



City Council Meeting Agenda Monday, June 15, 2026 – 6:30 p.m. City Hall, 200 South Osage, Sedalia MO

MAYOR: TRAVES WILLIAMS

MAYOR PRO-TEM: TINA BOGCESS

- A. **CALL TO ORDER** – Mayor Williams – Council Chambers
- B. **LEGISLATIVE PRAYER & PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL**
- D. **PRESENTATION** – The Embassy – Update on Opioid Funding Spending on Improvement Projects (Jason McClain, Presenter)
- E. **PRESENTATION** – Pavement Presentation (Alek Vance, Vance Brothers, Presenter)
- F. **SERVICE AWARDS/RETIREMENT AWARDS/SPECIAL AWARDS** – None
- I. **GOOD AND WELFARE** - “During the Good and Welfare section of our meeting agenda, residents of Sedalia are invited to directly address the City Council. Participants must sign up in advance using the form provided in the Municipal Building lobby prior to the start of the meeting. The sign-up form requires a name, address, telephone number, and the subject of the comment. Comments must pertain to items on the agenda unless a formal request to speak on a non-agenda item has been submitted in writing at least two business days prior to the meeting.

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

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

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

II. **APPROVAL OF PREVIOUS SESSION MINUTES**

- A. Council Meeting – June 1, 2026

III. **REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES**

- 1. Acceptance of Planning & Zoning Commission minutes dated April 1, 2026

IV. **ROLL CALL OF STANDING COMMITTEES**

- A. **FINANCE / ADMINISTRATION** – Chairwoman Tina Boguess; Vice Chairwoman Cheryl Ames

- 1. **Presentation** – Revenue Collection Trends (Jessica Pyle, Presenter)

- B. **PUBLIC WORKS** – Chairwoman Michelle Franklin; Vice Chairman David Covington

- 1. Agreement – CDBG Sidewalk Improvements – Epic Concrete Construction, Inc. – \$614,738.00
Council Discussion led by Chairwoman Franklin

BILL NO. 2026-71 Call for Ordinance Authorizing an Agreement for the CDBG Sidewalk Improvement Project – Mayor Williams

2. Authorizing TRIM Grant Application – Department of Conservation - \$25,700.00

Council Discussion led by Chairwoman Franklin

R 2170 Call for Resolution Authorizing an application by the City of Sedalia, Missouri for a Tree Resource Improvement and Maintenance (TRIM) Grant through the Missouri Department of Conservation to continue to grow the City’s urban forest – Mayor Williams

3. Change Order Number One – Grand Avenue Water Main Replacement – Earthworks Excavation & Associates, LLC – \$11,775.05

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-72 Call for Ordinance Authorizing Change Order Number one for Grand Avenue Water Main Replacement – Mayor Williams

4. Change Order Number Three – Washington Avenue Bridge Rehabilitation Project – HDR Engineering, Inc. – No Cost

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-73 Call for Ordinance Authorizing Change Order Number Three for Washington Avenue Over Union Pacific Railroad Bridge Rehabilitation Project – Mayor Williams

C. PUBLIC SAFETY – Chairman Jack Robinson; Vice Chairman Spencer Redford – No Report.

D. COMMUNITY DEVELOPMENT – Chairwoman Cheryl Ames; Vice Chairman David Covington

1. Approval of Final Plat – Eagle View Ridge Addition

Council Discussion led by Chairwoman Ames

BILL NO. 2026-74 Call for Ordinance Approving the final plat for Eagle View Ridge, an Addition to the City of Sedalia, Pettis County, Missouri – Mayor Williams

2. Presentation – Proposed Building Incentive for Affordable Housing (Dimitrius Maduros, Presenter)

V. OTHER BUSINESS

A. APPOINTMENTS – None

B. LIQUOR LICENSES

Renewal:

*Li Ping Chen dba Joy Habachi, Inc, 1975 West Broadway, Liquor by the Drink & Sunday Sales – \$750.00

VI. MISCELLANEOUS ITEMS FROM MAYOR, CITY COUNCIL AND CITY ADMINISTRATOR

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), 12 (Negotiated Contracts) and 13 (Individually identifiable personnel records) 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

Click on any agenda item to view the related documentation

VIII. 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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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 JUNE 12, 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 Traves Williams, Mayor Pro Tem Tina Boggress & City Council Members
From: Matthew Wirt, City Administrator
Re: Agenda items for City Council meeting on Monday, June 15th 6:30 p.m.

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

1. Finance Director Jessica Pyle will provide an update on the current revenue trends across our tax-based funds.

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

1. The Public Works Department solicited bids for the 2021-GI-17 CDBG Sidewalk Improvement Project, which includes sidewalk, curb, and gutter improvements within the project area located between E. 4th Street and E. 6th Street and between S. Center Avenue and S. Emmet Avenue. Five bids were received, with Epic Concrete Construction, Inc. submitting the lowest responsive bid in the amount of \$614,738.00.

During the bid review process, staff identified that required E-Verify documentation had been omitted from the contractor's original submission. The documentation was subsequently provided and reviewed. The matter was also submitted to Community Development Block Grant (CDBG) representatives for guidance, and CDBG staff indicated they had no objection to award of the contract. The City Attorney and staff have reviewed the bid and supporting documentation and determined the contractor meets the requirements of the project specifications. The bid amount is within the approved project budget. Staff recommends approval of the contract award to Epic Concrete Construction, Inc. in the amount of \$614,738.00.

2. The Missouri Department of Conservation offers Tree Resource Improvement and Maintenance (TRIM) grants to assist communities with urban forestry projects. Staff is requesting authorization to submit a TRIM grant application in the amount of \$25,700.

If awarded, grant funds would be used to remove ash trees impacted by the emerald ash borer, provide public education materials, and support the planting of replacement trees to help maintain and expand Sedalia's urban forest. Approval of this item authorizes staff to submit the grant application for consideration by the Missouri Department of Conservation.

3. The Grand Avenue Water Main Replacement project was awarded in FY2026 and was originally anticipated to be completed during the fiscal year. During construction, the con-

tractor encountered existing water system components that differed from historical records and design information. As a result, additional time was required to identify compatible materials and obtain the necessary parts to complete the work.

Change Order No. 1 serves as the final change order for the project and reconciles the contract quantities with the actual quantities installed during construction. The change order increases the contract amount by \$11,775.05, bringing the final contract amount from \$925,877.34 to \$937,652.39. The change order also extends the contract completion date from April 1, 2026, to May 11, 2026. Despite the additional work and time required to address unforeseen field conditions, the final project cost remains below the engineer's estimate. Staff recommends approval of Change Order No. 1 and the associated contract time extension.

4. HDR Engineering has submitted a no-cost change order to Task Order No. 3 for the Washington Avenue Bridge Rehabilitation Project. The change order extends the contract completion date to September 30, 2026, to allow HDR to continue providing engineering support and construction inspection services through project completion.

The change order also adds ultrasonic non-destructive testing of all 28 bridge truss pins. These pins were installed during the bridge rehabilitation completed in 1988, and available records do not indicate that they have been tested since that time. The testing will establish a baseline assessment of the pins' condition and help identify any internal wear or defects that cannot be detected through a visual inspection alone.

Throughout construction, additional corrosion and deterioration were discovered that exceeded what was originally anticipated. As a result, staff believes it is prudent to take this opportunity to further evaluate other critical bridge components and verify their condition before the bridge is reopened to traffic. The additional testing is intended to provide confidence that the bridge is safe, structurally sound, and capable of serving the community for years to come.

The additional testing and associated engineering services will be completed at no additional cost to the City. **Staff does not anticipate that the testing will delay reopening of the bridge but believes it will provide valuable information regarding the long-term condition of this important transportation asset.**

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

Community Development Committee – There are two items for consideration through the Community Development Committee.

1. The proposed Eagle View Ridge Final Plat will create five development lots within the existing Eagle View Ridge development area. The property is currently zoned M-2 (Heavy Industrial), and no zoning changes are being requested or considered as part of this application. The property will remain zoned M-2 and is consistent with the surrounding commercial, industrial, and undeveloped properties in the area.

Approval of the final plat will allow the lots to be developed in accordance with the existing zoning and the City's comprehensive plan. The final plat and associated lot line adjustments will have no adverse impact on surrounding properties and will expand the availability of build-ready commercial and industrial development sites within the community.

The Planning and Zoning Commission reviewed the request at its June 3, 2026, meeting and recommended approval of the final plat.

2. By request, Chief Building Official Dimitrius Maduros will provide a presentation regarding potential permit fee reduction options that could be considered as an incentive for affordable housing development within the City. The presentation will provide an overview of potential fee impacts and options for Council consideration.



Let's Cross Paths

CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
JUNE 1, 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, met on June 1, 2026 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Traves Williams presiding. Mayor Williams called the meeting to order and asked for a moment of legislative prayer followed by the Pledge of Allegiance.

ROLL CALL:

Table with 4 columns: Name, Status, Name, Status. Rows include Jack Robinson (Present), Cheryl Ames (Present), Lee Scribner (Absent), Tina Boggess (Present), David Covington (Present), Bob Cross (Present), Spencer Redford (Present), Michelle Franklin (Present).

SERVICE AWARDS

Table with 4 columns: Award, Name, Position, Department. Rows include 40 Year Gift Card/Certificate (Roger Waters, Cemetery Director, Cemetery), 5 Year Pin/Certificate (Cody Reynolds, Driver/Engineer, Fire), 5 Year Pin/Certificate (Tabitha Jackson, Executive Assistant, Administration), 5 Year Pin/Certificate (Courtney Fry, Assistant Director of Rec, Park), 5 Year Pin/Certificate (Devin Mayfield, Laborer-Mowing, Sanitation).

City Administrator Matthew Wirt stated Roger Waters started his career with the City of Sedalia on May 21, 1986 when he joined the Fire Department as a firefighter. During his years with the Fire Department, Mr. Waters became known as an exceptional driver, earning a reputation for being able to navigate the City with ease. On August 23, 2009, he began as Cemetery Director. Director Waters has worked diligently to ensure the cemetery remains a place of beauty, dignity, and respect for families and loved ones who visit. For over four decades Director Waters has served our community with dedication, professionalism and pride. Whether responding to emergencies, preparing a meal for fellow firefighters or caring for one of the City's most important and meaningful public places, Director Waters has made a lasting impact on Sedalia and the people who call it home.

Parks Director Amy Epple stated Courtney Fry came to the Parks Department as Recreation Superintendent and is currently the Assistant Director of Recreation. Ms. Fry is truly the one behind the scenes, ensuring everything runs smoothly for both the team and the community they serve. From developing policies and procedures to selecting furniture for Memory Lanes; managing program registration, software; coordinating schedules and solving unexpected challenges. Ms. Fry's exceptional organizational skills keep the recreation team on track while constantly encouraging them to think outside the box. Ms. Fry inspires her team to explore innovative ideals and create better experiences for community members; she is not just a colleague, she is one of the biggest team members. What truly sets Ms. Fry apart is a remarkable ability to organize and streamline operations; when something needs to be done, she is always among the first to step up to tackle challenges. Ms. Fry's leadership and willingness to jump in whenever needed makes a tremendous impact on operations and all the lives of the people the Parks serve every single day.

Public Works Operations Director Justin Bray stated Devin Mayfield has helped assist all operations such as trash collections, mowing, filling in on the asphalt crew, alley trimming, repaving alleyways and making sure that vital functions stay moving.

RETIREMENT AWARDS/SPECIAL AWARDS: None

GOOD & WELFARE:

Debbie Covington, PO Box 965, stated she sees lots of positive things happening and she thanked Council for that. Ms. Covington addressed consideration of the City's Conflict of Interest Ordinance. Ms. Covington supports the transparency and accountability, but believes the public deserves more than simply readopting an Ordinance every two years. Citizens deserve confidence that descisions are being made in the best interest of the public; not for the benefit of insiders, political connections or those with influence at City Hall.

Transparency becomes even more important when residents are being asked to pay more. Over the last several years, citizens have been seeing increases in water, sewer and trash costs. Sunshine Law fees, Fire Department fees have increased. Citizens are now charged additional convenience fees to pay bills and invoices by credit card, debit card and electronic checks. As costs continue to rise, taxpayers deserve greater access to information showing exactly where the public money is being spent.

Ms. Covington reminded Council that several elected officals campaigned on restoring transparency and repealing Ordinance 12255 that was adopted in 2025, yet the Ordinance remains in place. Residents should not have to navigate procedural barriers to address their elected officials on matters of public concern. If Council is serious about transparency, accountability and public trust; then they should do more than readopt a disclosure Ordinance. Council should make financial information easier to access, reduce barriers to public participation and ensure the citizens have a meaningful voice in government.

Matt Sims, 116 East Morgan, signed up but not in attendance.

Sandy Jeffers, 816 West 3rd, stated she does not know who was instrumental in getting her yard mowed, but she appreciates it very much. Ms. Jeffers stated she has heard that there are several Council members that want to impeach the Mayor. Ms. Jeffers stated she does not know if anybody has told Council that he can have every one of them impeached too, the only difference is it takes a whole lot less signatures to have them impeached than it does for him to be impeached. Citizens voted the Council members in. Ms. Jeffers stated in her opinion, Council works for the citizens.

Ms. Jeffers stated when it comes to the trash issue, the two men that want this to pass do not even live inside the City Limits of Sedalia.

MINUTES: The Council Meeting minutes of May 18, 2026 were approved on motion by Covington, seconded by Robinson. All Present in Favor. Scribner was Absent.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None.

ROLL CALL OF STANDING COMMITTEES:

FINANCE / ADMINISTRATION – Chairwoman Tina Boggess; Vice Chairwoman Cheryl Ames

- This ordinance is required to be readopted every two years in order to maintain compliance with the Missouri Ethics Commission requirements regarding local conflict of interest and financial disclosure procedures. The ordinance reaffirms the City's established process for disclosure of potential conflicts of interest and substantial financial interests by elected officials, appointed officials, and certain employees as required under Chapter 105 RSMo. The ordinance also helps ensure transparency, accountability, and public

confidence in City government by continuing procedures for financial disclosure reporting and conflict of interest notifications.

BILL NO. 2026-64, ORDINANCE NO. 12451 – AN ORDINANCE READOPTING SECTION 2-833 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI WHICH ESTABLISHES A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS was read once by title.

2nd Reading – Motion by Boggess, 2nd by Robinson. All Present in Favor. Scribner was Absent.

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

Roll Call Vote: Voting “Yes” were Robinson, Ames, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”. Scribner was Absent.

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

- The ordinances formally establish two existing signalized crosswalk locations that were identified as needing supporting ordinances within the City’s traffic regulations. The crosswalks are located at Main Street and Kentucky Avenue and at Robinson Court and Buckner Court crossing West Saline Street. Both locations were previously reviewed by the Citizens Traffic Advisory Commission and recommended for approval. The Public Works Operations Department requested these ordinances to ensure the existing crosswalks are properly documented within City ordinances and remain consistent with the Manual on Uniform Traffic Control Devices standards and City traffic control procedures.

BILL NO. 2026-65, ORDINANCE NO. 12452 – AN ORDINANCE ESTABLISHING A SIGNALIZED CROSSWALK AT THE INTERSECTION OF MAIN STREET AND KENTUCKY AVENUE was read once by title.

2nd Reading – Motion by Boggess, 2nd by Robinson. All Present in Favor. Scribner was Absent.

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

Roll Call Vote: Voting “Yes” were Robinson, Ames, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”. Scribner was Absent.

BILL NO. 2026-66, ORDINANCE NO. 12453 – AN ORDINANCE ESTABLISHING A SIGNALIZED CROSSWALK AT ROBINSON COURT AND BUCKNER COURT CROSSING WEST SALINE STREET was read once by title.

2nd Reading – Motion by Boggess, 2nd by Robinson. All Present in Favor. Scribner was Absent.

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

Roll Call Vote: Voting “Yes” were Robinson, Ames, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”. Scribner was Absent.

- The agreement would allow the City to accept a Department of Health and Senior Services, Office of Dental Health grant for replacement of the fluoridation system at the Water Filtration Plant. The existing system has become aged and deteriorated and requires operators to manually handle hydrofluorosilicic acid, creating additional safety and operational concerns. The proposed replacement system would modernize the process with updated equipment, double-wall containment, enclosed transfer systems, digital measurement equipment, and automated metering pumps to improve safety, accuracy, and efficiency. Under the agreement, the State would reimburse the City up to \$16,634 for the complete replacement project, including installation. Hawkins Water Treatment Branch of Columbia, Missouri, provided the lowest quote for the project in the amount of \$16,634. The agreement also requires the Water Department to maintain adequate fluoridation levels for five years and provide staff training associated with the upgraded system.

BILL NO. 2026-67, ORDINANCE NO. 12454 – AN ORDINANCE AUTHORIZING A PROGRAM SERVICES CONTRACT FOR WATER PLANT FLUORIDATION SYSTEM REPLACEMENT was read once by title.

2nd Reading – Motion by Boggess, 2nd by Robinson. All Present in Favor. Scribner was Absent.

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

Roll Call Vote: Voting "Yes" were Robinson, Ames, Boggess, Covington, Cross, Redford and Franklin. No one voted "No". Scribner was Absent.

PUBLIC SAFETY – Chairman Jack Robinson; Vice Chairman Spencer Redford

- The resolution authorizes the Sedalia Fire Department to apply for the 2025 Assistance to Firefighters Grant. The grant program operates as a 90/10 matching grant and would allow the department to pursue funding for hazardous materials response equipment, including protective suits, air monitoring devices, testing kits, and related response equipment. If the grant is awarded, a future budget amendment would be required to address the City's matching share of the project costs.

RESOLUTION NO. 2169 – A RESOLUTION AUTHORIZING THE SEDALIA FIRE DEPARTMENT TO SUBMIT AN ASSISTANCE TO FIREFIGHTERS GRANT APPLICATION was read once by title and approved on motion by Cross, seconded by Boggess. All Present in Favor. Scribner was Absent.

- The Sedalia Police Department is requesting approval to accept four Missouri Department of Transportation Highway Safety and Traffic Division grants focused on roadway safety and traffic enforcement initiatives. The grants include \$20,500 for impaired driving enforcement overtime and \$6,000 for DWI training conferences, \$45,000 for hazardous moving violation enforcement overtime and \$4,800 for traffic unit conferences, \$5,760 for distracted driving enforcement campaigns, and \$138,496 for a Distracted HMV Enforcement Unit position. The largest grant request includes funding for a fully reimbursed traffic enforcement officer position, including salary, benefits, a patrol vehicle, and associated equipment.

BILL NO. 2026-68, ORDINANCE NO. 12455 – AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF GRANTS FOR THE SEDALIA POLICE DEPARTMENT was read once by title.

2nd Reading – Motion by Boggess, 2nd by Robinson. All Present in Favor. Scribner was Absent.

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

Roll Call Vote: Voting "Yes" were Robinson, Ames, Boggess, Covington, Cross, Redford and Franklin. No one voted "No". Scribner was Absent.

COMMUNITY DEVELOPMENT – Chairwoman Cheryl Ames; Vice Chairman David Covington

- Staff has coordinated the sale and transfer of the property located at 320 North Quincy Avenue and is presenting the quit claim deed for Council approval. Approval of this item would authorize the City to convey the property to William Parks.

BILL NO. 2026-69, ORDINANCE NO. 12456 – AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 320 NORTH QUINCY AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO WILLIAM PARKS was read once by title.

2nd Reading – Motion by Boggess, 2nd by Ames. All Present in Favor. Scribner was Absent.

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

Roll Call Vote: Voting "Yes" were Robinson, Ames, Boggess, Covington, Cross, Redford and Franklin. No one voted "No". Scribner was Absent.

- Staff has coordinated the sale and transfer of the property commonly known as 421 North Missouri Avenue and is presenting the agreement and deed documents for Council approval. Approval of this item would authorize the City to sell the property to Anesha Nicole Sims for \$2,000 and complete the transfer through a special warranty deed.

BILL NO. 2026-70, ORDINANCE NO. 12457 – AN ORDINANCE APPROVING A SPECIAL WARRANTY DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 421 NORTH MISSOURI AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO ANESHA NICOLE SIMS was read once by title.

2nd Reading – Motion by Boggess, 2nd by Robinson. All Present in Favor. Scribner was Absent.

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

Roll Call Vote: Voting "Yes" were Robinson, Ames, Boggess, Covington, Cross, Redford and Franklin. No one voted "No". Scribner was Absent.

APPOINTMENTS: The following appointments were read approved on motion by Boggess, seconded by Ames. All Present in Favor. Scribner was Absent.

Citizens Traffic Advisory Commission

Don Huber Replacing Sherry Broyles Three Year Term Ending 6/2029

Public Library Board

Linda Jo Huber Completing Dr. Kathryn Stanley-Dietzman's Term Expiring 6/30/2028

Sedalia Main Streets Board of Directors

Michelle Swords Replacing Kathi Smith Three-Year Term Ending 1/2029

Zoning Board of Adjustment

Cary Howerton Replacing Mike Privitt Five-Year Term Ending 6/2031

BIDS: Purchase and Re-use of Property at 421 North Missouri – May 13, 2026

LIQUOR LICENSES:

The following new and renewal Liquor Licenses were read and approved on motion by Ames, seconded by Covington. All Present in Favor. Scribner was Absent.

New (Special Event License):

* Joseph Corel dba St. Vincent Depaul Church, 421 West 3rd, St. Vincent Multicultural Festival, 416 West 3rd Street, June 13, 2026, 10:00 a.m. to 3 p.m.

Renewals:

- *Cathy Geotz dba Break Time #3167, 101 Rebar Road, Packaged Sales & Sunday Sales
- *Scott Hewett dba Colton's Steak House and Grill, 4101 West Broadway, Liquor by the Drink & Sunday Sales
- *Christina Cook dba Fitter's 5th Street Pub, 500 South Ohio, Liquor by the Drink & Sunday Sales
- *Stacey White dba P's Place, 1201 East 3rd, Liquor by the Drink

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR: None.

The meeting adjourned at 7:05 p.m. on motion by Boggess, seconded by Cross 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, Boggess, Covington, Cross, Redford and Franklin. No one voted "No". Scribner was Absent.

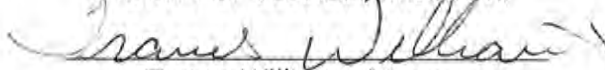
The regular meeting reopened at 7:21 p.m. on motion by Boggess, seconded by Robinson.

ROLL CALL:

Jack Robinson	Present	David Covington	Present
Cheryl Ames	Present	Bob Cross	Present
Lee Scribner	Absent	Spencer Redford	Present
Tina Boggess	Present	Michelle Franklin	Present

Regular meeting adjourned at 7:22 p.m. on motion by Boggess, seconded by Robinson. All Present in Favor. Scribner was Absent.

THE CITY OF SEDALIA, MISSOURI


Traves Williams, Mayor


Jason S. Myers, City Clerk



Let's Cross Paths

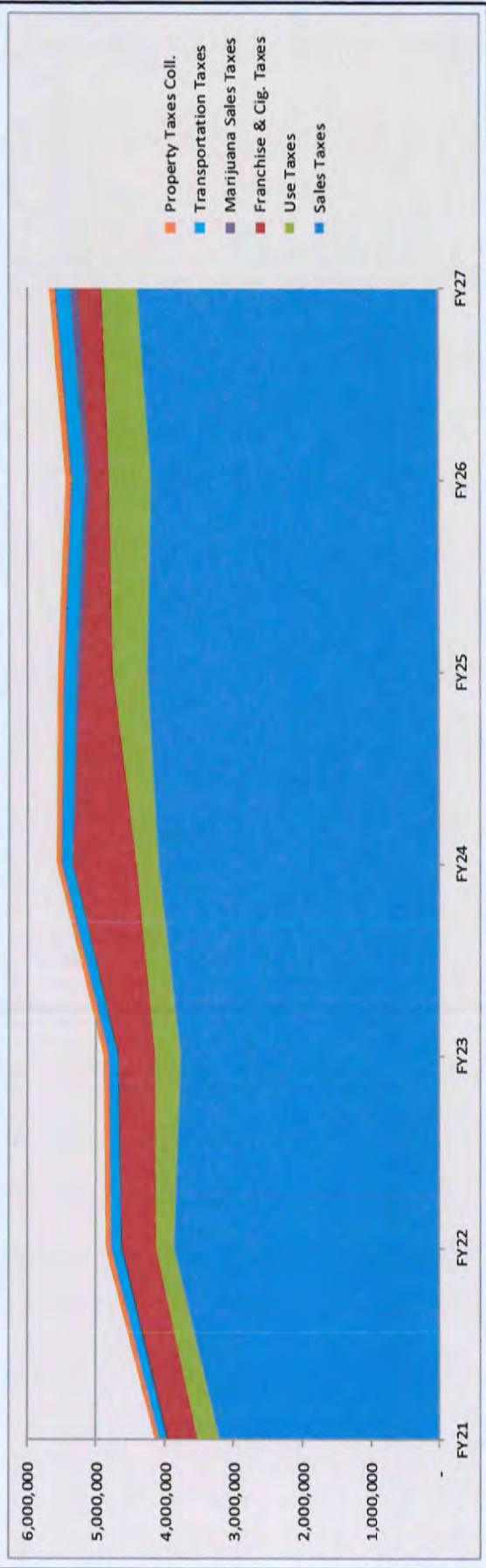
Planning and Zoning
Meeting Minutes
Wednesday, April 1, 2026, at 5:30 pm
Council Chambers
Municipal Building

- 1) Call to order
 - a. The meeting was called to order at 5:30 pm.
 - 2) Roll Call
 - Present:
Rhonda Ahern, Val Bloess, Ann Graff, Virginia Brainard, Terri McDermott
 - Absent:
Tolbert Rowe, Ian Shoemaker, Jerry Ross
 - Staff:
John Simmons, Zac Walton
 - 3) Public Hearing
 - a. Designation of Historic Landmark - John Simmons presented the application of the Sedalia Public Library for designation as a historic landmark. Mr. Simmons went over the application. John Simmons stated that the City recommends approval.
 - 4) New Business
 - a. Designation of Historic Landmark – none.
- Val Bloess motioned to approve. Ann Richardson seconded. All approved.**
- 5) Next Meeting Date
 - a. TBD.
 - 6) Adjourn
 - a. Ann Graff motioned to adjourn; Ann Richardson seconded. All approved.

City of Sedalia Certain Taxes Collected

Description	Current Month Totals										FY27	FY26	FY25	FY24	FY23	FY22	FY21	Increase (Decrease)	% Increase (Decrease)	Month
	FY27	FY26	FY25	FY24	FY23	FY22	FY21													
Sales Taxes	1,680,971	1,640,143	1,547,495	1,506,709	1,557,753	1,751,936	1,304,517	40,828	2.5%	June										
Use Taxes	178,725	182,644	183,259	116,444	99,643	63,982	148,843	(3,919)	(2.1%)	June										
Marijuana Sales Taxes	28,655	26,072	21,055	-	-	-	-	2,583	9.9%	June										
Franchise & Cig. Taxes	153,683	151,676	229,525	304,899	286,758	219,416	195,925	2,006	1.3%	May										
Transportation Taxes	117,924	105,869	98,161	77,933	85,489	86,260	59,172	12,054	11.4%	May										
Property Taxes Coll.	42,672	41,955	41,782	23,268	30,447	25,937	17,660	718	1.7%	May										
Current Month Totals	2,202,630	2,148,360	2,121,277	2,029,252	2,060,090	2,147,530	1,726,117	54,271	2.5%											

Description	Fiscal Year To Date Totals										FY27	FY26	FY25	FY24	FY23	FY22	FY21	Increase (Decrease)	% Increase (Decrease)	FY To Date Through
	FY27	FY26	FY25	FY24	FY23	FY22	FY21													
Sales Taxes	4,395,593	4,206,491	4,252,305	4,088,903	3,780,287	3,855,381	3,190,307	189,102	4.5%	June										
Use Taxes	526,990	611,157	515,468	330,755	362,364	281,524	337,519	(84,167)	(13.8%)	June										
Marijuana Sales Taxes	108,701	66,025	63,605	-	-	-	-	42,676	64.6%	June										
Franchise & Cig. Taxes	347,242	271,980	457,654	916,895	523,340	487,184	427,318	75,262	27.7%	May										
Transportation Taxes	217,715	197,847	183,678	170,103	159,389	154,828	132,828	19,868	10.0%	May										
Property Taxes Coll.	88,183	85,852	77,941	69,725	66,364	71,409	48,776	2,331	2.7%	May										
FYTD Totals	5,684,424	5,439,351	5,550,651	5,576,381	4,891,742	4,850,326	4,136,748	245,073	4.5%											



BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AGREEMENT FOR THE CDBG SIDEWALK IMPROVEMENT PROJECT.

WHEREAS, the City of Sedalia, Missouri, has received an agreement from Epic Concrete Construction, Inc. for the CDBG Sidewalk Improvement Project; and

WHEREAS, under the agreement, the City of Sedalia, Missouri, shall pay the sum and amount of Six Hundred Fourteen Thousand Seven Hundred Thirty-eight Dollars (\$614,738.00) to Epic Concrete Construction, LLC for said project as described in the proposed agreement attached to this ordinance and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby authorizes the agreement by and between the City of Sedalia, Missouri and Epic Concrete Construction, LLC as it has been proposed and attached hereto.

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 it has been proposed.

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

Section 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 15th day of June 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 15th day of June 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk

MEMO

TO: Mayor and City Council
THRU: Matthew Wirt, City Administrator
FROM: Jeremy Stone, Public Works Project Manager
DATE: June 9, 2026
SUBJECT: Award of Contract – 2021-GI-17 CDBG Sidewalk Improvement Project

Background

The Public Works Department advertised for bids for the 2021-GI-17 CDBG Sidewalk Improvement Project. The project consists of the construction and replacement of sidewalk, curb and gutter improvements within the project area generally located between E. 4th Street and E. 6th Street and between S. Center Avenue and S. Emmet Avenue.

The project is funded through a Community Development Block Grant (CDBG). The original grant budget totaled \$1,045,008.00, consisting of \$500,000.00 in CDBG funding, \$500,700.00 in City cash match, and \$44,308.00 in City in-kind match.

Bids were received and publicly opened on May 1, 2026, in accordance with City purchasing procedures.

Discussion

A total of five (5) bids were received on May 1, 2026, for the project as follows:

Bidder	Location	Bid Amount
Epic Concrete Construction, Inc.	12600 E. 908th Street, Kansas City, MO 64138	\$614,738.00
Double Arch Construction LLC	5989 Hawk Lane, Florence, MO 65329	\$819,879.15
Capital Paving and Construction LLC	130 Scott Station Road, Jefferson City, MO 65109	\$849,739.36
TB Dozing and Excavation, LLC	100 E. Row, Jamestown, MO 65046	\$989,661.60
Apha Contracting and Construction LLC	3300 Martha Truman Road, Unit 4, Kansas City, MO 64137	\$1,086,300.36

Following review of the submitted bids, Epic Concrete Construction, Inc. was determined to be the apparent low bidder with a bid of \$614,738.00.

During the bid review process, staff identified that Epic Concrete Construction, Inc.'s bid submission did not include a signed affidavit and did not include documentation demonstrating

enrollment and participation in the E-Verify program. The contractor was subsequently contacted and provided the required affidavit and E-Verify documentation.

The City submitted the matter and supporting documentation to the Community Development Block Grant (CDBG) program representatives for review and guidance. After reviewing the submitted information, CDBG staff indicated that they have no objection to the City awarding the contract to Epic Concrete Construction, Inc.

The City attorney and staff have reviewed the bid and supplemental documentation and verified that the contractor meets the requirements of the project specifications and possesses the qualifications and experience necessary to successfully complete the work.

The low bid of \$614,738.00 is within the overall project budget and will allow the City to proceed with the planned sidewalk, curb and gutter improvements while remaining in compliance with the requirements of the CDBG program. Awarding the contract at this time will allow the project to proceed in accordance with the project schedule and applicable grant requirements.

Recommendation

The Public Works Department respectfully recommends that the City Council approve the award of the 2021-GI-17 CDBG Sidewalk Improvement Project to Epic Concrete Construction, Inc. in the amount of \$614,738.00 and authorize the Mayor to execute the contract documents on behalf of the City.

Thank you for your consideration.

PROPOSAL

TO THE CITY OF SEDALIA, MISSOURI:

Pursuant to and in compliance with the Notice to Contractors and having examined the plans and specifications with related documents and the site(s) of the proposed work, the undersigned bidder proposes and agrees, if this proposal is accepted, to furnish all labor, materials, tools, supplies, equipment and supervision and to do all other work necessary for the **CDBG SIDEWALK IMPROVEMENTS, Project 2021-GI-17, dated January 8, 2025**, as noted in these contract documents for the following price(s):

Item No.	Description	UNIT	Estimated Quantity	Unit Cost	Amount
1	Mobilization	LS	1	\$22,000.00	\$22,000.00
2	Construction Staking	LS	1	\$6,300.00	\$6,300.00
3	Temporary Traffic Control	LS	1	\$9,400.00	\$9,400.00
4	Erosion Control	LS	1	\$4,800.00	\$4,800.00
5	Curb & Gutter (Type 1)	LF	2,970	\$40.00	\$118,800.00
6	Curb & Gutter (Ramp Curb)	LF	287	\$56.00	\$16,072.00
7	Curb & Gutter (Driveway Curb)	LF	668	\$82.00	\$54,776.00
8	Gravel Surfacing	CY	20	\$143.00	\$2,860.00
9	Aggregate Base (4") (MoDOT Type 5)	SY	3,640	\$13.00	\$47,320.00
10	Aggregate Base (6") (MoDOT Type 5)	SY	253	\$16.00	\$4,048.00
11	Concrete Sidewalk (4")	SF	24,355	\$6.00	\$146,130.00
12	ADA Sidewalk Ramp	EA	44	\$610.00	\$26,840.00
13	Concrete Flume	EA	5	\$430.00	\$2,150.00
14	Commercial Driveway (8")	SF	2,276	\$11.00	\$25,036.00
15	Residential Driveway (6")	SF	4,656	\$11.00	\$51,216.00
16	3'x3' Catch Basin	EA	1	\$5,400.00	\$5,400.00
17	3'x2' Single Grate Inlet	EA	1	\$5,000.00	\$5,000.00
18	4'x3' Curb Inlet	EA	1	\$5,700.00	\$5,700.00
19	4'x4' Junction Box	EA	2	\$5,500.00	\$11,000.00
20	12" HDPE	LF	218	\$58.00	\$12,644.00
21	8" HDPE	LF	20	\$59.00	\$1,180.00
22	Asphalt Patch	SY	173	\$102.00	\$17,646.00
23	Seeding	SY	2,456	\$7.50	\$18,420.00

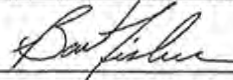
TOTAL AMOUNT OF BASE BID: \$

\$614,738.00

Bidder acknowledges receipt of the following addenda, which has been considered in the preparation of this bid:

Addendum No.	<u>1</u>	Dated:	<u>4/18/2026</u>
Addendum No.	<u>2</u>	Dated:	<u>4/22/2026</u>
Addendum No.	<u> </u>	Dated:	<u> </u>

The undersigned agrees, if this proposal is accepted, to complete the work within **a period of 60 calendar days** from the date of the Notice to Proceed, which will be issued no later than Monday, June 22nd, 2026.

NAME OF BIDDER: Epic Concrete Construction, Inc.
BY:  Bart Fisher
TITLE: Director of Operations
ADDRESS: 12600 E 98th St, Kansas City, MO 64138
DATE: 05/01/2026

CONTRACT AGREEMENT

STATE OF MISSOURI
COUNTY OF PETTIS

THIS AGREEMENT AND INDENTURE MADE AND ENTERED INTO THIS, the _____ day of _____, 2026 by and between the CITY OF SEDALIA, MISSOURI.

Party of the first part, termed in this agreement and the Contract Documents as the "CITY", and _____ Party of the second part, termed in this agreement and the Contract Documents as the "CONTRACTOR".

WITNESSETH:

THAT, WHEREAS, the City has heretofore caused to be prepared certain contract documents for furnishing material, personnel and performing work therein fully described, and the Contractor did, on the _____ day of _____, 2026 file with the City a copy of said contract documents together with his offer and proposal to furnish said material and perform said work at the terms therein fully stated and set forth; and,

WHEREAS, the said contract documents accurately and fully described the terms and conditions upon which the contractor is willing to furnish the materials, personnel and perform the work called for by the said contract documents and in the manner and time of furnishing and performing same,

IT IS, THEREFORE, AGREED:

1. That a copy of said contract documents filed as aforesaid be attached hereto and that the same do in all particulars become the agreement and contract between the parties hereto in all matters and things set forth therein and described; and further, that both parties hereby accept and agree to the terms and conditions of said contract documents so filed for the **CDBG SIDEWALK IMPROVEMENTS, Project 2021-GI-17, dated January 8, 2025,**
2. The Contract Documents hereto annexed are made a part of this agreement and contract as fully and absolutely as if herein set out.
3. That the wages paid under this contract shall be in compliance with Federal Davis-Bacon labor standards and/or prevailing rate of wages as determined by the Missouri State Division of Labor Standards.
4. This contract is executed in four (4) copies.

IN WITNESS WHEREOF, the parties hereto have executed this contract on the day and year in this agreement first above written.

ATTEST:

City Clerk

CITY OF SEDALIA
(Party of the first part)

BY: _____
Matthew Wirt
City Administrator

SEAL

(If a corporation)

ATTEST: _____
Secretary

SIGNATURE OF CONTRACTOR
(Party of the second part)

CONTRACTOR:

(CORPORATE SEAL)

BY: _____
(Name & Title)

(If an individual or partnership)

CONTRACTOR: _____

BY: _____
(Name & Title)

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AN APPLICATION BY THE CITY OF SEDALIA, MISSOURI FOR A TREE RESOURCE IMPROVEMENT AND MAINTENANCE (TRIM) GRANT THROUGH THE MISSOURI DEPARTMENT OF CONSERVATION TO CONTINUE TO GROW THE CITY'S URBAN FOREST.

WHEREAS, the City of Sedalia, Missouri is applying for a grant through the Missouri Department of Conservation. The grant would be used to provide public education materials and to continue to grow the City's urban forest.

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

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

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

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

PASSED by the Council of the City of Sedalia, Missouri, this 15th day of June, 2026.

Presiding Officer of the Council

ATTEST:

Jason S. Myers,
City Clerk



Let's Cross Paths

City of Sedalia

200 S. Osage

Sedalia, MO 65301

(660) 827-3000 www.sedalia.com

To: Matthew Wirt, City Administrator
From: Elizabeth Nations, Chief Office Administrator
Date: June 11 2026
Subject: Authorization for Submission of a Missouri Department of Conservation
TRIM Grant Application

This is a request for authorization to submit an application to the Missouri Department of Conservation for a Tree Resource Improvement and Maintenance (TRIM) grant. This grant would be used to remove ash trees infested with the emerald ash borer, provide public education materials and planting of trees to continue to grow the City's urban forest. The amount to be requested in the grant application will be \$25,700.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER ONE FOR GRAND AVENUE WATER MAIN REPLACEMENT.

WHEREAS, the City has received change order number one from Earthworks Excavation & Associates, LLC for Grand Avenue Water Main Replacement for final contract quantities and time extension due to weather-related delays to May 11, 2026; and

WHEREAS, under the change order, the City of Sedalia shall pay the sum and amount of Eleven Thousand Seven Hundred Seventy-five Dollars and Five Cents (\$11,775.05) to Earthworks Excavation & Associates, 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 one by and between the City of Sedalia, Missouri and Earthworks Excavation & Associates, 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 order 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 order 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 15th day of June 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 15th day of June 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk

CITY COUNCIL MEMORANDUM

TO: Mayor and City Council

FROM: Jeremy Stone, Public Works Project Manager

Through: William Bracken, Utilities Director

DATE: June 10, 2026

RE: Change Order No. 1 – Project No. 2026-005 Grand Avenue Water Main Replacement

Background

The City of Sedalia awarded the construction contract for Project No. 2026-005 Grand Avenue Water Main Replacement in the amount of \$925,877.34. The project included the replacement of aging water main infrastructure along Grand Avenue to improve system reliability and service to residents and businesses.

Discussion

The Public Works Department requests approval of Change Order No. 1, which serves as the final change order for the project. The purpose of this change order is to reconcile the contract quantities with the actual quantities installed during construction.

In addition, the contractor is requesting a contract time extension due to weather-related delays encountered during construction. The requested extension revises the contract completion date from April 1, 2026, to May 11, 2026.

The final quantity adjustments result in a net contract increase of \$11,775.05. This change increases the total contract amount from \$925,877.34 to \$937,652.39.

Financial Impact

- Original Contract Amount: \$925,877.34
- Change Order No. 1: +\$11,775.05
- Revised Contract Amount: \$937,652.39

Recommendation

The Public Works Department recommends approval of Change Order No. 1 for Project No. 2026-005 Grand Avenue Water Main Replacement, increasing the contract amount by \$11,775.05 for final quantity reconciliation and extending the contract completion date from April 1, 2026, to May 11, 2026, due to weather-related delays.

Thank you for your consideration.

Grand Ave - Sedalia

	date	
1 Mon	11/17/2025	
2 Tue	11/18/2025	
3 Wed	11/19/2025	
4 Thu	11/20/2025	
5 Fri	11/21/2025	Heavy rain overnight. Light rain AM. Fog all day, 55°
6 Sat	11/22/2025	
7 Sun	11/23/2025	
8 Mon	11/24/2025	
9 Tue	11/25/2025	
10 Wed	11/26/2025	
11 Thu	11/27/2025	HOLIDAY
12 Fri	11/28/2025	Cloudy, 38°
13 Sat	11/29/2025	
14 Sun	11/30/2025	
15 Mon	12/1/2025	
16 Tue	12/2/2025	
17 Wed	12/3/2025	
18 Thu	12/4/2025	
19 Fri	12/5/2025	
20 Sat	12/6/2025	
21 Sun	12/7/2025	
22 Mon	12/8/2025	
23 Tue	12/9/2025	
24 Wed	12/10/2025	
25 Thu	12/11/2025	
26 Fri	12/12/2025	
27 Sat	12/13/2025	
28 Sun	12/14/2025	
29 Mon	12/15/2025	
30 Tue	12/16/2025	
31 Wed	12/17/2025	
32 Thu	12/18/2025	
33 Fri	12/19/2025	
34 Sat	12/20/2025	
35 Sun	12/21/2025	
36 Mon	12/22/2025	
37 Tue	12/23/2025	
38 Wed	12/24/2025	Fog AM. Sunny 75°
39 Thu	12/25/2025	HOLIDAY
40 Fri	12/26/2025	
41 Sat	12/27/2025	
42 Sun	12/28/2025	
43 Mon	12/29/2025	
44 Tue	12/30/2025	

45	Wed	12/31/2025	
46	Thu	1/1/2026	HOLIDAY
47	Fri	1/2/2026	
48	Sat	1/3/2026	
49	Sun	1/4/2026	
50	Mon	1/5/2026	
51	Tue	1/6/2026	
52	Wed	1/7/2026	
53	Thu	1/8/2026	Rain. Fog. 65°
54	Fri	1/9/2026	
55	Sat	1/10/2026	
56	Sun	1/11/2026	
57	Mon	1/12/2026	
58	Tue	1/13/2026	
59	Wed	1/14/2026	
60	Thu	1/15/2026	
61	Fri	1/16/2026	
62	Sat	1/17/2026	
63	Sun	1/18/2026	
64	Mon	1/19/2026	
65	Tue	1/20/2026	
66	Wed	1/21/2026	
67	Thu	1/22/2026	
68	Fri	1/23/2026	Cloudy. 20 mph wind. 6°
69	Sat	1/24/2026	
70	Sun	1/25/2026	
71	Mon	1/26/2026	Sunny. 20 mph wind. 14°
72	Tue	1/27/2026	Sunny. 10 mph wind. 26°
73	Wed	1/28/2026	Sunny. 10 mph wind. 34°
74	Thu	1/29/2026	Sunny. Light snow afternoon. 28°
75	Fri	1/30/2026	Cloudy. Windy. 17°
76	Sat	1/31/2026	
77	Sun	2/1/2026	
78	Mon	2/2/2026	
79	Tue	2/3/2026	
80	Wed	2/4/2026	
81	Thu	2/5/2026	
82	Fri	2/6/2026	
83	Sat	2/7/2026	
84	Sun	2/8/2026	
85	Mon	2/9/2026	
86	Tue	2/10/2026	
87	Wed	2/11/2026	
88	Thu	2/12/2026	
89	Fri	2/13/2026	
90	Sat	2/14/2026	
91	Sun	2/15/2026	

92	Mon	2/16/2026	
93	Tue	2/17/2026	
94	Wed	2/18/2026	
95	Thu	2/19/2026	
96	Fri	2/20/2026	
97	Sat	2/21/2026	
98	Sun	2/22/2026	
99	Mon	2/23/2026	
100	Tue	2/24/2026	
101	Wed	2/25/2026	
102	Thu	2/26/2026	
103	Fri	2/27/2026	
104	Sat	2/28/2026	
105	Sun	3/1/2026	
106	Mon	3/2/2026	
107	Tue	3/3/2026	
108	Wed	3/4/2026	
109	Thu	3/5/2026	
110	Fri	3/6/2026	Light Rain afternoon. 75°
111	Sat	3/7/2026	
112	Sun	3/8/2026	
113	Mon	3/9/2026	
114	Tue	3/10/2026	
115	Wed	3/11/2026	Rain. Fog. 58°
116	Thu	3/12/2026	
117	Fri	3/13/2026	
118	Sat	3/14/2026	
119	Sun	3/15/2026	
120	Mon	3/16/2026	Snow. Ice. Wind
121	Tue	3/17/2026	
122	Wed	3/18/2026	
123	Thu	3/19/2026	
124	Fri	3/20/2026	
125	Sat	3/21/2026	
126	Sun	3/22/2026	
127	Mon	3/23/2026	
128	Tue	3/24/2026	
129	Wed	3/25/2026	
130	Thu	3/26/2026	
131	Fri	3/27/2026	
132	Sat	3/28/2026	
133	Sun	3/29/2026	
134	Mon	3/30/2026	
135	Tue	3/31/2026	
136	Wed	4/1/2026	Rain. 61°
137	Thu	4/2/2026	Rain. 75°
138	Fri	4/3/2026	Rain. 77°

139	Sat	4/4/2026	
140	Sun	4/5/2026	
141	Mon	4/6/2026	
142	Tue	4/7/2026	
143	Wed	4/8/2026	
144	Thu	4/9/2026	
145	Fri	4/10/2026	Rain. 68°
146	Sat	4/11/2026	
147	Sun	4/12/2026	
148	Mon	4/13/2026	
149	Tue	4/14/2026	Rain. 84°
150	Wed	4/15/2026	
151	Thu	4/16/2026	Rain. 80°
152	Fri	4/17/2026	
153	Sat	4/18/2026	Rain
154	Sun	4/19/2026	
155	Mon	4/20/2026	
156	Tue	4/21/2026	
157	Wed	4/22/2026	
158	Thu	4/23/2026	
159	Fri	4/24/2026	68°
160	Sat	4/25/2026	
161	Sun	4/26/2026	
162	Mon	4/27/2026	Rain. 78°
163	Tue	4/28/2026	
164	Wed	4/29/2026	
165	Thu	4/30/2026	
166	Fri	5/1/2026	
167	Sat	5/2/2026	
168	Sun	5/3/2026	
169	Mon	5/4/2026	
170	Tue	5/5/2026	
171	Wed	5/6/2026	
172	Thu	5/7/2026	
173	Fri	5/8/2026	
174	Sat	5/9/2026	
175	Sun	5/10/2026	Rain
176	Mon	5/11/2026	
177	Tue	5/12/2026	
178	Wed	5/13/2026	
179	Thu	5/14/2026	
180	Fri	5/15/2026	
181	Sat	5/16/2026	
182	Sun	5/17/2026	Rain
183	Mon	5/18/2026	Rain. 76°

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER THREE FOR WASHINGTON AVENUE OVER UNION PACIFIC RAILROAD BRIDGE REHABILITATION PROJECT.

WHEREAS, the City has received change order number Three from HDR Engineering, Inc. for the Washington Avenue over Union Pacific Railroad Bridge Rehabilitation project to extend the contract completion date to September 30, 2026 and add ultrasonic non-destructive testing of all 28 truss pins; and

WHEREAS, under the change order, the City of Sedalia will not incur any additional cost from HDR Engineering, Inc., for said changes 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 Three by and between the City of Sedalia, Missouri and HDR Engineering, Inc. 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 order 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 order 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 15th day of June 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 15th day of June 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk

CITY OF SEDALIA – COUNCIL MEMORANDUM

To: Mayor and City Council

From: Jeremy Stone, Public Works Project Manager

Through: Matthew Wirt, City Administrator

Date: June 9, 2026

Subject: Change Order – Task Order No. 3, Washington Avenue over Union Pacific Railroad Bridge Rehabilitation – HDR Engineering, Inc.

Background

The City of Sedalia entered into an agreement with HDR Engineering, Inc. to provide professional engineering services associated with the **Washington Avenue over Union Pacific Railroad Bridge Rehabilitation Project**, including design support and construction phase services under Task Order No. 3.

The project includes rehabilitation of the existing bridge structure located at the Washington Avenue over Union Pacific Railroad Bridge.

Discussion

HDR Engineering, Inc. has submitted a proposed change order to Task Order No. 3 for City consideration. The change order includes the following revisions:

1. **Contract Extension**
 - Revises the contract completion date of Task Order No. 3 to September 30, 2026, to allow for continued engineering and construction inspection services
2. **Additional Scope of Services**
 - Adds ultrasonic non-destructive testing (NDT) of all 28 truss pins on the bridge structure.
 - HDR has confirmed there are no available records documenting prior inspection or testing of these pins since their installation in 1988.
 - The ultrasonic testing is intended to verify the internal condition and structural integrity of these critical connection components.
3. **Cost Impact**
 - The additional ultrasonic inspection will result in no additional cost to the City of Sedalia.
 - HDR Engineering, Inc. has indicated that the work can be absorbed within the existing contract due to an underrun in the original scope of services and savings realized from construction inspection-related tasks.

This added inspection scope will provide important structural assurance and reduce long-term risk by confirming the condition of the truss pin assemblies without requiring invasive testing methods.

Recommendation

The Public Works Department recommends that the City Council approve the proposed change order to Task Order No. 3 with HDR Engineering, Inc. to:

- Extend the contract completion date to September 30, 2026, and
- Add ultrasonic non-destructive testing of all 28 truss pins at no additional cost to the City.

Approval of this change order will ensure continued project progress while enhancing the level of structural evaluation performed on this critical transportation asset.

Thank you for your consideration.

NO-COST CHANGE ORDER TO TASK ORDER NO. 3

This Change Order pertains to an agreement by and between City of Sedalia, (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated May 9, 2024, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER 3 SHALL BE REVISED AS FOLLOWS:

PROJECT NAME: Washington Ave. over Union Pacific Railroad (UPRR) Bridge Rehabilitation – Design Services During Construction and Construction Inspection Services.

PROJECT DESCRIPTION: The Washington Ave. Bridge over the UPRR was inspected in May 2024 and was found to have severe corrosion of the approach span steel bent caps and steel columns. The bridge is currently closed to traffic due to the approach span condition and the ongoing construction. HDR developed construction plan documents for these repairs and provided Design Services During Construction and Construction Inspection Services.

Task 1

SCOPE OF SERVICES SUMMARY:

The additional services in this change order will revise the completion date of Task Order No. 3 to September 30, 2026.

Task 2

ADDITIONAL SCOPE OF SERVICES SUMMARY:

The pins on this structure were replaced as part of the 1988 rehabilitation project. Research into inspection records does not indicate testing has occurred. The City has requested the inspection of the pins to detect wear or defects that may affect pin integrity and to provide a baseline for future testing.

REVISION TO CONSTRUCTION OBSERVATION (HDR): The estimated hours and fees for the Construction Observation have been underrun due to actual time and travel expenses required by the current duration of the bridge rehabilitation work.

GBA: Ultrasonic Non-Destructive Testing (NDT) on all 28 truss pins. See attached Proposal for Engineering Services – Fee Estimate for additional scope details.

HDR: will provide pin testing coordination, oversight, RR flagging and permitting. A representative from HDR will be on-site during the testing to provide coordination with flaggers. HDR will also review draft and final testing reports.

Task 3.0

No change.

Task 4

ENGINEER'S FEE: Task Order 4 will be at no additional cost to the City, limited to revisions in scope.

- **UNDERRUN OF ORIGINAL SCOPE AND FEES:** The estimated number of hours and fees for the construction observation has been underrun due to actual time and travel to the project location. 263 hours of Construction Inspector (at \$143/ hr.) and some of the original expenses will not be utilized. Total underrun for this task will be approximately \$42,198. See attached fee documents for details.
- **ADDITIONAL COSTS AND EXPENSES:** The estimated cost for the pin testing scope, including testing by GBA (\$30,290) and testing observation/support (on-site coordination with UPRR, mileage and additional flagging) and report review by HDR (\$11,908), totals approximately \$42,198. See attached fee documents for additional costs.
- **NET CHANGE:** Due to the underrun of the original scope and fee the additional pin testing scope will be performed at no additional cost to the City.

OWNER'S RESPONSIBILITIES

Owner shall grant access to the bridge site and facilitate the pin inspection. Owner will provide access to the lower pins on the west side of the truss span by temporarily removing the sidewalk decking and sidewalk stringer adjacent to the pins to allow access to outside pin ends.

PERIOD OF SERVICE

PERIOD OF SERVICE: The services in this Task Order will be performed within 90 days of the completion of construction activities. The schedule will be dependent upon UPRR permitting and the retention of flagging services. Completion date for Task Order No. 3 will be revised to September 30, 2026.

City of Sedalia
 Washington Ave. over UPRR
 No-Cost Change Order
 to Task Order No. 3
 HDR Engineering, Inc.

Summary - Exhibit C
 Washington Ave. over UPRR
 Task Order No. 3

Date: 6/4/2026

Task 1 - Project Administration

		Billing rates		
Project Principal	0 Hours @	\$ 300.00	=	\$0
Senior Engineer	0 Hours @	\$ 235.00	=	\$0
Project Manager	4 Hours @	\$ 290.00	=	\$1,160
Project Engineer	0 Hours @	\$ 175.00	=	\$0
Design Engineer	0 Hours @	\$ 145.00	=	\$0
Technician / Draftsman	0 Hours @	\$ 155.00	=	\$0
Clerical	4 Hours @	\$ 125.00	=	\$500
Subtotal	8			\$1,660

Task 2 - Design Services During Construction

Project Principal	0 Hours @	\$ 300.00	=	\$0
Senior Engineer	4 Hours @	\$ 235.00	=	\$940
Project Manager	4 Hours @	\$ 290.00	=	\$1,160
Project Engineer	0 Hours @	\$ 175.00	=	\$0
Design Engineer	0 Hours @	\$ 145.00	=	\$0
Construction Inspector	24 Hours @	\$ 143.00	=	\$3,432
Clerical	0 Hours @	\$ 125.00	=	\$0
Subtotal	32			\$5,532

Task 3 - Additional Final Design Work

Project Principal	0 Hours @	\$ 300.00	=	\$0
Senior Engineer	0 Hours @	\$ 235.00	=	\$0
Project Manager	0 Hours @	\$ 290.00	=	\$0
Project Engineer	0 Hours @	\$ 175.00	=	\$0
Design Engineer	0 Hours @	\$ 145.00	=	\$0
Technician / Draftsman	0 Hours @	\$ 155.00	=	\$0
Clerical	0 Hours @	\$ 125.00	=	\$0
Subtotal	0			\$0

Task 4 - Construction Inspection

Project Principal	0 Hours @	\$ 300.00	=	\$0
Project Manager	0 Hours @	\$ 290.00	=	\$0
Construction Inspector	-263 Hours @	\$ 143.00	=	-\$37,609
Project Admin./Accounting	0 Hours @	\$ 125.00	=	\$0
	-263			-\$37,609

ESTIMATED COSTS - OVERALL PROJECT

HOURLY SUMMARY BY CLASSIFICATION

Project Principal	0 hrs.
Senior Engineer	4 hrs.
Project Manager	8 hrs.
Project Engineer	0 hrs.
Design Engineer	0 hrs.
Technician/Draftsman	0 hrs.
Construction Inspector	-239 hrs.
Clerical	4 hrs.
Total Hrs.	-223 hrs.

TOTAL LABOR COSTs (With OH and profit included) = **-\$30,417**

City of Sedalia
 Washington Ave. over UPRR
 No-Cost Change Order
 to Task Order No. 3
 HDR Engineering, Inc.

Subconsultants

GBA (Pin Testing)		\$30,290	
		\$30,290	
			\$30,290

Modifications to Direct Expenses

Mileage	0	Miles @	\$ 0.70	=	\$0.00	
Hotel for SPRAT 3	-3	Each @	\$ 110.00	=	-\$330	
Flight for SPRAT 3	-2	Each @	\$ 250.00	=	-\$500	
SPRAT 3 Person per diem	-3	Each @	\$ 68.00	=	-\$204	
RR Flagger Cost	3	Each @	\$ 1,500.00		\$4,500	
RR permit and insurance	-1	Each @	\$ 3,555.00		-\$3,555	
Manlift Rental	0	Each @	\$ 2,000.00	=	\$0	
Misc Materials	1	Each @	\$ 216.00	=	\$216	
Printing and Reproduction	0	Each @	\$ 1.00	=	\$0	
Inspection Mileage	0	Miles @	\$ 0.70	=	\$0	
		Subtotal		=	\$127	\$127

ESTIMATED ENGINEERING FEE **\$0**



City of Sedalia
Washington Ave. over UPRR
No-Cost Change Order
to Task Order No. 3
HDR Engineering, Inc.

Task 1 - Project Administration

Change Order - Task Order No. 3				PROJ.	SEN.	PROJ.	PROJ.	DESIGN			
				PRIN.	ENGR.	MGR.	ENGR.	ENGR.	TECH.	CLER.	TOTAL
Project Management & Controls						4				4	8
											0
											0
											0
TOTALS				0	0	4	0	0	0	4	8

City of Sedalia
 Washington Ave. over UPRR
 No-Cost Change Order
 to Task Order No. 3
 HDR Engineering, Inc.

6/4/2026										
Task 2 - Design Services During Construction										
TASKS	PROJ.	SEN.	PROJ.	PROJ.	DESIGN	CONSTR.				
	PRIN.	ENGR.	MGR.	ENGR.	ENGR.	INSP.	CLER.			TOTAL
Change Order - Task Order No. 3										0
HDR On-Site Representative for Pin Testing						24				24
Review of Pin Testing Report			4	4						8
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
TOTALS		0	4	4	0	0		24	0	32

City of Sedalia
 Washington Ave. over UPRR
 No-Cost Change Order
 to Task Order No. 3
 HDR Engineering, Inc.

6/4/2026

Task 3 - Additional Final Design Work

TASKS	PROJ. PRIN.	SR ENGR.	PROJ. MGR.	PROJ, ENGR.	DESIGN ENGR.	TECH.	TOTAL
No Change							0
							0
							0
							0
							0
Totals	0	0	0	0	0	0	0

City of Sedalia
 Washington Ave. over UPRR Bridge Repairs
 No-Cost Change Order
 to Task Order No. 3
 HDR Engineering, Inc.

Task 4 - Construction Inspection	Senior Project Manager	Project Manager/ Quality Manager	QA/QC Manager	Constr. Inspector	Project Admin/ Accounting	Total
Underrun to Construction Observation				-263		-263
						0
						0
						0
						0
						0
						0
						0
Subtotal	0	0	0	-263	0	-263
Expenses						
Printing and Reproduction						\$0
Travel						\$0
Task 4.2 Estimated Expenses:						\$0

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR EAGLE VIEW RIDGE, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.

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

Section 1, the final plat of Eagle View Ridge, legal description attached, an addition to the City of Sedalia, Missouri, a copy of which is attached to this ordinance and incorporated herein by reference along with all other documents required under Section 52-37 of the Code of Ordinances of the City of Sedalia, Missouri, all referred to as Exhibit "A", having been approved by the Planning & Zoning Commission on June 3, 2026, by a 7 – Yes, 0 – No and 2 Absent vote and thereafter received and considered by City Council is hereby approved as set forth.

Section 2. The legal description for the above subdivision is as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

Section 3. The said real estate mentioned in Section 1 is described and attached to this ordinance as Exhibit A.

Section 4. The public utility easements as shown on said plat are hereby dedicated to the public use.

Section 5. This ordinance shall be in full force and effective 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 15th day of June, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 15th day of June, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk

EXHIBIT A

LEGAL DESCRIPTIONS

Property Location:

PART OF THE ¼ OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 21 WEST, 5TH P.M., SEDALIA, PETTIS COUNTY, MISSOURI



MEMORANDUM

To: Planning & Zoning Commission
From: Dimitrius Maduros, Chief Building Official
Date: May 22nd, 2026
Subject: Eagle View Ridge
Applicant: Theron Broadfoot on behalf of Beykirch Land Company LLC

Description of Request: Applicant request approval of lot line adjustments and Final plat of Eagle View Ridge – In creation of commercial or industrial development.

Land Use Review: The land is currently undeveloped and zoned M-2 – Heavy Industrial. Land to North is zoned M-2 and is operating County Distributing Co. Inc. & Undeveloped – Land to the West is zoned M-2 and is currently undeveloped – Land to the East is zoned M-2 and is currently used as BTC Bank – land to the South is zoned M-2 and is currently used as Proenergy & BTC Bank.

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

1. The property is mostly undeveloped and is intended for new commercial and industrial development, The Final Plat allows for a total of 5 parcels to be created within this development, expanding the availability of developable property in the area.
2. The Final Plat and lot line adjustments 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.



City of Sedalia

200 S. Osage

Sedalia, MO 65301

(660) 827-3000 www.sedalia.com

May 18th, 2026

NOTIFICATION LETTER

To whom it may concern,

This letter is to notify you that a public hearing will be held in the City of Sedalia's Council Chambers of the Municipal Building, at 200 S. Osage Ave., Sedalia Missouri to consider a Planning & Zoning Application for the following purpose and described tracts of land:

PURPOSE OF RE-ZONING: Final Plat of "Eagle View Ridge".

PROPERTY ADDRESS: "Eagle View Ridge"

LEGAL DESCRIPTION: PART OF THE ¼ OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 21 WEST, 5TH P.M., SEDALIA, PETTIS COUNTY, MISSOURI

The public hearing will be held to consider the application for the above described tract. Hearing will begin at 5:30 pm on Wednesday, June 3rd, 2026 and any interested persons or property owners are invited to attend.

For any additional information regarding this Planning & Zoning application, please contact the undersigned at the Municipal Building.

Respectfully,

Dimitrius Maduros
Chief Building Official
(660) 851 – 7637
dmaduros@sedalia.com
200 S. Osage Ave.
Sedalia, MO 65301

**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 Theron J. Broadfoot
2. Applicant's Address 30277 Carpenter Road
3. Telephone Number (Home) 660-619-7001 (Business) 660-619-7001
4. Present Zoning M-2 Heavy Industrial Requested Zoning M-2 Heavy Industrial (same)
5. Legal Description of property requested to be rezoned, with street address or location:
See attached Final Plat.

6. Area of subject property, square feet and/or acres 19.10 acres
7. Present Use of subject property Lot 1 is Steve's Pest Control, the remaining lots are vacant/undeveloped.
8. Desired use of subject property Commercial or Industrial development.
9. What is the present use of the adjoining properties? North County Distributing Co. Inc. & Undeveloped
South Proenergy and BTC Bank East BTC Bank West Undeveloped
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
11. Time schedule for development Infrastructure is mostly completed and we have build ready lots.
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone _____ Has base flood elevation been established? _____
If yes, please explain how such elevation was determined. _____

13. Public Utilities available at site: Sewer Yes " at along Proenergy Blvd
Water Yes
at along Eagleview Drive and Proenergy Blvd
Natural Gas Yes " at along Proenergy Blvd
Electric Yes
at along Eagleview Drive and Proenergy Blvd
14. Exhibits furnished See attached Final Plat and Preliminary Plat (sheet C3).
15. Theron J. Broadfoot 30277 Carpenter Road, Sedalia, MO 65301
Signature of Applicant Address of Applicant
16. Relationship of applicant to property: Owner Agent
17. Other _____
(Explain)



Broadfoot Engineering, LLC
30277 Carpenter Road
Sedalia, MO 65301
Phone: 660-619-7001
broadfooteng@yahoo.com

April 23, 2026

City of Sedalia Members of the Planning and Zoning Commission
200 S. Osage Ave.
Sedalia, MO 65301

Re: Request for Approval of Proposed Subdivision Plat
Eagle View Ridge (19.10 acres, zoned M-2)
1800 Eagle View Drive
Sedalia, MO 65301

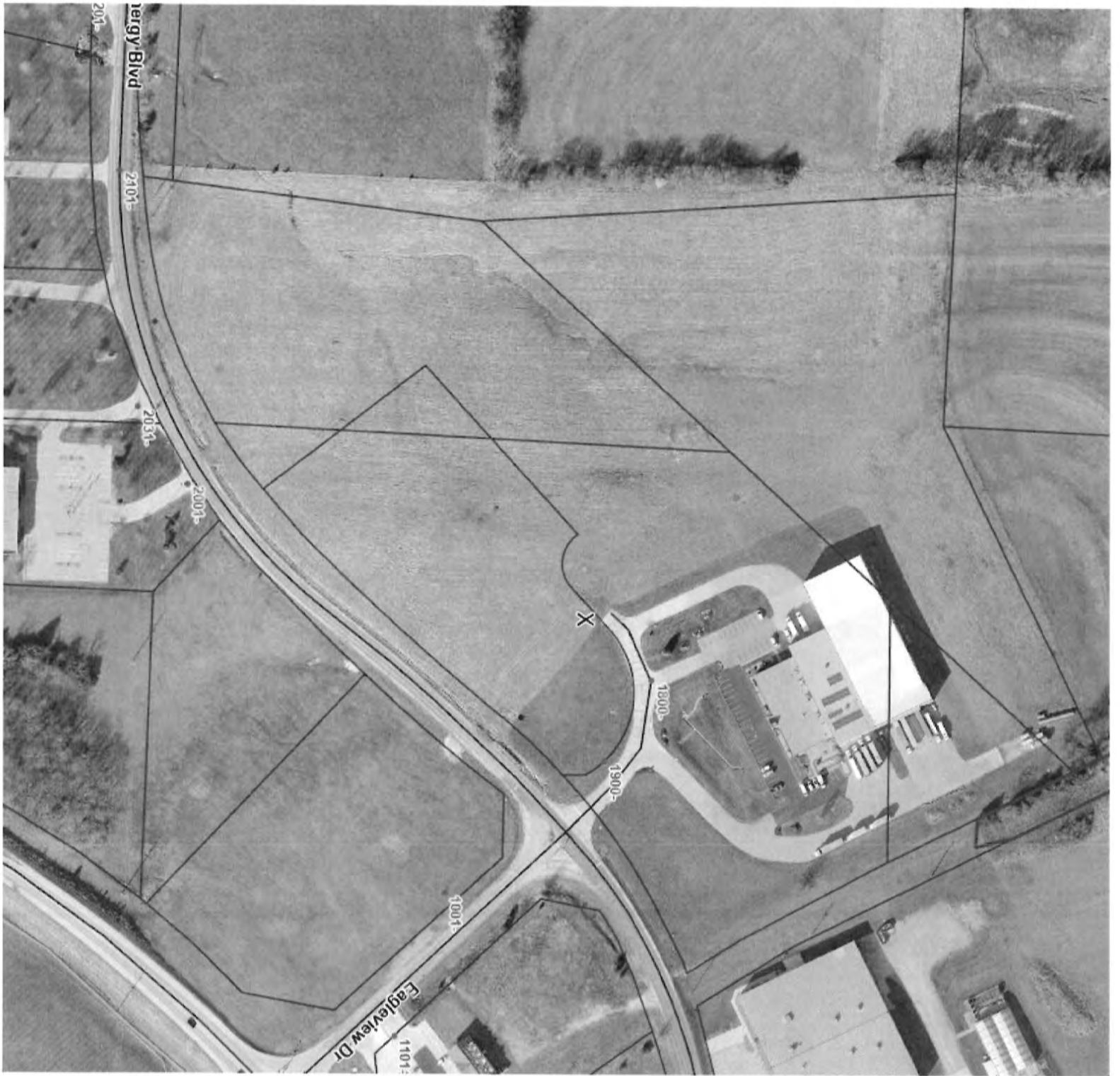
Dear Commission:

On behalf of the property owners Beykirch Land Company, LLC, and Steve and Anita Hotsenpiller, we are requesting approval of the proposed referenced subdivision plat.

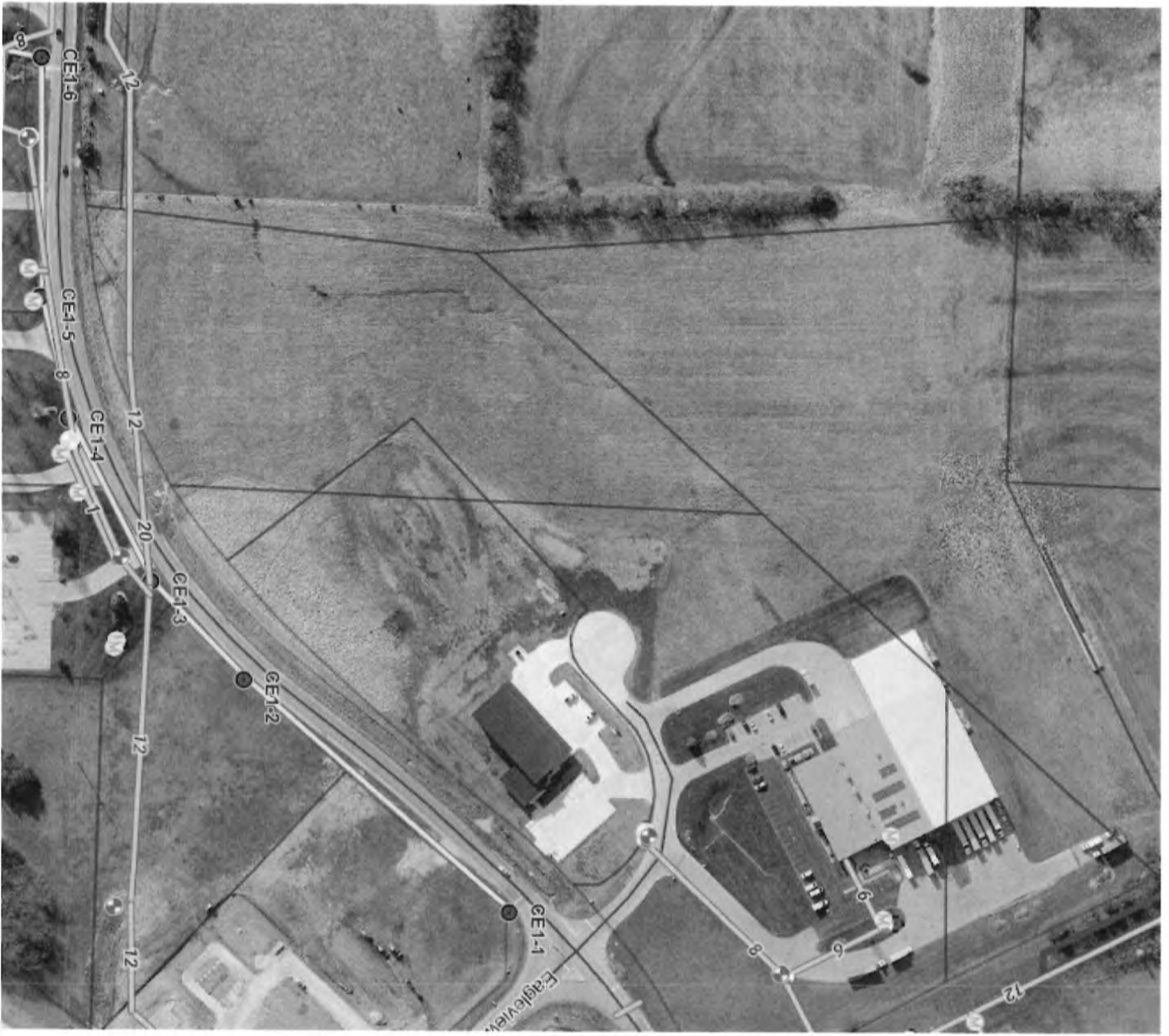
We believe this request is justified because it will provide premium lots and much needed land development including economic growth to City of Sedalia. Also, this subdivision will fit in quite nicely with the surrounding area.

Sincerely,

Theron J. Broadfoot, PE









MEMORANDUM

To: **Mayor Traves Williams, Sedalia City Council and Matthew Wirt, City Administrator**
From: **Dimitrius Maduros, Chief Building Official**
Date: **05 / 19 / 2026**
Subject: **Proposed Incentive for Affordable Housing Construction**

The City of Sedalia faces a need for affordable housing for its local families and residents. Many citizens cannot afford traditional home prices or qualify for large mortgage payments. Because of this, the city should focus incentives on truly affordable homes intended for long-term stability and ownership opportunities.

While the Building Department and/or Community Development cannot provide direct funding for housing projects, we can help encourage affordable residential construction by reducing permit fees for qualifying developments.

Below I have provided a basic outline or potential program to be implemented by City Council.

Proposed Affordable Housing Incentive

The Building Department would offer reduced permit fees for qualifying residential construction projects that meet all the following requirements:

- * The home must be located within the **353 Redevelopment Corporation area**.
- * The total construction value of the home may not exceed - **\$175,000**.
- * The home must be intended for affordable housing purposes, including **lease-to-own** or **long-term affordable rental programs** designed to transition occupants toward eventual home ownership.
- * Qualified projects would receive a **50% reduction** in Building Department permit fees, with a maximum reduction of \$3,000 per Single Family home.
- * Permit fee reductions would apply only to Building Department permit fees and would not include City of Sedalia utility connection fees, Missouri State fees, or any outside agency costs.

(See next page for more information).



Purpose of the Program

This program's intention is to:

- * Encourage construction of modest, practical homes for low-income and working-class residents.
- * Support **neighborhood improvement** within the 353 Redevelopment area.
- * Help **reduce financial barriers** for contractors willing to invest in affordable housing projects.
- * Encourage **pathways toward long-term home ownership** for residents who may not currently qualify for traditional financing.

Why the \$175,000 limit?

Homes above this amount are generally no longer considered affordable for single families in Sedalia, Pettis County and Mid-Missouri. Setting a lower construction value limit helps ensure City incentives are focused on housing that is **truly attainable** for residents most in need.

The goal of this program is not to subsidize higher-end development, but instead to encourage **simple, safe, durable housing** that gives residents an opportunity to build financial stability over time.

In Conclusion

The Building Department's responsibility is not only to enforce codes, but also to support safe neighborhoods, responsible development, and long-term community improvement. This outline offers a practical and limited incentive that can encourage affordable housing investment in targeted redevelopment areas while protecting the interests of the city and its taxpayers.

I welcome any discussion or direction from the Mayor, Council or Administration regarding this outline.




DIMITRIOS MADUROS
Chief Building Official
City of Sedalia - Community Development
• (660) 619-2910
• dmaduros@sedalia.com
• 200 S Osage Ave.
• www.sedalia.com

Permit Fee cost based on proposed outline, as requested by the Mayor, for Affordable Housing Incentive

Standard Permit Cost	Proposed Reduction Cost 50%
Single Family Residential	Single Family Residential (Affordable Housing Reduction)
Building Permit (\$175,000 Valuation) \$ 1,094.00	Building Permit Cost (50%) (\$175,000 Valuation) \$ 547.00
Electrical Permit (Avg.) (\$10,000 Valuation) \$ 92.00	Electrical Permit (Avg. 50%) (\$10,000 Valuation) \$ 46.00
Plumbing Permit (Avg.) (\$12,000 Valuation) \$ 116.00	Plumbing Permit (Avg. 50%) (\$12,000 Valuation) \$ 58.00
Mechanical Permit (Avg.) (\$15,000 Valuation) \$ 134.00	Mechanical Permit (Avg. 50%) (\$15,000 Valuation) \$ 67.00
Total Permit Cost (Avg.) \$ 1,436.00	Total Permit Cost (Avg. 50%) \$ 718.00

A reduction on permit fee revenue at \$718.00 (avg.) per Affordable Home that is constructed,

(Ex. 10 homes built would see a net (avg.) loss of \$7,180.00).