and consideration for adoption. Over the past several months, the budget has been developed through extensive planning and discussion, including department presentations, work sessions, and budget hearings. These discussions have provided guidance on priorities, revenues, and expenditures for the upcoming fiscal year. This agenda item represents the final regular meeting opportunity for Council to review and adopt the proposed budget. Any changes to the proposed budget should be made through formal action by the Council, such as a motion to amend. The budget may be adopted as presented or as amended by the Council.
3. The Capital Improvements Plan (CIP) is being presented to the City Council for consideration and adoption. The CIP serves as a long-term planning tool that identifies and prioritizes major capital projects, infrastructure improvements, and equipment needs over multiple years. The plan reflects current priorities while also outlining projects that help the City continue progress on previously identified goals. Adoption of the CIP provides a structured framework for planning future investments while recognizing that individual projects will still require separate Council approval as they move forward.
4. This ordinance authorizes the annual agreement between the City of Sedalia and the Scott Joplin International Ragtime Foundation, Inc. for services related to the production of the Scott Joplin Ragtime Festival. The City will provide \$12,000 in support of the 2026 festival and associated activities. The Scott Joplin Ragtime Festival is an annual event that contributes to tourism and community engagement within Sedalia.

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

1. This item authorizes an annexation agreement between the City of Sedalia and Mid MO Fine Homes LLC for the property located at 2035 Ridgeview Drive. The agreement allows the property to connect to the City's water distribution system while requiring the property owner to complete the annexation process into the City. Until annexation occurs, the property will pay the City's established out-of-city water rates. There is no cost to the City associated with this agreement. The agreement also allows the City to disconnect service if the annexation process is not completed. While these additional approvals were being secured, the contractor was unable to proceed with scheduled work activities. As a result, equipment remained on standby, crews were delayed, and remobilization was required once approvals were received.
2. The City received a request from senior citizens asking for an option to use smaller sanitation carts that are easier to manage. This ordinance would amend the City's fee schedule to allow residents who qualify as senior citizens to request two 65-gallon carts at the standard rate instead of 95-gallon carts. The option would only be available to eligible senior citizens and only upon request.
3. This ordinance approves Change Order No. 4 with Double Arch Construction, LLC for the Washington Avenue Bridge repair project. During removal of a sway brace bracket at Bent 11, severe corrosion was discovered in the south-facing C-channel column section, including deterioration that had fully penetrated the web of the member. Additional work was required to properly repair the affected area and allow the project to proceed. The change order includes costs associated with temporary shoring, welding, engineering, labor, and materials totaling \$19,022.00. This item represents a change in the scope of work and an adjustment to the contract price, not a budget amendment, as the project remains within the approved project budget.

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. This ordinance approves a re-plat and lot line adjustments for the 600 Block of North Park Avenue and North Stewart Avenue. The request includes vacating the north-south alley between the properties while reserving a permanent sanitary sewer easement for the City. The property is currently undeveloped, and the re-plat will allow for the creation of approximately twelve lots intended for new residential development. This item does not involve a rezoning of the property, but rather adjusts lot lines and platting to allow for future development. Staff has reviewed the request and determined the changes will not negatively impact the surrounding area and are consistent with the City's comprehensive plan.

Notice of Public Hearing

A public hearing will be held Monday, March 16, 2026 at 6:30 p.m. in the Council Chambers of the Municipal Building at 200 South Osage. The Public Hearing is to review the progress of Tax Increment Financing (TIF) projects and ongoing plans.

Handicapped citizens needing accommodation in order to attend this meeting should contact the Office of the City Clerk no later than 48 hours prior to the scheduled meeting.



Let's Cross Paths

CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
MARCH 2, 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 March 2, 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.

SERVICE AWARDS

5 Year Pin/Certificate Kelly Shoop Network Support Specialist IT

RETIREMENT AWARDS:

- Robert Reason - Street Department - 40 Years 6 1/2 Months of service - Retired February 2, 2026. Mr. Reason received a \$500 Harbor Freight gift card as a retirement gift.

SPECIAL AWARDS: None

MINUTES: The Special Council Meeting minutes of February 23, 2026 were approved on motion by Cross, seconded by Boggess. All in Favor.

The Budget Work Session minutes of February 23, 2026 were approved on motion by Foster, seconded by Cross. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None.

ROLL CALL OF STANDING COMMITTEES:

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

Presentation: Proposed Fiscal Year 2027 Budget Highlights

City Administrator Matthew Wirt presented the FY 2027 Budget Highlights and reviewed items in the General, Transportation, Capital Improvement and Sanitation funds that were added or removed at the February 23, 2026 Budget Work Session along with items requested for reconsideration. The ERP system was able to be partially funded by the Capital Improvement fund due to timing. The Capital Improvement fund was improved due to timing of donation for Fire and Bowling Center.

General Fund:

- Cemetery SUV for Director and families - Moved to Capital Improvement Fund

- State Fair Booth Entry fee and Promotional Materials – Not included; Motion by Foster, seconded by Ames to remove from budget. All in Favor.
- Christmas Parade Advertisement – Not included. Motion by Foster, seconded by Ames to remove from budget. All in Favor.
- MML Conference for Council – Not included; Councilwoman Foster requested to remove.
- WALC Membership – Not Included; Mayor Dawson requested to remove.
- Christmas Parade Entry & Float – Not included; Councilwoman Foster stated if the City does participate, they could use decorations that they already have for float or see if they could get them donated.
- Reduce HSA Contribution to \$50.00 – Included; to start April 1, 2026.
- 1% Merit Raise – Motion by Boggess, seconded by Foster to move the merit raise from 2% to 1%. All in Favor.

Motion by Robinson, seconded by Hiller to accept the General Fund Budget as presented. All in Favor.

Capital Improvement Fund:

- CIP Road Repair & Resurface Funding level 1 – Included; changed from \$1.2 Million to \$1.5 Million. Motion by Foster, Second by Hiller to include. All in Favor.
- Single axle dump truck – Not included. Motion by Foster, seconded by Hiller to remove from budget. All in Favor.

Transportation Fund:

- Equipment Operator 1 Streets – Included

Motion by Foster, seconded by Hiller to accept the Transportation Fund Budget as presented. All in Favor.

Sanitation Fund:

- Trash Carts 35,65,95 gallon – Included; reduced from \$30,000.00 to \$10,000.00
- Containers 2,4,6,30-yard – Included; reduced from \$50,000.00 to \$15,000.00

Motion by Foster, seconded by Cross to accept Sanitation Fund Budget as presented. All in Favor.

Next Steps: Incorporate any changes; Council consideration for budget adoption on March 16, 2026.

- The ordinance authorizes a temporary waiver of the City's open container ordinance for the Sedalia Lions Club Pub Crawl to be held on March 14, 2026. Participants will be required to present valid identification verifying they are 21 years of age or older and will be issued an event-specific wristband and designated cup. Alcoholic beverages may only be purchased from participating establishments and consumed within the barricaded area while wearing the wristband and using the designated cup. Dedicated Sedalia Police Department personnel will be assigned throughout the event to maintain order and enforce all applicable laws. All other state and local liquor laws remain in effect and will be enforced.

BILL NO. 2026-23, ORDINANCE NO. 12411 – AN ORDINANCE WAIVING THE REQUIREMENTS OF SECTION 4-3(A) OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI AND IMPOSING OTHER CONDITIONS RELATING TO THE SEDALIA LIONS CLUB PUB CRAWL ON SATURDAY, MARCH 14, 2026 DURING THE HOURS OF 12:00 P.M. TO 7:00 P.M. IN DOWNTOWN SEDALIA was read once by title.

2nd Reading – Motion by Foster, 2nd by Scribner. 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 WORKS – Chairwoman Michelle Franklin; Vice Chairwoman Tina Boggess

- (Changer order 1) At the commencement of construction, it was determined that Union Pacific Railroad required additional review and approval of work adjacent to their right-of-way. In addition to reviewing overall project plans, UPRR required the submission and approval of detailed drawings related to temporary shoring and construction methods requirements that were not anticipated at the time of bid and are not typically required for work located within the City’s right-of-way. While these additional approvals were being secured, the contractor was unable to proceed with scheduled work activities. As a result, equipment remained on standby, crews were delayed, and remobilization was required once approvals were received. Change Order No. 1 compensates the contractor for documented standby time, remobilization, and all work completed during coordination with the railroad in the amount of \$24,350.00.

(Changer order 2) During construction, corrosion was discovered on the existing cap beam web that was not visible or identifiable in the original contract documents. HDR evaluated the condition and issued RFI 006 directing additional cleaning, coating, void filling, and sealing to ensure proper connection fitment and long-term durability. This work constitutes additional effort beyond the original contract scope. The total cost associated with this corrective work is \$2,197.66

(Change order 3) During removal of the longitudinal sway brace bracket at Bent 3, severe concealed corrosion was discovered in the C-channel column section. The corrosion had fully penetrated the web, preventing reinstallation of the bracket as originally designed. HDR issued RFI 007 directing removal of deteriorated steel, replication of the previously approved repair method used at Column 5, bolt replacement, and temporary stabilization during repairs. The total cost of this structural repair is \$19,022.00.

BILL NO. 2026-24, ORDINANCE NO. 12412 – AN ORDINANCE APPROVING AND ACCEPTING CHANGE ORDER NUMBERS ONE, TWO AND THREE FOR WASHINGTON AVENUE BRIDGE REPAIRS was read once by title.

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

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

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

- The resolution authorizes staff to submit a grant application to the Missouri Department of Natural Resources for Non-Playground Scrap Tire Surface Material. The City is seeking up to \$75,000 in grant funding, with no local match required, to support the next phase of the walking trail at the Sedalia Animal Shelter.

RESOLUTION NO. 2161 – A RESOLUTION AUTHORIZING THE PUBLIC WORKS DEPARTMENT TO SUBMIT A DEPARTMENT OF NATURAL RESOURCES NON-PLAYGROUND SCRAP TIRE SURFACE MATERIAL GRANT APPLICATION was read once by title and approved on motion by Foster, seconded by Boggess. All in Favor

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

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 Foster, seconded by Hiller. All in Favor.

*Jenna Gier dba Tiger Eagle Stop, 3415 East Broadway, Packaged Liquor & Sunday Sales

*Chris Robinson dba Osage Gun & Pawn, 116 West Main, Packaged Liquor

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilwoman Foster stated that the Senior Center will be having their Spud Sale on March 16th, 2026 from 11:00 am to 1:00pm at a cost of \$12.00.

Councilman Hiller stated in December Les Harrell Jr. passed away. One of the memorial funds was for Sedalia D.A.R.E. Councilman Hiller presented Police Chief David Woolery with the funds in the amount of \$345.00.

Councilman Cross stated that the Clean Sweep is going on and if Sanitation has not gotten to citizens yet, they will get to them.

GOOD & WELFARE: None

The meeting adjourned at 8:04 p.m. on motion by Foster, seconded by Ames 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 8:55 p.m. on motion by Foster, seconded by Cross.

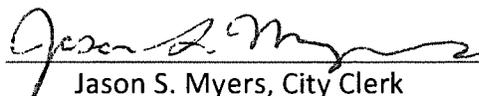
ROLL CALL:

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

Regular meeting adjourned at 8:56 p.m. on motion by Foster, seconded by Boggess. All in Favor.

THE CITY OF SEDALIA, MISSOURI

Andrew L Dawson, Mayor



Jason S. Myers, City Clerk

TRAFFIC ADVISORY COMMISSION MEETING
FEBRUARY 11, 2026

The Traffic Advisory Commission duly met on Wednesday, February 11, 2026 at 12:00 p.m. at the City of Sedalia Municipal Building. Chairman Esquivel called the meeting to order.

ROLL CALL:

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

Minutes from the January 14, 2026 meeting were approved.

Guests: City Administrator Matthew Wirt and Public Works Operations Director Justin Bray

OLD BUSINESS:

Traffic in the 1400 block of New England Dr.

The request will remain tabled.

NEW BUSINESS:

Relocate the existing mid-block crosswalk in front of Sacred Heart School west to S. Vermont Ave.

Public Works Operations Director Justin Bray is requesting to move existing mid-block crosswalk in front of Sacred Heart School located at 416 W. 3rd St. west to S. Vermont Ave.

Mr. Bray stated within City limits there are two ordinance mid-blocks crosswalks, this one and another by Bothwell Hospital. The goal of Public Works Operations Division is to mirror MUTCD standards as close as possible. Moving the crosswalk would put it at an actual street crossing, making it safer and would involve moving the signs and blinking light. Ms. Esquivel and City Administrator Wirt inquired if the school had been consulted and Mr. Bray stated yes that they had and it was a part of the coalition.

Mr. Callis motioned to relocate the existing mid-block crosswalk in front of Sacred Heart School west to S. Vermont Ave. Mr. Leftwich seconded. All were in favor.

OTHER ITEMS FOR DISCUSSION:

There was general discussion about the S. Limit Ave. and W. 32nd St. Improvements project and the open house scheduled for March 5th from 5 pm to 7 pm at the Celebration Center to discuss design concepts.

The next meeting date is scheduled for March 11, 2026.

The meeting adjourned at 12:10 p.m.



Let's Cross Paths

Planning and Zoning
Meeting Minutes
Wednesday, September 3, 2025, at 5:30 pm
Council Chambers
Municipal Building

- 1) Call to order
 - a. The meeting was called to order at 5:42 pm.
- 2) Roll Call
 - Present:
Tolbert Rowe, Ann Richardson, Virginia Brainard, Jerry Ross, Lee Scribner
 - Absent:
Ann Graff, Rhonda Ahern, Valerie Bloess, Ian Shoemaker, Terri McDermott
 - Staff:
Bryan Kopp, Nicole Hathaway, Chris Franklin, Matthew Wirt
- 3) Approval of August 6, 2025, meeting minutes
 - a. Jerry Ross motioned to approve, Ann Richardson seconded. All approved.
- 4) Public Hearing
 - a. 705 S Park – Rezoning Application – Bryan Kopp presented an application regarding an existing two-family dwelling built in 1969. The property is currently zoned R-1. The owners are attempting to sell the property but are facing lender and insurance complications because the current zoning does not permit the reconstruction of a two-family dwelling. The applicants are looking to have the property rezoned to R-2.
- 5) New Business
 - a. 705 S Park – Rezoning Application – no discussion.
Jerry Ross motioned to approve. Ann Richardson seconded.
Lee Scribner spoke in opposition to the rezoning, stating that he thought it was possible to sell the property without rezoning and does not see a need to rezone from R-1 to R-2.
A roll call vote was held, and the results were 4 yes, 1 no.
Virginia Brainard: Yes, Ann Richardson: Yes, Lee Scribner: No, Jerry Ross: Yes, Tolbert Rowe: Yes
- 6) Next Meeting Date
 - a. No date set for October 2025; next meeting date TBD.
- 7) Adjourn
 - a. Lee Scribner motioned to adjourn, Ann Richardson seconded. All approved. The meeting was adjourned at 5:51 pm.

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

RESOLUTION NO. _____

**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.**

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 various funds must be increased 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. Per Exhibit A.

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 March 16, 2026

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 FINAL FISCAL YEAR 2026 AMENDMENT**

**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 16th day of March 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

Exhibit A
City of Sedalia

Account #	Account Name	Current Budget	Change	Amended Budget	Comments
General Fund					
REVENUE					
10-00-408-00	Sales Tax	(7,217,928.00)	206,785.00	(7,011,143.00)	Tax revenue generated less than budgeted
10-00-409-00	Electric Franchise Tax	(2,093,184.00)	765,400.00	(1,327,784.00)	Cap on tax
10-00-496-00	Interest Income	(535,200.00)	178,900.00	(356,300.00)	Reduced interest rate and less cash on hand
EXPENSES					
		390,000.00	166,000.00	556,000.00	Loss greater than budgeted due to delay in bringing vet services in house and reduced revenue for services to other shelters
10-01-564-00	Contr (To)/From Animal Shelter				
10-05-230-01	Admin Legal & Accounting	283,460.00	76,000.00	359,460.00	Greater legal costs above budget
10-07-101-00	Clerk Salaries	138,054.09	19,500.00	157,554.09	Budgeted PT staff hired as FT
10-07-105-00	Clerk Lagers Retirement	23,639.02	4,200.00	27,839.02	Budgeted PT staff hired as FT
10-07-107-00	Clerk Employee Insurance	18,317.08	8,100.00	26,417.08	Budgeted PT staff hired as FT
10-10-101-00	PW Admin Salaries	372,830.62	11,500.00	384,330.62	Actuals higher than budgeted
10-10-105-00	PW Admin Lagers Retirement	64,578.25	1,500.00	66,078.25	Actuals higher than budgeted
10-10-107-00	PW Admin Employee Insurance	23,630.35	15,000.00	38,630.35	Actuals higher than budgeted
10-12-101-00	Fire Salaries	2,644,419.00	303,000.00	2,947,419.00	Vacant positions filled but not budgeted
10-12-102-00	Fire Overtime Non Scheduled	35,000.00	49,500.00	84,500.00	Covering for injuries
10-12-103-00	Fire Overtime Scheduled	38,100.00	10,000.00	48,100.00	Vacant positions filled but not budgeted
10-12-105-00	Fire Lagers Retirement	587,740.59	54,500.00	642,240.59	Vacant positions filled but not budgeted
10-12-107-00	Fire Employee Insurance	323,960.04	100,000.00	423,960.04	Vacant positions filled but not budgeted
10-13-101-00	Police Salaries	3,672,550.11	29,000.00	3,701,550.11	Vacant positions filled but not budgeted
		78,501.08	58,000.00	136,501.08	New rates not calculated on overtime and Spring Training coverage
10-13-102-00	Police Overtime Non Scheduled				
10-13-105-00	Police Lagers Retirement	555,245.31	102,000.00	657,245.31	Vacant positions filled but not budgeted
10-13-106-00	Police Social Security Medicare Taxes	244,962.80	42,000.00	286,962.80	Vacant positions filled but not budgeted
10-13-107-00	Police Employee Insurance	397,914.44	74,000.00	471,914.44	Vacant positions filled but not budgeted
Self-Funded Insurance Pool					
EXPENSES					
11-04-224-00	Insurance	437,197.92	93,000.00	530,197.92	Increased Fees at 1.1.2026, not included in original budget
11-04-230-00	Professional Fees - Health Insurance Fund	207,405.40	50,000.00	257,405.40	Increased Fees at 1.1.2026, not included in original budget
11-04-256-00	Claims - Health Insurance Fund	1,496,407.00	107,000.00	1,603,407.00	Higher than normal claims in self insurance pool
Transportation Fund					
EXPENSES					
20-14-101-40	Salaries - Part Time	-	55,000.00	55,000.00	PT employees used to cover FT positions plus special projects
20-14-102-00	Overtime - Non Scheduled	18,706.80	36,500.00	55,206.80	Weather related and special projects
20-64-351-00	Equipment	529,000.00	102,000.00	631,000.00	Macro Paver \$100k higher than budgeted
Park Fund					
EXPENSES					
23-40-101-00	Salaries	1,590,459.56	72,634.00	1,663,093.56	Higher than budgeted
23-40-101-40	Salaries - Part Time	1,244,841.00	(159,137.00)	1,085,704.00	Lower than budgeted
23-40-101-50	Salaries - Recreation	58,325.00	63,454.00	121,779.00	Higher than budgeted
23-40-101-60	Salaries - Seasonal	7,000.00	67,336.00	74,336.00	Higher than budgeted
23-40-102-00	Overtime - Non Scheduled	52,000.00	(7,946.00)	44,054.00	Lower than budgeted
23-40-103-00	Unemployment Taxes	-	600.00	600.00	Higher than budgeted
23-40-105-00	Lagers Retirement	259,717.81	16,582.00	276,299.81	Higher than budgeted
23-40-106-00	Social Security Medicare Taxes	201,325.77	14,945.00	216,270.77	Higher than budgeted
23-40-107-00	Employee Insurance	267,629.41	(7,425.00)	260,204.41	Lower than budgeted
23-40-108-00	Worker's Compensation Insur	30,380.21	77,424.00	107,804.21	Higher than budgeted
23-40-211-00	Car Allowance	11,700.00	-	11,700.00	
23-40-213-00	Advertising	52,500.00	(8,000.00)	44,500.00	Lower than budgeted
23-40-215-00	Postage	7,000.00	1,663.00	8,663.00	Higher than budgeted
23-40-216-00	Telecommunications Services	27,087.00	2,686.00	29,773.00	Higher than budgeted
23-40-217-00	Electric	351,564.00	(30,703.00)	320,861.00	Lower than budgeted
23-40-218-00	Gas	24,558.00	16,710.00	41,268.00	Higher than budgeted
23-40-219-00	Water	59,784.00	(7,950.00)	51,834.00	Lower than budgeted
23-40-220-00	Leased Equipment	35,460.00	29,353.00	64,813.00	Higher than budgeted
23-40-221-00	Small Tools & Equipment	6,000.00	2,524.00	8,524.00	Higher than budgeted
23-40-222-02	Veh & Equip Repairs & Parts	18,225.00	20,071.00	38,296.00	Higher than budgeted
23-40-222-04	Office Equip Repairs & Parts	2,000.00	(146.00)	1,854.00	Lower than budgeted
23-40-222-05	Building & Grounds Maintenance	90,575.00	43,692.00	134,267.00	Higher than budgeted
23-40-222-07	Pool Maintenance & Repairs	35,000.00	7,138.00	42,138.00	Higher than budgeted
23-40-223-00	Radio Repairs & Service	100.00	(100.00)	-	Lower than budgeted
23-40-224-00	General Insurance	214,608.34	32,248.00	246,856.34	Higher than budgeted
23-40-225-00	Maintenance Agreements	11,250.00	12,668.00	23,918.00	Higher than budgeted
23-40-227-00	Dues & Subscriptions	51,900.00	184.00	52,084.00	Higher than budgeted
23-40-228-00	Concessions	22,565.00	1,787.00	24,352.00	Higher than budgeted
23-40-229-00	Training Travel & Meals	12,000.00	3,200.00	15,200.00	Higher than budgeted
23-40-230-00	Legal & Professional Fees	-	150.00	150.00	Higher than budgeted
23-40-230-01	Legal & Accounting	5,000.00	(900.00)	4,100.00	Lower than budgeted

Exhibit A
City of Sedalia

Account #	Account Name	Current Budget	Change	Amended Budget	Comments
23-40-230-04	Property Tax Fees & Charges	19,000.00	1,160.00	20,160.00	Higher than budgeted
23-40-230-07	L&P Security Service	9,000.00	4,704.00	13,704.00	Higher than budgeted
23-40-241-00	Miscellaneous	-	-	-	
23-40-241-05	Credit Card Fees	33,600.00	13,068.00	46,668.00	Higher than budgeted
23-40-242-00	Gasoline & Oil	33,500.00	(1,950.00)	31,550.00	Lower than budgeted
23-40-243-00	Tires & Tubes	3,500.00	(1,200.00)	2,300.00	Lower than budgeted
23-40-244-41	Supplies - Janitor	42,000.00	11,124.00	53,124.00	Higher than budgeted
23-40-244-42	Supplies - Office	24,000.00	(9,046.00)	14,954.00	Lower than budgeted
23-40-244-43	Supplies - Pool Chemicals	95,000.00	8,912.00	103,912.00	Higher than budgeted
23-40-244-44	Supplies - Shop	3,000.00	1,255.00	4,255.00	Higher than budgeted
23-40-244-45	Supplies - Recreation	36,700.00	(10,032.00)	26,668.00	Lower than budgeted
23-40-244-46	Supplies - Landscape	11,000.00	2,116.00	13,116.00	Higher than budgeted
23-40-244-47	Supplies - Turf Management	23,555.00	(2,555.00)	21,000.00	Lower than budgeted
23-40-244-48	Supplies - Site Amenities	11,000.00	11,025.00	22,025.00	Higher than budgeted
23-40-244-49	Supplies - Ballfield Material	21,000.00	(500.00)	20,500.00	Lower than budgeted
23-40-244-50	Supplies - Trees	15,000.00	14,125.00	29,125.00	Higher than budgeted
23-40-244-51	Supplies - Ballfield Lights	10,000.00	-	10,000.00	
23-40-244-52	Supplies - Pool	18,000.00	-	18,000.00	
23-40-244-53	Supplies - HCC Office	13,000.00	250.00	13,250.00	Higher than budgeted
23-40-248-00	Unifoms	11,075.00	(75.00)	11,000.00	Lower than budgeted
23-40-254-42	Special Events	87,000.00	(2,000.00)	85,000.00	Lower than budgeted
23-40-254-47	Officials Adult Volleyball	38,275.00	(14,225.00)	24,050.00	Lower than budgeted
23-40-254-45	Youth Sports	20,000.00	64,250.00	84,250.00	Higher than budgeted
23-40-254-52	Sport Supplies	69,125.00	15,875.00	85,000.00	Higher than budgeted
23-40-254-53	Fitness/Wellness	28,120.00	(11,620.00)	16,500.00	Lower than budgeted
23-40-254-54	E Sports	-	12,000.00	12,000.00	Higher than budgeted
23-40-351-00	Equipment	50,000.00	14,931.00	64,931.00	Higher than budgeted
23-40-353-00	Special Projects	287,500.00	2,007,160.00	2,294,660.00	Higher than budgeted Liberty Stadium
REVENUE					
23-00-401-00	Real Estate Property Taxes	(377,211.00)	(7,780.00)	(384,991.00)	Higher than budgeted
23-00-402-00	Personal Property Taxes	(150,259.00)	(7,774.00)	(158,033.00)	Higher than budgeted
23-00-403-00	County Surcharges	(42,815.00)	(549.00)	(43,364.00)	Higher than budgeted
23-00-405-00	Payment In-Lieu-of Taxes	-	(11,355.00)	(11,355.00)	Higher than budgeted
23-00-406-00	Railroad & Utilities Taxes	(23,889.00)	1,540.00	(22,349.00)	Lower than budgeted
23-00-408-00	Sales Tax - Park Projects	(3,593,156.00)	-	(3,593,156.00)	
23-00-408-05	Use Tax - Parks & Stormwater	(419,179.00)	(54,380.00)	(473,559.00)	Higher than budgeted
23-00-469-00	Swimming Pool Receipts	(120,000.00)	(9,877.00)	(129,877.00)	Higher than budgeted
23-00-469-02	Concessions	(40,500.00)	(15,375.00)	(55,875.00)	Higher than budgeted
23-00-470-00	Recreation Class Fees	(1,135,000.00)	-	(1,135,000.00)	
23-00-471-00	Athletic League Fees	(165,000.00)	(23,100.00)	(188,100.00)	Higher than budgeted
23-00-472-00	Rental Fees	(171,000.00)	-	(171,000.00)	
23-00-428-00	Grant	-	(447,742.00)	(447,742.00)	Higher than budgeted Liberty Stadium
23-00-496-00	Interest Income	(100,298.00)	21,206.00	(79,092.00)	Lower than budgeted
23-01-555-00	General Fund Transfer/HCC	184,059.00	2,088,538.95	2,272,598.00	Higher than budgeted HCC PYMT
23-00-512-00	Sponsorship	-	(11,127.00)	(11,127.00)	Higher than budgeted
23-00-507-00	Miscellaneous	(4,332.00)	(8,086.00)	(12,418.00)	Higher than budgeted
23-00-514-00	Contributions	-	(1,501,148.00)	(1,501,148.00)	Higher than budgeted Memory Lanes
Opioid Settlement					
EXPENSES					
26-26-255-00	Prevention	150,000.00	42,202.00	192,202.00	FY25 approved expenses paid in FY26
Sanitation Fund					
EXPENSES					
65-15-234-00	Interest Expense	-	132,093.00	132,093.00	Loan from general fund per amortization schedule

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ADOPTION OF A BUDGET FOR THE FISCAL YEAR 2027

WHEREAS, the proposed budget for fiscal year 2027 fiscal year budget was presented by the City Administrator to the Mayor and City Council at a work session on February 23 2026; and

WHEREAS, on March 2, 2026, the proposed budget was again reviewed and discussed by Council, during the regular City Council Meeting; and

WHEREAS, the Mayor and City Council have reviewed the proposed budget for the 2026 fiscal year.

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

Section 1. The 2027 fiscal year budget beginning April 1, 2026 and ending March 31, 2027 is hereby adopted with projected revenues and expenditures as shown in the summary of the budget which is attached 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 16th day of March, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March, 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

HOME

Summary of the Budget

Fund	Beginning Fund Balance 4/1/2025	Projected Fund Balance 3/31/26	Anticipated Revenues / Sources FY27	Anticipated Expenditures FY27	Anticipated Change FY27	Anticipated Fund Balance 3/31/27	Fund Balance Policy Min. 35%	Fund Balance Policy Max. 75%
10 General Fund	\$ 8,852,358	\$ 6,537,793	\$ 17,946,044	\$ 17,875,441	\$ 70,603	\$ 6,608,396		
11 General Fund - Self Insurance Pool	397,837	396,711	2,679,383	2,878,402	(199,018)	197,692		
15 Capital Improvements 2 Fund	7,036,583	15,682,479	18,151,210	28,501,395	(10,350,185)	5,332,294		
20 Transportation	1,125,046	2,194,363	3,779,705	3,726,086	53,618	2,247,981		
21 Animal Control	-	-	902,191	902,191	-	-		
22 Library Fund	1,574,128	1,630,896	953,500	953,500	-	1,630,896		
23 Park Fund	2,828,588	1,110,861	6,240,979	6,708,002	(467,023)	643,838		
24 Central Business & Cultural Fund	205,623	210,565	46,529	85,100	(38,571)	171,994		
25 Fire Academy	15,355	15,355	-	-	-	15,355		
26 Opioid Settlement Funds	309,145	234,145	126,947	200,000	(73,053)	161,092		
50 Midtown Special Allocation Fund	43,428	300,049	337,224	49,247	287,977	588,026		
51 The Crossings Community Improvement District	2,701	4,647	33,946	32,000	1,946	6,593		
52 Galaxy West Special Allocation Fund	46,477	35,670	185,717	195,817	(10,100)	25,570		
53 MFA Special Allocation Fund	-	19,440	19,440	20,814	(1,374)	18,066		
54 Lamy Special Allocation Fund	-	-	44,000	43,297	703	703		
61 Water Pollution Control Fund - Note 1	3,343,965	3,292,801	17,267,996	20,017,108	(2,749,112)	3,429,219		
62 Water Department - Note 1	2,113,160	656,041	5,700,798	6,706,345	(1,005,547)	1,037,433		
65 Sanitation Fund - Note 1	(1,894,198)	(1,147,527)	1,633,753	1,492,492	141,261	(774,129)		
67 Airport	182,455	182,455	1,140,745	1,140,745	-	595,238		
82 Fire Pension Fund	7,575,723	9,395,972	-	-	-	9,395,972		
84 Redevelopment Corporation	372,518	355,202	-	-	-	355,202		
Totals	\$ 34,130,891	\$ 41,107,917	\$ 77,190,107	\$ 91,527,981	\$ (14,337,874)	\$ 31,687,433		

Note 1: The Enterprise fund balances exclude amounts that represent Net Investment in Capital Assets and Restricted Funds

61 Water Pollution Control - Capital & Debt Principal	\$ 24,324,119.24	\$ 37,188,636.70
62 Water Department-Capital & Debt Principal	\$ 25,198,201.66	\$ 25,135,529.60
65 Sanitation Fund Capital Expenditures	\$ (106,000.97)	\$ 611,529.03
67 Airport	\$ 8,901,206.56	\$ 9,313,990.12

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A FIVE YEAR CAPITAL IMPROVEMENT PLAN.

WHEREAS, as part of the annual budget development process the five-year capital improvement plan should be updated to reflect descisions made during this process to maintain its consistency with the annual budget; and

WHEREAS, the Mayor and City Council have reviewed and adopted the budget for the 2027 fiscal year.

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

Section 1. The updated Capital Improvement Plan for the next five fiscal years beginning April 1, 2026 and ending March 31, 2031 is hereby adopted with projected sources and uses of funds as shown in the summary of the plan which is attached 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 16th day of March 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk



City of Sedalia
Capital Improvements And Additions Plan
Combined For All Departments

Department / Project Name	Project ID	Narrative
Enterprise Resource Planning Software	25-006	The City has begun implementing improvements to its organizational software systems. Currently, a number of different platforms are used to manage operations across departments, and many of these systems do not integrate with one another. Initial steps have already been taken to modernize and better align these systems; however, additional phases of implementation and integration will continue over the next year. As technology continues to advance, newer systems offer opportunities to improve efficiency, strengthen communication between departments, and enhance the availability of data. Once fully implemented, these improvements will help staff work more productively while providing clearer, more accessible information to support better decision-making at all levels of the organization and increase transparency for the public.
Airport:		
10 T-hangars	16-004	Add 10 unit T-Hanger building. Discretionary allocation of federal grant funding from DOT passed through MODOT is targeted to fund 90% of this project. Note runway projects will have to be completed first for the grant funding to apply.
Re-construct rwy 5/23	16-005	Airport improvements to rehabilitate the runway 5/23. A Federal grant from DOT passed through MODOT is targeted to fund 90% of this project.
New parallel taxiway	16-006	Airport improvements to rehabilitate taxiway. A Federal grant from DOT passed through MODOT is targeted to fund 95% of this project.
Fire Department:		
Central Fire Station & Training Ctr.	19-001	An engineering study of the Central Fire Station was conducted in 2019. Based on the recommendations from that study, the existing facility was remodeled in 2020 to extend its operational life for an estimated five years. The study also identified the need to plan for replacement of the facility within that timeframe, with the potential for relocation depending on future growth patterns in the community. Work is currently underway to develop a new fire station project that will address these long-term needs. The project includes construction of a modern fire station along with a dedicated training facility and burn tower to support firefighter training and operational readiness. Completion of the project is anticipated in FY27.
Class A Pumper	21-001	This project involves the acquisition of a new Class A Pumper fire truck for the Fire Department. The addition of this apparatus will support the continued rotation of vehicles within the fleet, helping ensure reliable front-line equipment while maintaining adequate reserve units for backup. The purchase process is currently underway, and once delivered the vehicle will strengthen the department's ability to provide consistent emergency response services. Delivery of the apparatus is expected in FY27.
Opticom	25-001	This project is to add technology to traffic signals and emergency response vehicles to change traffic signals prior to emergency vehicles arriving at the intersection while in emergency response mode.
Brush Truck	25-002	This project is to add a new truck designed specifically to respond to brush and field fires. This will be to replace the existing truck that is nearing the end of its useful life.
Street Department:		
Sidewalks		
Various Sidewalk Replacements	16-017	Beginning in FY26, the City Council has placed a strong emphasis on the replacement and improvement of sidewalks throughout the community. This effort focuses on identifying and prioritizing the most deteriorated sidewalk segments first to improve safety and accessibility for residents. Funding for this work will come from Capital Improvement and Transportation Designation Sales and Use Taxes as they become available, allowing the City to continue addressing sidewalk needs in a systematic and responsible manner.
North Central Sidewalk Replacements	23-005	The sidewalks in the North Central areas of the City have deteriorated and require replacement. A project was identified to replace approximately 100 blocks in this area and was used as the basis for a grant application. The City successfully secured grant funding to cover 50% of the project costs, with the remaining balance funded through a local allocation of ARPA funds. The project is currently underway and is expected to be completed in FY27.



City of Sedalia
Capital Improvements And Additions Plan
Combined For All Departments

Department / Project Name	Project ID	Narrative
Redevelopment Project Sidewalks	23-006	In connection with a redevelopment project, the sidewalks for the development block along with to and from the surrounding neighborhood and school were identified for a grant application and awarded at 50% through the Community Development Block Grant program.
State Fair Blvd - 50 Hwy to 3rd to 65 Hwy	22-003	This is part of the initiative to make a more walkable community and safer for pedestrian traffic.
Streets		
Various Street Upgrades	27-01	In FY27, the City has designated a significant amount of funding toward street repairs and improvements. Street upgrades will continue to be completed on an ongoing basis as funding becomes available. With the completion of the Roadway Asset Survey, the City is now able to take a more data-driven approach to identifying and prioritizing street repairs, allowing staff to focus on the areas with the greatest need and make more strategic use of available resources. The primary sources of funding for these improvements are the Sales and Use Taxes designated for Transportation and Capital Improvements.
Street Rebuilds	16-019	Ongoing needs to rebuild streets as necessary and as funding is available.
32nd & Limit Lane Additions	20-005	The intersection of State Highways 65 and B Highway with City 32nd Street is experiencing increasing traffic volumes, and its complex angles make traffic movement less efficient. A traffic study identified that adding lanes and reconfiguring the intersection angles would significantly improve traffic flow and safety. The project has been initiated through a governor's cost share program and the City is currently working through the design phase, which includes gathering input from the public. The project involves both City and State roadways, a joint participation agreement with MoDOT for project funding is involved.
Downtown Railroad Overpass	27-02	Construction of a new downtown bridge corridor to improve regional connectivity, enhance multimodal transportation access, and support long-term economic growth and mobility within the downtown district.
State Fair Blvd & Main Add Roundabout	27-03	The intersection of State Fair Boulevard and Main Street experiences heavy traffic volumes due to the surrounding industrial activity, and the current configuration makes it difficult for trucks to navigate the intersection efficiently. To address these challenges, the City is proposing the construction of a roundabout designed to accommodate both truck and passenger vehicle traffic while improving overall traffic flow and safety in all directions. Staff has completed and submitted an application for a BUILD grant to assist with funding the project. Local funding for the project would come from sales taxes designated for Transportation and Capital Improvements.
Winchester Extension 16th to Sacajawea	20-010	Although currently outside the city limits, an extension of Winchester road from 16th Street to 32nd and further, to Sacajawea would improve traffic flows as well as provide opportunity for development. The traffic flowing on Clarendon road through the fair grounds continues to be of concern, and development in the area adds more traffic. The surroundings create traffic patterns of mixing large camper trailers and trucks with automobiles, bicycles, and pedestrians. Providing alternatives will help reduce some of this traffic making it safer. Likewise, the alternate route would better handle the increasing development in the area. Funding has not been identified for this project yet.
50 Hwy & Winchester Lane Additions	22-008	Traffic through the intersection of 50 Hwy and Winchester is increasingly heavy with the retail trade growth in the area. This project is to work with MODOT to add dedicated turn lanes to move traffic more efficiently.
Parkhurst Rd. Bridge Replacement	27-04	The existing bridge requires repairs and currently has a limited weight capacity that restricts truck traffic in the area. Replacing the bridge will address concerns while allowing for an increased weight capacity to better accommodate truck traffic and support transportation needs.
Bikeway 3rd - Katy Depot to Liberty Park	22-009	Through the Comprehensive Plan completed in 2021, initiatives to create more complete streets were identified as a priority. One component of this effort is improving connectivity within the community and encouraging tourism by linking the Katy Trail with other key points of interest throughout the City. This project has been funded through a TAP grant and is currently underway. Completion of the improvements is expected in FY27.



City of Sedalia
Capital Improvements And Additions Plan
Combined For All Departments

Department / Project Name	Project ID	Narrative
Main St./Curry Dr./Broadway/Oak Grove	27-05	The intersection area formed by Main Street, Curry Drive, Broadway Boulevard, and Oak Grove Lane continues to experience increasing traffic volumes due to ongoing growth and development in the surrounding area. This four-street configuration creates complex traffic movements and increasing congestion, particularly with the rise in truck traffic serving nearby commercial and industrial areas. The City plans to conduct traffic studies to better evaluate current conditions and forecast future traffic patterns. Based on the results of these studies, improvements and potential reconstruction of the intersection will be necessary to safely and efficiently accommodate continued growth and increased traffic demands.
Storm Water Management		
Storm Water Master Planned Projects	19-002	A storm water master plan was developed identifying the areas most in need of storm water management improvements and prioritized them. Funding for these projects are through a grant award through the State's allocation from the American Rescue Plan Act (ARPA) with a 50% match allocated from the City's direct allocation of ARPA funds.
Ongoing Storm Water Projects	19-008	A storm water master plan was developed identifying the areas most in need of storm water management improvements and prioritized them. Funding for these projects are through sales and use taxes designated for storm water and capital improvement projects.
Community Development:		
353 Urban Redevelopment Investment	20-015	The urban redevelopment plan initiated in accordance with state statute section 353, includes a plan to eliminate blight while increasing the quality and quantity of housing within the defined redevelopment area. Investment is needed to serve as a catalyst to turn the economics of development in the area. This investment will serve as seed money that can be turned over many times as development projects are completed. Once the tide is turned for an area, this will attract more private investment as well. Funding for this investment is sales and use taxes designated from capital improvements.
Monument & Wayfinding Signs	20-017	The rebranding initiative for the community includes a complete redesign of the City monument and wayfinding signage. Funding for this project is through sales and use taxes designated for capital improvements.
Alley Reactivation	22-015	In connection with the efforts to revitalize the downtown area, dressing up alleys and repurposing them into pedestrian walkways greatly improves the atmosphere and sense of place.
Cemetery:		
Columbarium Niche	22-017	As existing Columbarium Niches continue to fill up, new units will be added. Funding for these are from the fees associated with selling spots within the Columbarium.
Plot New Burial Area	16-035	As the current plotted burial lots fill up, additional areas of land within the cemetery will be plotted for added lots. Funding for this is anticipated to be from lot sales, however the timing for this project has not been identified yet.
Committal Shelter	27-05	This project involves the construction of a committal shelter at the cemetery to provide a designated covered area for graveside services.
Storm Drainage Pipe	16-037	This project is to manage storm water that is current flowing through unplotted areas of the cemetery. Funding for this project is anticipated to be from Sales and Use Taxes designated for capital improvements.
Police Department:		
Storage Building	27-06	This project involves construction of a storage facility for the Police Department to house specialized vehicles, provide a covered area for Special Response Team (SRT) training, and allow for secure storage of evidence.
Parks & Recreation:		
Aquatic Center	23-003	The Centennial Pool's useful life ended in 2023 and repairs to this facility to make it useful again are not feasible. Likewise, the Liberty Park Pool is nearing the end of its useful life as well. Therefore, a plan has been developed to build a more modern and larger facility at one location.



City of Sedalia
Capital Improvements And Additions Plan
Combined For All Departments

Department / Project Name	Project ID	Narrative
Bowling Alley / Recreation Center	23-004	With the support of a generous pledge, the community is moving forward with a project to restore a recreational amenity that has been absent for several years since the last bowling alley closed. The facility will include a bowling alley along with an e-sports gaming room and other recreational activities designed to serve residents of all ages. The project is currently underway and is expected to be completed in FY27.

City of Sedalia
Debt Service Schedule



Description	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36
Governmental Debt:											
2017A COPs											
Interest	11,396										
Principal	446,900										
Ending Balance	-										
2017B COPs											
Interest	87,092	77,169	66,984	56,532	45,805	34,796	23,497	11,901			
Principal	377,316	387,239	397,424	407,876	418,603	429,612	440,911	452,507			
Ending Balance	2,934,172	2,546,933	2,149,509	1,741,633	1,323,030	893,418	452,507	-			
2020 COPs											
Interest	87,061	75,030	62,525	49,545	36,011	21,923	7,361				
Principal	292,840	308,669	316,584	332,413	344,285	360,114	368,029				
Ending Balance	2,030,094	1,721,425	1,404,841	1,072,428	728,143	368,029	0				
Heckart Community Center											
2020 COPs											
Interest	685,300	646,700	620,000	592,300	563,600	533,700	502,500	470,100	436,300	401,000	364,300
Principal	1,275,000	655,000	680,000	705,000	730,000	765,000	795,000	825,000	865,000	900,000	935,000
Ending Balance	18,000,000	17,345,000	16,665,000	15,960,000	15,230,000	14,465,000	13,670,000	12,845,000	11,980,000	11,080,000	10,145,000
Donor Revenue	541,413	528,663	515,613	495,413	467,713	438,913	408,913	377,713	345,213	311,413	276,313
School Partnership Revenue	646,000	646,000									
Fire & Training Center											
Interest		207,360	268,728	258,728	248,103	237,353	226,103	214,353	202,103	189,353	176,103
Principal		300,000	240,000	255,000	260,000	275,000	290,000	305,000	320,000	335,000	350,000
Ending Balance	7,460,000	7,160,000	6,920,000	6,665,000	6,405,000	6,130,000	5,840,000	5,535,000	5,215,000	4,880,000	4,530,000
Aquatic Center											
Interest		20,802	25,400	24,400	23,400	22,400	21,400	20,150	18,900	17,650	16,400
Principal		25,000	20,000	20,000	20,000	20,000	25,000	25,000	25,000	25,000	30,000
Ending Balance	590,000	565,000	545,000	525,000	505,000	485,000	460,000	435,000	410,000	385,000	355,000
Bowling Alley & E-Sports 3											
Interest		237,500	230,126	222,401	214,309	205,833	196,954	187,654	177,912	167,707	157,017
Principal		155,252	162,627	170,352	178,443	186,919	195,798	205,098	214,841	225,046	235,735
Ending Balance	8,900,000	8,744,748	8,582,121	8,411,769	8,233,326	8,046,407	7,850,609	7,645,511	7,430,670	7,205,624	6,969,889
Donor Revenue	1,500,000	1,500,000									
Subtotal CIP Debt											
Interest	870,849	1,264,561	1,273,763	1,203,906	1,131,228	1,056,005	977,815	904,158	835,215	775,710	713,820
Principal	2,392,056	1,831,160	1,816,635	1,890,641	1,951,331	2,036,645	2,114,738	1,812,605	1,424,841	1,485,046	1,550,735
Ending Balance	39,914,266	38,083,106	36,266,471	34,375,830	32,424,499	30,387,854	28,273,116	26,460,511	25,035,670	23,550,624	21,999,889



Description	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36
Library Fund											
2020 COPs											
Interest	22,939	19,770	16,475	13,055	9,489	5,777	1,939				
Principal	77,160	81,331	83,416	87,587	90,715	94,886	96,971				
Ending Balance	534,906	453,575	370,159	282,572	191,857	96,971	-				
Total Government Fund Debt											
Interest	893,788	1,284,331	1,290,238	1,216,961	1,140,717	1,061,782	979,754	904,158	835,215	775,710	713,820
Principal	2,469,216	1,912,491	1,900,051	1,978,228	2,042,046	2,131,531	2,211,709	1,812,605	1,424,841	1,485,046	1,550,735
Ending Balance	40,449,172	38,536,681	36,636,630	34,658,402	32,616,356	30,484,825	28,273,116	26,460,511	25,035,670	23,550,624	21,999,889
Enterprise Fund Debt:											
Water Pollution Control											
2019 COPs											
Interest	839,200	773,500	705,200	634,100	560,100	483,100	402,900	319,400	232,500	142,100	48,000
Principal	1,610,000	1,675,000	1,740,000	1,815,000	1,885,000	1,965,000	2,045,000	2,130,000	2,215,000	2,305,000	2,400,000
Ending Balance	20,175,000	18,500,000	16,760,000	14,945,000	13,060,000	11,095,000	9,050,000	6,920,000	4,705,000	2,400,000	-
2027 SRF-Bridge Loan-Pending											
Interest		200,000	195,072	190,045	184,917	179,687	174,353	168,912	163,362	157,701	151,926
Principal		246,400	251,328	256,355	261,483	266,713	272,047	277,488	283,038	288,699	294,474
Ending Balance		10,000,000	9,748,672	9,492,317	9,230,834	8,964,121	8,692,074	8,414,586	8,131,548	7,842,849	7,548,375
Capital Lease Loader											
Interest	2,591										
Principal	70,384										
Ending Balance	-										
Subtotal WPC Debt											
Interest	841,791	973,500	900,272	824,145	745,017	662,787	577,253	488,312	395,862	299,801	199,926
Principal	1,680,384	1,921,400	1,991,328	2,071,355	2,146,483	2,231,713	2,317,047	2,407,488	2,498,038	2,593,699	2,694,474
Ending Balance	20,175,000	28,500,000	26,508,672	24,437,317	22,290,834	20,059,121	17,742,074	15,334,586	12,836,548	10,242,849	7,548,375
Water Department											
COP 2018											
Interest	356,570	343,070	329,195	314,870	299,783	283,730	266,878	249,190	230,496	210,848	190,143
Principal	445,000	455,000	470,000	485,000	500,000	515,000	530,000	550,000	570,000	590,000	610,000
Ending Balance	10,215,000	9,760,000	9,290,000	8,805,000	8,305,000	7,790,000	7,260,000	6,710,000	6,140,000	5,550,000	4,940,000
Rev Bonds 2020											
Interest	40,479	30,797	20,909	10,815							
Principal	470,000	480,000	490,000	525,000							
Ending Balance	1,495,000	1,015,000	525,000	-							

City of Sedalia
Debt Service Schedule



Description	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36
Governmental Debt	40,449,172	38,536,681	36,636,630	34,658,402	32,616,356	30,484,825	28,273,116	26,460,511	25,035,670	23,550,624	21,999,889
Gov't Revenues (No CIP Grants)	37,369,312	38,384,441	39,535,974	40,722,053	41,943,715	43,202,027	44,498,087	45,833,030	47,208,021	48,624,261	50,082,989
Percent Of Total (<120%)	108%	100%	93%	85%	78%	71%	64%	58%	53%	48%	44%
Debt Svc Over Expenditures											
Governmental Debt Service (Less Donor Hi	675,592	522,160	2,674,677	2,699,777	2,715,051	2,754,400	2,782,551	2,339,051	1,914,844	1,949,344	1,988,243
Gov't Expend. (No CIP Grants & Debt)	41,758,662	40,610,025	43,168,642	43,625,429	44,076,957	44,557,076	45,030,797	45,037,605	45,063,774	45,548,912	46,043,300
Percent Of Total (<8%)	1.6%	1.3%	6.2%	6.2%	6.2%	6.2%	6.2%	5.2%	4.2%	4.3%	4.3%
Debt Amortized Next 10 Yrs											
Debt Amortized Next 10 Yrs	18,449,283	18,153,725	17,942,336	17,725,056	17,521,828	17,297,597	17,057,310	17,295,919	17,992,787	18,700,681	18,099,889
Total Governmental Debt	40,449,172	38,536,681	36,636,630	34,658,402	32,616,356	30,484,825	28,273,116	26,460,511	25,035,670	23,550,624	21,999,889
Percent Of Total (>65%)	46%	47%	49%	51%	54%	57%	60%	65%	72%	79%	82%

Description	FY37	FY38	FY39	FY40	FY41	FY42	FY43	FY44	FY45	FY46	FY47
Subtotal Water Debt											
Interest	168,443	145,628	121,598	96,491	70,303	43,013	14,523	-	-	-	-
Principal	630,000	655,000	680,000	705,000	730,000	755,000	785,000	-	-	-	-
Ending Balance	4,310,000	3,655,000	2,975,000	2,270,000	1,540,000	785,000	-	-	-	-	-
Total Enterprise Fund Debt											
Interest	314,477	285,653	255,491	224,127	191,554	157,747	122,605	101,292	94,361	87,284	80,059
Principal	930,366	961,375	992,507	1,023,764	1,055,149	1,086,666	1,123,318	345,108	352,039	359,116	366,341
Ending Balance	11,558,009	10,596,634	9,604,127	8,580,363	7,525,214	6,438,548	5,315,230	4,970,122	4,618,083	4,258,967	3,892,626
Total City Managed Debt											
Interest	960,250	863,096	761,698	659,664	559,085	459,556	357,471	266,688	188,001	124,378	80,059
Principal	2,547,299	2,650,037	2,753,455	2,862,582	2,962,449	3,058,088	3,174,532	2,466,817	2,544,979	1,309,059	366,341
Ending Balance	31,940,965	29,290,928	26,537,473	23,674,891	20,712,442	17,654,354	14,479,822	12,013,005	9,468,026	8,158,967	3,892,626
Ratio Analysis:											
Enterprise Fund Debt Svc:											
WPC Fund:											
Net Income	4,576,061	4,582,070	4,588,202	4,594,459	4,600,844	4,607,361	4,614,013	4,620,803	4,627,734	4,634,811	4,642,036
Depreciation	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511
Interest Expense	145,034	140,025	133,893	127,636	121,251	114,734	108,082	101,292	94,361	87,284	80,059
Net Operating Income	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606
Debt Service	446,400	446,400	446,400	446,400	446,400	446,400	446,400	446,400	446,400	446,400	446,400
Debt Coverage Ratio (>1.35)	16.72	16.72	16.72	16.72	16.72	16.72	16.72	16.72	16.72	16.72	16.72
Water Fund:											
Net Income	1,505,959	1,528,774	1,552,804	1,577,910	1,604,099	1,631,389	1,659,879	1,674,401	1,674,401	1,674,401	1,674,401
Depreciation	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939
Interest Expense	168,443	145,628	121,598	96,491	70,303	43,013	14,523	-	-	-	-
Net Operating Income	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340
Debt Service	798,443	800,628	801,598	801,491	800,303	798,013	799,523	-	-	-	-
Debt Coverage Ratio (>1.35)	3.83	3.82	3.82	3.82	3.83	3.84	3.83	N/A	N/A	N/A	N/A
Sanitation Fund:											
Net Income	611,155	611,155	611,155	611,155	611,155	611,155	611,155	611,155	611,155	611,155	611,155
Depreciation	232,137	232,137	232,137	232,137	232,137	232,137	232,137	232,137	232,137	232,137	232,137
Interest Expense	-	-	-	-	-	-	-	-	-	-	-
Net Operating Income	843,292	843,292	843,292	843,292	843,292	843,292	843,292	843,292	843,292	843,292	843,292
Debt Service	-	-	-	-	-	-	-	-	-	-	-
Debt Coverage Ratio (>1.35)	N/A	N/A	N/A	N/A							
Governmental Debt:											
Debt Over Revenues:											

City of Sedalia
Debt Service Schedule



Description	FY37	FY38	FY39	FY40	FY41	FY42	FY43	FY44	FY45	FY46	FY47
Governmental Debt	20,382,956	18,694,294	16,933,346	15,094,528	13,187,228	11,215,806	9,164,592	7,042,883	4,849,943	3,900,000	-
Gov't Revenues (No CIP Grants)	51,585,479	53,133,043	54,727,035	56,368,846	58,059,911	59,801,708	61,595,760	63,443,632	65,346,941	67,307,350	69,326,570
Percent Of Total (<120%)	40%	35%	31%	27%	23%	19%	15%	11%	7%	6%	0%
Debt Svc Over Expenditures											
Governmental Debt Service (Less Donor HI	2,018,244	2,049,918	2,080,068	2,117,268	2,146,031	2,202,594	2,286,080	2,287,105	2,286,580	987,037	-
Gov't Expend. (No CIP Grants & Debt)	46,533,734	47,030,746	47,531,203	48,043,715	48,552,916	49,095,007	49,669,444	50,167,163	50,668,310	49,875,450	49,387,168
Percent Of Total (<8%)	4.3%	4.4%	4.4%	4.4%	4.4%	4.5%	4.6%	4.6%	4.5%	2.0%	0.0%
Debt Amortized Next 10 Yrs											
Debt Amortized Next 10 Yrs	16,482,956	14,794,294	13,033,346	11,194,528	9,287,228	7,315,806	5,264,592	3,142,883	949,943	-	-
Total Governmental Debt	20,382,956	18,694,294	16,933,346	15,094,528	13,187,228	11,215,806	9,164,592	7,042,883	4,849,943	3,900,000	-
Percent Of Total (>65%)	81%	79%	77%	74%	70%	65%	57%	45%	20%	0%	N/A



Description	FY48	FY49	FY50	FY51	FY52	FY53	FY54	FY55	FY56	Totals
Subtotal Water Debt										
Interest	-	-	-	-	-	-	-	-	-	3,837,768
Principal	-	-	-	-	-	-	-	-	-	12,625,000
Ending Balance	-	-	-	-	-	-	-	-	-	-
Total Enterprise Fund Debt										
Interest	72,681	65,147	57,452	49,593	41,567	33,369	24,996	16,442	7,704	12,370,035
Principal	373,719	381,253	388,948	396,807	404,833	413,031	421,404	429,958	438,696	44,482,807
Ending Balance	3,518,907	3,137,654	2,748,706	2,351,899	1,947,066	1,534,035	1,112,631	682,673	243,977	
Total City Managed Debt										
Interest	72,681	65,147	57,452	49,593	41,567	33,369	24,996	16,442	7,704	26,831,805
Principal	373,719	381,253	388,948	396,807	404,833	413,031	421,404	429,958	438,696	83,501,195
Ending Balance	3,518,907	3,137,654	2,748,706	2,351,899	1,947,066	1,534,035	1,112,631	682,673	243,977	
Ratio Analysis:										
Enterprise Fund Debt Svc:										
WPC Fund:										
Net Income	4,649,414	4,656,948	4,664,643	4,672,502	4,680,528	4,688,726	4,697,099	4,705,653	4,714,391	
Depreciation	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	2,739,511	
Interest Expense	72,681	65,147	57,452	49,593	41,567	33,369	24,996	16,442	7,704	
Net Operating Income	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	7,461,606	
Debt Service	446,400	446,400	446,400	446,400	446,400	446,400	446,400	446,400	446,400	
Debt Coverage Ratio (>1.35)	16.72	16.72	16.72	16.72	16.72	16.72	16.72	16.72	16.72	
Water Fund:										
Net Income	1,674,401	1,674,401	1,674,401	1,674,401	1,674,401	1,674,401	1,674,401	1,674,401	1,674,401	
Depreciation	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	1,386,939	
Interest Expense	-	-	-	-	-	-	-	-	-	
Net Operating Income	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	3,061,340	
Debt Service	N/A									
Debt Coverage Ratio (>1.35)	N/A									
Sanitation Fund:										
Net Income	611,155	611,155	611,155	611,155	611,155	611,155	611,155	611,155	611,155	
Depreciation	232,137	232,137	232,137	232,137	232,137	232,137	232,137	232,137	232,137	
Interest Expense	-	-	-	-	-	-	-	-	-	
Net Operating Income	843,292	843,292	843,292	843,292	843,292	843,292	843,292	843,292	843,292	
Debt Service	N/A									
Debt Coverage Ratio (>1.35)	N/A									
Governmental Debt:										
Debt Over Revenues:										

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND SCOTT JOPLIN INTERNATIONAL RAGTIME FOUNDATION, INC.

WHEREAS, the City of Sedalia, Missouri, has received a proposal to enter into an agreement by and between the City of Sedalia, Missouri, and Scott Joplin International Ragtime Foundation, Inc.; and

WHEREAS, under the proposal, the City of Sedalia, Missouri, shall pay the sum and amount of Twelve Thousand Dollars (\$12,000.00) and as consideration therefore, the City of Sedalia, Missouri, shall receive services relating to the production of the Scott Joplin Ragtime Festival for the 2026 Festival and associated activities as more fully described in the proposed agreement attached to this ordinance and incorporated by reference as though the proposed agreement were set forth herein. Said festival annually aids the City's tourism efforts and fosters community development with the City.

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 Scott Joplin International Ragtime Foundation, Inc. on the agreement in substantively the same form and content as the agreement has been proposed.

Section 2. 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 the agreement in substantively the same form and content as the agreement has been proposed.

Section 3. The City Clerk is hereby directed to file in his office a duplicate or copy of the agreement 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 16th day of March 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers, City Clerk

SCOTT JOPLIN RAGTIME FESTIVAL 2026

THIS AGREEMENT made and entered into this ___ day of _____ 2026 by and between Scott Joplin International Ragtime Foundation of Sedalia, Inc., a Missouri not-for-profit corporation at 111 West 5th Street, Sedalia, Missouri, hereinafter called FOUNDATION, and The City of Sedalia, Missouri, Municipal Building, 200 South Osage, Sedalia, Missouri, 65301, hereinafter called CITY, and collectively referred to as THE PARTIES.

WITNESSETH:

WHEREAS, since 1983, the Foundation has produced and managed the annual Scott Joplin Ragtime Festival in Sedalia, Missouri, and will produce and manage the annual Scott Joplin Ragtime festival beginning on May 27, 2026 and ending on May 30, 2026 and has rendered and will render services hereinafter contemplated and the Foundation does hereby agree to accept such engagement and has and will discharge its duties in accordance with the terms and conditions hereinafter set forth:

AND WHEREAS, the Foundation is engaged as an independent contractor and is not an officer, agent, or employee of the City;

NOW THEREFORE, the parties intending to be legally bound do hereby agree as follows, to wit:

1. The Foundation has and will produce a four (4) day Festival as outlined above, for 2026 year, featuring performers and historians celebrating Sedalia’s important cultural heritage of Ragtime, including Scott Joplin. These events will be produced in such a way as to provide the finest in Ragtime performances and presentations and marketed so that this event will provide the Sedalia community, as well as tourists with interest to participate in these events in Sedalia.
2. The Festival will provide four (4) days of free performances at locations throughout downtown Sedalia, symposia in the downtown area at a nominal fee, and performances by ticket throughout Sedalia.
3. The Foundation will provide the City with annual financial statements and budgets.
4. In return the City will provide the Foundation with payment as follows: Twelve Thousand Dollars (\$12,000) upon completion of the 2026 Festival, subject to prior annual appropriation by the City.
5. It is understood and agreed that either party may terminate this contract by giving to the other party notice in writing of said termination sixty (60) days in advance of said Festival dates.

IN WITNESS WHEREOF, the Parties have hereto set their hands and seals on the year and day first above written.

**SCOTT JOPLIN INTERNATIONAL
RAGTIME FOUNDATION OF SEDALIA, INC.**

CITY OF SEDALIA

BY _____

BY _____

TITLE _____

TITLE _____

ATTEST:

ATTEST:

Secretary

Jason S. Myers, City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN ANNEXATION AND UTILITY SERVICES AGREEMENT FOR CONNECTION OF PROPERTY LOCATED AT 2035 RIDGEVIEW DRIVE TO THE CITY OF SEDALIA'S WATER DISTRIBUTION SYSTEM.

WHEREAS, The City of Sedalia, Missouri, has received an annexation and utility services agreement from Mid MO Fine Homes, LLC; and

WHEREAS, under the agreement, the City of Sedalia, Missouri agrees to allow Mid MO Fine Homes, LLC to connect property at 2035 Ridgeview Drive 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 Mid MO Fine Homes, 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 16th day of March, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March, 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: March 3, 2026
Subject: Annexation Agreement for Water Service

Please find attached an annexation agreement between the City of Sedalia and Mid MO Fine Homes LLC for the property now addressed as 2035 Ridgeview Dr. Mid MO Fine Homes 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 Mid MO Fine Homes LLC not complete the annexation process. Mid MO Fine Homes LLC has already signed and has notarized the agreement.

ANNEXATION AND UTILITY SERVICES AGREEMENT

This agreement (hereinafter "Agreement") entered into this 2 day of March 2026, between the City of Sedalia, Missouri (hereinafter "City") and Mid MO Fine Homes LLC (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: Mid Mo Fine Homes LLC

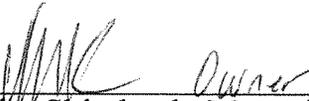
By:  _____
Vadim Shinderuk, Managing Member

Exhibit A

2025-5491

RECORDED ON
11/05/2025 12:24 PM
PAGES: 3

BARBARA CLEVINGER
RECORDER OF DEEDS
PETTIS COUNTY, MO

MISSOURI WARRANTY DEED

This Deed, Made and entered into this 4th day of November, 2025, by and between

ANTHONY MONSEES and PATRICIA MONSEES, HIS WIFE, CHARLES SMETHERS and SHERRY SMETHERS, HUSBAND AND WIFE of the State of MISSOURI, and County of PETTIS, as "GRANTOR",

and

MID MO FINE HOMES LLC, a Missouri limited liability company, as "GRANTEE",

Grantee's mailing address: 22406 HWY F, 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:

LOT 52, OF HUNTER'S RIDGE 8TH SUBDIVISION, LYING IN SECTION TWO (2), TOWNSHIP FORTY-FIVE (45) NORTH, OF RANGE TWENTY-TWO (22) WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI.

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 written.

Charles Smethers
CHARLES SMETHERS

Sherry Smethers
SHERRY SMETHERS

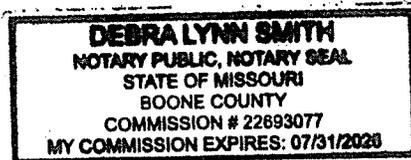
STATE OF MISSOURI }
COUNTY OF ~~PEPPER~~ }
BOONE

On this 4th day of November, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, CHARLES SMETHERS and SHERRY SMETHERS, HUSBAND AND WIFE, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their 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.

Debra Lynn Smith
Notary Public

My Term Expires:
07-31-2026



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

Anthony Monsees
ANTHONY MONSEES
Pat Monsees
PATRICIA MONSEES

STATE OF MISSOURI }
COUNTY OF PETTIS }

On this 4th day of November, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ANTHONY MONSEES and PATRICIA MONSEES, HIS WIFE,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their 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.

Stephanie L. Wooldrige
Notary Public

My Term Expires:
2/7/2026

STEPHANIE L. WOOLDRIDGE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 7, 2026
PETTIS COUNTY
COMMISSION #14932201

2025-5492

RECORDED ON
11/05/2025 12:24 PM
PAGES: 1

BARBARA CLEVINGER
RECORDER OF DEEDS
PETTIS COUNTY, MO

NOTICE OF INTENDED SALE
(Pursuant to Section 429.016 RSMo.)

Date of Execution: 11/4/2025

Grantor (Developer or Property Owner/s): MID MO FINE HOMES LLC

Grantee (Property Owner/s): MID MO FINE HOMES LLC

Address: 22406 Hwy F SEDALIA MO 65301
(mailing address) (City) (State) (Zip Code)

Property Address (if known): 2035 RIDGEVIEW DR, SEDALIA, MO 65301

Legal Description:

LOT 52, OF HUNTER'S RIDGE 8TH SUBDIVISION, LYING IN SECTION TWO (2), TOWNSHIP FORTY-FIVE (45) NORTH, OF RANGE TWENTY-TWO (22) WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI.

The undersigned as, or authorized by, "Grantee", hereby gives Notice that the above referenced property has a proposed closing date of 12/19/2025.

(Date)

Signed: 
Printed Name: VADIM A. SHINDERUK
Title: MEMBER

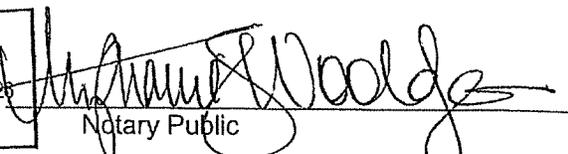
Signed: _____
Printed Name: _____
Title: _____

State of MISSOURI
County of PETTIS

Subscribed and sworn to, before me, on the Date of Execution stated above.

(SEAL)

STEFHANIE L. WOOLDRIDGE NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI MY COMMISSION EXPIRES FEBRUARY 7, 2026 PETTIS COUNTY COMMISSION #14932201
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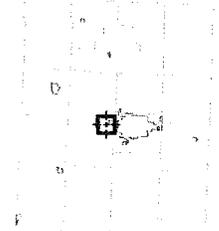

Notary Public

25101083

Exhibit B



Overview



Legend

-  Political Townships
-  Corporate Limits
-  Parcels
-  Roads

Parcel ID	141002407004000	Alternate ID	n/a	Owner Address	MID MO FINE HOMES LLC
Sec/Twp/Rng	2/45/22	Class	Residential		22406 HIGHWAY F
Property Address	2035 RIDGEVIEW DR	Acreage	0.326		SEDALIA, MO 65301-0712
	SEDALIA				
District	R004				
Brief Tax Description	LOT 52 HUNTER'S RIDGE 8TH (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: 3/2/2026
Last Data Uploaded: 2/28/2026 4:36:33 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO SANITATION CART 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 Sanitation Cart fees to offer two 65-gallon sanitation carts at \$26.00 for better manageability to elderly customers upon request 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 16th day of March, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March, 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

Exhibit A

Container Type

(2) 65-Gallon Carts

Proposed Fee

\$26.00/Mo. – Elderly Option



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: Justin Bray, P.W. Operations Director
Date: March 3rd, 2026
Subject: Request to Amend Sanitation Cart Fees, Additional Elderly Option

Public Works Operations is requesting approval to amend the current sanitation fee schedule to allow elderly customers, upon request, to receive two (2) 65-gallon sanitation carts for the monthly rate of \$26.

This adjustment is intended to mirror the existing rate structure that provides two (2) 95-gallon carts for \$26, while offering a more manageable cart size option for elderly residents. The proposed change maintains revenue neutrality and ensures equitable pricing within the sanitation program.

Approval of this request will allow staff to implement the revised option immediately and update customer service procedures accordingly

I respectfully request Council approval of the revised sanitation container rental fees, effective immediately upon adoption

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING CHANGE ORDER NUMBER FOUR FOR WASHINGTON AVENUE BRIDGE REPAIRS.

WHEREAS, the City has received change order number 4 from Double Arch Construction, LLC for Washington Avenue Bridge Repairs; and

WHEREAS, under the change orders, the City of Sedalia shall pay the sum and amount of Nineteen Thousand Twenty-two Dollars (\$19,022.00) to Double Arch Construction, LLC for said repairs as more fully described in the proposed change order attached hereto 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 change order number 4 by and between the City of Sedalia, Double Arch Construction, 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 the change orders 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 change orders after it has been executed by the parties or their duly authorized representatives.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 16th day of March 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March 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

MEMO

TO: Matthew Wirt, City Administrator

FROM: Chris Davies, P.E., City Engineer

DATE: March 10, 2026

**SUBJECT: REQUESTING APPROVAL OF CHANGE ORDER NO. 4 FOR THE
WASHINGTON AVENUE BRIDGE**

Background

The City hired HDR to complete the initial investigation and then moved forward with HDR to complete plans and specifications for the repair to reopen the bridge. The project was advertised and Double Arch Construction was hired to complete the repairs.

Discussion

The contractor is requesting compensation for the following Change Order:

Change Order No. 4

This Change Order is for corrective work associated with severe corrosion discovery during removal of the longitudinal sway brace bracket at Bent 11. During removal of the bracket, significant deterioration was observed in the south-facing C- channel column section. Corrosion had fully penetrated the web, resulting in a hole that prevents reinstalling the sway brace bracket in its original location.

The following costs are associated with the work required: 1) Temp shoring - \$10,000.00, 2) Welding - \$2,200.00, 3) Engineering Costs - \$4,200.00, 4) Labor - \$912.00, 5) Materials - \$1,710.00; for a **Total: \$19,022.00.**

Recommendation

City staff recommends approval and payment of the change order for total compensation of the Change Order of **\$19,022.00.**



5989 Hawk Lane
Florence, MO 65329

CHANGE ORDER REQUEST – COMPENSATION FOR RFI 010

Project: Washington Ave. Bridge Approach Rehabilitation

Project No.: 2026-016

Contractor: Double Arch Construction LLC

Owner: City of Sedalia, Missouri

Date: 2/26/2026

Change Order No.: 004

1. Description of Change

This Change Order includes all labor, equipment, materials, and supervision necessary to perform corrective work associated with severe corrosion discovered during removal of the longitudinal sway brace bracket at Bent 11, as documented in **RFI 010**.

During removal of the bracket, significant deterioration was observed in the north-facing C-channel column section. Corrosion had fully penetrated the web, resulting in a hole that prevents reinstalling the sway brace bracket in its original location.

HDR directed the following corrective actions:

- Remove the heavily deteriorated web portion of the C-channel column section back to sound steel.
- Perform the repair in a manner consistent with the previously approved Column 5 repair.
- Replace all removed bolts in-kind.
- Maintain the stability of the existing structure throughout the disassembly and reassembly process.

All work shall be performed in accordance with contract requirements and HDR direction.

2. Reason for Change

The corrosion discovered at Bent 11 was concealed and not identifiable in the original contract documents. The complete loss of section in the C-channel web created a structural defect that prevents reinstalling the sway brace bracket as designed.

HDR issued RFI 010 to document the condition and direct the necessary structural repair, including removal of deteriorated steel, replication of the Column 5 repair method, replacement of bolts, and stability measures during the repair process.

These tasks constitute extra work beyond the original contract scope and are required to restore structural integrity and ensure proper performance of the sway bracing system.

3. Cost Impact

The following costs are associated with the work required under RFI 010:

- o Temporary Shoring: \$5,000 x 2 (setup/take down) = \$10,000.00
- o Welding = \$2,200.00
- o Engineering Costs = \$4,200.00
- o Labor Costs = \$76/hr @ 12hrs = \$912.00
- o Materials = \$1,710.00

Total Change Order Amount: \$19,022.00

Contractor:

Name: Nigel Mertgen

Title: Owner/COO

Date: 2/26/2026



Owner – City of Sedalia:

Name: _____

Title: _____

Date: _____

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING LOT LINE ADJUSTMENTS AND REPLAT FOR PROPERTIES LOCATED IN THE 600 BLOCK OF NORTH PARK AVENUE AND 600 BLOCK OF NORTH STEWART IN THE CITY OF SEDALIA, MISSOURI.

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

Section 1. The lot line adjustments and replat of the 600 Block of North Park and 600 Block of North Stewart, a copy which is attached to this Ordinance and incorporated herein by reference along with all other documents required under Section 25-31 of the Code of Ordinances of the City of Sedalia, Missouri, all referred to as Attachment "A", having been approved by the Planning & Zoning Commission on March 11, 2026, by a vote of 7 "YES, 0 "NO", and thereafter received and considered by the City Council, is hereby approved.

Section 2. The public roadways and utility easements as shown on the said plat are hereby dedicated to the public use.

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 16th day of March, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March, 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk



MEMORANDUM

To: Planning & Zoning Commission
From: Dimitrius Maduros, Chief Building Official
Date: February 18th, 2026
Subject: 600 Block of N Park / N Stewart
Applicant: Peter Grigoryev on behalf of Premium Homes LLC, Owner of 600 Block of N Park / Stewart

Description of Request: Applicant request approval of lot line adjustments and re-plat of the 600 Block of N Park & N Stewart. An Ordinance vacating the North-South alley between property located at 600, 610 & 620 N Park Ave. and 601, 605, 615 & 619 N Stewart Ave. and reserving a permanent sanitary sewer easement in favor of the City of Sedalia.

Land Use Review: The land is currently undeveloped and zoned M-1 – Light Industrial. Land to North is zoned M-1 and is currently vacant – Land to the West is zoned M-1 and is currently utilized as a commercial business – Land to the East is zoned R-1 and is currently used for single family homes – land to the South is zoned R-1 and is currently vacant.

Staff Recommendation: Staff recommendation is the application be approved for the following reasons:

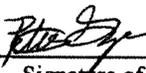
1. The property is entirely undeveloped and is intended for new housing to be available inside city limits. The re-plat allows for a total of 12 “lots” or parcels to be created within this block, expanding our housing availability in the area.
2. The lot line adjustments and re-plat will have no effect on the surrounding area and thus will not create a hazard or nuisance to the surrounding area.
3. The intended use is in alignment with the city’s future land use plan within the city’s comprehensive plan.

If you have any questions or concerns regarding anything outlined in this advisory, please contact me at (660) 619 - 2910 or dmaduros@sedalia.com.

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

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

DO NOT WRITE IN THIS SPACE	
Date of Public Hearing	_____
Date Submitted	_____
Date Advertised	_____
Date of Mailing	_____
Checked By	_____
Receipt No.	_____
Commission Action	_____
Council Action	_____

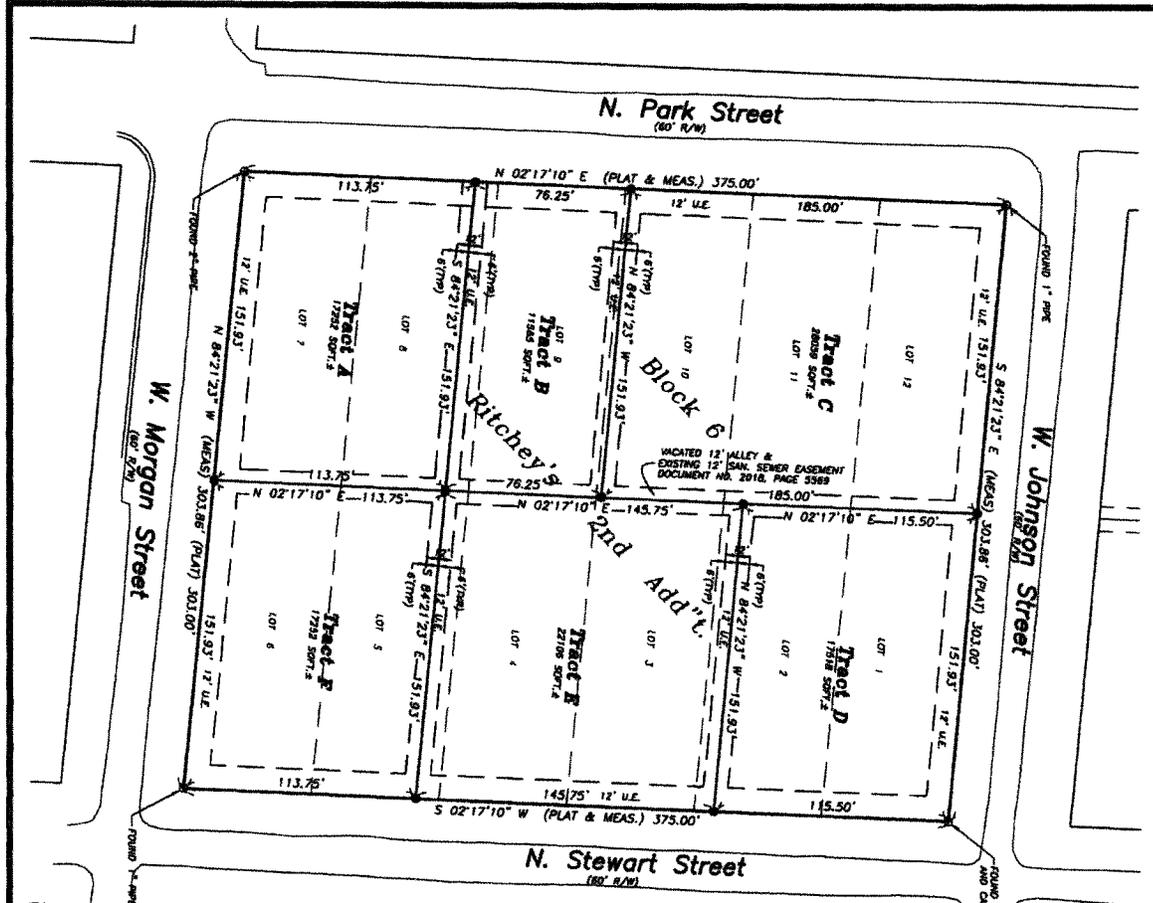
1. Applicant's Name Premium Homes LLC
2. Applicant's Address 2815 Pine Hills Drive
3. Telephone Number (Home) 660-620-9892 (Business) 660-620-9892
4. Present Zoning M-1 Requested Zoning No change
5. Legal Description of property requested to be rezoned, with street address or location:
AN ORDINANCE VACATING THE NORTH-SOUTH ALLEY BETWEEN PROPERTY LOC
WHEREAS, The City of Sedalia has received a request from Bethany Baptist Church, ow
NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA,
Section 2. The City Clerk is hereby authorized and directed to file in her office said ordina
Section 3. This ordinance shall be in full force and effect from and after its passage and a
6. Area of subject property, square feet and/or acres 2.59 acres
7. Present Use of subject property Vacant Land
8. Desired use of subject property Multifamily units - Fourplex x4 and one office/warehous
9. What is the present use of the adjoining properties? North Vacant
South Church East Single Family West Office/warehouse
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
11. Time schedule for development Lot 1 & 3 - 2026, Lot 2 & 4 - 2028, Lot 6 - 2029, Lot 7 -
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable
zone N/A Has base flood elevation been established? N/A
If yes, please explain how such elevation was determined. _____
N/A
13. Public Utilities available at site: Sewer _____ " at West Morgan Street,
West Johnson Street, Alley Easement Water _____
at North Park Street
Natural Gas _____ " at N/A
_____ Electric _____
at North Park Ave, West Morgan Street, North Stewart Ave, West Johnson St
14. Exhibits furnished Premium Reserve - Development layout
15.  2815 Pine Hills Drive Sedalia MO 65301
Signature of Applicant Address of Applicant
16. Relationship of applicant to property: Owner Agent
17. Other _____
(Explain)

APPARENT DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER INFORMATION OBTAINED FROM COUNTY RECORDS. NO ABOVE GROUND OR BELOW GROUND UTILITIES ARE SHOWN EXCEPT AS NOTED. THIS SURVEY DOES NOT REPRESENT AN OPINION.
CLIENT: PREMIUM HOMES LLC.

Final Plat of Premium Reserve

being a Re-Plat of Block 6
Ritchey's Second Addition to
the City of Sedalia, Missouri

Description:
ALL OF BLOCK 6, RITCHEY'S SECOND ADDITION TO THE CITY OF SEDALIA, MISSOURI, INCLUDING THE WACATED ALLEY.



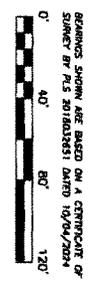
GENERAL NOTES

- U.E. = UTILITY EASEMENT
- BUILDING LINES & SET-BACKS
- FLOOD PLAIN NOTE

LEGEND

- THICK STANDARD SYMBOLS WILL BE FOUND IN THIS DRAWING.
- SET 1/2" HIGH BAY AND CAP
- ROUND MONUMENT AS NOTED

CERTIFICATION:
I hereby certify that this survey and plat was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Missouri. This survey was conducted in accordance with the Rules and Regulations of the Property Surveyors of the Missouri Department of Agriculture.



ACKNOWLEDGMENT:
STATE OF MISSOURI
COUNTY OF PETTIS

ON THIS _____ DAY OF _____ IN THE YEAR OF _____ BEFORE ME _____ IN THE YEAR OF _____ A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSONS WHO HAD EXECUTED THE FOREGOING AND DEED _____ AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS FREE ACT AND FIRST ABOVE WRITER NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ STATE OF MISSOURI BY COMMISSION EXPIRES _____

APPROVED BY THE CITY OF SEDALIA PLANNING AND ZONING ON THIS _____ DAY OF _____ IN THE YEAR _____ CHAIRPERSON

APPROVED BY THE SEDALIA CITY COUNCIL ON THIS _____ DAY OF _____ IN THE YEAR _____ MAYOR

DEPOSITION:
THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER INDICATED HEREIN AND SAID SUBDIVISION SHALL BE REMEMBERED BY THE PUBLIC AS THE SAID RESERVE.
THE ABOVE AND FOREGOING INDICATED HEREIN ARE HEREBY DECLARED TO BE THE USE OF THE PROPERTY OWNERS FOR THE PURPOSES OF THE CITY OF SEDALIA, MISSOURI, AND THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
ALL LOTS ARE SUBJECT TO CONDITIONS AND RESTRICTIONS SET FORTH IN AN INSTRUMENT OF DEED DATED TO BE FILED HEREIN.

DATE _____
RANDY L. STROUSE, MO P.L.S. 2001001916

RANDY L. STROUSE SURVEYING
MO P.L.S. 2001001916
216 WEST ALLEN STREET
CLINTON, MISSOURI 64735
(800) 492-2116

DATE OF SURVEY: DECEMBER 2025
CLASS OF PROPERTY: URBAN

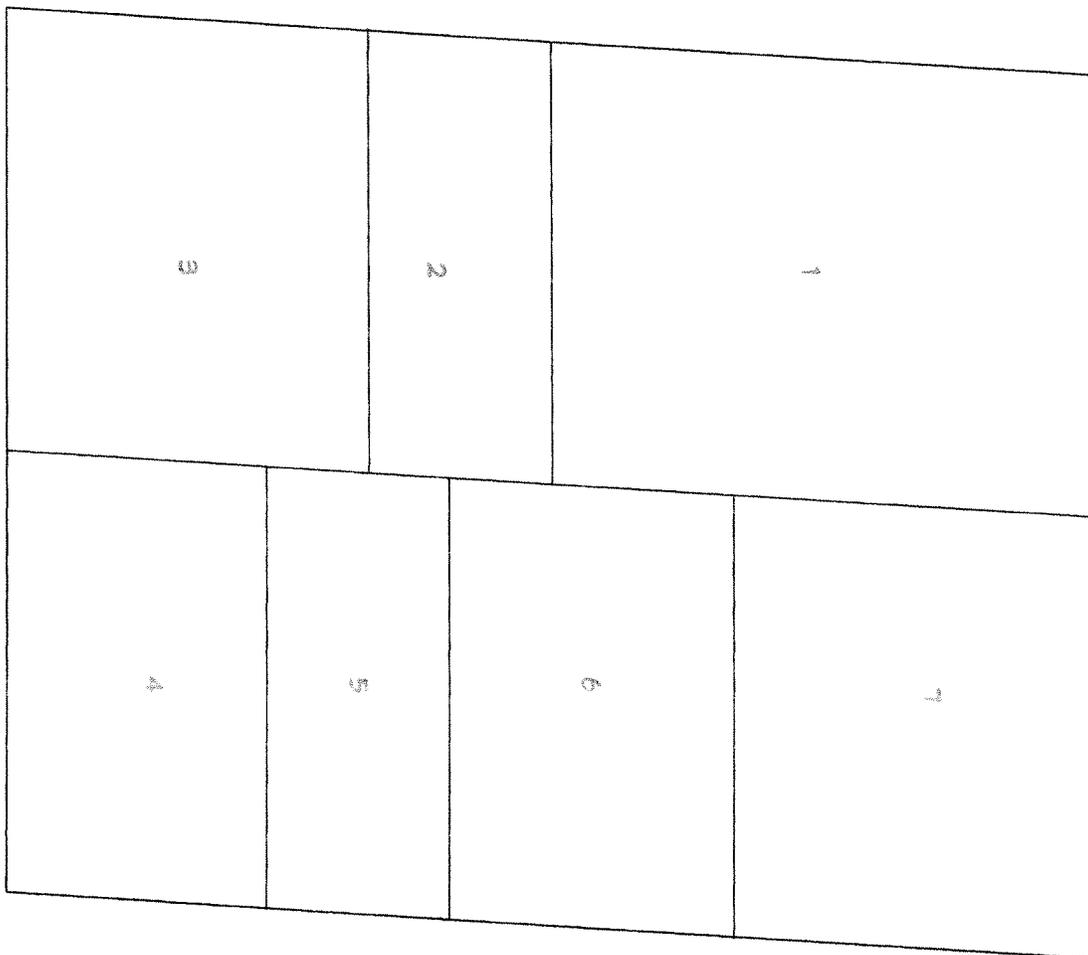
Final Plat of Premium Reserve
Sec 33, Twp 46, Rng 21
Pettis County Missouri

FOR RECORDOR'S USE

CURRENT PLAN

WEST JOHNSON ST

NORTH PARK AVE



WEST MORGAN ST

NORTH STEWART AVE

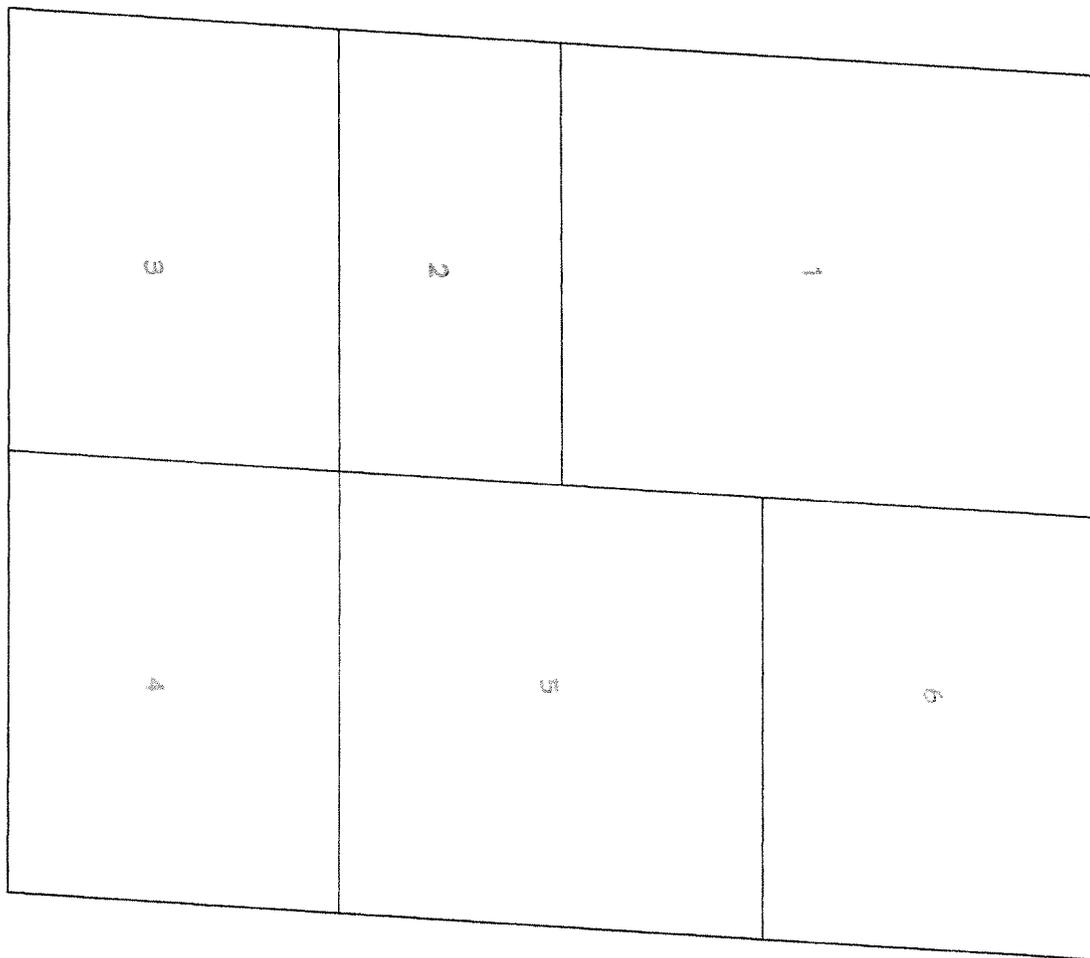
A-1	SHEET:	1/28"=1'	SCALE:	12/30/25	DATE:	DRAWINGS PROVIDED BY:  PREMIUM HOMES	PROJECT DESCRIPTION: PARK STREET DEVELOPMENT	SHEET TITLE: CURRENT LOT LAYOUT	<table border="1"><thead><tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </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></tbody></table>	NO.	DESCRIPTION	BY	DATE																	
NO.	DESCRIPTION	BY	DATE																											

NEW PLAN

WEST JOHNSON ST

NORTH PARK AVE

WEST MORGAN ST



NORTH STEWART AVE

DRAWINGS PROVIDED BY:



PROJECT DESCRIPTION:

**PARK STREET
DEVELOPMENT**

SHEET TITLE:

NEW LOT LAYOUT

NO. DESCRIPTION BY DATE

NO.	DESCRIPTION	BY	DATE



DATE:

12/30/25

SCALE:

1/28"=1'

SHEET:

A-2

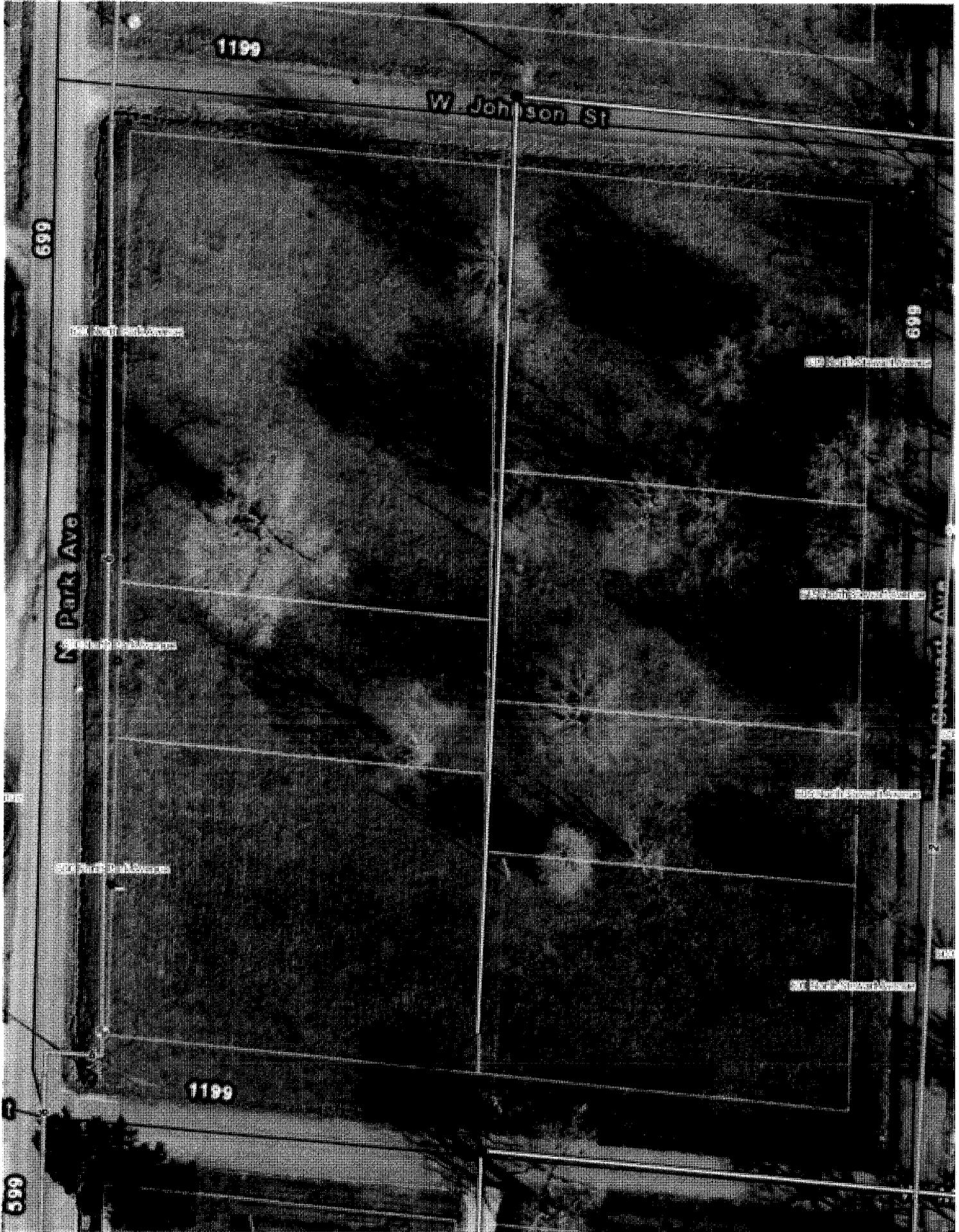
NEW LOT LAYOUT

LEGEND:
 PROPERTY LINE
 UTILITY EASEMENT
 BUILDING LINES



SHEET: A-	SCALE: 1/28"=1'	DATE: 12/20/25	DRAWINGS PROVIDED BY: PREMIUM HOMES	PROJECT DESCRIPTION: PARK STREET DEVELOPMENT	SHEET TITLE: BUILDING LAYOUT	NO.	DESCRIPTION	BY	DATE	





1199

W Johnson St

699

N Park Ave

699

1199

599

1199

W Johnson St

690

690

W Park Ave

W Park Ave

1199 W Johnson St

1199

690

690

NOTICE OF PUBLIC HEARING

Whereas, the City Planning & Zoning Commission and the City of Sedalia, Missouri have received application from Premium Homes LLC, owner of the property located at:

600 N PARK - 610 N PARK – 620 N PARK

&

601 N STEWART – 605 N STEWART – 615 N STEWART – 619 N STEWART

Requesting a Re-plat and Lot line adjustments and that said application is acted upon as provided in Ordinance No. 6741. Therefore, in compliance with Chapter 89.320 of the revised Statutes of Missouri, 1969, as amended, other applicable statutes and Planning & Zoning Ordinance No. 8325, as amended.

The City Planning & Zoning Commission will meet in the Council Chambers at the Municipal Building, 200 South Osage Avenue, Sedalia, Missouri at 5:30 pm on March 11th, 2026, for the purpose of a public hearing in relation to said application at which time, site and place, parties in interest and citizens shall have an opportunity to be heard.

Dated at Sedalia, Missouri the 24th day of February 2026. Handicapped citizens needing accommodation in order to attend this meeting should contact the office of the City Clerk (660) 827-3000 no later than 48 hours prior to the scheduled meeting.

THE PLANNING & ZONING COMMISSION
Of the City of Sedalia, Missouri
Tolbert Rowe, Chairman
Andrew Dawson, Mayor

February 24th, 2026

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 16th day of March, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March, 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL WARRANTY 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 special warranty deed attached hereto and incorporated by reference.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves the giving of a special warranty 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.

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Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March, 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

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.

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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 16th day of March, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March, 2026.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION _____ OF THE CODE OF
ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO
_____.**

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

WHEREAS, Section _____ of the Code of Ordinances of the City of Sedalia,
Missouri relating to _____ needs to be amended to delete language referencing
_____ as it is no longer necessary.

Section 1. Section _____ of the Code of Ordinances is hereby amended to read as
follows:

“Sec. _____.

Section 2. 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 16th day of March, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of March, 2026

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk